

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 6, 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	Absent
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:19 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 July 09, 2024, at 2:15 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. RZ 2402-003 Wildwood Oaks

Special Magistrate Holt read aloud the title of RZ 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 City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to

change the zoning district from INS (City) to CMU (City) for parcel G05-183 on 4.681 acres MOL. Heather Coons with BluRock Development, LLC, was present on behalf of the applicant. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon completion of the roadway improvements required by the County's Traffic Impact Analysis (TIA).

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

2. RZ 2403-001 Wildwood Micro Hospital

Special Magistrate Holt read aloud the title of RZ 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/Special Magistrate to change the zoning designation from M-1 (City) to C-3 (City) for parcel G19-003 on 44.0 acres MOL. Then added the project was subject to a special use request, which would be brought before the Special Magistrate at a later date. Then stated that wastewater was not currently available to the property, and that the applicant would work with the city to have the utilities extended for hook-up. Additionally, 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. Love stated that the applicant has no objections to entering into the developer's agreements. He added that he had confidence they could work out the agreements with staff prior to the next commission meeting, and noted their open questions at that point. No further comments were offered or received. Special Magistrate Holt recommended approval contingent upon the outstanding comments regarding developer's agreements.

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

3. SE 2406-001 Circle K US301 & CR462

Special Magistrate Holt read aloud the title of SE 2406-001 Circle K US301 & CR462. Holt noted that the City received two ex parte communications in response to the public hearing. A letter of non-support from Lance and Jaimie Kinney, and a notice of support from Smartspace Storage were reviewed by the Special Magistrate. The item was presented by Planner Page. The applicant, Circle K Stores Inc., sought Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a travel center (Circle K) located on 3.17-acre parcel D31A218, zoned C-3. Page noted that the main issue outlined in the non-support letter received was traffic impact on CR 462, and any deficiencies on that county road would be addressed by Sumter County. Resident Michael McTaw addressed the Special Magistrate with concerns regarding whether it would affect his property directly. No further comments were offered or received. Special Magistrate Holt recommended approval.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:41 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

10/01/2024
Date

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