



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

June 13, 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. RZ 2212-001 Thomas Group Planned Development
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) G33-154

The applicant seeks 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 RR-1 & A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-001 and Planned Development agreement PD 2212-001. **Staff recommends approval and favorable recommendation of Ordinance Number O2022-100 subject to approval of O2022-99, which establishes a Future Land Use appropriate to the proposed zoning.**

2. PD 2212-001 Thomas Group Planned Development

**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 THOMAS GROUP
INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING
FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE**

Parcel G33-154

The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1 LLC seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment for the development of a multi-story indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels. **Project Review Committee recommends approval of Ordinance O2023-19**

3. RZ 2302-003 Lucky U Landholding LLC

**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) D29-023 & D29-024

The applicant Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis 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 IN (Sumter County) to COM (City) for the parcel listed above on 4.45 acres MOL. This request is

accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2302-002 (O2023-20). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-21 subject to the approval of O2023-20, which establishes a Future Land Use appropriate to the proposed zoning.**

4. **RZ 2303-004 All County Collision**

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 D08A001

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 RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.97 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-002 (O2023-25). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-26 (attached) subject to approval of O2023-25, which establishes a Future Land Use appropriate to the proposed zoning.**

5. **RZ 2304-002 House of Hope**

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) D29B001

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 IN (City) to COM (City) for the parcel listed above on 5.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-001 (O2023-22). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-23 subject to approval of O2023-22, which establishes a Future Land Use appropriate to the proposed zoning.**

6. **SP 2108-007 PSL Headquarters**

Parcel G07-095

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for a 3,148 sq. ft. office and storage warehouse,

on 0.49 acres MOL. **Staff recommends approval.**

7. **SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)**

Parcel G05V012

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of two, four-story hotel buildings with a total of 216 rooms, 112,034 sq ft on 5.03 acres, MOL. This project includes a connection to the proposed Inspiration Drive for secondary ingress/egress. The Turkey Run Planned Development Agreement requires the construction of Inspiration Drive upon the development of Lot 3, however, Inspiration Drive will need to be constructed prior to a CO for the eastern hotel building (Lot 12A) to be in compliance with NFPA 1141:Table 5.1.4.1(a). **Staff recommends approval with the understanding of fire department restrictions.**

8. **SP 2211-001 Trailwinds Village Target**

Parcel(s) G04LOF-002 & G04LOF-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles, on 12.21 acres MOL. **Project Review Committee recommends approval of the proposed site plan.**

9. **SP 2211-007 Livano Wildwood**

Parcel(s) D08F003 and D08F005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven (6,357) square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles. **Project Review Committee recommends approval of the proposed site plan, contingent upon the resolution of outstanding utility comment.**

10. **SP 2212-006 CVC-ASC Lot 9 Oxford Pointe**

Parcel D18E009

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 8,805 sq ft medical facility on 2.32 acres MOL. **Staff recommends approval.**

11. **SP 2301-003 VPSD #46**

Parcel(s) G32-008 & G32-027

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles. **Project Review Committee**

recommends approval of the proposed site plan.

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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