

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 2, 2024 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

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 December 05, 2023, at 2:15 PM

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

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. SP 2205-006 Chesterfield Villages Plaza Phase 2

Special Magistrate Holt read aloud the title of SP 2205-006 Chesterfield Villages Plaza Phase 2. The item was presented by Planner Bondi. The applicant, Alpesh Patel, sought 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 a portion of parcel G17A009A. A technical waiver was approved at the Project Review Committee meeting on December 12, 2023, which waived the Design District Standard Chapter 1, Section (G)(3) regarding the minimum landscaping material within the northern landscape buffer. The owner/applicant was not present. Special Magistrate Holt recommended approval contingent on the completion of the developer's agreement.

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

2. SP 2208-006 Woodspring Suites Wildwood

Special Magistrate read aloud the title of SP 2208-006 Woodspring Suites Wildwood. The item was presented by Planner Bondi. The applicant, DI Development of Florida, LLC, sought 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 parcel D17-060. Additionally, development services had a conversation with the Engineer of Record, Christopher Germana, regarding the conditions of CR 106 as stated within the Transportation Impact Analysis (TIA). The City requested that the developer mill and overlay portions of CR 106 due to the increase in daily trips that the project will contribute to this roadway and the current condition as outlined in the TIA. Jessica Haney was present on behalf of the engineer of record for the project. Special Magistrate Holt recommended approval contingent on the resolution of the outstanding utility comment, the submission of the performance bond, and the improvements to CR 106.

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

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

Special Magistrate Holt read aloud the title of SP 2307-010 A-1 Block and Ready Mix Plant. The item was presented by Assistant Development Services Director Then. The applicant, Adam Freeman, Manager of RMC Wildwood, LLC, sought 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 bin areas, truck washout pits, 22 parking spaces including two Florida ADA Accessible parking spaces, and associated infrastructure on parcel D32-172 consisting of 7.506 acres MOL, as per the attached plans. Ed Absher was present on behalf of the project.

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

4. SP 2308-007 Gabriel Medical Office

Special Magistrate Holt read aloud the title of SP 2308-007 Gabriel Medical Office. The item was presented by Planner Bondi. The applicant, Brownwood Plaza, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,067-square-foot medical office building with associated infrastructure on parcel G16M002. Keith Riddle of Riddle Newman Engineering was present on behalf of the project.

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

5. SP 2310-007 Wildwood Main Street Parking Garage

Special Magistrate Holt read aloud the title of SP 2310-007 Wildwood Main Street Parking Garage. The item was presented by Assistant Development Services Director Then. The applicant, Melanie Strickland, Development Services Director for the City of Wildwood, sought 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 parcel G06L074, consisting of .412 acres MOL, as per the attached plans. Melanie Strickland was present on behalf of the project.

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

6. PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat

Special Magistrate Holt read aloud the title of PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat. The item was presented by Assistant Development Services Director Then. The applicant, Kaye M Jameson of Clymer Farner Barley, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the replat of parcel G04LCO-008 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 plans. The owner/applicant was not present.

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

V. ADJOURNMENT

The meeting was adjourned at 2:31 p.m.

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

APPEAL: NECESSITY OF RECORD.

SEAL

2/16/24
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA



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