

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 2, 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
Terri O'Neal	Development Review Manager	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present
Brian Harrie	Lieutenant	Present

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting May 2, 2023 at 2:15 PM

Special Magistrate Lindsey C.T. Holt approved the summary of minutes from the April 4, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run

Special Magistrate Holt read the title of SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run Parcel G05V005. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a two thousand eight hundred fifty-eight (2,858) sq ft fast-food establishment with a drive-thru and two (2) one thousand six hundred (1,600) sq ft retail shop. Tom Skelton from American Civil Engineering was available for any questions. Staff recommends approval. No comments were offered or received.

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

2. SP 2210-002 Home Depot Wildwood (Wildwood Crossing)

Special Magistrate Holt read the title of SP 2210-002 Home Depot Wildwood (Wildwood Crossing) Parcels G05-124, G05-156, & portion of G05-140. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred six thousand two hundred seventy (106,270) sq ft retail building with a twenty-eight thousand one hundred eighteen (28,118) sq ft garden center. Staff recommends approval. Peter Van Rens of Kimley-Horn and Associates was present for any questions. No comments were offered or received.

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

3. SP 2211-006 Townhomes at Powell

Special Magistrate Holt read the title of SP 2211-006 Townhomes at Powell Parcels G04-018 & G04-009. The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for 132 residential units (6 double-story apartment buildings and 6 two-story townhome blocks), a dog park, a playground, a pickleball court, and a clubhouse with associated parking and drive aisles. Staff recommends approval. Special Magistrate Holt stated that she had reviewed several letters that the city had received on the two proposed projects for the Townhouses at Powell and the variance Self Storage & Townhouses at Powell Road. Special Magistrate Holt stated the names of the letters received were: Paul & Gladys Osofsky, Bob & Jackie Schorman, Douglas & Janet Moe, Heidi Naidamas, George & Lori Eager, John Thomas, Judy Quattrone, Larry Ostrowsky, Lavonne Williams, Tina Vincent. Special Magistrate Holt stated that the letters she had reviewed indicated that there may have been other plans for the project or if they had been early concept plans. City Planner Shaun Raja stated that the plans in the agenda today were the only plans that were given to the city for review. Tom Skelton from American Civil Engineering was present to answer any questions. Skelton stated that they had met with the adjacent homeowners to answer any concerns they may have had. Skelton stated that their main concern had been the trees and saving as many as they could. Skelton stated that they had also changed the 6-foot-high fence to an 8-foot fence along the Villages adjacent property. Skelton stated that the pickleball court was the other concern, and they had now positioned it on the far northwest corner of the project, which would be buffered by two two-story buildings and adjacent trees in the area, as well as the 8-foot high concrete wall and landscaping at the back of the property next to the Villages property. Skelton stated that the tree in question is too close to a building that will be built. Special Magistrate Holt asked if the pickleball court would be open to the public, and Skelton answered that it would not. Damien and Barbara Bickerstaff asked how this would impact their property. Skelton stated that there would be no change to their property at all.

Janet Moe stated that she was against the pickleball court because of the noise and did not want it built. Paul Osofsky stated that he did not want the pickleball court or the dog walking park to be built because of the noise. Skelton stated that the dog walking area is just for walking their dogs. It is not a free-roam area for the dogs. Gladys Osofsky questioned why, when they built their birdcage on their lanai, they had to have a 10-foot setback, and this project only had to have a 5-foot setback. Skelton stated that hers was required by the Villages, not the City of Wildwood. No other comments were offered or received.

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

4. V 2303-001 Self Storage and Townhomes at Powell Road

Special Magistrate Holt read the title of V 2303-001 Self Storage and Townhomes at Powell Road. The applicant, Alan Benenson, is a representative of MAS development. On behalf of the owner T.H. at Powell, LLC, and Storage at Powell, LLC seeks approval for a variance for Townhomes at Powell (Site Plan SP 2211-006) regarding the proposed dry retention pond. It is located within an existing depression of approximately sixteen feet (16') in depth, which conflicts with the requirements of the LDR. The applicant is requesting a variance due to site constraints, as filling the existing depression to the ten ft (10') requirement is not feasible. The subject property is 12.75 acres MOL. Special Magistrate Holt asked if this would eliminate the removal of more trees if the natural ditch was left. And would this also help with the retention of water runoff? City Planner Shaun Raja stated that yes, it would. Tom Skelton of American Civil Engineering was present to answer any questions. Skelton stated that there would be a buffer between the two depressions, and there would continue to be a naturally occurring runoff. No other comments were offered or received.

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

5. SP 2301-002 VOSO Phase 11C Master Plan

Special Magistrate Holt read the title of SP 2301-002 VOSO Phase 11C Master Plan Parcels K15-006, K16-001, K17-001, K20-001, K20-008 & K21-001. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of 1,300 residential dwelling units, along with some non-residential areas. Stephen Campbell from Farmer Barley was present for any questions. No comments were offered or received.

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

6. SP 2303-002 VOSO Phase 6B Master Plan

Special Magistrate Holt read the title of SP 2303-002 VOSO Phase 6B Master Plan Parcels G23-008 and a portion of G23-008A. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of non-residential development. Stephen Campbell from Farner Barley was present for any questions. No comments were offered or received.

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

7. SP 2303-004 VOSO Phase 31A & 31B Master Plan

Special Magistrate Holt read the title of SP 2303-004 VOSO Phase 31A & 31B Master Plan Parcels K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, & K24-001. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan, not to exceed one thousand eight hundred (1,800) dwelling units, along with non-residential areas. Stephen Campbell of Farner Barley 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

V. ADJOURNMENT

The meeting was adjourned at 3:05 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

6/13/2023
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA


Lindsay C.T. Holt,

**Special Magistrate
City of Wildwood, Florida**