

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 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
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:05 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 November 05, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the November 5, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2410-003 Floeter House

Special Magistrate Holt read aloud the title of RZ 2410-003 Floeter House. The item was presented by Planner Lammers. The applicant 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 R6M (Sumter County) to MHP (City) for parcel

G27B010 on 0.182 acres MOL. Austin Floeter was present at the hearing representing the project. No comments were offered or received.

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

2. PD 2312-001 Wildwood III Planned Development

Special Magistrate Holt read aloud the title of PD 2312-001 Wildwood III Planned Development. Holt stated that the project did receive a letter of opposition from Gregory Mikell stating he did not support the project because he needed additional information. The item was then presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for Wildwood III on parcels G06-007, G06-012, G06-012A, and G06-204, consisting of approximately 55.73 acres, MOL. The PD provided general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included were minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. Kevin Reali with Stearns Weaver Miller was present at the hearing representing the project. Reali had a short presentation regarding the project to further explain the background and history of the property and project. He also added comments about the second emergency access point that they were working on with the engineer and city staff. Resident Norma King addressed the Special Magistrate regarding concerns about the project. She had submitted a letter of opposition at a previous hearing and stated that it still applied. King presented her remaining concerns regarding the project. Resident Greg Mikell, the property owner that submitted the letter of opposition, addressed the Special Magistrate. He stated he would like to speak with the developer to get the big picture of the project, and Holt agreed he could speak with him to gather more information. Kevin Reali then addressed the concerns of King and Mikell, specifically regarding the emergency access, the stormwater pond, and the overall project. No further comments were offered or received.

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

3. PLAT 2401-001 Cootie's Ranch Final Plat

Special Magistrate Holt read aloud the title of PLAT 2401-001 Cootie's Ranch Final Plat. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Cootie's Ranch Final Plat, a 4-parcel subdivision which includes Tract A for right-of-way dedication to the public along CR 216 and a 20-foot ingress/egress and utility easement for parcel 1 that is located along the western boundary of parcel 2. The subject property is generally located approximately 0.19 miles east of CR 209, approximately 0.61 miles west of N US 301, north along CR 216, on parcels D19-027, D19-110, D19-120, and D19-121, consisting of 38.55 acres, MOL. The owner or applicant was not present at the hearing. No comments were offered or received.

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

4. PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV)

Special Magistrate Holt read aloud the title of PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV). The item was presented by Planner Page. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Twisted Oaks Phase 2 Final Plat (Construction phases III and IV) consisting of 215 lots and 2 tracts on a portion of parcel D31A218, totaling 35.399 acres, MOL. Page stated there was one outstanding City Attorney comment regarding the performance bond. The owner or applicant was not present at the hearing. No comments were offered or received. Special Magistrate Holt recommended approval subject to satisfaction of the outstanding City Attorney comment.

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

5. PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Twisted Oaks Townhomes Phase 2 Final Plat, a 128 lot subdivision with 4 tracts on a portion of parcel D31A218, totaling 9.467 acres, MOL. Stephanie Vaughn with Kolter Land was present at the hearing representing the project. No comments were offered or received.

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

6. PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Highfield at Twisted Oaks Phase 2 Final Plat, a 140 lot subdivision with 3 tracts on a portion of parcel D30-030, totaling 25.110 acres, MOL. Bondi stated that there were two outstanding City Attorney comments regarding a performance bond and SECO utility easement. Stephanie Vaughn with Kolter Land was present at the hearing representing the project. Vaughn stated that performance bond would be taken care soon and the easement had recently been recorded and a copy would be furnished to city staff. No comments were offered or received. Special Magistrate Holt recommended approval subject to resolution of the outstanding City Attorney comments.

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

7. SP 2404-006 Dr. Heydari Medical Office Mod

Special Magistrate Holt read aloud the title of SP 2404-006 Dr. Heydari Medical Office Mod. The item was presented by Planner Page. The applicant sought a favorable recommendation from the Planning and Zoning Board for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1 on parcel G05-143 consisting of 1.427 acres, MOL. The subject project had previously received site plan approval and a development permit in May 2023, but came back to the City in March 2024 with a modification to relocate the stormwater retention area. The applicant submitted two technical standards waiver requests for the landscape buffer requirements to adjacent parcel G05-038 and to allow a portion of the northern landscape buffer to encompass the side slopes of the proposed stormwater retention pond. There was one outstanding comment from Development Services and Sumter County Public Works regarding the age of the Traffic Impact Analysis (TIA). Holt asked Page if the owner would be required to submit a new TIA. Page stated they would only be required to revise their buildout year and resubmit to Sumter County for their approval. The owner or applicant was not present at the hearing. No comments were offered or received. Special Magistrate Holt recommended approval subject to resolution of the outstanding comment.

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

V. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 2:45 p.m.

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

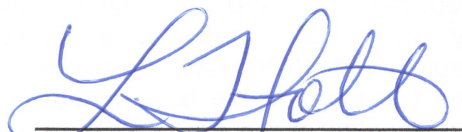
APPEAL: NECESSITY OF RECORD.

SEAL

Date

01/07/25

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA


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