

**PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 6, 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 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/Special Magistrate - Regular Meeting on August 2, 2022 at 2:15 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. RZ 2110-002 One Hundred Oaks

Special Magistrate Holt read the title of RZ 2110-002 One Hundred Oaks. Development Services Director Melanie Peavy stated that 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 PUD and R-1 to R-3 for the parcels G19-011, G19-020 & G30-048 on 118.92 acres MOL. Staff recommends approval.

Matt Morris, representing the applicant, was present to answer any questions. No comments were offered or received.

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

IV. NEW BUSINESS

1. RZ 2203-002 Wildwood Apartments

Special Magistrate Holt read the title of RZ 2203-002 Wildwood Apartments. City Planner Shaun Raja stated that the applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C (Sumter County) to R-3 (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. No comments were offered or received.

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

2. RZ 2203-003 Highfield at Twisted Oaks

Special Magistrate Holt read the title of RZ 2203-003 Highfield at Twisted Oaks. Development Services Director Melanie Peavy stated that 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 and RR5C (Sumter County) to R-4 (City) for the parcels D30-030, D30-080, D30-031, D30-047 & D30-091 on 104.35 acres MOL. Staff recommends approval. Matt Morris, representing the owner applicant, was present to answer any questions. No comments were offered or received.

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

3. RZ 2206-005 Evolve at Wildwood

Special Magistrate Holt read the title of RZ 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 Zoning Map Amendment to change the zoning district from RR1C & RR5C (Sumter County) to R-5 (City) for the parcels D17-050, D17-058, D17-072 & D17-110 on 16.7 acres MOL. Staff recommends approval. Special Magistrate Holt stated that she did see where Sumter County had slated improvements for that intersection. Attorney James Wade, the representative for the owner applicant, was present to answer any questions. No comments were offered or received.

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

4. SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

Special Magistrate Holt read the title of SP 2104-003 Keys at Wildwood I (fka Keys at the Villages I). City Planner 1 Amanda Bush stated that the applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate for 190 residential units (95 duplex buildings), a dog park, a playground, a pool, and a clubhouse with associated parking and drive aisles. Staff recommends approval contingent on the satisfaction of the Public Works Director's outstanding requirement to resurface CR 203 from Hwy 301 to the second road entrance. Road resurfacing plans must be submitted before placement on the city commission agenda. No comments were offered or received.

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

5. SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

Special Magistrate Holt read the title of SP 2112-012 Solamar at Wildwood (fka Village Pointe). City Planner 1 Amanda Bush stated that the applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of two hundred and forty-three (243) multi-family residential units, a seven thousand one hundred and seven (7,107) sq ft clubhouse with a four thousand two hundred and eighty-two (4,282) sq ft pool and spa, a nine hundred and sixty-three (963) sq ft maintenance building, an open-air dog park, and an open-air BBQ and play area. Staff recommends approval. Matt Morris, representing the owner applicant, was present to answer any questions. No comments were offered or received.

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

6. SP 2202-003 Wildwood Storage

Special Magistrate Holt read the title of SP 2202-003 Wildwood Storage. City Planner 1 Amanda Bush stated that the applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate for 87 condominiumized recreational private vehicle storage with a total of 85,800 sq. ft of proposed buildings. Staff recommends approval. Robert George of George and Association, the representative for the applicant, was present to answer any questions. No comments were offered or received.

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

7. SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center

Special Magistrate Holt read the title of SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center. City Planner 1 Amanda Bush stated that the applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an eight thousand six hundred and fifty-eight (8,658) sq ft ambulatory surgery center and a thirteen thousand seven hundred and twenty-four (13,724) sq ft medical office building. Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment. Anthony Lampasonia, the representative for the applicant, was present to answer any questions.

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

V. ADJOURNMENT

The meeting was adjourned at 2:41 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

10/4/2022
Date


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