

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 11, 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
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Leni Li	Planner	Present
Jessica Barnes	City Clerk	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 May 07, 2024, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the May 7, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2309-002 Wildwood East

Special Magistrate Holt read aloud the title of CP 2309-002 Wildwood East. The item was presented by Planner Bondi. The applicant, LPG Urban & Regional Planners, Inc, 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 High Density Residential (City) for parcel G04-013 on 2.94 acres MOL. Based on the most recent analysis of utility capacity, staff was unable to verify adequate wastewater treatment plant capacity for new applications which would result in an increase in density or intensity. The subject property anticipated project buildout in 2026, adding an estimated 44 ERUs of potable water and sanitary sewer.

Mike Rankin of LPG was present on behalf of the project and addressed the Special Magistrate. Rankin concurred with city staff findings and confirmed the project density. There were no public comments. Special Magistrate Holt noted that this application was the first to come before her where staff had informed there was a wastewater capacity issue. Rankin stated he had advised the applicant of the capacity issue, and the applicant was willing to move forward with the understanding that the issues could be addressed at a later date. He noted that the attorney representing the developer was with him in attendance as well. McGregor Love of Lowndes Law addressed the Special Magistrate and advised he had discussed the capacity issues with the developer. He stated the subject property had been annexed into the city at the end of 2023 and was not assigned a future land use designation or zoning district for the city at that time. He further stated that the developer understood that when it came time to develop the property, if the wastewater capacity issue had not yet been addressed, they would have to wait until there was sufficient capacity to begin building.

Special Magistrate Holt recommended approval conditioned on the capacity issue being resolved.

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

2. CP 2404-002 Cheng Zheng Home Site

Special Magistrate Holt read aloud the title of CP 2404-002 Cheng Zheng Home Site. item was presented by Assistant Development Services Director Then. The applicant, Mei Chen, 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 request to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for parcel G33-063 on 0.442 acres of land MOL. The owner/applicant was not present.

Resident James Gibson asked various questions regarding annexation and comp plan amendments. Then addressed his questions and advised him they could set up a meeting in the office to further discuss as it was not directly pertaining to the case. There was no further public comment. Special Magistrate Holt noted that the project did not have wastewater capacity concerns as the property would be on well and septic. Holt recommended approval.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:17 p.m.

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

SEAL

Date

7/9/2024

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



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