



**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY - CITY OF
WILDWOOD**

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
June 13, 2023 2:00 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

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning and Zoning Board as Local Planning Agency/ Special Magistrate - Regular Meeting April 4, 2023 at 2:00 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. CP 2212-001 Thomas Group Planned Development
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A**

SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PARCEL(S) G33-154

The applicant, Ryan Thompson, representing Thomas Group Investments #1 LLC, seeks a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by rezoning request RZ 2212-001 and Planned Development agreement PD 2212-001. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-99 be forwarded to the City Commission for further action.**

2. **CP 2302-002 Lucky U Landholding LLC**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PARCEL(S) D29-023 & D29-024

The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Commercial (City) for the parcels listed above on 4.45 acres MOL. This request is accompanied by rezoning request RZ 2302-003. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-20 be forwarded to the City Commission for further action.**

3. **CP 2303-002 All County Collision**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PARCEL D08A001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board

acting as the Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 1.97 acres MOL. This request is accompanied by rezoning request RZ 2303-004. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-25 be forwarded to the City Commission for further action.**

4. **CP 2304-001 House of Hope**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PARCEL(S) D29B001

The applicant seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (City) to Commercial (City) for the parcels listed above on 5.56 acres MOL. This request is accompanied by rezoning request RZ 2304-002. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-22 be forwarded to the City Commission for further action.**

V. **ADJOURNMENT**

June 13, 2023 2:00 PM