

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 7, 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
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bush	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:15 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 October 03, 2023 at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 3, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. SP 2303-008 Mister Car Wash - Wildwood

Special Magistrate Holt read aloud the title of SP 2303-008 Mister Car Wash - Wildwood. The

item was presented by Planner Amanda Bush. The applicant, Boos Development, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,620 S.F. building consisting of a drive-thru car wash and office, along with 22 vacuum spaces and 5 designated employee parking spaces on parcel G04LCO-011. 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. PLAT 2210-003 Tillman Oaks Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2210-003 Tillman Oaks Improvement Plan. The item was presented by Assistant Development Services Director Wendy Then on behalf of Planner Shaun Raja. The applicant, Gillio Development LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two hundred three (203) single-family dwelling units, parking, drive aisles, and associated infrastructure on parcels C36-001, C36-082, C36-056, C36-032, C36-034, and C36-080, consisting of 61.88 acres MOL per the attached plans. The applicant, Kim Fisher, the engineer of record for the project, was present representing the owner. No comments were offered or received.

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

3. PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification

Special Magistrate read aloud the title of PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification. The item was presented by Planner Amanda Bush. The applicant, Langan Engineering & Environmental Services, Inc, sought approval from the Planning and Zoning Board/Special Magistrate for a modification to an already approved improvement plan (PLAT 2205-003) with revisions to the pond 2 design, finished floor elevations for lots, potable water and sanitary sewer stub-out locations, location of the amenity, width of lots 47-68, and addition of utility and drainage easements on parcel D33-014, consisting of 19.4 acres, MOL. The owner/applicant was not present. No comments were offered or received. Special Magistrate Holt gave a recommendation of approval of the plat contingent upon the resolution of the outstanding fire comment.

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

V. ADJOURNMENT

The meeting was adjourned at 2:23 p.m.

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

APPEAL: NECESSITY OF RECORD.

SEAL

12/5/2023
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA


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