

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 5, 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
Shaun Raja	City Planner	Present
Anarquis Frias	City Planner	Present
Amanda Bush	City Planner	Absent
Jessica Barnes	City Clerk	Present

Special Magistrate Holt brought the meeting to order at 2:06 p.m. 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 & Zoning Regular Meeting August 1, 2023 at 2:15 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the August 1, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2307-001 Isaiah 43:19 LLC

Special Magistrate Holt read aloud the title of RZ 2307-001 Isaiah 43:19 LLC. The item was presented by Planner Shaun Raja. The applicant, Merideth Nagel of Isaiah 43:19, 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 G05-068 on 1.225 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

2. RZ 2308-002 Fostlake #2

Special Magistrate Holt read aloud the title of RZ 2308-002 Fostlake #2. The item was presented by Planner Shaun Raja. The applicant, Fostlake, 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 RR5 (County) to RMU (City) for parcel G22-025 on 3.76 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

3. SP 2111-005 Leo at Wildwood (FKA Keys at Wildwood II)

Special Magistrate Holt read aloud the title of SP 2111-005 Leo at Wildwood (FKA Keys at Wildwood II). The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, Leo@Wildwood, LLC, is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 302 multi-family residential units, a 1,456 sq ft fitness center building, a 636 sq ft pool house with pool area, a 1,456 sq ft leasing building, a 585 sq ft maintenance building, and mini park areas on parcels D20-030, D20-117, and D20-118 equaling 39.490 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

4. SP 2303-014 TDSE Building

Special Magistrate Holt read aloud the title of SP 2303-014 TDSE Building. The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, HT Land Co., LLC, is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 8,400 sq ft industrial showroom building on parcel G30E009. 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

5. SP 2304-005 Trailwinds Village - Shoppes III

Special Magistrate Holt read aloud the title of SP 2304-005 Trailwinds Village - Shoppes III. The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, Word Family, LLC, is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,719 sq ft retail building and a 5,000 sq ft restaurant building consisting of 187 seats on parcel G04LCO-001 consisting of 2.36 acres, MOL. Staff recommends approval contingent on the resolution of the outstanding comment, which is to move the cleanout into an easement. No resubmittal had been received as of the meeting and the project will be held from the City Commission meeting agenda until a resubmittal is received. 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

6. PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan. The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, Resibuilt Homes, LLC, is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for the Wildwood Landing Phase 2 Subdivision consisting of 33 single-family residential lots on parcel D33-045 consisting of 7.37 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

7. PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan. The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, KL Twisted Oaks, LLC, is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for 248 multi-family residential lots within the Twisted Oaks Subdivision on a portion of parcel D31-007 consisting of 25.202 acres, MOL. The developer, John Curtis with Kolter Land, was present on behalf of the applicant/owner to answer any questions. 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 2:21 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

10/3/23
Date

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