

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 6, 2022 2:00 PM
CITY HALL COMMISSION CHAMBER**

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Peavy	Development Services Director	Present
Amanda Bush	City Planner I	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present
Silas Daniels	Technical Data Manager	Present

Special Magistrate Holt brought the meeting to order, followed by the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board acting as Local Planning Agency - Regular Meeting on August 2, 2022 at 2:00 PM

The minutes from the August 2, 2022, meeting were approved by Special Magistrate Holt. No comments were offered or received.

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

III. OLD BUSINESS

1. CP 2110-002 One Hundred Oaks

Special Magistrate Holt read the title of CP 2110-002 One Hundred Oaks. Development Services Director Melanie Peavy stated that the applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate

acting as the Local Planning Agency for a Large Scale Comprehensive Plan Amendment to change the Future Land Use from Industrial and Low-Density Residential to Medium Density Residential (MDR) for parcels G19-011, G19-020, and G30-048, on 118.92 acres MOL. Staff Recommends Approval. No comments were offered or received.

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

IV. NEW BUSINESS

1. CP 2203-002 Wildwood Apartments

Special Magistrate Holt read the title of CP 2203-002 Wildwood Apartments. City Planner Shaun Raja stated that the applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcels D32-093 & D32-090 on 6.11 acres MOL. Staff Recommends Approval. Jeff Banker from Highland Engineering was present to answer any questions. Mary Pat King from the Girl Scouts of America and Camp Wildwood spoke against, but it was determined it was for the Twisted Oaks Project.

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

2. CP 2203-003 Highfield at Twisted Oaks

Special Magistrate Holt read the title of CP 2203-003 Highfield at Twisted Oaks. Development Services Director Melanie Peavy stated that 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 Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Medium High-Density Residential (City) for the parcels D30-030, D30-080, D30-031, D30-047 & D30-091 on 104.35 acres MOL. Staff Recommends Approval. Mary Pat King, CFO for the Girl Scouts of America and Camp Wildwood, stated they are against the project due to the number of young girls at the camp. King stated that the camp had maintained the preservation of the land, and it would cause a significant expense to secure the property with fencing and security cameras. King stated that they understood that development is vital to the economy. However, at what cost to Camp Wildwood and the 60-plus years they have been on the property? King pointed out on the map the project's close proximity to Camp Wildwood. Special Magistrate Holt did point out the traffic study and that some mitigation and improvements were necessary.

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

3. CP 2206-005 Evolve at Wildwood

Special Magistrate Holt read the title of CP 2206-005 Evolve at Wildwood. City Planner Shaun Raja stated that the applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High-Density Residential (City) for the parcels D17-050, D17-058, D17-072 & D17-110 on 16.7 acres MOL. Staff Recommends Approval. Attorney James Wade, the representative for the applicant, was present. 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 2:17 p.m.

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

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

SEAL

10/4/2022
Date


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