

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 1, 2023 2:00 PM
CITY HALL COMMISSION CHAMBER**

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

Special Magistrate Holt brought the meeting to order and explained the quasi-judicial process of the meeting. She then proceeded with 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 July 11th, 2023 at 2:00 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the July 11, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2303-001 Blount Development at Peppertree

Special Magistrate Holt read aloud the title of CP 2303-001 Blount Development at Peppertree. The item was presented by Planner Amanda Bush. The applicant, LPG Urban &

Regional Planners, LLC, seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (County) to Medium Density Residential - MDR (City) for parcels D30-016, D30-043, D30-083, and D30-097 on 23.79 acres MOL. Michael Rankin with LPG and Richard Blount with Blount Development Group were present to answer any questions. Resident Kenny Tapp approached to present his concerns regarding the number and type of homes being built. Resident Robert Williams approached with concerns regarding the amount of traffic the development will bring. Before closing public comment, Special Magistrate Holt noted for the record that she reviewed several communications of non-support sent to the city by Robert and Eloise Williams, Scott and Jennifer Howlett, Gerald and Marlene Repka, and Jun and Chen Li. Michael Rankin approached to answer the questions and concerns raised in public comment. Richard Blount approached to further answer project specifics. Special Magistrate Holt closed public comment and noted the traffic analysis was sufficient for the project. No other comments were offered or received.

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

2. CP 2306-003 New Horizon Plaza

Special Magistrate Holt read aloud the title of CP 2306-003 New Horizon Plaza. The item was presented by Planner Amanda Bush. The applicant, LPG Urban & Regional Planners, LLC, 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 Industrial and Commercial (City) to Commercial (City) for a portion of parcel G18-009 on 18.01 acres MOL. Michael Rankin with LPG 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. CP 2305-004 Wildwood Land Company

Special Magistrate Holt read aloud the title for CP 2305-004 Wildwood Land Company. The item was presented by Planner Shaun Raja. The applicant, Wildwood Land Company, 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 parcel G05C090 on 0.53 acres MOL. Neither the owner nor the applicant were present. 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 2:14 p.m.

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

SEAL

9/5/2023
Date


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