

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 5, 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
Amanda Bondi	Planner	Present
Cassandra Smith	Assistant City Manager/CFO	Present

Special Magistrate Holt brought the meeting to order at 2:10 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 February 06, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the February 6, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2305-003 Lien Nails

Special Magistrate Holt read aloud the title of RZ 2305-003 Lien Nails. The item was presented by Development Services Director Melanie Strickland. The applicant, Ryan Solscite with LPG Urban & Regional Planner, LLC, 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 Low Medium Density Residential R-1 (City) to Institutional (City) for parcel D32-173 on 9.92 acres MOL. Kelly Turner of LPG was in attendance as the

applicant's representative to answer any questions. Strickland provided a letter to Holt from Eddie and Tina Grooms of 4869 CR128, Wildwood, which expressed opposition to the rezoning action. No further comments were offered or received.

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

2. RZ 2402-001 Evolve at Wildwood

Special Magistrate Holt read aloud the title of RZ 2402-001 Evolve at Wildwood. The item was presented by Development Services Director Strickland. The applicant, Evolve Companies, LLC, sought approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to High Density Residential (City) for parcel D17-065 on 0.553 acres MOL. James Wade was in attendance on behalf of the applicant. Wade noted that John McDonald, also on behalf of the applicant, was available via phone, and they would be happy to answer any questions. No comments were offered or received.

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

3. PLAT 2207-002 New Horizon Plaza Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2207-002 New Horizon Plaza Improvement Plan. The item was presented by Planner Amanda Bondi. The applicant, 1200 New Horizon, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of eight commercial lots on parcels G18-009 and G18-039. John Toscani was present on behalf of the applicant to answer any questions. No comments were offered or received.

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

4. PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan

Special Magistrate Holt read aloud the title of PLAT 2207-003 Densan Park Phase 2 Improvement Plan. The item was presented by Development Services Director Strickland. The applicant, Dennis Ferguson with Densan Partners, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning/Special Magistrate for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) volleyball court, one (1) tennis/multi-use court, two (2) pickleball courts, restroom facilities, seven parking spaces including one (1) ADA Florida Accessible parking space, retention pond areas, landscaping buffers, and associated utilities and grading infrastructure on parcels D08-016, D08-018, D08-040, D09-016, D09-016, D09-046, and D09N071, consisting of 28.75 acres MOL. David Springstead of Springstead Engineering was present on behalf of the applicant to answer any questions. No

comments were offered or received.

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

5. PLAT 2305-004 Tillman Villas Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2305-004 Tillman Villas Improvement Plan. The item was presented by Planner Bondi. The applicant, Kim Fischer, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 160 single-family attached lots with associated infrastructure on parcel C36-005, consisting of 20.21 acres, MOL. The project would share amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which included a playground, two dog parks, and a recreation area. The applicant was present to answer any questions. No comments were offered or received.

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

6. SP 2305-002 Premier Psychological Services

Special Magistrate Holt read aloud the title of SP2305-002 Premier Psychological Services. The item was presented by Planner Bondi. The applicant, Brad Palermo of Leah's Love, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,000 SF professional office building with associated infrastructure on parcel G07D085, consisting of 0.63 acres, MOL. Ed Abshier of Abshier Engineering was in attendance as representative of the applicant to answer any questions. No comments were offered or received.

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

7. SP 2305-007 Convenience Store with Gas (Wawa)

Special Magistrate Holt read aloud the title of SP2305-007 Convenience Store with Gas (Wawa). The item was presented by Development Services Director Strickland. The applicants, John Burrows and Dominic Raffin of Bowman, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking spaces, landscaping buffers, and associated utilities and drainage infrastructure improvements on parcels G07-076, G07-078, and G07-250, consisting of 3.82 MOL. There was an outstanding comment from the City Attorney regarding easement documentation. Harold Dodd of LG Investments and Dominic Raffin of Bowman Consulting were in attendance on behalf of the applicant to answer any questions. No comments were offered or received. Special Magistrate Holt recommended

approval subject to the resolution of the City Attorney's outstanding comment.

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

8. SP 2306-007 Trailwinds Village - The Wilds Phase 3

Special Magistrate Holt read aloud the title of SP2306-007 Trailwinds Village - The Wilds Phase 3. The item was presented by Development Services Director Strickland. The applicant, Nick Herring, of the Framework Group, LLC, sought a favorable recommendation from the Project Review Committee for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units, 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on parcel G04LRI-002, consisting of 21.02 acres MOL, as per the attached plans. Alex Love of the Framework Group, LLC, was in attendance on behalf of the applicant to answer any questions. No comments were offered or received.

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

9. SP 2308-005 House of Hope

Special Magistrate Holt read aloud the title of SP 2308-005 House of Hope. The item was presented by Development Services Director Strickland. The applicant, Mary Starkey, President of City of Hope International, Inc., sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a faith-based recovery facility consisting of a 5,408-square-foot lodge/dormitory building, a 3,171-square-foot administration building, and a 2,700-square-foot warehouse building, providing four parking spaces including one (1) Florida ADA Accessible parking space, landscaping buffer, wet retention pond area, associated utilities, and drainage infrastructure improvements on parcel D29B006, consisting of 5.66 acres MOL. Strickland stated that staff recommended approval of the project contingent upon the developer addressing outstanding comments from the Public Works Department for driveway connection and Sumter County Fire. David Springstead of Springstead Engineering and Gene Barton, Vice President of the House of Hope, were in attendance to represent the project. Springstead indicated that they had resubmitted to the City addressing the outstanding comments. No other comments were offered or received. Special Magistrate Holt provided a recommendation of approval contingent upon resolution of the outstanding comments.

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

V. ADJOURNMENT

The meeting adjourned at 2:40 p.m.

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

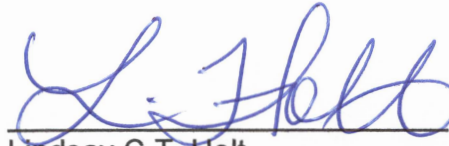
APPEAL: NECESSITY OF RECORD.

SEAL

Date

4/2/24

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA



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