

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 13, 2023 2:00 PM
CITY HALL COMMISSION CHAMBER**

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsey C.T. Holt	Special Magistrate	Present
Terri O'Neal	Planning Manager	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present
Jessica Barnes	Administrative Assistant	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 as Local Planning Agency/ Special Magistrate - Regular Meeting
April 4, 2023 at 2:00 PM

Special Magistrate Holt approved the summary of minutes from the April 4, 2023 meeting at the previous meeting on May 2, 2023.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2212-001 Thomas Group Planned Development

Special Magistrate Holt read the title of CP 2212-001 Thomas Group Planned Development Parcel G33-154. The applicant, Ryan Thompson, representing Thomas Group Investments #1 LLC, seeks a favorable recommendation from the Planning and Zoning Board, acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 4.86 acres MOL. City Planner Shaun Raja stated that there had been an ecological assessment of the site done along with a traffic study. Raja stated that there are city water and sewer lines in the area, and the applicant will need to connect to those lines. Ryan Thompson of CHW, a representative for the Thomas Group Investments, was present and available for any questions. Thompson stated that the applicant had submitted a land use and zoning application last year, and the commission felt it was too broad a scope, so we have resubmitted the application with a PD

very specific to indoor storage. Special Magistrate Holt asked if the Developers Agreement restricting the use had been finalized. Thompson answered that it had been finalized. No other comments were offered or received.

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

2. CP 2302-002 Lucky U Landholding LLC

Special Magistrate Holt read the title of CP 2302-002 Lucky U Landholding, LLC Parcels D29-023 & D29-024. The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis, seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Commercial (City) for the parcels listed above on 4.45 acres MOL. City Planner Shaun Raja stated that an ecological assessment had been done along with a traffic study. Raja stated that city water and sewer lines are available, and the applicant will need to connect to those lines. Micheal Rankin of LPG Urban & Regional Planners Inc. 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. CP 2303-002 All County Collision

Special Magistrate Holt read the title of CP 2303-002 All County Collision Parcel D08A001. The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 1.97 acres MOL. No comments were offered or received.

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

4. CP 2304-001 House of Hope

Special Magistrate Holt read the title of CP 2304-001 House of Hope Parcel D29B001. The applicant seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (City) to Commercial (City) for the parcels listed above on 5.56 acres MOL. David Springstead of Springstead Engineering was present

for the applicant to answer any questions. Richard Reeves asked how this rehabilitation facility would affect the residents in the area if the road was going to be widened. Special Magistrate Holt directed Reeves to the proper meeting to ask that question. 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 2:18 p.m.

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

PLANNING & ZONING BOARD AS LOCAL
PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA

SEAL

7/11/2023
Date

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