

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 2, 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
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planning Manager	Present
McKenna Page	Planner	Present
Jennifer Hutchins	Lieutenant	Present
Kristopher Bentz	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:05 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 05, 2026, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the May 5, 2026, Planning and Zoning Board meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. 26-5061 (RZ) Myles Enterprises LLC

Special Magistrate Holt read aloud the title of 26-5061 (RZ) Myles Enterprises LLC, Ordinance O2026-20. Planner Page provided a brief explanation and noted the applicant sought approval

for a zoning map amendment to change the zoning district from RR-5 within the county to RR Rural Residential in the city for the subject parcels. She noted the applicant was not proposing any additional development on the subject parcels and would be applying for a lot split in the future. Page also stated the proposed rezoning was consistent with the proposed future land use map designation of Rural Residential and the intent of the comprehensive plan. Special Magistrate Holt asked if the owner or applicant was present. No owners, applicants, or members of the public were present for the case.

Special Magistrate Holt made a recommendation of favorable approval of 26-5061 (RZ) Myles Enterprises LLC, Ordinance O2026-20, to be forwarded to the City Commission for final determination.

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

2. 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat

Special Magistrate Holt read aloud the title of 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat. Planning Manager Bondi provided a brief explanation and noted the applicant sought approval for an improvement plan that consisted of 117 single-family lots with associated infrastructure. The landscape plans and tree survey annotated 41 heritage trees to be removed for which a tree variance was approved at the May 5, 2026, Planning and Zoning meeting. There were outstanding comments from the City Attorney, and the applicant was working on providing a performance surety for off-site infrastructure improvements. The City had agreed to maintain roads within the development and language would be included within the developers' agreement. Special Magistrate Holt inquired if the only outstanding comment that remained was for the performance surety, to which Bondi affirmed. She noted that any additional comments the City Attorney had would be addressed within the developers' agreement. Special Magistrate Holt asked if anyone was present for the case. The applicant's representative, Tyler Counts of Clymer Farner Barley, Inc., stated he was available for any questions.

Special Magistrate Holt made a recommendation of favorable approval for 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat, subject to satisfaction of the outstanding city attorney comment, to be forwarded to the City Commission for final determination.

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

3. 26-1168 (SP) VOSO Phase 31YZ Master Plan

Special Magistrate Holt read aloud the title of 26-1168 (SP) VOSO Phase 31YZ Master Plan. Planning Manager Bondi provided a brief explanation and noted the applicant sought approval for a master plan that consisted of residential areas not to exceed 2,000 dwelling units and non-residential areas. Bondi stated that Project 26-1168 met the criteria set forth within the Villages of Southern Oaks Chapter 163 agreement, the Land Development Regulations, and was in line with the goals, objectives, and policies of the 2050 Comprehensive Plan. Special Magistrate Holt inquired if the owner or applicant was present for the case. The applicant's representative, Tyler Counts of Clymer Farner Barley, Inc., stated he was available for any questions.

Special Magistrate Holt made a recommendation of favorable approval of 26-1168 (SP) VOSO Phase 31YZ Master Plan, to be forwarded to the City Commission for final determination.

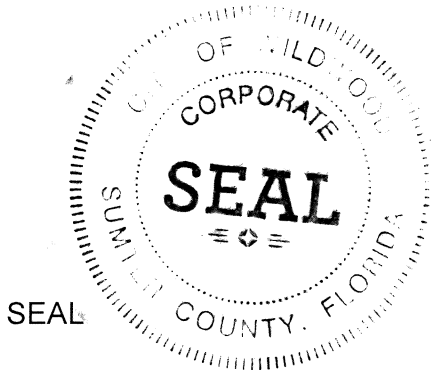
RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:15 p.m.

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

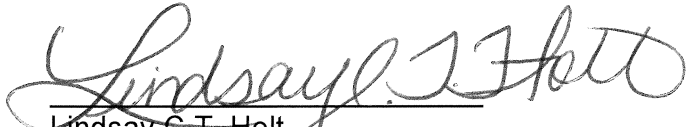
APPEAL: NECESSITY OF RECORD.



SEAL

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

7/7/2026
Date


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