

**PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 13, 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	Planning Manager	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Brian Harrie	Police Lieutenant	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 & Zoning Regular Meeting May 2, 2023 at 2:15 PM

Special Magistrate Holt approved the summary of minutes from the May 2, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2212-001 Thomas Group Planned Development

Special Magistrate Holt read the title of RZ 2212-001 Thomas Group Planned Development Parcel G33-154. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR-1 & A10C (Sumter County) to C-2 (City) for the parcel listed above on

4.86 acres MOL. Ryan Thompson of CHW, a representative for the Thomas Group Investments #1 LLC was present and available for any questions. No comments were offered or received.

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

2. PD 2212-001 Thomas Group Planned Development

Special Magistrate Holt read the title of PD 2212-001 Thomas Group Planned Development Parcel G33-154. The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1, LLC, seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment for the development of a multistory indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet, and a floor area ratio of 0.5. Encompassing a parcel of approximately 4.86 acres MOL. The only permitted use stated is for a multistory indoor storage facility, consistent with C-2 zoning while maintaining a minimum of twenty (20) percent open space. Ryan Thompson of CHW, a representative for the Thomas Group Investments #1 LLC, 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

3. RZ 2302-003 Lucky U Landholding LLC

Special Magistrate Holt read the title of RZ 2302-003 Lucky U Landholding LLC Parcel D2-023 & D29-024. The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis, is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from IN (Sumter County) to COM (City) for the parcel listed above on 4.45 acres MOL. Michael Rankin of LPG Urban & Regional Planners, Inc. 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. RZ 2303-004 All County Collision

Special Magistrate Holt read the title of RZ 2303-004 All County Collision Parcel D08A001. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the

zoning district from RR1 (Sumter County) to C-3 (City) for the parcel 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

5. RZ 2304-002 House of Hope

Special Magistrate Holt read the title of RZ 2304-002 House of Hope Parcel D29B001. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from IN (City) to COM (City) for the parcel listed above on 5.56 acres MOL. David Springstead, of Springstead Engineering representative for the applicant, was present to answer any questions. Richard Reeves stated his concerns about the increase in traffic. No comments were offered or received.

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

6. SP 2108-007 PSL Headquarters

Special Magistrate Holt read the title of SP 2108-007 PSL Headquarters Parcel G07-095. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a 3,148 sq. ft. office and storage warehouse. Planning Manager Terri O'Neal stated that prior to commission approval, there were design district standards that would need to be met. Mike Springstead of MWS Engineering, a representative for the applicant, 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

7. SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)

Special Magistrate Holt read the title of SP 2201-010 Hotel Site @ Lot 12 (Turkey Run) Parcel G05V012. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of two four-story hotel buildings totaling 112,034 SF. The Westerly building will contain 92 rooms, and the Easterly building will contain 124 rooms. City Planner Amanda Bush stated there were stipulations that Inspiration Drive would need to be constructed before they received their certificate of occupancy, along with fire department restrictions. Tom Skelton of American Civil Engineering stated that he was aware of the fire restrictions and had agreed to the stipulation. No other comments were offered or received.

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

8. SP 2211-001 Trailwinds Village Target

Special Magistrate Holt read the title of SP 2211-001 Trailwinds Village Target Parcels G04LOF-002 & G04LOF-001. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles. Logan Peter of JBrown Professional Group, a representative for the applicant, was present to answer any questions.

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

9. SP 2211-007 Livano Wildwood

Special Magistrate Holt read the title of SP 2211-007 Livano Wildwood Parcel D08F003 & D08F005. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles. City Planner Shaun Raja stated that the final approval is contingent upon the resolution of the approval of a utility easement. Jonathan Knudsdn, a representative for the applicant, was present to answer any questions. Special Magistrate Holt stated that she would recommend approval contingent upon the approval of the utility easement.

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

10. SP 2212-006 CVC-ASC Lot 9 Oxford Pointe

Special Magistrate Holt read the title of SP 2212-006 CVC-ASC Lot 9 Oxford Pointe Parcel D18E009. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 8,805 sq ft medical facility. Simon Abbott, Chief Operating Officer for the Cardiac and Vascular Consultants, thanked the staff and was present to answer any questions.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

11. SP 2301-003 VPSD #46

Special Magistrate Holt read the title of SP 2301-003 VPSD #46 Parcels G32-008 & G32-027. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles. Stephen Campbell of Farner Barley was present to answer any questions.

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

V. ADJOURNMENT

The meeting was adjourned at 2:48 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

7/11/2023
Date


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