

PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
April 7, 2026 2:15 PM  
CITY HALL COMMISSION CHAMBER

(meeting taped)

**I. CALL TO ORDER: Planning & Zoning Board**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Jessica Barnes	City Clerk	Present
Alex Lammers	Lieutenant	Present
McKenna Page	Planner	Present
David Clarkson	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 2:42 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 03.2026, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the March 3, 2026 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. 25-4602-RZ-Small RV Wildwood

Special Magistrate Holt read aloud the title of 25-4602-RZ-Small RV Wildwood and stated letters of opposition were received from direct notices sent to Martin & Bonita Reidy and Danielle & Michael Moore. Planner Bondi presented Ordinance O2026-9 and explained this was a companion case to Ordinance O2026-8. She stated this item proposed a Zoning Map Amendment change for the subject parcel. Bondi provided a brief overview of the request and reiterated the potential traffic and safety concerns as stated in the previously heard companion case.

Applicant Representative Mike Rankin stated he had no further comments other than what he had stated during the previously heard companion case during the LPA meeting.

There were no further comments from owners, applicants or the public at large.

Special Magistrate Holt stated that she would recommend a denial of this request because of the possible detriment to public safety and not traffic concerns.

Special Magistrate Holt recommended denial of Ordinance O2026-9 to be forwarded to the City Commission for final determination.

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

2. 26-1205 - RZ - 72 Seminole Path

Special Magistrate Holt read aloud the title of 26-1205 - RZ - 72 Seminole Path and stated she received a letter of opposition from Michelle Curtis. Planner Lammers presented Ordinance O2026-13 and explained this item proposed a Zoning Map Amendment change to the zoning district of the subject parcel from R-6M to MHP. Lammers stated this was the companion case to Ordinance O2026-12 which was previously heard at the LPA meeting. She explained the applicant intended to replace a previous mobile home on the parcel within an established mobile home park community and reiterated many details that were provided in the previously heard companion case.

There were no further comments from owners, applicants or the public at large.

Special Magistrate Holt made a favorable recommendation of Ordinance O2026-13 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

3. 25-0361 - PLAT - Wildwood Oaks Final Plat

Special Magistrate Holt read aloud the title of 25-0361 - PLAT - Wildwood Oaks Final Plat. Planner Page provided a brief explanation of the final plat. She noted the usage of the different lots on the parcel and presented the necessary criteria related to its development.

Applicant Representative Mitch Collins stated he was available for any questions.

There were no further comments from owners, applicants or the public at large.

Special Magistrate Holt made a favorable recommendation of 25-0361 - PLAT - Wildwood Oaks Final Plat 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

4. 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks  
Special Magistrate Holt read aloud the title of 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks. Planner Page provided a brief explanation of the final plat. She noted the relevant criteria within the Land Development Regulations, Design District Standards and 2050 Comprehensive Plan.

Applicant Representative Mitch Collins stated he was available for any questions.

There were no further comments from owners, applicants or the public at large.

Special Magistrate Holt made a favorable recommendation of 5-2484 - SP - Christian Brothers Automotive at Wildwood Oaks site plan to be forwarded to the City Commission for final determination.

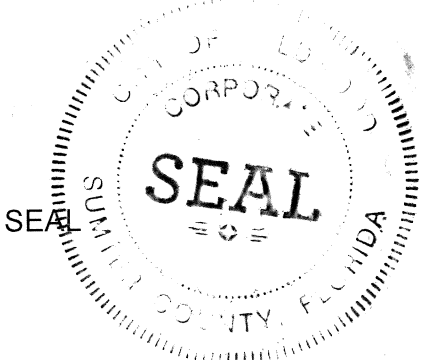
<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

**V. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 2:58 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.**



PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA

5/5/2026  
Date

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

