



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

May 2, 2023 2:15 PM

City Hall Commission Chamber
100 N Main Street

Persons with disabilities or language barriers 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 & Zoning Regular Meeting May 2, 2023 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run
Parcel G05V005**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a two thousand eight

hundred fifty-eight (2,858) sq ft fast-food establishment with a drive-thru and two (2) one thousand six hundred (1,600) sq ft retail shops on 1 acre, MOL. **Staff recommends approval.**

2. **SP 2210-002 Home Depot Wildwood (Wildwood Crossing)**

Parcels G05-124, G05-156, & portion of G05-140

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred six thousand two hundred seventy (106,270) sq ft retail building with a twenty-eight thousand one hundred eighteen (28,118) sq ft garden center on 19.53 acres, MOL. **Staff recommends approval.**

3. **SP 2211-006 Townhomes at Powell**

Parcel(s) G04-018 & G04-009

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for 132 residential units (6 double-story apartment buildings and 6 two-story townhome blocks), a dog park, a playground, a pickleball court, and a clubhouse with associated parking and drive aisles. **Staff recommends approval of the proposed development, contingent upon approval of V 2303-001.**

4. **V 2303-001 Self Storage and Townhomes at Powell Road**

Parcel(s) G04-018 & G04-009

The applicant Alan Benenson, a representative of MAS development. On behalf of the owner T.H. at Powell, LLC and Storage at Powell, LLC seeks approval for a Variance for Townhomes at Powell (Site Plan SP 2211-006) regarding the proposed dry retention pond. The applicant claims that due to site constraints, filling the existing depression to the ten ft (10') requirement is not feasible. **Staff recommends approval of the variance request.**

5. **SP 2301-002 VOSO Phase 11C Master Plan**

K15-006, K16-001, K17-001, K20-001, K20-008 & K21-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of 1,300 residential dwelling units, along with some non-residential areas, on 393.80 acres MOL. **Staff recommends approval.**

6. **SP 2303-002 VOSO Phase 6B Master Plan**

Parcels G23-008 & and a portion of G23-008A

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of non-residential development on 46.88 acres, MOL. **Staff recommends approval.**

7. **SP 2303-004 VOSO Phase 31A & 31B Master Plan**

Parcels K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, & K24-001.

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan, not to exceed one thousand eight hundred (1,800) dwelling units, along with non-residential areas on 717.45 acres, MOL. **Staff recommends approval.**

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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