

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 5, 2026 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
Amanda Bondi	Planning Manager	Present
Jackson Shelton	Deputy City Clerk	Present

Special Magistrate Holt brought the meeting to order at 2:15 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 07, 2026, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the April 7, 2026, Planning and Zoning Board meeting. She also approved the summary minutes for the April 7, 2026, Planning and Zoning Board as Local Planning Agency meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. 25-4176 (SP) Total Pet Care

Special Magistrate Holt read aloud the title of 25-4176 (SP) Total Pet Care. Planning Manager Bondi provided a brief explanation and noted the applicant sought approval for the conversion of existing structures to accommodate a pet training facility. She commented that a technical wavier was approved by the Project Review Committee. The technical waiver would waive the northern, southern and eastern landscape buffer requirements in lieu of a vinyl fence. Bondi noted the Project Review Committee recommended approval. The applicant's representative, Tyler Counts of Clymer Farnar Barley, Inc. stated he was available for any questions. Special Magistrate Holt recommended approval of 25-4176 (SP) Total Pet Care and noted the site plan would go to the

City Commission for final determination.

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

2. 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance

Special Magistrate Holt read aloud the title of 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance. Planning Manager Bondi provided a brief explanation and noted the applicant sought a variance to remove 41 heritage trees as part of the Northern Pines Subdivision development. She noted the subject property was approximately 24 acres that spanned multiple parcels of land and a portion of trees were mitigated per requirements of Land Development Regulation 6.10. Special Magistrate Holt inquired about the mitigation requirements under 6.10, specifically the tree mitigation bank. Bondi clarified that trees over 36 inches in diameter at breast height were allowed to be mitigated with 4 replacement trees. Bondi noted that not all trees being removed required mitigation, as some qualified for infrastructure credits. The applicant's representative, Tyler Counts of Clymer Farner Barley, Inc. explained the technical constraints that were driving the need for tree removal.

Special Magistrate Holt noted for the record that numerous written responses had been received. She noted an additional response was received from Robert and Eloise Senn in opposition to the tree removal after the agenda had been published.

The Casteel family, which consisted of 5 speakers, voiced their opposition to the variance and noted ecological, preservation, historic, flooding and environmental concerns. Mark and Susan Crenshaw voiced their concerns about the variance and emphasized the same points the Casteel family had made. Counts responded to the public comments and explained an environmental study was conducted that showed wetlands. He stated the applicant had an approved ERP with the Southwest Florida Water Management District where they would pay to mitigate wetland impacts. Counts remarked on flooding concerns and explained the City of Wildwood was regulated by the Southwest Florida Water Management District and the city required an entire 100-year storm volume in a pond without discharge.

Special Magistrate Holt stated her consideration was based on Section 6.10, Subsection M of the Land Development Regulations, and she found the applicant had appropriately submitted the application with justification supported by two arborists and engineered tree plans. Special Magistrate Holt granted the 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance and noted it was a final decision subject to appeal.

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

3. 26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance

Special Magistrate Holt read aloud the title of 26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance. Development Services Director Strickland provided a brief explanation in the absence of Assistant Development Services Director Then. She stated the applicant sought to remove a 56-inch live oak tree labeled as Tree Number 2, and a 52-inch live oak tree labeled as

Tree Number 37. She remarked that after commencing work, it was identified that existing heritage live oak trees were in conflict with the clear site zones. She stated that, per the applicant, calculated efforts were made for ingress/egress points to not impact the existing trees. However, after deliberation of additional studies and concepts, the effort did not result in a design that would save the two trees. Strickland stated that staff recommended approval because the applicant exercised, to the best practicable extent, preserving 17 other heritage trees. She noted the applicant had acknowledged that an approval could result in a monetary mitigation fee requirement. Special Magistrate Holt clarified that mitigation would proceed with the city after the variance was granted, to which Strickland confirmed. Applicant Representative Ryan Heilman stated he was available for any questions.

Special Magistrate Holt added to the record that this was not just a carte blanche agreement to take down trees, and it was subject to the city's land development regulations. Special Magistrate Holt granted the 26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance.

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 2:50 p.m.

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

APPEAL: NECESSITY OF RECORD.

SEAL
CITY OF WILDWOOD
CORPORATE
SEAL
SUMNER COUNTY, FLORIDA
6/2/2026
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA



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