

**PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 7, 2023 2:15 PM
CITY HALL COMMISSION CHAMBER**

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

ATTENDANCE	TITLE	STATUS
Lindsey C.T. Holt	Special Magistrate	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	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 February 7, 2023, at 2:15 pm

Special Magistrate Holt approved the Summary of Minutes from the February 7, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2302-001 RMC Wildwood Ready Mix Plant

Special Magistrate Holt read the title of RZ 2302-001 RMC Wildwood Ready Mix Plant. The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning from M-1 (City) to M-2 (City) for parcel **D32-172** on 7.4 acres MOL. Raja stated that the staff report indicated this project to create less traffic. Ed Abshire, engineer for the project, along with Adam Freeman were present for any questions. Abshire did point out that a concrete plant was already in the industrial park. No other comments were offered or received.

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

2. SP 2104-001 Dr. Heydari Medical Office

Special Magistrate Holt read the title of SP 2104-001 Dr. Heydari Medical Office. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a three thousand seven hundred eighteen (3,718) sq ft medical office building. Paolo Mastroserio Engineering was present to answer any questions. No other comments were offered or received.

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

3. SP 2203-011 Sunstop #351 - Wildwood

Special Magistrate Holt read the title of SP 2203-011 Sunstop #351 Wildwood. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a twelve thousand four hundred ten (12,410) sq ft convenience store with a fuel station. Paolo Mastroserio Engineering was present for any questions. No other comments were offered or received.

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

4. SP 2204-006 Self Storage Wildwood

Special Magistrate Holt read the title of SP 2204-006 Self Storage Wildwood. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an eighty-nine thousand six hundred three (89,603) sq ft self-storage facility consisting of eight (8) storage buildings and an office building. Utility Easement and Stormwater Easement along with an approved sidewalk agreement were provided within the agenda. Chris Thompson applicant for the project was present for any questions and did state that the easements had been sent for recording. No other comments were offered or received.

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

5. SE 2301-001 Mister Car Wash

Special Magistrate Holt read the title of SE 2301-001 Mister Car Wash. The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Mister Car Wash on a property zoned CMU. Mister Car Wash is a national commercial chain that utilizes a conveyor system to provide customers with a quick and efficient car wash. The proposed structure will be approximately 5430 SF, with twenty-two (22) available parking spaces including one (1) ADA space. Darren Eyre representative for the project stated that there would not be any outside detailing at the facility. 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 2:29 p.m. No comments were offered or received.

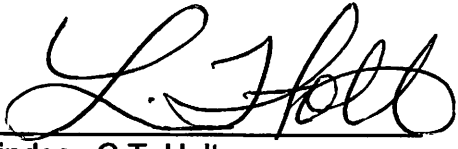
RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

SEAL

4/4/2023
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA


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