

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 5, 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
McKenna Page	Planner	Present
Alexandra Lammers	Planner	Present
Jessica Barnes	City Clerk	Present

Special Magistrate Holt brought the meeting to order at 2:11 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 October 01, 2024 at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 1, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2409-001 Indian Oaks Self Storage

Special Magistrate Holt read aloud the title of RZ 2409-001 Indian Oaks Self Storage. The item was presented by Planner Lammers. The applicant, LPG Urban and Regional Planners, LLC, 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 C-2 (City) for parcel K09A020 on 10.02 acres MOL. Mike Rankin with LPG was present for the

hearing representing the project. No comments were offered or received.

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

2. RZ 2410-001 Greatest American Hero

Special Magistrate Holt read aloud the title of RZ 2410-001 Greatest American Hero. The item was presented by Planner Page. The applicant, Joseph Martelli, 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 R-1 (City) for parcel D19-067 on 5 acres MOL. Special Magistrate Holt noted that two letters were received for the project - one in support from Cindy Repetto and one not in support from Daniel and Georgia Turlington. The owner/applicant was present but did not wish to be heard. No comments were offered or received.

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

3. SP 2308-008 Canvas at Wildwood

Special Magistrate Holt read aloud the title of SP 2308-008 Canvas at Wildwood. The item was presented by Assistant Development Services Director Then. The applicant, Watermark Properties, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a multifamily development consisting of a 224-unit residential community providing for fifty-eight (58) 1-bedroom units, a hundred and seventeen (117) 2-bedroom units, and forty-nine (49) 3-bedroom units, with associated improvements including a total of 457 parking spaces and amenity area featuring a 3,690-square-foot clubhouse, a 1,288-square-foot pool, a 3,383-square-foot large dog park, one 880-square-foot pickleball court, a game lawn area, a 450-square-foot work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on parcels D18-034 and D18-079, consisting of 25.62 acres MOL. Owner/applicant, Richard Duffy, was present on behalf of the project. No comments were offered or received.

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

4. SP 2309-008 Encounter Church

Special Magistrate Holt read aloud the title of SP 2309-008 Encounter Church. The item was presented by Planner Bondi. The applicant, Encounter Church FL, Inc, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 15,304 SF church with associated infrastructure, on parcels D32-057 and D32-158, consisting of 6.72 acres MOL. The applicant submitted the utility easement application on October 22, 2024, which was under review and would be drafted by the city attorney. Tyler

Counts was present at the hearing representing the project. No comments were offered or received.

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

5. SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion

Special Magistrate Holt read aloud the title of SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion. The item was presented by Planner Page. The applicant, New Life Christian Church, Inc., sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 6,300 square foot fellowship hall addition located to the southeast of the existing sanctuary, an office addition consisting of 994 square feet on the northeast side of the existing sanctuary, and minor changes to the paved parking and sidewalks, on parcels D32-056 and D32-072 consisting of 14.54 acres MOL. The owner/applicant was not present at the hearing. No comments were offered or received.

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

6. SP 2408-005 VOSO PH XXXI DEFG Master Plan

Special Magistrate Holt read aloud the title of SP 2408-005 VOSO PH XXXI DEFG Master Plan. The item was presented by Planner Bondi. The applicant, The Villages Development Company, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas, on parcels K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, and K35-001, consisting of 1,661.55 acres MOL. Tyler Counts with Clymer Farner Barley was present at the hearing representing the project. No comments were offered or received.

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

V. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 2:30 p.m.

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

APPEAL: NECESSITY OF RECORD.

SEAL

12/3/24
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA



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