

PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
May 6, 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
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:08 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 April 08, 2025, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the April 8, 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. A25-1154 RZ Mills Property

Special Magistrate Holt read aloud the title of A25-1154 RZ Mills Property, O2025-19. Planner Page presented a rezoning request for the Mills Property. The applicants sought to change the zoning district from R6M (County) to MHP (City) for a 4.479-acre parcel. The applicant, Richard Mills, was present for the hearing. No public comments were received. Based on the testimony and evidence provided, Special Magistrate Holt recommended approval of Ordinance O2025-19 to go to the City Commission for final determination.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt

<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

2. SP 2310-004 Wildwood Self Storage

Special Magistrate Holt read aloud the title of SP 2310-004 Wildwood Self Storage. Assistant Development Services Director Then presented the site plan for Wildwood Self Storage, a three-story self-storage facility on 4.86 acres. The plan included parking spaces, landscaping, buffers, and associated infrastructure. The project representative was attending the hearing virtually. No public comments were received. Special Magistrate Holt made a favorable recommendation for approval of the site plan to go to the City Commission for final determination, contingent on satisfying outstanding comments from the city attorney and utilities department.

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

3. SP 2405-001 Circle K US 301 & CR 462

Special Magistrate Holt read aloud the title of SP 2405-001 Circle K US 301 & CR 462. Planner Page presented the site plan for a Circle K store at the intersection of US 301 and County Road 462. The plan included a 5,200 square-foot building, fueling pumps, parking spaces, and associated infrastructure on 3.28 acres. Dustin Dillingham, civil engineer representing Kimley Horn, was present to answer questions, but none were raised. No public comments were received. Special Magistrate Holt made a favorable recommendation for approval of the site plan to go to the City Commission for final determination.

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

4. PLAT 2409-002 One Hundred (100) Oaks Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2409-002 One Hundred (100) Oaks Improvement Plan. Assistant Development Services Director Then presented the improvement plan for the One Hundred (100) Oaks Subdivision, consisting of 305 single-family lots on 99.81 acres. The plan included amenities such as a community garden, grill area, playground, and nature trails. There was no representative present for the hearing. No public comments were received. Special Magistrate Holt made a favorable recommendation for approval of the plat to go to the City Commission for final determination, contingent on addressing the tree mitigation issue.

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

5. PLAT 2410-004 Boulder Square Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2410-004 Boulder Square Improvement

Plan. Assistant Development Services Director Then presented the improvement plan for the Boulder Square Subdivision, consisting of 270 dwelling units (178 single-family detached and 92 single-family attached) on 84.10 acres. The plan included amenities such as a community pool, walking trail with exercise equipment, and a picnic area. There was no representative present for the hearing. No public comments were received. Special Magistrate Holt made a favorable recommendation for approval of the plat to go to the City Commission for final determination.

<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 2:25 p.m.

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

**APPEAL: NECESSITY OF RECORD.**



6/3/25  
Date

PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA

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