

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 6, 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	Absent
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/Special Magistrate as Local Planning Agency
Regular Meeting July 09, 2024, at 2:00 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the July 9, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2402-003 Wildwood Oaks

Special Magistrate Holt read aloud the title of CP 2402-003 Wildwood Oaks. The item was presented by Assistant Development Services Director Then on behalf of Planner Bondi. The applicant, BluRock Development, LLC, 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 Institutional (City) to Central Mixed Use (City) for parcel G05-183 on 4.681 acres MOL. Then added that wastewater capacity would have to be verified, the owner of the property would provide the city with a utility easement, and the property would be used solely as commercial. Special Magistrate Holt clarified that the Traffic Impact Analysis (TIA) accepted from Sumter County showed there were required roadway improvements, to which Then agreed. Heather Coons with BluRock Development, LLC, was present on behalf of the applicant. No further comments were offered or received. Special Magistrate Holt recommended approval contingent upon the completion of the roadway improvements per Sumter County's TIA.

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

2. CP 2403-001 Wildwood Micro Hospital

Special Magistrate Holt read aloud the title of CP 2403-001 Wildwood Micro Hospital. The item was presented by Assistant Development Services Director Then. The applicant, Rebecca Wilson with Lowndes Law, 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 Industrial (City) to Commercial (City) for parcel G19-003 on 44.0 acres MOL. Of note, Then stated the owner will need a special exception use in order to develop the property, and that a 100% gopher tortoise survey would be conducted. Additionally, city sewer is not yet available to the site and the owner would need to work with the city for future hook-up and utility extension. Further, the applicant would be required to make utility connections to make the proposal viable. Staff recommended that the applicant enter into a developer's agreement to secure capacity as the city is not able to confirm the availability of wastewater capacity as it refers to the timing of more developments coming into the city. McGregor Love, the project attorney, was present on behalf of the applicant. Holt clarified with Love that the applicant had no objections to entering into the developer's agreement, to which Love was unable to answer immediately. No further comments were offered or received. Special Magistrate Holt recommended approval contingent upon the completion of the 100% gopher tortoise survey and satisfaction of the outstanding attorney comments regarding the developer's agreement.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:19 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

10/1/2024
Date

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