



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

March 7, 2023 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 February 7, 2023, at 2:15 pm**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2302-001 RMC Wildwood Ready Mix Plant
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) D32-172

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning M-1 (City) to M-2 (City) for the parcels listed above on 7.4 acres MOL. **Staff Recommends Approval**

2. SP 2104-001 Dr. Heydari Medical Office

Parcel G05-143

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a three thousand seven hundred eighteen (3,718) sq ft medical office building on 1.38 acres MOL. **Staff recommends approval.**

3. SP 2203-011 Sunstop #351 - Wildwood

Parcel D30D001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a twelve thousand four hundred ten (12,410) SQ FT convenience store with a fuel station on 2.21 acres MOL. **Staff recommends approval.**

4. SP 2204-006 Self Storage Wildwood

Parcels D18-044 & D18-215

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an eighty-nine thousand six hundred three (89,603) sq ft self-storage facility consisting of eight (8) storage buildings and an office building on 10.2277 acres MOL. **Staff recommends approval.**

5. SE 2301-001 Mister Car Wash

Parcel(s) G04LCO-011

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Mister Car Wash on a property zoned CMU. Mister Car Wash is a national commercial chain that utilizes a conveyor system to provide customers with a quick and efficient car wash. The proposed structure will be approximately 5430 SF, with twenty-two (22) available parking spaces including one (1) ADA space. **Staff recommends approval of the Special Exception**

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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