

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 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 2:09 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 February 04, 2025, at 2.15 PM.

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

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2405-001 7202 Marsh Bend Trail

Special Magistrate Holt read aloud the title of RZ 2405-001 7202 Marsh Bend Trail. The item was presented by Planner Bondi. The applicant, WGS Properties, LLC, 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 RR5C (County) to C-3 (City) for

parcel K09A010 on 7.121 acres MOL. David Springstead of Springstead Engineering, on behalf of the applicant, was present for the hearing. Special Magistrate Holt confirmed with Springstead that the applicant was aware of the city's capacity concerns, and he stated they were aware. No further comments or discussion. Special Magistrate Holt recommended favorable approval to go to the City Commission for final determination.

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

2. SP 2408-002 Dollar Tree at Twisted Oaks

Special Magistrate Holt read aloud the title of SP 2408-002 Dollar Tree at Twisted Oaks. The item was presented by Planner Page. The applicant, Dollar Tree Stores, Inc., sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 9,977 SF Dollar Tree building, 42 parking spaces, and associated infrastructure on a portion of parcel D31A218 consisting of 1.06 acres MOL. The applicant was not present for the hearing. No comments or discussion. Special Magistrate Holt recommended favorable approval to go to the City Commission for final determination.

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

3. PLAT 2409-001 Oxford Crossing Comm Road Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2409-001 Oxford Crossing Commercial Road Improvement Plan. The item was presented by Planner Lammers. The applicant, Oxford Crossings, LLC, sought a favorable recommendation from the Special Magistrate for the addition of a roadway to connect US 301 and CR 472 on portions of parcels D20-120 and D20-121, totaling 9.24 acres MOL. Lammers stated that the Project Review Committee recommended approval contingent on the execution of the Performance Bond that was under review by the City Attorney. Tyler Counts with Clymer Farner Barley, on behalf of the applicant, was present for the hearing. No comments or discussion. Special Magistrate Holt recommended favorable approval to go to the City Commission for final determination contingent on the execution of the Performance Bond.

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

4. PLAT 2409-007 Triumph South Ph 2 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2409-007 Triumph South Ph 2 Final Plat. The item was presented by Planner Page. The applicant, Kaye M. Jameson of Clymer Farner Barley Surveying, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Final Plat of the Triumph South Subdivision consisting of 79 lots and 6 tracts on parcel D32-041 totaling 19.32 acres MOL. The applicant, Kaye Jameson, was present for the hearing. No comments or discussion. Special Magistrate Holt

recommended favorable approval to go to the City Commission for final determination.

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

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:20 p.m.

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

APPEAL: NECESSITY OF RECORD.



Date

4/8/25

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

A handwritten signature in blue ink, appearing to read "L. Holt", written over a horizontal line.

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