



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

Agenda
Regular Meeting
December 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 11/01/22
2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2209-001 VPSD #46
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(s) G32-008 & G32-027

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Zoning Map Amendment to change the zoning R2M & R4M (Sumter County) to IN (City) for the parcels listed above on 0.99 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2209-001. **Staff Recommends Approval**

2. PLAT 2210-005 Wildwood Crossing Infrastructure Improvements

Parcels G05-119, G05-120, G05-124, G05-140 and G05-156

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for construction of infrastructure improvements on 24.31 acres MOL. **Staff recommends approval.**

3. PLAT 2110-005 Triumph South Improvement Plan Phase II

Parcel D32-041

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Triumph South Phase 2 subdivision consisting of 79 single family lots on 19.31 acres MOL. **Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.**

4. SP 2203-016 Timberwood Properties

Parcel G19-007

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 30,000 sq ft building consisting of a 1,000 sq ft showroom, a 2,000 sq ft office, a 6,000 sq ft shop, and a 21,000 sq ft warehouse building on 4.63 acres MOL. **Staff recommends approval.**

5. SP 2205-005 Tropical Smoothie Cafe

Parcel G04S421

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for construction of a one thousand four hundred forty (1,440) sq ft fast food establishment including a patio area on 0.540 acres MOL. **Staff recommends approval.**

6. SP 2210-006 VOSO Phase XII-G Master Plan

K13-001, K13-005, K13-011, K13-017, K13-018 & K13-041

The applicant is seeking a favorable recommendation from the Planning and

Zoning Board/Special Magistrate, for VOSO Phase XII-G master plan, to include utilities, non-residential and open space.

7. PD 2205-001 Turkey Run PD Amendment

G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013

LPG Urban & Regional Planners, Inc is seeking a favorable recommendation from the Project Review Committee for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed use PD's and include a list of permitted uses. Turkey Run is a mixed-use project that was approved with a zoning change to PUD.

PUD/PD's are now an overlay zoning, which has caused the need to simultaneously apply for a rezoning CMU for underlying zoning. The rezoning to CMU was approved at the Commission meeting on August 22, 2022. Staff recommends approval of the PD amendment, contingent on the resolution of outstanding comments.

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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