

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
March 4, 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 February 04, 2025, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the February 4, 2025, meeting.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Passed</b>           |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. CP 2405-001 7202 Marsh Bend Trail

Special Magistrate Holt read aloud the title of CP 2405-001 7202 Marsh Bend Trail. The item was presented by Planner Bondi. The applicant, WGS Properties, LLC, sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning

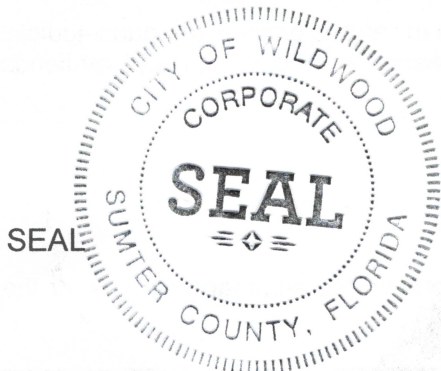
Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City of Wildwood) for parcel K09A010 on 7.121 acres MOL. David Springstead of Springstead Engineering, on behalf of the applicant, was present for the hearing. He clarified that access off the main road had changed due to the county terminating CR 470 at Marsh Bend Trail. Therefore, CR 501 would no longer be an option and access would be off of Marsh Bend Trail. The changes would be reflected at the site plan stage. Special Magistrate Holt confirmed with Springstead that the applicant understood the city's capacity concerns, and he stated they were aware and had agreed. No further discussion. Special Magistrate Holt recommended favorable approval to go to the City Commission and conditioned that the recommended environmental survey(s) be conducted.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Passed</b>           |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

#### V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:09 p.m.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Passed</b>           |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |



Date

4/8/25

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

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