



## **PLANNING & ZONING BOARD - CITY OF WILDWOOD**

**Special Magistrate – Lindsay C.T. Holt**

### **Agenda**

#### **Regular Meeting**

**January 2, 2024 2:15 PM**

City Hall Commission Chamber  
100 N Main Street

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Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

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F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

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### **I. CALL TO ORDER: Planning & Zoning Board**

### **II. APPROVAL OF SUMMARY MINUTES**

- 1. Planning & Zoning Regular Meeting December 05, 2023, at 2:15 PM**

### **III. OLD BUSINESS**

### **IV. NEW BUSINESS**

- 1. SP 2205-006 Chesterfield Villages Plaza Phase 2  
Portion of Parcel G17A009A**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 15,054 SF retail

building with associated infrastructure on 3.36 acres, MOL. **The Project Review Committee recommends approval contingent on the completion of the developer's agreement.**

2. **SP 2208-006 Woodspring Suites Wildwood**

**Parcel D17-060**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 51,945 SF hotel consisting of 122 guest rooms and associated infrastructure on 2.66 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of the outstanding utility comment, the submission of the performance bond, and the mill and overlay to CR 106.**

3. **SP 2307-010 A-1 Block and Ready Mix Plant**

**D32-172**

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the development of a concrete batch plant consisting of a 21,875-square-foot Metal Building, a 1,200-square-foot office building, outdoor block storage area, block and concrete plant aggregate storage bins areas, truck washout pits, 22 parking spaces including two Florida ADA accessible parking spaces, and associated infrastructure in 7.506 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

4. **SP 2308-007 Gabriel Medical Office**

**Parcel G16M002**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 5,067 SF medical office building with associated infrastructure on 0.77 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of the outstanding utility comments. Utility comments were cleared on December 12, 2023.**

5. **SP 2310-007 Wildwood Main Street Parking Garage**

**G06L074**

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Four-story Parking Garage Building providing a total of 126 parking spaces, including five Florida ADA Accessible parking spaces and four Electrical Vehicle Charging Stations, Landscaping, Stormwater Vault, Site Lighting and associated infrastructure on .412 acres MOL, as per the attached plans. **The Project Review Committee recommends approval subject to coordination of a couple of outstanding comments discussed with EOR.**

6. **PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat**

**G04LCO-008**

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Replat of Parcel CO-8 of Trailwinds Village Replat One (PLAT 1809-005), creating two lots, Lot 1 being 1.30 acres and Lot 2 being .64 acres MOL, on the proposed Trailwinds Outparcel Subdivision Final Plat, containing a total of 1.94 acres MOL per the attached final plat plans. **The Project Review Committee recommends approval.**

**V. ADJOURNMENT**

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

**January 2, 2024 2:15 PM**