

PLANNING & ZONING BOARD
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 April 8, 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 2:19 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 March 04, 2025, at 2:15 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. RZ 2404-002 Johary Real Estate

Special Magistrate Holt read aloud the title of RZ 2404-002 Johary Real Estate, O2025-9. Planner Page presented the zoning map amendment request to change the zoning district from RR-1 (County) to C-2 (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. No public comments were received. Special

Magistrate Holt recommended approval of Ordinance O2025-9 to go to the City Commission for final determination.

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

2. PJ # A25-0017 Naimat Jesus Inc Rezoning

Special Magistrate Holt read aloud the title of A25-0017 Naimat Jesus Inc Rezoning, O2025-11. Planner Bondi presented the zoning map amendment request to change the zoning district from RR1 (County) to CMU (City) 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 were available, but capacity was a concern. Staff recommended denial due to wastewater capacity issues. The applicant's representative, Mike Rankin of Land Planning Group, confirmed they would work with the city on a developer's agreement to address wastewater capacity concerns. No public comments were received. Special Magistrate Holt recommended approval of Ordinance O2025-11, contingent on a developer's agreement addressing wastewater capacity concerns.

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

3. PJ #A25-0823 - Rezoning - 5127 CR 169

Special Magistrate Holt read aloud the title of A25-0823 - Rezoning - 5127 CR 169, O2025-14. Assistant Development Services Director Then presented the zoning map amendment request to change the zoning district from R6M (County) to MHP (City) for a 0.286-acre parcel (G15A098). The request was to address setback discrepancies for an existing single-family dwelling. The property was recently annexed into the City of Wildwood, and no additional impacts were expected. Staff recommended approval. The applicant was not present for the hearing. No public comments were received. Special Magistrate Holt recommended approval of Ordinance O2025-14 to go to the City Commission for final determination.

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

4. SP 2408-001 708 N. Main Street

Special Magistrate Holt read aloud the title of SP 2408-001 708 N. Main Street. Planner Page presented the site plan for the construction of a 1,400 square-foot commercial office and retail building on a 0.302-acre parcel (G06C005). The applicant submitted a technical waiver request to be excused from the required loading space. The Project Review Committee recommended approval with revised elevations that met Design District Standards. The applicant's representative, Jason Hurley of Springstead Engineering, confirmed they would work with city staff on revised elevations. No public comments were received. Special Magistrate Holt

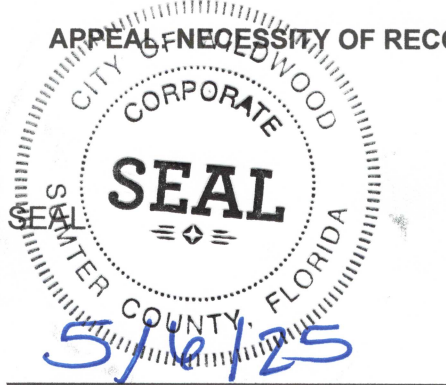
recommended approval, contingent on jointly agreeable revised elevations meeting Design District standards.

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 2:38 p.m.

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



Date _____

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

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