

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 3, 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	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:04 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 September 05, 2023 at 2:15 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 5, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2308-001 Sheila Bernstein

Special Magistrate Holt read aloud the title of RZ 2308-001 Sheila Bernstein. The item was presented by Planner Shaun Raja. The applicant, Sheila Bernstein, 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 (County) to AG-5 (City) for parcels D19-121, D19-027, D19-120, and D19-110 on 37.96 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. SP 2302-005 Gingerich Construction Warehouse Expansion

Special Magistrate Holt read aloud the title of SP 2302-005 Gingerich Construction Warehouse Expansion. The item was presented by Planner Raja. The applicant, Gingerich Holdings LLC, is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two new five thousand four hundred (5,400) square foot warehouses and associated infrastructure on parcel G07-066 consisting of 5.15 acres MOL. Keith Riddle of Riddle-Newman Engineering, the engineer of record for the project, was present on behalf of the applicant. No comments were offered or received.

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

3. SP 2303-005 Evolve at Wildwood

Special Magistrate Holt read aloud the title of SP 2303-005 Evolve at Wildwood. The item was presented by Planner Raja. The applicant, Evolve Companies LLC, is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two hundred and forty-eight (248) multi-family dwelling units, parking, drive aisles, and associated infrastructure on parcels D17-050, D17-058, D17-072, and D17-110 totaling 16.69 acres MOL. John McDonald, on behalf of the applicant, 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

4. PLAT 2211-002 Business Park 44 Partial Re-Plat

Special Magistrate Holt read aloud the title of PLAT 2211-002 Business Park 44 Partial Re-Plat. The item was presented by Planner Raja. The applicant, SPRH Wildwood Holdings LLC, is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the re-plat of Lot 1 and parts of Lot 4, creating two (2) separate parcels totaling 1.6 acres, on parcels G17A002 and G17A003 equaling 13.98 acres MOL. Stephen Campbell, on behalf of the owner, was present to answer any questions. Holt confirmed with Raja that the project

had previously been non-conforming but the issue was corrected and is now in compliance with the Land Development Regulations. No other comments were offered or received.

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

V. ADJOURNMENT

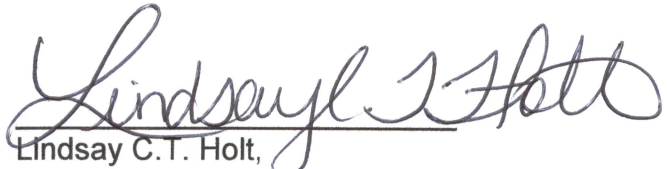
The meeting was adjourned at 2:15 p.m.

APPEAL: NECESSITY OF RECORD.

SEAL

11/7/23
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA


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