



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

Agenda
Regular Meeting
September 6, 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 on August 2, 2022 at 2:15 PM**

III. OLD BUSINESS

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

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 PUD and R-1 to R-3 for the parcels listed above on 118.92 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment CP 2110-002 (O2022-76).

IV. NEW BUSINESS

1. RZ 2203-002 Wildwood Apartments

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: D32-093 & D32-090

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C (Sumter County) to R-3 (City) for the parcels listed above on 6.11 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2203-002. **Staff recommends approval.**

2. RZ 2203-003 Highfield at Twisted Oaks

ORDINANCE NO. O2022-72

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 D30-030, D30-080, D30-031, D30-047 & D30-091

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 and RR5C (Sumter County) to R-4 (City) for the parcels listed above on 104.35 acres MOL. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-72 subject to approval of O2022-71, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2206-005 Evolve at 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.

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

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C & RR5C (Sumter County) to R-5 (City) for the parcels listed above on 16.7 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-005. **Staff recommends approval.**

4. SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

Parcel D07-014

The applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate, for 190 residential units (95 duplex buildings), dog park, playground, pool, and a clubhouse with associated parking and drive aisles. **Staff recommends approval contingent on the satisfaction of the Public Works Director's outstanding requirement to resurface CR 203 from Hwy 301 to the second road entrance. Road resurfacing plans must be submitted before placement on the city commission agenda.**

5. SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

Parcel G05-009

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of two hundred and forty-three (243) multi-family residential units, a seven thousand one hundred and seven (7,107) sq ft clubhouse with a four thousand two hundred and eighty-two (4,282) sq ft pool and spa, a nine hundred and sixty-three (963) sq ft maintenance building, an open air dog park, and an open air BBQ and play area on 27.96 acres MOL. **Staff recommends approval.**

6. SP 2202-003 Wildwood Storage

Parcel D29A024

The applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate, for 87 condominiumized recreational private vehicle storage with a total of 85,800 sq. ft of proposed buildings. **Staff recommends approval.**

7. SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center

Parcels G29A021, G29A022 & G29A027

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of an eight thousand six hundred and fifty-eight (8,658) sq ft ambulatory surgery center and a thirteen thousand seven hundred and twenty-four (13,724) sq ft medical office building on 4.66 acres MOL. **Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.**

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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