

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 3, 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
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	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 May 06, 2025, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the May 6, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-1565 - Variance - 102 Gator Ct.

Development Services Director Strickland presented case A25-1565, a variance request for 102 Gator Court to reduce side and rear yard setbacks for construction of a single-family residence. The applicant, Austin Floeter (representing owner Matthew Floeter), was present to answer questions. Linda Kramer of 499 Forest Boulevard, representing Continental Country Club, spoke in support of the variance. Bruce Ralston of 106 Gator Court expressed concerns about the variance and its impact on neighboring lots. Several written responses were received from

neighboring property owners, with some in support and some opposed, copies of which were given to the Clerk to keep on record. There was no rebuttal from the city or the applicant. The Special Magistrate approved the variance request.

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

2. Text Amendment to the City's Land Development Regulations

Assistant Development Services Director Then presented proposed text amendments to the City's Land Development Regulations to comply with the 2050 Comprehensive Plan and new legislation. There were no public comments. The Special Magistrate recommended approval of the text amendments to be forwarded to the City Commission for final determination.

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

3. SP 2404-007 All County Collision

Planner Page presented site plan SP 2404-007 for All County Collision to construct a 12,321-square-foot vehicle repair building on parcel D08A001, consisting of 1.97 acres. The owner, Ryan Demarco, and engineer Kyle Davis were present to answer questions. There were no public comments. The Special Magistrate recommended favorable approval of the site plan with the technical waivers to be forwarded to the City Commission for final determination.

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

4. SP 2407-005 Wildwood Oaks Master Plan - Mass Grading

Planner Page presented site plan SP 2407-005 for the Wildwood Oaks Master Plan Mass Grading to construct a retention pond, driveway, utilities, and infrastructure on parcels G05-183 and G05-125, consisting of 4.68 acres MOL. Mitch Collins was present representing the applicant. There were no public comments. The Special Magistrate recommended approval of the site plan to be forwarded to the City Commission for final determination, subject to satisfaction of the outstanding City Attorney's comments.

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

5. PLAT 2408-008 Matteo Oaks Improvement Plan

Planner Page presented PLAT 2408-008 for the Mateo Oaks Improvement Plan to construct 180

single-family dwelling units on parcels C36-102 and C36-003, consisting of 45.16 acres. The applicant, Tyler Counts, was present for the hearing. There were no public comments. The Special Magistrate recommended approval of the plat to be forwarded to the City Commission for final determination, subject to satisfaction of the outstanding City Attorney's comment.

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

6. A25-1127 VOSO Shanty Creek Villas Master Plan

Planner Page presented case A25-1127 for The Villages of Southern Oaks Shanty Creek Villas Master Plan for up to 80 residential units on parcels G16-005 and G16-112, consisting of 9.74 acres. Tyler Counts was present representing the applicant. There were no public comments. The Special Magistrate recommended approval of the master plan to be forwarded to the City Commission for final determination.

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

7. A25-0036 Twisted Oaks Commercial Final Plat

Assistant Development Services Director Then presented case A25-0036 for the Twisted Oaks Commercial Final Plat to replat several tracts on parcels D31A216 and D31A218, consisting of 8.119 acres. David Springstead was present representing the applicant. There were no public comments. The Special Magistrate recommended approval of the final plat to be forwarded to the City Commission for final determination, subject to resolution of outstanding comments.

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

8. A25-1714 - Rezoning - Parcel # G15A132 (6454 C-44A, Wildwood, FL 34785)

Planner Lammers presented case A25-1714 to rezone parcel G15A132 (0.14 acres) from R6M (Sumter County) to RMU-10 (City). The applicant, Tyler Counts, was present for the hearing. There were no public comments. The Special Magistrate recommended approval of the rezoning to be forwarded to the City Commission for final determination.

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

9. SP 2407-007 Discount Tire - Turkey Run Lot 6

Assistant Development Services Director Then presented site plan SP 2407-007 for a Discount

Tire store on parcel G05Y006, consisting of 1.45 acres in Turkey Run. She explained the discussions staff had with the applicant and developer up to the date of the hearing, as well as the agreement for the construction of Inspiration Drive. Lee Thompson was present representing Discount Tire to answer any questions. There were no public comments. The Special Magistrate approved the site plan to be forwarded to the City Commission for final determination, with the condition that the Memorandum of Understanding be approved before the site plan.

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

10. SP 2407-009 Convenience Store & Coffee Shop - Utilities Only

Assistant Development Services Director Then presented site plan SP 2407-009 for utility infrastructure to serve a convenience store and coffee shop on parcels F03-005 and F03-007, consisting of 3.07 acres. The owner/applicant was not present. There were no public comments. The Special Magistrate recommended approval of the site plan for utilities only to be forwarded to the City Commission for final determination.

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

11. SP 2409-002 One Hundred (100) Oaks Offsite Forcemain

Assistant Development Services Director Then presented site plan SP 2409-002 for construction of an 8,682-linear-foot forcemain within the US 301 right-of-way, starting approximately 297 feet north of Clay Drain Rd and running south approximately 1.67 miles. The owner/applicant was not present. There were no public comments. The Special Magistrate recommended approval of the site plan to be forwarded to the City Commission for final determination, contingent on the City Attorney's comments regarding the submission of the performance surety.

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

12. A25-0035 Densan Park Phase 2 Final Plat

Assistant Development Services Director Then presented case A25-0035 for the Densan Park Phase 2 Final Plat for a 67-unit residential subdivision on parcels D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, and D09N071, consisting of 28.75 acres. David Springstead was present representing the applicant. There were no public comments. The Special Magistrate recommended approval of the final plat to be forwarded to the City Commission for final determination, subject to resolution of outstanding comments.

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 2:55 p.m.

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

APPEAL: NECESSITY OF RECORD.



7/11/2025
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

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