

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 1, 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
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Alex Dickson	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 2:15 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 August 06, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the August 6, 2024, meeting.

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

2. Planning & Zoning Regular Meeting September 03, 2024, at 2:15 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 3, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2408-001 Old Wire West

Special Magistrate Holt read aloud the title of RZ 2408-001 Old Wire West. The item was presented by Planner Page. The applicant, Bradley Werlin II, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from R-3 (City) to C-1 (City) for parcel G05D061 on 0.298 acres MOL. The owner or applicant were not present for the hearing. No comments were offered or received.

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

2. RZ 2408-002 Kent's Building

Special Magistrate Holt read aloud the title of RZ 2408-002 Kent's Building. The item was presented by Assistant Development Services Director Then. The applicant, Lewis K Harrington with LKH HOLDINGS, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from R-3 (City) to C-1 (City) for parcel G06L166 on 0.242 acres MOL. Kevin Harrington with LKH HOLDINGS, LLC was present on behalf of the owner. There was a short discussion regarding the future of the property and the processes the owner and applicant may need to go through. No further comments were offered or received.

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

3. RZ 2408-003 John Papagno Residential

Special Magistrate Holt read aloud the title of RZ 2408-003 John Papagno Residential. The item was presented by Planner Bondi. The applicant, John Papagno, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for parcel D19-031 on 2.32 acres MOL. The owner/applicant was not present for the hearing. No comments were offered or received.

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

4. PD 2404-001 Convenience Store with Gas Planned Development

Special Magistrate Holt read aloud the title of PD 2404-001 Convenience Store with Gas

Planned Development. The item was presented by Planner Bondi. The applicant, Lowndes c/o Logan Opsahl, Esq., sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on parcels G07-076, G07-078, and G07-250. McGregor Love was present on behalf of the applicant. Richard Withers, representing Rotiki LLC, presented a letter of support to the Special Magistrate for the project. No further comments were offered or received.

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

5. SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

Special Magistrate Holt read aloud the title of SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2. The item was presented by Assistant Development Services Director Then. The applicant, Harry Harmer, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 5,600 square foot warehouse building featuring two roll up doors, four parking spaces including one Florida ADA accessible parking space, one dumpster, and associated infrastructure on 0.95 acres MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2. David Springstead, with Springstead Engineering, 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. SE 2403-001 Wildwood Micro Hospital

Special Magistrate Holt read aloud the title of SE 2403-001 Wildwood Micro Hospital. The item was presented by Assistant Development Services Director Then. The applicant, Rebecca Wilson with Lowndes Law, sought Special Exception approval from the Planning and Zoning Board/Special Magistrate for a hospital to be allowed on 44-acre parcel G19-003, zoned C-3. The proposed hospital would have a total of 30 beds and approximately 70,000 square feet in area with 148 parking spaces. Due to wastewater capacity issues, staff recommended denial. McGregor Love was present on behalf of the applicant. Love presented his counter as to why the case should not be denied. There was a short discussion regarding the project. Love stated that if Holt was inclined to deny the project, he would like to request that it instead be continued to the next Planning and Zoning Board meeting. No further comments were offered or received.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:59 p.m.

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

APPEAL: NECESSITY OF RECORD.

SEAL

11/5/2024
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

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