

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 7, 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
McKenna Page	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 April 02, 2024, at 2:00 PM.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2307-002 Densan Park Phase 4

Special Magistrate Holt read aloud the title of CP 2307-002 Densan Park Phase 4. The item was presented by Assistant Development Services Director Then. The applicant, Dennis Ferguson with Densan Park Partners, LLC, 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 Medium Density Residential (City) for parcel D09-028 on 19.68 acres MOL.

David Springstead of Springstead Engineering was present on behalf of the owner and applicant. Springstead addressed the Special Magistrate and advised the traffic study had an error. The report mentioned an access point on CR 104, but he clarified that it would be an emergency only egress, and that the County requested the project use only the entrance on CR 101 for residents. He also stated that in the last two phases of the project, the density decreased from the originally proposed plans, and that it may happen with phase 4 as well. Lastly, he provided an overview of amenities in the existing Densan Park subdivision, and advised this phase would not add any amenities other than open space.

Resident Gail Shovlin, owner of the adjacent property, addressed the Special Magistrate with concerns regarding CR 104 and the density within the project, which were answered by Springstead. She also requested the project include a landscape buffer and would like information on the plans for the wildlife on the property. Her husband, Matthew Shovlin, also commented on the lack of wildlife, the density of the project, and advised that a contractor had damaged their fence, and it had yet to be fixed. No further comments were offered or received.

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

2. CP 2403-002 Pest Bear Office

Special Magistrate Holt read aloud the title of CP 2403-002 Pest Bear Office. The item was presented by Planner Bondi. The applicant, Megan Stover, sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a small-scale comprehensive plan amendment to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for parcel G15D009 on 1.86 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

3. CP 2403-003 Freeman-Allen Home Site

Special Magistrate Holt read aloud the title of CP 2403-003 Freeman-Allen Home Site. The item was presented by Assistant Development Services Director Then. The applicant, James Hartley with Gooding and Batsel, PLLC, sought approval 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 Residential Mixed Use (City) for parcel F01-116 on 1.00 acre 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. CP 2403-004 Empey Home Site

Special Magistrate Holt read aloud the title of CP 2403-004 Empey Home Site. The item was presented by Assistant Development Services Director Then. The applicant, Sarah E. Empey, sought approval 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 Rural Residential (Sumter County) to Mobile Home Park (City) for parcel G16ED001 on 0.125 acre MOL.

Joseph Deutsch, stepfather of the applicant, addressed the Special Magistrate with concerns about the cost and process of hooking up to city water and sewer, and that he believed the city should annex the entire subdivision into the city limits. Special Magistrate Holt asked for clarification on what he was looking for with his application. Deutsch responded that he would like approval as long as the city provides roads and storm drains. Special Magistrate Holt clarified that her decision would be on the applicant's property only, not any other property within the subdivision, nor was this meeting the proper forum to challenge city fees or impact fees. Assistant Director Then responded that the City Commission would be holding a workshop to discuss the issues Deutsch brought forward.

Resident Lois Baker, owner of the adjacent property, addressed the Special Magistrate and said she has lived in the subdivision for many years and chooses to remain under Sumter County jurisdiction rather than be annexed into Wildwood. She also stated that it was a 55+ community.

Resident Dale Sayotovich, owner of a nearby property within the subdivision, addressed the Special Magistrate and said he has mixed issues with being annexed and is concerned what the land use change would mean for the subdivision. He is concerned about the condition of the roads and reiterated that it is a 55+ community, which is a designation they are trying to maintain.

Special Magistrate Holt clarified with staff that the property was within the JPA. No further comments were offered or received.

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

5. CP 2404-001 301 Lots

Special Magistrate Holt read aloud the title of CP 2404-001 301 Lots. The item was presented by Planner Bondi. The applicant, Danon J. Slinkard, Trustee of the Blue Water Trust UTD, sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a small-scale comprehensive plan amendment to change the Future Land Use Map designation from Rural Residential (County) and Residential Mixed Use (City) to General Commercial (City) for parcels D30-020 and D30-026 on 0.66 acres MOL. The owner and applicant, Danon Slinkard, was present on behalf of the project. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

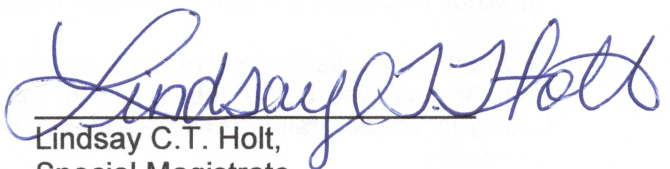
The meeting adjourned at 2:32 p.m.

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

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

SEAL

6/11/2024
Date


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