

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 2, 2024 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

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	Lieutenant	Present

Special Magistrate Holt brought the meeting to order 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 Board as Local Planning Agency/Special Magistrate
- Regular Meeting March 05, 2024, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the March 5, 2024, meeting.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2310-001 Wildwood III

Special Magistrate Holt read aloud the title of CP 2310-001 Wildwood III. The item was presented by Planner Bondi. The applicant, M&S Dev, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Residential Mixed Use (City) to Medium Density Residential (City) for parcels G06-007, G06-012, G06-012A, and G06-204, on 55.73 acres MOL. Kevin Reali and Annie Barnes, with Stearns Weaver Miller, were present on the behalf of the applicant. Reali and Barnes gave a presentation regarding the project request and its compatibility and consistency with the surrounding area. No further comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

2. CP 2312-001 Boulder Square

Special Magistrate Holt read aloud the title of CP 2312-001 Boulder Square. The item was presented by Planner Bondi. The applicant, PFD Twisted Sisters, LLC sought approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County), Commercial (City), and Neighborhood Commercial (City) to Low Density Residential (City) for parcels F01A008, F01-101, G06-185, G06-186, and G06-187, on 83.97 acres MOL. Special Magistrate Holt stated there was an ex-parte communication received from Edward and Edna Adams, as well as on behalf of David and Christina Adams, that was not in support of the project. Bondi addressed some of the concerns in the letter, and advised that the applicant was working on an updated Transportation Impact Analysis (TIA), which would result in 302 dwelling units rather than the listed 312. She also stated that the letter requested clarification of whether the city would require a wall to be built around the development. Bondi stated that as long as the landscape buffers were met, a wall would not be required, but the applicant could add one at the site plan stage if they wanted to. Finally, to address the traffic concerns in the letter, Bondi advised the applicant would like to donate right-of-way through the center of the property to the city to construct a road extending CR 209 from W Clarke St to CR 44A, which would create a parallel corridor to US 301, helping to alleviate added traffic to CR 217. Dwight Saathoff with Project Finance & Development, LLC was present on behalf of the applicant. He provided comments confirming the information stated by Bondi, as well as additional information regarding the TIA. No further comments were offered or received.

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

3. CP 2402-002 Matteo Oaks

Special Magistrate Holt read aloud the title of CP 2402-002 Matteo Oaks. The item was presented by Assistant Development Services Director Then. The applicant, Woodrow L. Clymer with Clymer Farner Barley, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for parcel C36-102 on 19.89 acres MOL. The owner/applicant was not present. Then advised there was one caller, identified as Casey Walker, who was an adjacent property owner, looking for information on the project. She did not state her position whether she was in support or non-support. No further comments were offered or received.

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

4. CP 2402-004 Perez Home Site

Special Magistrate Holt read aloud the title of CP 2402-002 Matteo Oaks. The item was presented by Assistant Development Services Director Then. The applicant, Richard Ortengren, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Rural Residential (City) for parcel D19-047 on 4.57 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

V. ADJOURNMENT

The meeting adjourned at 2:23 p.m.

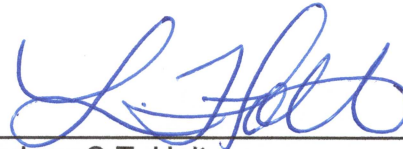
RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

SEAL

Date

5/7/24

PLANNING & ZONING BOARD AS LOCAL
PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA



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