

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 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
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	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 November 07, 2023, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the November 7, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. SP 2302-012 The Casablanca at Wildwood

Special Magistrate Holt read aloud the title of SP 2302-012 The Casablanca at Wildwood. The item was presented by Planner Amanda Bondi. The applicant, Highland Engineering, Inc.,

sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of fifty-four (54) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 6.11 acres MOL. There were outstanding utility comments that were cleared after the posting of the agenda, and the City Attorney was finalizing the easement documents needed for the project. Jeff Banker, of Highland Engineering, Inc., was present on behalf of the project. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon the utility easement being cleared with the City and agreed upon with the City Clerk.

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

2. SP 2304-007 Storage at Powell

Special Magistrate Holt read aloud the title of SP 2304-007 Storage at Powell. The item was presented by Assistant Development Services Director Wendy Then. The applicant, Samy Cohen / Storage at Powell, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a hundred thousand fifty (100,050) square foot multi-floor indoor storage facility, parking, drive aisles, and associated infrastructure on 3.09 acres MOL. Tom Skelton of American Civil Engineering was present on behalf of the project. No comments were offered or received.

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

3. SP 2305-008 7 Eleven @ Wildwood

Special Magistrate Holt read aloud the title of SP 2305-008 7 Eleven @ Wildwood. The item was presented by Assistant Development Services Director Wendy Then. The applicant, Ronald Brown/Sered Wildwood, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 4,853-square-foot Convenience Store with Gas Canopy, a 950-square-foot Car Wash Facility and associated improvements consisting of parking lot areas, landscaping, and stormwater retention. The following technical waivers were granted by the Project Review Committee: reduction of landscaping buffer widths along the north and south property lines as well as allowing stormwater area within the 20-foot northern landscaping buffer due to site constraints. Additionally, the applicant was granted relief of Tree Mitigation and Preservation of an existing oak tree and two pecan trees within the area designated for ROW Dedication. All city staff comments have been cleared, and the applicant was working with Sumter County to memorialize the ROW Dedication document(s). Herb Green of Cadjazz Engineering was present on behalf of the project. No other comments were offered or received. Special Magistrate Holt recommended approval contingent upon the resolution of the ROW Dedication document.

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

4. SP 2307-006 Lucky U Cycles

Special Magistrate Holt read aloud the title of SP 2307-006 Lucky U Cycles. The item was presented by Assistant Development Services Director Wendy Then. The applicant, Lucky U Landholding, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 14,792-foot single story retail and sales building and associated improvements consisting of parking lot areas, landscaping, and stormwater retention. A technical waiver was granted for the request to place understory trees in lieu of canopy trees within the required landscaping buffers along the west (US Hwy 301) and south (CR 126) boundaries of the property due to existing overhead power lines. There was an outstanding utility comment as well as a developer's agreement being finalized, but the City did not request resolution of those items prior to approval. Keith Riddle of Riddle Newman Engineering was present on behalf of the project. No other comments were offered or received.

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

5. SP 2309-010 VOSO PH 31A, 31B, AND 31C Master Plan

Special Magistrate Holt read aloud the title of SP 2309-010 VOSO PH 31A, 31B, and 31C Master Plan. The item was presented by Assistant Development Services Director Wendy Then. The applicant, The Villages Development Company, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning/Special Magistrate for the construction of infrastructure and associated improvements for the Villages of Southern Oaks Phase 31A, 31B, and 31C Master Plan, replacing formerly approved project SP 2303-004, not to exceed three thousand seven hundred (3,700) dwelling units, along with non-residential areas. Steve Campbell of Clymer Farner Barley was present on behalf of the project. 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 2:33 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None

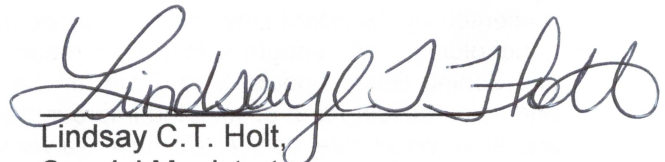
AYES: Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

01/02/2024
Date


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