

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 7, 2025 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Board/Special Magistrate as Local Agency
Regular Meeting December 03, 2024, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the December 3, 2024, meeting.

RESULT:	Approved
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2410-002 Kylie

Special Magistrate Holt read aloud the title of CP 2410-002 Kylie. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural

Residential (Sumter County) to Residential Mixed Use (City) for parcel G05-258 on 4.82 acres MOL. The owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. CP 2410-004 Oxford Professional Plaza

Special Magistrate Holt read aloud the title of CP 2410-004 Oxford Professional Plaza. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for parcel D20-050 on 3.63 acres MOL. Stephen Campbell with Clymer Farner Barley was present as a representative for the project. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. CP 2411-001 VOSO 11th Amendment SSCP

Special Magistrate Holt read aloud the title of CP 2411-001 VOSO 11th Amendment SSCP. The item was presented by Assistant Development Services Director Then. The applicant sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) to Age Restricted Development Mixed Use (City) for parcel G16-005 and portion of parcel G16-100 on 9.745 acres MOL. Brandon Matulka was present on behalf of the applicant as a representative for the project. Resident Michael Balsama, who lives in the adjacent subdivision of Antram Dells, is concerned about a possible internal connection with the new subdivision. He further stated CDD 10 is against any internal connection with the new amendment, and would like to see only an entrance on CR 44A. Resident Gerard Corbin asked staff if the amendment would increase the intensity and/or density of the area. ADSD Then clarified that it would not. She also addressed the concerns of Mr. Balsama. Mr. Corbin then asked it would be serviced by city utilities, and Holt stated that per Then's testimony, it would be serviced by private utilities. No further comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. CP 2411-002 Megan Stover Storage

Special Magistrate Holt read aloud the title of CP 2411-002 Megan Stover Storage. The item was presented by Planner Page. The applicant sought a favorable recommendation from the

Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (City) to Central Mixed Use (City) for parcel G15D009 on 2 acres MOL. The owner, Megan Stover, was present for the hearing. Resident Alan Eslick, who lives on the property to the east of the subject property, asked for clarification on the land use designations and what would be built on the property. Holt clarified the designation for Mr. Eslick. No further comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

5. CP 2412-002 Wieckhorst

Special Magistrate Holt read aloud the title of CP 2412-002 Wieckhorst. The item was presented by Planner Lammers. The applicant sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Estate Residential (City) for parcel G29A239 on 2.5 acres MOL. The owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 2:31 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt



Date

PLANNING & ZONING BOARD AS LOCAL
PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA


Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida