

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 9, 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 2:09 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 Board/Special Magistrate Regular Meeting June 11, 2024, at 2:15 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the June 11, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2405-002 Michael DeMers

Special Magistrate Holt read aloud the title of RZ 2405-002 Michael DeMers. The item was presented by Assistant Development Services Director Then. The applicant, Michael Rankin with LPG Urban and Regional Planners, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from MHP (City) to M-1 (City) for parcels G18-023, G18-024, G18-025, and G18-026 on 0.913 acres MOL. The applicant, Michael Rankin, was present on behalf of the project. No comments

were offered or received. Holt recommended approval.

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

2. RZ 2406-001 Oxford Oaks Professional Plaza

Special Magistrate Holt read aloud the title of RZ 2406-001 Oxford Oaks Professional Plaza. The item was presented by Assistant Development Services Director Then. The applicants, Luisa Betancur and Rodolfo De Anda, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map amendment request to change the zoning designation from CL/ROW (Sumter County) to C-2 (City) for a portion of parcel D17-069 on 0.17 acres of land MOL. Then also acknowledged the need for a 100% gopher tortoise survey based on the environmental findings. The owner/applicant was not present. No comments were offered or received. Holt recommended approval.

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

3. SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center

Special Magistrate Holt read aloud the title of SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center. The item was presented by Planner Bondi. The applicant, Liberty Senior Living Properties of Wildwood, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 167,118 SF independent living facility consisting of 164 units with associated infrastructure on parcel G08-016 consisting of 6.28 acres MOL. Bondi stated there were outstanding city attorney comments that had not yet been cleared regarding easement agreements for cross-access, sanitary sewer, and stormwater. Rob Rosen, the project attorney, was present on behalf of the project. He addressed the Special Magistrate and stated a draft of the easement had been given to the city attorney to review. No further comments were offered or received. Holt recommended approval contingent on the resolution of the outstanding comments.

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

4. SP 2312-007 Wildwood Training Center (Duke Energy)

Special Magistrate Holt read aloud the title of SP 2312-007 Wildwood Training Center (Duke Energy). The item was presented by Planner Bondi. The applicant, Duffey Southeast, Inc, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 18,377 SF training center with a 6,950 SF attached canopy, a tower training area, a pole training area, and a future substation training area with associated infrastructure on parcels D32-006, D32-012, and D32-125, consisting of 18.36 acres MOL. Duke Energy agreed to provide improvements to CR 128 from the east right-of-way of CR 462

to the northwest corner of parcel D32-012 which would be submitted under a separate application. Staci Bertrand with Duke Energy was present on behalf of the project. No comments were offered or received. 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 2:21 p.m.

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

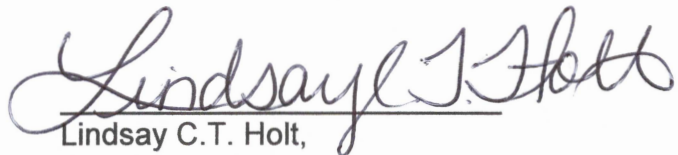
APPEAL: NECESSITY OF RECORD.

SEAL

Date

8/6/2024

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA



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