



PLANNING & ZONING BOARD - CITY OF WILDWOOD
Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
July 5, 2022 2:15 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: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

III. OLD BUSINESS

IV. NEW BUSINESS

1. RZ 2204-002 Bigham Plaza

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel G33-078

The applicant seeks approval and 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 (Sumter County) to NMU-4 (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2204-003. **Staff recommends approval.**

2. **RZ 2205-001 TSG Development - Clay Drain Rd.**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; 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 favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) and MHP (City) to M-1 (City) for the parcels listed above on 30 acres MOL.

Staff recommends approval and favorable recommendation of Ordinance Number O2022-48 (attached) subject to approval of O2022-46, which establishes a Future Land Use appropriate to the proposed zoning.

3. **RZ 2205-003 Encounter Expansion**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; 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 favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to Institutional (City) for the parcel listed above on 7.2 acres MOL. **Staff recommends approval and favorable recommendation of Ordinance Number O2022-47 subject to approval of O2022-45, which establishes a Future Land Use appropriate to the proposed zoning.**

4. **RZ 2206-001 Thomas - Wildwood**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; 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.**

5. **PD 2106-002 Twisted Oaks PD Amendment (formerly O'Dell PD)**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY KL TWISTED OAKS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels D31-006, D31-007, D31-008, D31-029, D31-030 & D31-039 with portions of D31-036 & D31-016

The applicant seeks approval from the Project Review Committee for a Planned Development Amendment on property zoned NMU-7 consisting of 1,260 residential units along with commercial, light industrial, and recreational spaces, on 387.29 acres MOL. **Staff recommends approval and a favorable recommendation of Ordinance O2022-44 to the Special Magistrate for final determination.**

6. **SP 2112-002 Wildwood Professional Plaza**

Parcel D29A017

The applicant seeks a favorable recommendation from the Project Review Committee for the construction of a 4,711 sq. ft. law office building and a 4,880 sq. ft. professional office building with four (4) units on 2.57 acres MOL. **Staff recommends approval.**

7. **LDR staff revisions**

An Ordinance of the City of Wildwood, Florida; Amending the Land Development Regulations of the City of Wildwood, Florida; Providing for Codification in the Land Development Regulations; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.

Proposed revisions to the City of Wildwood Land Development Regulations

V. ADJOURNMENT

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

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