

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 11, 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
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 at 2:17 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 May 07, 2024, at 2:15 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. RZ 2309-002 Wildwood East

Special Magistrate Holt read aloud the title of RZ 2309-002 Wildwood East. The item was presented by Planner Bondi. The applicant, LPG Urban & Regional Planners, Inc, 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 RR1 (County) to R-5 (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 resulted in an increase in density or intensity. The subject property anticipated project buildout in 2026, according to the accepted TIA, 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. He concurred with staff findings and recognized the wastewater capacity issues. Development Services Director Strickland clarified for the record that as part of the requirements for the rezoning, staff is tasked with verifying that the city has adequate capacity to support recommendations for rezoning. She wanted to state again on the record that staff cannot guarantee capacity for the project, and while there are plans in place to increase capacity, it is not projected to begin until mid-2026 as it is a tedious process. She further stated that staff would not be recommending approval for other projects moving forward for this reason. This project was unique in that it was previously annexed into the city, and are required to apply the future land use and zoning designation within one year. McGregor Love of Lowndes Law addressed the Special Magistrate and agreed with staff regarding the risk of there not being sewer capacity at the time of development. He stated that he disagreed with what the impact of a rezoning at this time would be, and what the entitlement would mean for permitting at a later date. He again noted that the developer understands that sewer capacity cannot be guaranteed at this time, but that it may be addressed later. There was no further public comment. Special Magistrate Holt recommended approval conditioned on verification of wastewater capacity.

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

2. RZ 2404-003 Cheng Zheng Home Site

Special Magistrate Holt read aloud the title of RZ 2404-003 Cheng Zheng Home Site. The item was presented by Assistant Development Services Director Then. The applicant, Mei Chen, 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 R-1 (City) for parcel G33-063 on 0.442 acres of land MOL. Then also stated that the annexation of the property was approved at the Commission meeting on June 10, 2024. The owner/applicant was not present. Special Magistrate Holt noted that the project did not have wastewater capacity concerns as the property would be on well and septic. No further comments were offered or received.

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

3. PLAT 2401-005 Livano Wildwood Final Plat

Special Magistrate Holt read aloud the title of PLAT 2401-005 Livano Wildwood Final Plat. The item was presented by Planner Bondi. The applicant, Clymer, Farner, Barley Surveying,

LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a replat to Lot 3 and 5 within the Oxford Greens Subdivision creating Lots 1 and 2 for the Livano Wildwood Final Plat on parcels D08F003 and D08F005, consisting of 42.74 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. PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat. The item was presented by Planner Bondi. The applicant, KL Highfield LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks Phase 1 Final Plat consisting of 125 lots and 18 tracts on parcels D30-030, D30-031, D30-047, D30-080, and D30-091. Stephanie Vaughn 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

5. PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat. The item was presented by Planner Li. The applicant, KL Highfield LLC, sought a favorable recommendation from the Planning and Zoning Board for the Twisted Oaks Townhomes Ph 1 Final Plat consisting of 120 lots and 8 tracts on parcel D31-007. Stephanie Vaughn 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 2305-011 Twisted Oaks Amenity Center

Special Magistrate Holt read aloud the title of SP 2305-011 Twisted Oaks Amenity Center. The item was presented by Planner Bondi. The applicant, KL Twisted Oaks, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Twisted Oaks Subdivision Amenity Center consisting of a 5,989 SF building with a fitness facility, activity and flex space area with a bar, a 791 SF bathroom and storage building, a 2,523 SF adult pool area, a 5,140 SF family pool area, four pickleball courts, a playground, two dog parks, a fire pit lounge area, a yoga lawn, an activity lawn, a hammock area, and a mail collection area with associated infrastructure, including golf cart parking on a portion of parcels D31-007 and D31-029, consisting of 4.3 acres, MOL. The Twisted Oaks Amenity Center will serve the residents of the single-family detached and attached dwelling units within the Twisted Oaks Subdivision, along with the residents of the Highfield at Twisted Oaks Subdivision. Stephanie Vaughn 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 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood

Special Magistrate Holt read aloud the title of SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood. The item was presented by Planner Bondi. The applicant, Wildwood Rehab, LP, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 39,218 SF rehabilitation hospital and a future 6,000 SF medical office with associated infrastructure, on parcel G08-021. The project required a force main extension to supply sewer services to the property. The applicant had been working with the City's utility department on the proposed sanitary sewer extension route which would be submitted and reviewed separately. There is an executed developer's agreement that legally binds the owner to construct the off-site sanitary sewer extension in order to serve the parcel. 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

8. SP 2309-006 Wildwood Acres Pavilion

Special Magistrate Holt read aloud the title of SP 2309-006 Wildwood Acres Pavilion. The item was presented by Assistant Development Services Director Then. The applicant, C Miller Construction, Inc., sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a new 1,740-square-foot open pavilion, new restrooms, construction of 5-foot ADA sidewalk and ADA parking spaces, and associated infrastructure improvements on parcel G07-111, consisting of 0.173 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

9. SP 2401-001 Twisted Oaks Apartments

Special Magistrate Holt read aloud the title of SP 2401-001 Twisted Oaks Apartments. The item was presented by Assistant Development Services Director Then. The applicant, James P. Harvey, President of KL Twisted Oaks, LLC, sought approval from the City of Wildwood City Commission for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units, and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, and four (4) charging spaces, providing amenities consisting of a dog park, amenity center with pool, pickleball courts, mail kiosks, playground and game lawn, proposed dumpster compactor, landscaping buffers, and associated infrastructure improvements on portions of parcel D31-007, consisting of 16.87 acres MOL.

Stephanie Vaughn 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

10. SP 2401-007 Chipotle @ Signature Drive

Special Magistrate Holt read aloud the title of SP 2401-007 Chipotle at Signature Drive. The item was presented by Planner Bondi. The applicant, Troy F. Carter of Suncoast Civil Engineering, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,420 SF fast food restaurant with a mobile pick-up lane and associated infrastructure on parcel G17A004A. The applicant, Troy Carter, the engineer of record, was present on behalf of the project. No comments were offered or received.

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

11. SP 2401-008 Fifth Third Bank - Pinellas Plaza

Special Magistrate Holt read aloud the title of SP 2401-008 Fifth Third Bank - Pinellas Plaza. The item was presented by Planner Bondi. The applicant, Benjamin Lewis of BDG Architects LLP, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 1,900 SF bank building with a drive-thru and associated infrastructure within Pinellas Plaza, located on a portion of parcel G04-055C. The engineer of record 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

With no further business, the meeting was adjourned at 2:49 p.m.

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

APPEAL: NECESSITY OF RECORD.



SEAL

7/9/2024
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

A handwritten signature in blue ink, reading "L. Holt", is written over a horizontal line.

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