

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

(meeting taped)

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

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

| <b>ATTENDANCE</b> | <b>TITLE</b>                           | <b>STATUS</b> |
|-------------------|----------------------------------------|---------------|
| Lindsay C.T. Holt | Special Magistrate                     | Present       |
| Roxanne Read      | Asst. Development Services<br>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/Special Magistrate - Regular Meeting July 5, 2022  
Special Magistrate Lindsay C.T. Holt approved and signed the minutes from the July 5, 2022, meeting.

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|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Adopted</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. RZ 2205-004 Turkey Run

Special Magistrate Holt read the title of RZ 2205-004 Turkey Run. 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 PUD to Central Mixed Use (CMU) for the parcels G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V012, G05V013 on 41.09 acres MOL. Special Magistrate Holt stated that the legal description was correct but two parcel numbers are missing. Special Magistrate did recommend approval upon the correction of the parcel numbers. No comments were offered or received.

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

2. RZ 2205-005 Wildwood Landing Phase 2

Special Magistrate Holt read the title of RZ 2205-005 Wildwood Landing Phase 2. 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 RR2.5C (Sumter County) to R-3 (City) for the parcel D33-045 on 7.35 acres MOL. Engineer Andrew Eiland was available to answer any questions. No comments were offered or received.

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

3. RZ 2206-003 Stokes Industrial

Special Magistrate Holt read the title of RZ 2206-003 Stokes Industrial. 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 PEU (City) to M-1 (City) for the parcel G07J001 & G07J002 on 0.96 acres MOL. Loren Vick from Smith and Smith Realty was available to answer any questions. No comments were offered or received.

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

4. RZ 2206-004 Townhomes at Powell

Special Magistrate Holt read the title of RZ 2206-004 Townhomes at Powell. Special Magistrate Holt addressed the three letters she had reviewed, one from Thomas Earl Coleman as Trustee in support of the project and one from Russell and Jamie Vick, who did not indicate any objection but stated concerns about the project, and one from Sarah Felton in support of the project. No comments were offered or received.

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

5. PD 2205-002 Villas PD Amendment

Special Magistrate Holt read the title of PD 2205-002 Villas PD Amendment. Wildwood BTR, LLC seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved in August 2021 for 182 dwelling units. The owner would like to increase the number of dwelling units to 192, which is allowable under the Future Land Use designation of Medium High-Density Residential at the time of application. Representative Linton Smith was available to answer any questions. No comments were offered or received.

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

6. SP 2109-002 McDonald's @ Business Park 44

Special Magistrate Holt read the title of SP 2109-002 McDonald's @ Business Park 44. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of a 4,444-square-foot McDonald's. Representative Waylon Hoge P.E. was available to answer any questions. No comments were offered or received.

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

7. SP 2201-002 Oxford Village RV Resort

Special Magistrate Holt read the title of SP 2201-002 Oxford Village RV Resort. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an RV resort consisting of 266 RV spaces, an office, a recreation facility, and a pool. Engineer and representative Mike Radcliffe was available to answer any questions. No comments were offered or received.

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

8. SP 2202-002 Bethany Estates Medical Complex

Special Magistrate Holt read the title of SP 2202-002 Bethany Estates Medical Complex. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a medical complex to be constructed in three phases. Phase one will consist of one (1) 4,517 medical offices; phases two and three are not proposed at this time. Representative Danie Young was available to answer any questions. No comments were offered or received.

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

9. SP 2203-003 Villas at Wildwood

Special Magistrate Holt read the title of SP 2203-003 Villas at Wildwood. The applicant seeks a favorable recommendation from the Special Magistrate for the construction of one hundred and ninety-two (192) single-family attached rental units consisting of sixteen (16), six hundred and ninety-six (696) sq ft one-bedroom units, one hundred and eight (108), one thousand and ninety-five (1095) sq ft two-bedroom units, and sixty-eight (68), one thousand four hundred and forty-five (1445) sq ft three-bedroom units on 18.67 acres MOL. Representative Linton Smith was available to answer any questions. No comments were offered or received.

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| <b>RESULT:</b> | <b>Recommends Approval</b> |
| <b>MOVER:</b>  | Special Magistrate Holt    |

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| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

#### V. ADJOURNMENT

The meeting was adjourned at 2:40 p.m. No comments were offered or received.

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| <b>RESULT:</b>   | <b>Adjourned</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

SEAL

Date

9/6/2012

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