



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
September 6, 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

- 1. Planning and Zoning Board acting as Local Planning Agency - Regular Meeting on August 2, 2022 at 2:00 PM**

III. OLD BUSINESS

- 1. CP 2110-002 One Hundred Oaks
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 G19-011, G19-020 & G30-048

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large Scale Comprehensive Plan Amendment to change the Future Land Use from Industrial and Low Density Residential to Medium Density Residential (MDR) for parcels G19-011, G19-020 and G30-048, on 118.92 acres MOL. This request is accompanied by rezoning request RZ 2110-002 (O2022-77). **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-76.**

IV. NEW BUSINESS

1. CP 2203-002 Wildwood Apartments

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: D32-093 & D32-090

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcels listed above on 6.11 acres MOL. This request is accompanied by rezoning request RZ 2203-002. **Staff recommends approval.**

2. CP 2203-003 Highfield at Twisted Oaks

ORDINANCE NO. O2022-71

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE 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 D30-030, D30-080, D30-031, D30-047 & D30-091

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 Large Scale Comprehensive Plan Amendment to

change the Future Land Use designation from Agriculture (Sumter County) to Medium High Density Residential (City) for the parcels listed above on 104.35 acres MOL. **Staff recommends approval and favorable recommendation of Ordinance Number O2022-71 and recommends the proposed amendment be forwarded to the City Commission for further action.**

3. **CP 2206-005 Evolve at 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.

Parcels: D17-050, D17-058, D17-072 & D17-110

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcels listed above on 16.7 acres MOL. This request is accompanied by rezoning request RZ 2206-005. **Staff recommends approval.**

V. ADJOURNMENT

September 6, 2022 2:00 PM