

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 3, 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	Absent

Special Magistrate Holt brought the meeting to order at 2:08 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

None.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2407-001 707 Missouri Ave

Special Magistrate Holt read aloud the title of RZ 2407-001 707 Missouri Ave. The item was presented by Assistant Development Services Director Then. The applicants, Aleli and Brenda Hernandez, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR1 (County) to R-2 (City) for parcel G05-029 on 5.63 acres MOL. The owner/applicant was not present. No comments were offered or received. Special Magistrate Holt recommended approval.

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

2. SP 2312-010 The Railyard

Special Magistrate Holt read aloud the title of SP 2312-010 The Railyard. Holt disclosed that

she had previously done legal work with the applicant, G3, which was completely separate from the project brought forward. She stated she could make a fair and impartial determination, but asked if the city had any objection to her hearing the case. Assistant Development Services Director Then stated the city did not have any objection.

The item was then presented by Assistant Development Services Director Then. The applicant, Austin Guenther with The Railyard, LLC/G3, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a private-public partnership downtown revitalization project proposing the construction of a multi-tenant restaurant/retail development featuring approximately 7,494 square feet of area accommodating 300 seats in a two-story building that will host two tenants on parcels G06L152, G06L154, G06L156, and G06L165, consisting of 0.34 acres MOL. The applicant was not present. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon the resolution of the outstanding comments.

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

3. SP 2403-007 Highfield at Twisted Oaks Amenity Center

Special Magistrate Holt read aloud the title of SP 2403-007 Highfield at Twisted Oaks Amenity Center. The item was presented by Planner Bondi. The applicant, Morris Engineering & Consulting, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks Subdivision Amenity Center, consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure on a portion of parcels D30-030 and D30-031. The owner/applicant was not present. No comments were offered or received. Special Magistrate recommended approval.

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

4. SP 2405-002 VOSO Phase XI C&D Master Plan

Special Magistrate Holt read aloud the title of SP 2405-002 VOSO Phase XI C&D Master Plan. The item was presented by Assistant Development Services Director Then. The applicant, The Villages Development Company, LLC, sought a favorable recommendation from the City of Wilwood Planning and Zoning Board/Special Magistrate for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on parcels K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001, and K28-001, consisting of 753.04 acres MOL. Stephen Campbell, with Clymer Farner Barley, was present on behalf of the applicant. No comments were offered or received. Special Magistrate Holt recommended approval.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

5. SE 2408-001 Wildwood Oaks

Special Magistrate Holt read aloud the title of SE 2408-001 Wildwood Oaks. The item was presented by Planner Bondi. The applicant, BluRock Development, LLC, sought a Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an automotive repair shop on parcel G05-183, zoned CMU. Special Magistrate Holt clarified what the surrounding properties were. Billy Green Jr., with Brothers Automotive, was present on behalf of the project. No comments were offered or received. Special Magistrate Holt recommended approval, noting that it may be subject to additional buffering between the residential properties.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:23 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

10/01/2014
Date

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