

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 7, 2025 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

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 2:31 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 Regular Meeting December 03, 2024, at 2:15 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. RZ 2410-002 Kylie

Special Magistrate Holt read aloud the title of RZ 2410-002 Kylie. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (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. RZ 2410-004 Oxford Professional Plaza

Special Magistrate Holt read aloud the title of RZ 2410-004 Oxford Professional Plaza. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (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. RZ 2411-001 VOSO 11th Amendment Rezoning

Special Magistrate Holt read aloud the title of RZ 2411-001 VOSO 11th Amendment Rezoning. The item was presented by Assistant Development Services Director Then. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from RR5C & RPUD (County) to ARD (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. He added that at the time of the hearing, there were no plans to connect to the roads in Antram Dells, and thanked city staff. Resident Michael Balsama stated on behalf of the residents of Antram Dells, that they would be opposed to any kind of internal connection between their neighborhood and the proposed development in the future. Resident John Hedrick echoed the concerns of Mr. Balsama regarding the internal connection. Resident Diana Faris also stated she would be opposed to internal connection. Resident John Peak reiterated the opposition of the internal connection as he believed it would decrease property value. No further comments were offered or received.

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

4. RZ 2411-002 Megan Stover Storage

Special Magistrate Holt read aloud the title of RZ 2411-002 Megan Stover Storage. The item was presented by Planner Page. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for parcel G15D009 on 2 acres MOL. The owner, Megan Stover, was present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
----------------	----------------------------

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

5. RZ 2412-002 Wieckhorst

Special Magistrate Holt read aloud the title of RZ 2412-002 Wieckhorst. The item was presented by Planner Lammers. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to ER (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

6. SP 2204-004 Freedom Fellowship Church

Special Magistrate Holt read aloud the title of SP 2204-004 Freedom Fellowship Church. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 10,000 SF church with associated infrastructure on parcel D33-020 consisting of 6.72 acres MOL. The project had outstanding review comments by the Development Services Dept. and Utilities regarding a utility easement and performance surety. The owner/applicant was not present for the hearing. No comments were offered or received.

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

7. SP 2408-008 Citizen's First Bank Office Building

Special Magistrate Holt read aloud the title of SP 2408-008 Citizens First Bank Office Building. The item was presented by Assistant Development Services Director Then. The applicant sought a favorable recommendation from the City of Wildwood Planning and Zoning Board for the construction of a one-story 20,000-square-foot commercial office building featuring a total of 85 parking spaces, including 81 standard parking spaces, four (4) Florida ADA accessible parking spaces, together with associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on parcel G08-120, totaling 2.41 acres MOL. Access to the site would be established by a cross access easement through a connecting drive aisle along the southern boundary of the existing Citizens First Bank site at 6495 Powell Road. Additionally, there was a drainage easement in place to address the storm water runoff. A technical waiver was also submitted to waive the requirements of an Environmental Assessment Report since the property to the north had been developed. 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

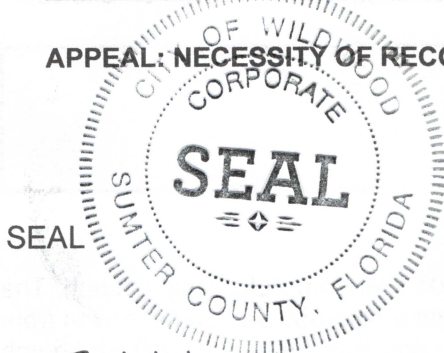
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 2:59 p.m.

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

APPEAL: NECESSITY OF RECORD.



2/4/25
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

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