



## **PLANNING & ZONING BOARD - CITY OF WILDWOOD**

**Special Magistrate – Lindsay C.T. Holt**

### **Agenda**

#### **Regular Meeting**

**February 7, 2023 2:15 PM**

City Hall Commission Chamber

100 N Main Street

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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.

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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.

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### **I. CALL TO ORDER: Planning & Zoning Board**

### **II. APPROVAL OF SUMMARY MINUTES**

- 1. Planning and Zoning Board/Special Magistrate - Regular Meeting - January 10, 2023, at 2:15 pm**

### **III. OLD BUSINESS**

- 1. RZ 2211-001 SWC Multi-family Huey Street  
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.**

**G05-148, G05-151, G05-157 & G05M001**

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 R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103). **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-104 (attached) subject to approval of O2022-103, which establishes a Future Land Use appropriate to the proposed zoning.**

**2. RZ 2212-002 6083 County Rd 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.**

**Parcel(s) G15-012**

The applicant seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002. **Staff Recommends Approval**

**IV. NEW BUSINESS**

**1. RZ 2212-003 Pointe Grande 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.**

**Parcel(s) G33-105**

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-003. **Staff Recommends Approval**

**2. PLAT 2205-001 Twisted Oaks Improvement Plan**

**Parcels D31-006, D31-007, D31-008, D31-029, D31-030, & D31-039**

The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for Twisted Oaks subdivision consisting of 734 single family units, townhome units, multi-family units, amenities, and commercial lots on 387.29 acres MOL.

Staff is currently working with the developer to finalize the developer's agreement. **Staff recommends approval contingent on the resolution of the outstanding City Attorney 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.

**February 7, 2023 2:15 PM**