

**PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 1, 2023 2:15 PM
CITY HALL COMMISSION CHAMBER**

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

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 meeting procedure remained the same as the Local Planning Agency meeting prior. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting July 11, 2023 at 2:15 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. RZ 2303-001 Blount Development at Peppertree

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

Regional Planners, 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 RR1C & A10C (County) to R-2 (City) for parcels D30-016, D30-043, D30-083, and D30-097 on 23.79 acres MOL. Michael Rankin with LPG was present to answer any questions. 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. No other comments were offered or received.

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

2. RZ 2304-004 New Horizon Plaza

Special Magistrate Holt read aloud the title of RZ 2304-004 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/Special Magistrate for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (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. RZ 2305-004 Wildwood Land Company

Special Magistrate Holt read aloud the title of RZ 2305-004 Wildwood Land Company. The item was presented by Planner Shaun Raja. The applicant, Wildwood Land Company, 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 parcel G05C090 on 0.53 acres MOL. The owner/applicant was not 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 2:23 p.m.

APPEAL: NECESSITY OF RECORD.

SEAL

9/5/23
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

A handwritten signature in black ink, appearing to read "L. Holt", written over a horizontal line.

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