

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 4, 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 2:05 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 January 07, 2025, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the January 7, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2412-001 HEU Wildwood

Special Magistrate Holt read aloud the title of RZ 2412-001 HEU Wildwood. 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 RPUD (Sumter County) to MHP (City of Wildwood) for parcels

G16A002, G16A008, G16A011, and G16DA003 on 0.59 acres MOL. There was a letter of support for the application included in the package from Kinsmen Properties LLC. 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. PD 2406-001 Densan Park Planned Development Amendment

Special Magistrate Holt read aloud the title of PD 2406-001 Densan Park Planned Development Amendment. The item was presented by Planner Page. Densan Partners, LLC sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment. The submission was an amendment to the original Planned Development (O2019-54) approved on November 25, 2019. The owner requested to amend the phasing to add another phase to the development. Previously consisting of 239 units, the project's total number of proposed residential units would come to 276 on 85.13± acres MOL. There was a letter of non-support included in the package which was submitted by Timothy and Rhonda Williams. The reasons behind them not being in support of the amendment were due to the condition of the road and that the subject property was home to several gopher tortoises. There was one condition included in the Traffic Impact Analysis accepted by Sumter County Public Works, which was that a northbound left turn lane at the southern entrance along CR 101 was required as part of the development. David Springstead, with Springstead Engineering, was present for the hearing on behalf of the applicant. He stated the applicant had included the turn lane in the phase that was under construction as of the hearing date, per a previous traffic impact assessment, and as part of the additional acreage in the PD, the traffic would be kept internal within the existing development. There would be no access to CR 104 from the new section being added, only an emergency egress. No further comments were offered or received.

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

3. SP 2310-002 Hydrologic Wildwood

Special Magistrate Holt read aloud the title of SP 2310-002 Hydrologic Wildwood. The item was presented by Assistant Development Services Director Then. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one-story 32,200-square-foot commercial building providing for 30,200 SF of warehouse space and 2,000 SF of retail spaces, featuring 10 bays separated by truckwells, 25 standard parking spaces, two (2) Florida ADA accessible parking spaces, and nine (9) loading areas, together with associated infrastructure on parcel G15-012, consisting of 5.06 acres MOL. There were two outstanding utility comments for the project. Christopher Chen, with Gannett Fleming TranSystems, the engineer of record, was present for the hearing on behalf of the applicant. No comments were offered or received. Special Magistrate Holt recommended approval contingent on the resolution of the outstanding utility comments.

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

4. SP 2412-002 VOSO PH XXXI JKL Master Plan

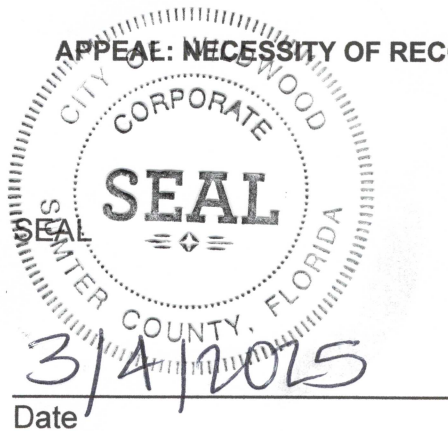
Special Magistrate Holt read aloud the title of SP 2412-002 VOSO PH XXXI JKL Master Plan. The item was presented by Planner Page. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on parcels K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027, and K33-001, consisting of 968.479 acres MOL. Assistant Development Services Director Then stated she received communication from the applicant that he was unable to attend the hearing. No comments were offered or received.

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

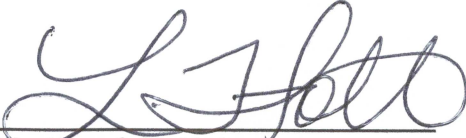
V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:19 p.m.

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



PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA


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