

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 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
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:23 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 March 05, 2024, at 2:15 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. RZ 2312-002 Wildwood III

Special Magistrate Holt read aloud the title of RZ 2312-002 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 for a Zoning Map Amendment to change the zoning district from NMU-7 (City) to R-3 (City) with a proposed planned development overlay PD 2312-001 for parcels G06-007, G06-012, G06-012A, and G06-204, on 55.73 acres MOL. Kevin Real and Annie Barnes, with Stearns Weaver Miller, were present on the behalf of the applicant. Real 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. RZ 2312-001 Boulder Square

Special Magistrate Holt read aloud the title of RZ 2312-001 Boulder Square. The item was presented by Planner Bondi. The applicant, PFD Twisted Sisters, 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 A10C (County), R2C (County), C-2 (City), and C-2A (City) to R-1 (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. Dwight Saathoff with Project Finance & Development, LLC was present on behalf of the applicant. No further comments were offered or received.

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

3. RZ 2402-002 Matteo Oaks

Special Magistrate Holt read aloud the title of RZ 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 Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for parcel C36-102 on 4.57 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

4. RZ 2402-004 Perez Home Site

Special Magistrate Holt read aloud the title of RZ 2402-004 Perez Home Site. The item was presented by Assistant Development Services Director Then. The applicant, Richard Ortengren, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to Rural Residential (City) for parcel D19-047 on 4.57 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

5. SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2

Special Magistrate Holt read aloud the title of SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2. The item was presented by Planner Bondi. The applicant, Harry Harmer, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,592 square foot warehouse with 360 square feet used as office space and associated infrastructure within the South Wildwood Industrial Park Subdivision on Lot 5A, located on parcel G30E005A, consisting of 1.85 acres MOL. David Springstead of Springstead Engineering was present on behalf of the applicant. No comments were offered or received.

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

6. SP 2305-013 SmarterSpace Storage at Twisted Oaks

Special Magistrate Holt read aloud the title of SP 2305-013 SmarterSpace Storage at Twisted Oaks. The item was presented by Assistant Development Services Director Then. The applicant, Erik Henson with SmarterSpace Storage, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Self Storage Facility consisting of a two-story 114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, landscaping buffers, and associated infrastructure improvements on a portion of parcel D31-007, the southern half of Tract C-2 within the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 2.27 acres MOL. Tim Boehlein of JBPro was present on behalf of the applicant. No comments were offered or received.

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

7. SP 2307-009 Wawa Wildwood - Turkey Run

Special Magistrate Holt read aloud the title of SP 2307-009 Wawa Wildwood - Turkey Run. The item was presented by Planner Bondi. The applicant, Gregg Zuckerman of Rock Properties, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 6,119 square foot convenience, a 7,150 square foot gas canopy with 8 gas pumps (16 dispensers) and associated infrastructure within the Turkey Run Subdivision on lots 7, 8, and a portion of 9, located on parcels G05V007, G05V008, and G05V009, consisting of 2.25 acres MOL. Stewart Hill with Kimley-Horn and Associates was present on behalf of the owner and applicant. No comments were offered or received. Special Magistrate Holt recommended approval contingent on the finalization of the utility agreement with the city.

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

8. SP 2309-007 Gresco North Lot Expansion

Special Magistrate Holt read aloud the title of SP 2309-007 Gresco North Lot Expansion. The item was presented by Assistant Development Services Director Then. The applicant, GOMA dba Wagner Construction Company, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the North Lot expansion of the Gresco Utility Supply Facility for the construction of a 21,000-square-foot new shed structure and associated infrastructure improvements, located on M-1-zoned parcel F12-022, consisting of 2.27 acres MOL. Keith Riddle of Riddle Newman Engineering was present on behalf of the applicant. No comments were offered or received.

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

9. SP 2311-009 Trailwinds Retirement Community

Special Magistrate Holt read aloud the title of SP 2311-009 Trailwinds Retirement Community. The item was presented by Assistant Development Services Director Then. The applicant, Cameron General Contractors, Inc., sought a favorable recommendation by the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of an Independent Living Facility consisting of a three-story building with a total of 130 dwelling units featuring a mix of studio, one-, two-, and three-bedroom units with 148 parking spaces consisting of eight (8) Florida ADA Accessible parking spaces, 128 surface spaces and 20 garage spaces, providing amenities consisting of a dog park, pool and pool house, horseshoe pits, and pickleball courts, with landscaping buffers and associated infrastructure improvements on parcel G04LRI-001, consisting of 7.361 acres MOL. Then also stated the applicant submitted a technical waiver requesting a reduction in the amount of parking spaces required, as well as a utility easement application, which was being reviewed by the city attorney. The applicant, Bob Lewis with Cameron General Contractors, was present. No comments were offered or received. Special Magistrate Holt recommended approval contingent on the resolution of the utility easement agreement.

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

V. ADJOURNMENT

The meeting was adjourned at 2:50 p.m.

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

APPEAL: NECESSITY OF RECORD.



SEAL

5/7/24
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

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