



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

Agenda
Regular Meeting
August 2, 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

- 1. Planning and Zoning Board/Special Magistrate - Regular Meeting July 5, 2022**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2205-004 Turkey Run**

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 G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V012, G05V013

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 PUD to Central Mixed Use (CMU) for the parcels listed above on 41.09 acres MOL. **Staff recommends approval and favorable recommendation of Ordinance Number O2022-65.**

2. RZ 2205-005 Wildwood Landing Phase 2

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 D33-045

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 RR2.5C (Sumter County) to R-3 (City) for the parcel listed above on 7.35 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2205-005 (O2022-61). **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-62 (attached) subject to approval of O2022-61, which establishes a Future Land Use appropriate to the proposed zoning and contingent on the approval of AN 2205-004.**

3. RZ 2206-003 Stokes Industrial

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 G07J001 & G07J002

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 PEU (City) to M-1 (City) for the parcel listed above on 0.96 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-003 (O2022-66). **Staff recommends approval and a favorable recommendation**

of Ordinance Number O2022-62 (attached) subject to approval of O2022-61, which establishes a Future Land Use appropriate to the proposed zoning.

4. **RZ 2206-004 Townhomes at Powell**

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 G04-018 & G04-009

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 RR5C, RR1C and R2M (Sumter County) to CMU (City) for the parcels listed above on 12.74 acres MOL. **Staff recommends approval and favorable recommendation of Ordinance Number O2022-64 subject to approval of O2022-56, which establishes a Future Land Use appropriate to the proposed zoning.**

5. **PD 2205-002 Villas PD Amendment**

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

Parcel G05-032

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment on property zoned R-4 consisting of 192 residential units on 18.66 acres MOL.

Project Review Committee recommends approval and a favorable recommendation of Ordinance O2022-58.

6. **SP 2109-002 McDonald's @ Business Park 44**

Parcels G17A002 & G17A004

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of a 4,444 square foot McDonald's. **Staff recommends approval.**

7. **SP 2201-002 Oxford Village RV Resort**

Parcel(s) D18-082 & D18-139

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of a RV resort consisting of 266 RV spaces, an office, recreation facility and a pool.

Staff recommends approval

8. **SP 2202-002 Bethany Estates Medical Complex**

Parcel G33-005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a medical complex to be constructed in three phases. Phase one will consist of one (1) 4,517 medical office, phases two and three are not proposed at this time. **Staff recommends approval.**

9. **SP 2203-003 Villas at Wildwood**

Parcel(s) G05-032

The applicant is seeking a favorable recommendation from the Special Magistrate, for construction of one hundred and ninety-two (192) single family attached rental units consisting of sixteen (16), six hundred and ninety-six (696) sq ft one-bedroom units, one hundred and eight (108), one thousand and ninety-five (1095) sq ft two-bedroom units, and sixty-eight (68), one thousand four hundred and forty-five (1445) sq ft three-bedroom units on 18.67 acres MOL.

Staff recommends approval pending the Villas at Wildwood PD amendment approval.

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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