

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 5, 2022 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Peavy	Development Svcs Dir.	Present
Roxanne Read	Asst. Development Svcs Dir.	Present
Amanda Bush	City Planner	Present
Susan Patterson	City Clerk	Present
Ron Goetz	Technical Systems Analyst	Present

Special Magistrate Lindsay C.T. Holt brought the meeting to order. Special Magistrate Holt swore in city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

Special Magistrate Holt approved the summary of minutes from the June 7, 2022, meeting. No comments were offered or received.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2204-002 Bigham Plaza

Special Magistrate Holt read the title of RZ 2204-002 Bigham Plaza. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to NMU-4 (City) for the parcel G33-078 on 0.92 acres MOL. No comments were offered or received.

RESULT:	Recommends Approval
----------------	----------------------------

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

2. RZ 2205-001 TSG Development - Clay Drain Rd.

Special Magistrate Lindsay C.T. Holt read the title of RZ 2205-001 TSG Development - Clay Drain Road. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) and MHP (City) to M-1 (City) for the parcels G17-014 & G18-001 on 30 acres MOL. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. RZ 2205-003 Encounter Expansion

Special Magistrate Lindsay C.T. Holt read the title of RZ 2205-003 Encounter Expansion. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to Institutional (City) for the parcel D32A003, D32-158 & D32-057 on 7.2 acres MOL. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. RZ 2206-001 Thomas - Wildwood

Special Magistrate Lindsay C.T. Holt read the title of RZ 2206-001 Thomas - Wildwood. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 and A10C (Sumter County) to C-2 (City) for the parcel G33-154 on 4.86 acres MOL. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

5. PD 2106-002 Twisted Oaks PD Amendment (formerly O'Dell PD)

Special Magistrate Lindsay C.T. Holt read the title of PD 2106-002 Twisted Oaks PD Amendment (formerly O'Dell PD). Kolter Group Acquisitions, LLC (Applicant), on behalf of KL Twisted Oaks, LLC (Owner), seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment. This is an amendment to the O'Dell Planned Development, originally approved in 2008, which has been amended and extended several times. John Curtis, a representative for Kolter Group, stated that Kolter was looking forward to working with the city and getting the project started.

Holt stated that the city had received three letters, one from Vickie Vernon, one from Casey & Sheldon Walker, and Ron Noble. Ron Noble stated that he had spoken with Curtis and that he was willing to work with Primus Pipe. Noble stated that the O'Dells have been working with Primus Pipe since they started this project. Noble stated the major concern in the modifications is the elimination of the light and industrial uses of the property adjacent to the Primus property. Noble stated that the area has become single-family residential and attached single-family townhomes. Noble stated that Primus had worked with the O'Dells on a cross-access road to highway 301 and the Kolter Group was willing to work with Primus on this. Noble requested a 30-day continuance to go over modifications on this property change. Noble stated that building a residential area next to Primus Pipe will set everyone up for problems in the future with 24/7 operations and a high volume of trucking activity. Holt denied the request for a continuance because this is the first phase and will need to go before the city commission.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

6. SP 2112-002 Wildwood Professional Plaza

Special Magistrate Lindsay C.T. Holt read the title of SP 2112-002 Wildwood Professional Plaza. The applicant seeks a favorable recommendation from the Project Review Committee for the construction of a 4,711 sq. ft. law office building and a 4,880 sq. ft. professional office building with four (4) units. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	None

7. LDR staff revisions

Special Magistrate Lindsay C.T. Holt read the title of LDR staff revisions. Staff seeks approval from the Planning and Zoning Board/Special Magistrate to revise the City's Land Development Regulations. Upon review of the Land Development Regulations, it was determined that the LDRs needed to be revised due to changes in the conditional use permit application, procedural changes, upcoming Comprehensive Plan changes, and updating and modifying some definitions. The proposed revisions are attached as Exhibit A and are listed by topic as Exhibit B. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

The meeting was adjourned at 2:32 p.m. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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