

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 11, 2023 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Jessica Barnes	Administrative Assistant	Present
Susan Patterson	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board as Local Planning Agency/ Special Magistrate
- Regular Meeting June 13, 2023 at 2:00 PM

Special Magistrate Holt approved the summary of minutes from the June 13, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2304-002 Pen-a-ckle Pickleball Pavilion

Special Magistrate Holt read the title of CP 2304-002 Pen-a-ckle Pickleball Pavillion. The applicant, Lamar Underwood, representing MGE Holdings LLC, 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 Rural Residential (Sumter County) to Commercial (City) for the parcels G16-10 on 4 acres MOL. Lamar Underwood was present to answer any questions. David and Michelle Brainard stated their concern about the noise and asked if there would be a berm or

some noise barrier or what the hours of operation might be. Special Magistrate Holt asked City Planner Shaun Raja if the buffering would be at the site plan stage or if he had any idea of what type of buffering this would call for. Raja stated that there had been nothing in the planning as to what the project might call for regarding buffering and that this was only to approve the designation from rural residential to commercial city. Special Magistrate Holt said she would recommend approval contingent on Sumter County accepting a full traffic impact analysis. No other comments were offered or received.

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

2. CP 2304-003 Right at Home-504 Stanley

Special Magistrate Holt read the title of CP 2304-003 Right at Home 504 Stanley. The applicant, Glenn Fechtenburg of GLEM Properties LLC, 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 Medium Density Residential (City) to Central Mixed Use (City) for the parcel G05G011 on 0.25 acres MOL. City Planner Shaun Raja stated a traffic study had been submitted. Jason Hurley from Springstead Engineering was present to answer any questions. Special Magistrate Holt recommended approval. No other comments were offered or received.

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

3. CP 2305-001 Oxford Oaks Professional Plaza

Special Magistrate Holt read the title of CP 2305-001 Oxford Oaks Professional Plaza. 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 Commercial (Sumter County) to Commercial (City) for the parcels D17-036 & D17-069 on 3.68 acres MOL. Rodolfo De Anda was present to answer any questions. Special Magistrate recommends approval. No comments were offered or received.

4. CP 2306-002 Karpati Law

Special Magistrate Holt read the title of CP 2306-002 Karpati Law. The applicant, Judit Karpati, 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 Commercial (Sumter County) to Commercial (City) for the parcel D18-023 on 1.2 acres MOL. Judit Karpati was present for any questions. Special Magistrate recommends approval. No comments were offered or received.

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

V. ADJOURNMENT

The meeting was adjourned at 2:17 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

8/1/2023
Date



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