

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 7, 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
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:33 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 April 02, 2024, at 2:15 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. RZ 2307-002 Densan Park Phase 4

Special Magistrate Holt read aloud the title of RZ 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 Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from A10C (Sumter County) to R-2 (City) for parcel D09-028 on 19.68 acres MOL. David Springstead of Springstead Engineering was present on behalf of the owner and applicant. No comments were offered or received.

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

2. RZ 2403-002 Pest Bear Office

Special Magistrate Holt read aloud the title of RZ 2403-002 Pest Bear Office. The item was presented by Planner Bondi. The applicant, Megan Stover, 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 RR1C (County) to C-3 (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. RZ 2403-003 Freeman-Allen Home Site

Special Magistrate Holt read aloud the title of RZ 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 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 RMU (City) for parcel F01-116 on 1.00 acres MOL. The applicant 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

4. RZ 2403-004 Empey Home Site

Special Magistrate Holt read aloud the title of RZ 2403-004 Empey Home Site. The item was presented by Assistant Development Services Director Then. The applicant, Sarah E. Empey, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for parcel G16ED001 on 0.125 acres MOL. Then also stated that the MHP zoning would allow a resident to erect a single-family or mobile/manufactured home. 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. RZ 2404-001 301 Lots

Special Magistrate Holt read aloud the title of RZ 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 City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CMU (City) and R4C (County) to C-3 (City) for parcels D30-020 and D30-026 on 0.66 acres MOL. Bondi advised of a correction made to the staff report that the rezoning is Ordinance O2024-34 and the concurrent small-scale comprehensive plan amendment CP 2404-001 was Ordinance O2024-33. Danon Slinkard, the owner/applicant, 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

6. SP 2301-007 Bigham Plaza

Special Magistrate Holt read aloud the title of SP 2301-007 Bigham Plaza. The item was presented by Assistant Development Services Director Then. The applicant, Vinod Miryala with 468 Properties, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a commercial/retail plaza consisting of a one-story 11,960-square-foot commercial building, with 48 parking spaces including two (2) Florida ADA accessible parking spaces, landscaping buffers, dumpsters, loading areas, and associated infrastructure improvements on NMU-4 zoned parcels G33-065, G33-153, and G33-078, consisting of 2.48 acres MOL. Then advised that since the time the agenda was published, staff received the right of way dedication documentation, and forwarded to the City Attorney to review. Keith Riddle of Riddle-Newman Engineering was present on behalf of the project. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon the City Attorney's review of the right of way dedication.

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

7. SP 2307-007 WW Caves Vehicular Storage Garage

Special Magistrate Holt read aloud the title of SP 2307-007 WW Caves Vehicular Storage Garage. The item was presented by Assistant Development Services Director Then. The applicant, Charles Ringland III with The Caves Development Group TV, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a multi-story vehicular storage garage project consisting of three buildings featuring a total of 84,917 square feet of space (9,012 sq. ft. for Building 1, 52,264 sq. ft. for Building 2, and 23,641 sq. ft. for Building 3 respectively), with 48 units and associated garage parking space, a 704-square-foot wash bay, landscaping buffers, retention pond area, lift station, irrigation well, and associated infrastructure improvements on C-3 zoned parcel D08E002, consisting of 4.15 acres MOL. Charles Ringland II with The Caves Development Group TV, LLC, was present on behalf of the project, and stated the traffic and utility usage would be very low based on the use of the property. No further comments were offered or received.

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

8. SP 2310-012 Betancur Orthodontics

Special Magistrate Holt read aloud the title of SP 2310-012 Betancur Orthodontics. The item was presented by Planner Bondi. The applicant, Oxford Oaks Investments, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 3,193 square-foot orthodontist office with associated infrastructure on parcel D17-036, consisting of 0.5156 acres MOL. The site plan was accompanied by a technical waiver in regard to the Design District Standards Chapter 1 Section G(1) to allow the stormwater retention area to be within the landscape buffer due to constraints on the site. The technical waiver was approved at the regularly scheduled Project Review Committee (PRC) meeting on April 9, 2024. The developer also agreed to mill and resurface 150 feet of CR 106, due to the increased number of trips the development would produce. Rodolfo DeAnda, the owner, 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 was adjourned at 2:54 p.m.

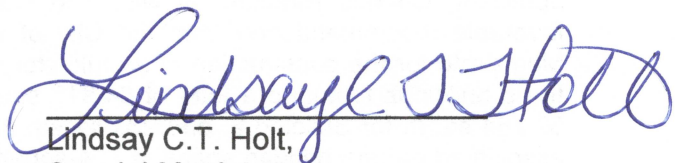
RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

6/11/2024
Date


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