



**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY - CITY OF
WILDWOOD**

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
July 5, 2022 2:00 PM
City Hall Commission Chamber
100 N Main Street**

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

III. OLD BUSINESS

IV. NEW BUSINESS

1. CP 2204-003 Bigham Plaza

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel G33-078

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Neighborhood Commercial (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by rezoning request RZ 2204-002. The requested FLU designation, South Wildwood Neighborhood Mixed Use, has now become the Neighborhood Commercial Future Land Use designation in the newly adopted 2050 Comprehensive Plan. **Staff recommends approval.**

2. CP 2205-001 TSG Development - Clay Drain Rd.

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G17-014 & G18-001

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) for the parcels listed above on 30 acres MOL. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-46 (attached), be forwarded to the City Commission for further action.**

3. CP 2205-003 Encounter Expansion

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels: D32A003, D32-158 & D32-057

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Public Facilities (City) for the parcels listed above on 7.2 acres MOL. **Staff recommends approval and favorable recommendation of**

Ordinance Number O2022-45 and recommends the proposed amendment be forwarded to the City Commission for further action.

4. CP 2206-001 Thomas - Wildwood

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. _

The applicant is seeking 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 RR1 and A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-001 (O2022-52). **Staff recommends approval.**

V. ADJOURNMENT

July 5, 2022 2:00 PM