

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 April 8, 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 March 04, 2025, at 2:00 PM.

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

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2404-003 Johary Real Estate

Special Magistrate Holt read aloud the title of CP 2404-003 Johary Real Estate, O2025-8. Planner Page presented the small-scale comprehensive plan amendment request to change the Future Land Use Map designation from Agriculture (Sumter County) to Commercial (City) for a 2-acre parcel (G29-008). The applicant proposed to repurpose an existing single-family structure as a small office. City water was available, but sewer was not; the existing septic system may

need to be upgraded. The proposed use would produce less than 50 trips per day. Staff recommended approval. The applicant's representative, Chris Zipperer, was present but had nothing to add to the staff presentation. No public comments were received. Special Magistrate Holt recommended approval of Ordinance O2025-8 to go to the City Commission for final determination.

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

2. PJ # A25-0016 Naimat Jesus Inc

Special Magistrate Holt read aloud the title of A25-0016 Naimat Jesus Inc, O2025-10. Planner Bondi presented the small-scale comprehensive plan amendment request to change the Future Land Use Map designation from Agricultural (Sumter County) to Central Mixed Use (City of Wildwood) for approximately 8 acres (parcels G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147). The applicant proposed a 54,100-square-foot commercial building for medical, dental, office, restaurant, and retail use. The Transportation Impact Analysis was accepted by Sumter County. City water and sewer are available, but capacity was a concern. Staff recommended denial due to wastewater capacity issues. The applicant's representative, Mike Rankin of Land Planning Group, stated they would work with the city on a developer's agreement to address the wastewater capacity concerns. No public comments were received. Special Magistrate Holt recommended approval of Ordinance O2025-10 to go to the City Commission for final determination, contingent on a developer's agreement addressing wastewater capacity concerns.

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

3. PJ #A25-0821 - SSPC - 5127 CR 169

Special Magistrate Holt read aloud the title of A25-0821 5127 CR 169, O2025-13. Assistant Development Services Director Then presented the small-scale comprehensive plan amendment request to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for a 0.286-acre parcel (G15A098). The request is to address setback discrepancies for an existing single-family dwelling. The property had recently been annexed into the City of Wildwood, and no additional impacts were expected. Staff recommended approval. The applicant was not present, and no public comments were received. Special Magistrate Holt recommended approval of Ordinance O2025-13 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 2:19 p.m.

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



Date

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

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

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