

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 2, 2022 2:00 PM
CITY HALL COMMISSION CHAMBER**

(meeting taped)

I. Call to Order

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

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt,	Special Magistrate	Present
Roxanne Read	Asst. Development Services Director	Present
Terri O'Neal	Development Review Manager	Present
Amanda Bush	City Planner	Present
Silas Daniels	Technical Data Manager	Present
Susan Patterson	City Clerk	Present

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board as Local Planning Agency/special Magistrate Regular Meeting
July 5, 2022

Special Magistrate Lindsay C.T. Holt approved and signed the minutes from the July 5, 2022 meeting.

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

III. OLD BUSINESS

None

IV. NEW BUSINESS

1. CP 2205-004 Turkey Run

Special Magistrate Holt read the title of CP 2205-004 Turkey Run. The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Central Mixed Use (CMU) for the parcels G05V004, G05V005, and portions of G05V006, G05V007, G05V008, G05V009 & G05V012 on approximately 6 acres MOL. Assistant Development Services Director Roxanne Read stated that the case history is available in the staff report. A complete traffic analysis would be required at the plan amendment development stage. Special Magistrate Holt asked if the other parcels in this planned development were zoned for central mixed-use. Read stated that they were. Greg Beliveau from LPG was present for any questions. No comments were offered or received.

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

2. CP 2205-005 Wildwood Landing Phase 2

Special Magistrate Holt read the title of CP 2205-005 Wildwood Landing Phase 2. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel D33-045 on 7.35 acres MOL. Engineer Andrew Eiland was present for the developer for any questions. Adjacent property owner Elaine Cohen stated that she is concerned about the traffic and security and is scared about people entering their neighborhood. Special Magistrate Holt stated that the owner's concerns were not something addressed at this time but would be able to be addressed in the site plan, such as buffering that is built into the LDRs. Engineer Andrew Eiland stated that he would speak with Coleman and address her concerns with the owner/developer. No other comments were offered or received.

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

3. CP 2206-003 Stokes Industrial

Special Magistrate Holt read the title of CP 2206-003 Stokes Industrial. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Public Facilities

(City) to Industrial (City) for parcels G07J001 and G07J002 on 0.96 acres MOL. Loren Vick from Smith and Smith Realty was available for any questions. No comments were offered or received.

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

4. CP 2206-004 Townhomes at Powell

Special Magistrate Holt read the title of CP 2206-004 Townhomes at Powell. Special Magistrate Holt stated that she had reviewed three letters on the proposed project. One from Thomas Earl Coleman as Trustee in favor of the project and one from Russell and Jamie Vick, who did not indicate any objection but stated some concerns about the project. Also, a letter from Sarah Felton in support of the project. The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) for the parcels G04-018 & G04-009 on 12.74 acres MOL. Engineer Tom Skelton was available for any questions. Bob Schoreman asked about the easement between his property and the proposed project. Skelton stated that Shoreman referred to the concept plan handed out to the adjacent homeowners. Skelton stated that the wall is shown to be a solid wall and 8 feet high, along with an increase in the buffer to save the trees, but that would all be finalized in the development and final concept plan. No other 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 2:19 p.m. No comments were offered or received.

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

PLANNING & ZONING BOARD AS LOCAL
PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA

SEAL

9/16/22

Date



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