

PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
December 2, 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	Planning Manager	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 2:04 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 November 04, 2025, at 2:15 PM.

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

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

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. A25-3155 - RZ - Fannie Mae

Special Magistrate Holt read aloud case number A25-3155 - RZ - Fannie Mae. Planner Lammers presented Ordinance O2025-46, a zoning map amendment to change the zoning district from R6M (Sumter County) and MHP (City) for parcel G22A15A05 on 0.20 acres MOL. The owner or applicant was not present for the hearing. No public comments were received. Special Magistrate Holt made a recommendation of favorable approval to be forwarded 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. PLAT 2411-011 Densan Park Ph 3 Improvement Plan

Special Magistrate Holt read aloud PLAT 2411-011 Densan Park Ph 3 Improvement Plan. Planner Page presented the request for an improvement plan consisting of sixty-two (62) single-family detached residential dwelling units with associated amenities, infrastructure and landscaping buffers on parcels D08-040, D08-018, and D08-016, totaling 15.28 acres, MOL. Page noted there were outstanding comments related to landscaping for the project. David Springstead of Springstead Engineering was present for the hearing and stated they had been working on the outstanding comments. No public comments were received. Special Magistrate Holt made a recommendation of favorable approval of the plat contingent on satisfaction of the outstanding comments.

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

3. A25-0257 - SP - Oxford Professional Plaza Building Addition

Special Magistrate Holt read aloud A25-0257 - SP - Oxford Professional Plaza Building Addition. Planner Lammers presented the site plan request for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza on parcel D20-050, consisting of 3.63 acres MOL. Tyler Counts of Clymer Farner Barley was present for the hearing. No public comments were received. Special Magistrate Holt made a recommendation of favorable approval for the site plan for Oxford Professional Plaza Building Addition.

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

4. A25-0765 (PLAT) The Winston Improvement Plan

Special Magistrate Holt read aloud A25-0765 (PLAT) The Winston Improvement Plan. Assistant Development Services Director Then presented the request, an improvement plan consisting of 295 single-family detached residence dwelling units with associated amenities, infrastructure and landscaping buffers on parcels D19-006, D19-007, D19-112, and D19-113, totaling 83.158 acres, MOL. Cole Buck with Alann Engineering was present for the hearing. No public comments were received. Special Magistrate Holt made a recommendation of favorable approval for the plat for The Winston Improvement Plan, noting her appreciation for the school waiting area amenity.

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

**AYES:** Special Magistrate Holt

5. A25-1588 Tillman Villas Final Plat

Special Magistrate Holt read aloud A25-1588 Tillman Villas Final Plat. Assistant Development Services Director Then presented the request for the Tillman Villas Subdivision, a final plat consisting of 160 townhome lots and 25 tracts on parcel C36-005, totaling 19.91 acres, MOL. The owner or applicant was not present for the hearing. No public comments were received. Special Magistrate Holt made a recommendation of favorable approval of the final plat for Tillman Villas.

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

6. A25-3342 (SP) Florida Heart & Vascular

Special Magistrate Holt read aloud A25-3342 (SP) Florida Heart & Vascular. Planning Manager Bondi presented the request for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces are Florida ADA accessible, with associated infrastructure. A technical waiver was approved by the Project Review Committee on Wednesday, November 12, 2025, to eliminate a separate 10' x 40' loading zone as deliveries will be by a standard UPS/Fedex truck only occasionally (maybe once a week) and parked for a limited amount of time (5-10 minutes) during business hours. A designated loading zone would take up approximately 4 parking spaces that were needed for employees and patients. Mike Hanna with Matthews Hanna Construction was present for the hearing. No public comments were received. Special Magistrate Holt made a recommendation of favorable approval of the site plan for case A25-3342.

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

7. A25-3710 (SP) VOSO Phase 31H1 Master Plan

Special Magistrate Holt read aloud A25-3710 (SP) VOSO Phase 31H1 Master Plan. Planning Manager Bondi presented the request for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on parcels K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001, and K24-001, totaling 767.25 acres, MOL. Tyler Counts with Clymer Farner Barley was present for the hearing. No public comments were received. Special Magistrate Holt made a recommendation of favorable approval that will go to the City Commission for final determination

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:24 p.m.

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

**APPEAL: NECESSITY OF RECORD.**



PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA

2/3/26

Date

A handwritten signature in blue ink, reading 'Lindsay C.T. Holt', written over a horizontal line.

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