

**PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 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
Terri O'Neal	Development Review Manager	Present
Amanda Bush	City Planner	Present
Susan Patterson	City Clerk	Present
Josh Jackson	GIS Technician	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 11/01/22 2:15 PM

Special Magistrate Holt approved the Summary of Minutes from the November 1, 2022, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2209-001 VPSD #46

Special Magistrate Holt read the title of RZ 2209-001 VPSD # 46. The applicant seeks a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Zoning Map Amendment to change the zoning, R2M & R4M (Sumter County) to IN (City) for the parcels G32-008 & G32-027 on 0.99 acres MOL. Stephen Campbell, a representative from Clymer, Farner, and Barley was present. No comments were offered or received.

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

2. PLAT 2210-005 Wildwood Crossing Infrastructure Improvements

Special Magistrate Holt read the title of Plat 2210-005 Wildwood Crossing Infrastructure Improvements. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of infrastructure improvements. Stephen Campbell, a representative from Clymer, Farner, and Barley was present. No comments were offered or received.

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

3. PLAT 2110-005 Triumph South Improvement Plan Phase II

Special Magistrate Holt read the title of Plat 2110-005 Triumph South Improvement Plan Phase II. Parcel D32-041. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Triumph South Phase 2 subdivision consisting of 79 single-family lots. Special Magistrate Holt stated that the utility easement was still outstanding. Bush stated that it should be sent in before the final plat approval. Special Magistrate Holt recommended approval contingent on receiving the outstanding utility easement. No comments were offered or received.

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

4. SP 2203-016 Timberwood Properties

Special Magistrate Holt read the title of SP 2203-016 Timberwood Properties Parcel G19-007. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 30,000 sq ft building consisting of a 1,000 sq ft showroom, a 2,000 sq ft office, a 6,000 sq ft shop, and a 21,000 sq ft warehouse. No comments were offered or received.

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

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

5. SP 2205-005 Tropical Smoothie Cafe

Special Magistrate Holt read the title of SP 2205-005 Tropical Smoothie Cafe. Parcel G04S421. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for constructing a one thousand four hundred forty (1,440) sq ft fast food establishment, including a patio area. No comments were offered or received.

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

6. SP 2210-006 VOSO Phase XII-G Master Plan

Special Magistrate Holt read the title of SP 2210-006 VOSO Phase XII-g Master Plan. Parcels K13-001, K13-005, K13-011, K13-017, K13-018 & K13-041. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for VOSO Phase XII-G master plan to include utilities, non-residential and open space. Stephen Campbell, a representative from Clymer, Farner, and Barley, was present. No comments were offered or received.

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

7. PD 2205-001 Turkey Run PD Amendment

Special Magistrate Holt read the title of PD 2205-001 Turkey Run PD Amendment. Parcels G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013. LPG Urban & Regional Planners, Inc is seeking a favorable recommendation from the Project Review Committee for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed-use PDs and include a list of permitted uses. Greg Beliveau from LPG Urban Planning, Greg Zuckerman, and Rob Rosen from Turkey Run were present. No comments were offered or received.

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

AYES:	Special Magistrate Holt
--------------	-------------------------

V. ADJOURNMENT

The meeting adjourned at 2:15 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

01 / 10 / 2023
Date


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