

**PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 4, 2023 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
Shaun Raja	City Planner	Present
Amanda Bush	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 March 7, 2023 at 2:15pm

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

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2206-002 Wildwood Place

Special Magistrate Holt read the title of RZ 2206-002 Wildwood Place. The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-4 (City) for the parcels D19-014 and D19-043 on 34.75 acres MOL. Special Magistrate Holt stated that the city had received a letter that she had reviewed from Tom Wylie that stated he was against the project. Ryan Thompson of CHW, a representative for the applicant, was available for any questions. Special Magistrate Holt did mention to Thompson the traffic study and asked if he was aware of the developer's obligations for the project. Thompson stated that

he was and also that the commercial phase of the project would not begin for another 15 years. No other comments were offered or received.

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

2. SP 2111-003 Mainstay Suite 37 Room Addition

Special Magistrate Holt read the title of SP 2111-003 Mainstay Suite 37 Room Addition. Parcel G18-036. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a four (4) story, twenty-one thousand two hundred eighty-two (21,282) sq ft building, an addition to the existing Comfort Inn and Suites hotel. Chap Dinkins of Dinkins Construction was available for any questions. No comments were offered or received.

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

3. SP 2206-010 Oxford Overnight

Special Magistrate Holt read the title of SP 2206-010 Oxford Overnight. Parcels D32-029 & D32-034. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of six (6) motel buildings consisting of four (4) buildings at five thousand five hundred one (5,501) sq ft and two (2) buildings at six thousand one hundred ninety-seven (6,197) sq ft. Chap Dinkins of Dinkins Construction was available for any questions. No comments were offered or received.

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

4. SP 2210-001 CVS Wildwood (Wildwood Crossing)

Special Magistrate Holt read the title of SP 2210-001 CVS Wildwood (Wildwood Crossing). Parcels G05-119 & G05-120. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a fourteen thousand eight hundred seventy-one (14,871) sq ft pharmacy retail building with a drive-thru. Kevin Robertson of Kimley-Horn & Associates was available for any questions. No comments were offered or received.

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

AYES:	Special Magistrate Holt
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5. PLAT 2205-003 Wildwood Landing Improvement Plan

Special Magistrate Holt read the title of Plat 2205-003 Wildwood Landing Improvement Plan. Parcel D33-014. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Wildwood Landings, an improvement plan, consisting of 68 single-family dwelling units. Andrew Eiland was available to answer any questions. No comments were offered or received.

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

6. PD 2206-001 Wildwood Place

Special Magistrate Holt read the title of PD 2206-001 Wildwood Place. Parcels D19-014 & D19-043. HWY 301/216, LLC seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD). This is for a multi-family residential development of a maximum of 300 dwelling units, encompassing approximately 25 acres MOL. This will be accompanied by commercial retail and offices along US 301, on 9.75 acres MOL, with around 6.95 acres of open space. Special Magistrate Holt mentioned a note at the sub-standard level for the traffic, which is believed that it has already been earmarked and committed to by Sumter County within two years, which will alleviate the concerns in the traffic study. Ryan Thompson of CHW was available for questions. No other comments were offered or received.

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

7. PD 2301-001 Trailwinds Village Planned Development Amendment

Special Magistrate Holt read the title of PD 2301-001 Trailwinds Villages Planned Development Amendment. Word Family, 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 on February 28, 2022. The owner would like to amend the western buffer requirement for parcel G04LRI-002 to match surrounding parcels G04LCO-001, G04LOF-001, and G04LOF-002. Approval of this amendment will restate Ordinance O2020-1 in its entirety, with the sole modification being the change of the western buffer from 20' to 5' for parcel G04LRI-002. Special Magistrate wanted to clarify that the applicant was decreasing the buffer but was not intending to use that open space to add units. City Planner Shaun Raja stated that was correct. No other comments were offered or received.

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

V. ADJOURNMENT

The meeting adjourned at 2:29 p.m.

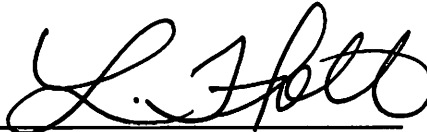
RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

5/2/23
Date



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