



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

April 4, 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 March 7, 2023 at 2:15pm**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2206-002 Wildwood Place
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) D19-014 & D19-043

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-4 (City) for the parcels listed above on 34.75 acres MOL. **Staff Recommends Approval**

2. SP 2111-003 Mainstay Suite 37 Room Addition

Parcel G18-036

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a four (4) story, twenty-one thousand two hundred eighty-two (21,282) sq ft building addition to the existing Comfort Inn and Suites on 7.68 acres MOL. **Staff recommends approval.**

3. SP 2206-010 Oxford Overnight

Parcels D32-029 & D32-034

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of six (6) motel buildings consisting of four (4) buildings at five thousand five hundred one (5,501) sq ft and two (2) buildings at six thousand one hundred ninety-seven (6,197) sq ft on 6.85 acres, MOL. **Staff recommends approval.**

4. SP 2210-001 CVS Wildwood (Wildwood Crossing)

Parcels G05-119 & G05-120

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a fourteen thousand eight hundred seventy-one (14,871) sq ft pharmacy retail building with a drive-thru on 2.11 acres, MOL. **Staff recommends approval.**

5. PLAT 2205-003 Wildwood Landing Improvement Plan

Parcel D33-014

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Wildwood Landings, an improvement plan, consisting of 68 single-family dwelling units. **Staff recommends approval.**

6. PD 2206-001 Wildwood Place

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY HWY 301/216, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND

PROVIDING FOR AN EFFECTIVE DATE.

Parcel(s) D19-014 & D19-043

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) on property currently zoned NMU-7, R-2 & C-3. This request runs concurrently with CP/RZ 2206-002 which seeks to change both the Future Land Use and Zoning to a mix of High-Density Residential and Commercial. **Staff recommends approval and a favorable recommendation of Ordinance O2023-9.**

7. PD 2301-001 Trailwinds Village Planned Development Amendment

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WORD FAMILY LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel(s) G04LRI-002

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment on property zoned CMU within the Trailwinds PD. Consisting of a modification to the subject parcel reducing the required western buffer from 20' to 5'. **Staff recommends approval and a favorable recommendation of Ordinance O2023-13**

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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