

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 6, 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
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Jessica Barnes	City Clerk	Present
Michael Cosseboom	Police Officer	Present
James McMann	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 2:03 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 January 2, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the January 2, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2306-001 Oxford Commons

Special Magistrate Holt read aloud the title of RZ 2306-001 Oxford Commons. The item was presented by Planner Bondi. The applicant, William Ray, sought 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 R6C (County) and R-3 (City) to C-3 (City) for parcels D18-019, D18-020, D18-022, and D18-122 on 2.10 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 2210-003 Cleveland Health Center

Special Magistrate Holt read aloud the title of SP 2210-003 Cleveland Health Center. Before proceeding with the case, Special Magistrate Holt disclosed that she was familiar with the applicant, Dr. Florian Gegaj, MD, as he had been a client in an unrelated case. She asked the city and the applicant, who was present on behalf of the project, if there was any objection to her hearing the case. Neither were opposed. The item was then presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 4,500 SF medical office with associated infrastructure on parcel G16M005, consisting of 0.77 acres MOL. No comments were offered or received.

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

3. PLAT 2306-004 Wildwood Landing Final Plat

Special Magistrate Holt read aloud the title of PLAT 2306-004 Wildwood Landing Final Plat. The item was presented by Planner Bondi. The applicants, Wildwood Landing (FL) Owner IV, LLC and Wildwood Landing II (FL) Owner IV, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Wildwood Landing Final Plat, a subdivision consisting of 101 single-family lots with two amenity tracts and associated infrastructure on parcels D33-014 and D33-045, consisting of 26.75 acres MOL. The project had outstanding City Attorney comments. The owner/applicant was not present. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon the resolution of the outstanding City Attorney's comments.

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

4. PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat. The item was presented by Planner Bondi. The applicant, James P. Harvey of Kolter Group, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure on parcels D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, D31-036, and D31-039, consisting of 404.167 acres MOL. Stephanie Vaughn of Kolter Land was present on behalf of the applicant.

No comments were offered or received. Special Magistrate Holt recommended approval contingent upon resolution of the outstanding comments.

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

5. Text Amendment to the City's Land Development Regulations

Special Magistrate Holt read aloud the text amendment to the City's Land Development Regulations. The item was presented by Assistant Development Services Director Then. Development Services staff sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed text amendments to the Land Development Regulations made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan. 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 2:17 p.m.

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

APPEAL: NECESSITY OF RECORD.

SEAL

3/5/2024
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

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