

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 11, 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
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present
Jessica Barnes	Administrative Assistant	Present
Brian Harrie	Police Lieutenant	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 June 13, 2023 at 2:15 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. RZ 2303-003 Pen-a-ckle Pickleball Pavilion

Special Magistrate Holt read the title of RZ 2303-003 Pen-a-ckle Pickleball Pavillion. The applicant, Lamar Underwood, representing MGE Holdings LLC, 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 A10C (Sumter County) to C-3 (City) for the parcel G16-107 on 4 acres MOL. Lamar Underwood was present to answer any questions. 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. RZ 2304-001 Karpati Law

Special Magistrate Holt read the title of RZ 2304-001 Karpati Law. The applicant, Judit Karpati, 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 D18-023 on 1.2 acres MOL. Judit Karpati was present to answer any questions. Special Magistrate Holt recommended approval. No comments were offered or received.

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

3. RZ 2304-003 Right at Home-504 Stanley

Special Magistrate Holt read the title of RZ 2304-003 Right at Home 504 Stanley. The applicant, Glenn Fechtenburg of GLEM Properties LLC, 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 R-3 (City) to CMU (City) for the parcel G05G011 on 0.25 acres MOL. Jason Hurley from Springstead Engineering was present to answer any questions. Special Magistrate Holt recommended approval. No comments were offered or received.

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

4. RZ 2305-001 Oxford Oaks Professional Plaza

Special Magistrate Holt read the title of RZ 2305-001 Oxford Oaks Professional Plaza. 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 CL – Light Commercial (County) to C-2 (City) for the parcels D17-036 & D17-069 on 3.68 acres MOL. Rodolfo De Anda was present to answer any questions. Special Magistrate Holt recommended approval. 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 2208-003 Highfield at Twisted Oaks Improvement Plan

Special Magistrate Holt read the title of Plat 2208-003 Highfield at Twisted Oaks Improvement Plan. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of 394 single-family detached units. John Curtis was present to answer any questions. Special Magistrate recommended approval. No comments were offered or received.

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

6. SP 2302-002 Panda Express - Beaumont

Special Magistrate Holt read the title of SP 2302-002 Panda Express Beaumont. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,600 sq ft fast food restaurant. Special Magistrate Holt asked if the utility and drafted easement agreements had been updated. City Planner Bush stated that both attorneys had been working on updating the agreements, and both would need to be recorded before going before the City Commission at the same time. Joey Mantegna, the representative for the applicant, was present and stated that the applicant requested that the site plan not be held up due to the split lot re-plat. Mantegna stated that the applicant would like to begin construction and open by the end of the year and that the re-plat would hold up the certificate of occupancy but not the construction. Special Magistrate Holt recommended approval contingent on the finalization of the easement and attorney comments. No other comments were offered or received.

7. SE 2304-001 House of Hope

Special Magistrate Holt read the title of SE 2304-001 House of Hope. The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed House of Hope development on a property with a proposed zoning of C-3. House of Hope is a faith-based non-profit seeking to provide needed services within the community. The proposed site will consist of a warehouse, a lodge building, an administration building, a training structure, and a future thrift store, per the attached site plan. David Springstead from Springstead Engineering was present to answer any questions. Springstead stated that if there were any issues with the thrift store location, the applicant was willing to relocate the thrift store. Special Magistrate Holt recommended approval. No comments were offered or received.

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

8. SE 2305-001 Exalt Health Rehabilitation Hospital of Wildwood

Special Magistrate Holt read the title of SE 2305-001 Exalt Health Rehabilitation Hospital of Wildwood. The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an Exalt Health Rehabilitation Hospital on parcel G08-021, zoned C-1. The Exalt Health Rehabilitation Hospital is a proposed 38,870-square-foot, 40-bed inpatient rehabilitation hospital that includes a stand-alone medical office building of 6,028 square feet. Rob Batsel was present on behalf of the applicant to answer any questions. Judy Stasiak stated concerns about the height of the building and how close the building would be to the road. Stasiak also stated concerns about the noise level and the lighting on the outside of the building coming into her backyard. Stasiak stated concerns about the entrance to the rehabilitation hospital, if it could be relocated, and if the proposed buffer could include more than just 10 feet. Special Magistrate Holt stated that she did see a concept plan but not a site plan. Batsel stated that the site was nearly complete and would be provided soon. Special Magistrate Holt stated that proper notice was sent out and recommended approval. 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 2:47 p.m.

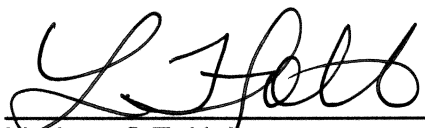
RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

8/1/2023
Date



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