



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
July 11, 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 June 13, 2023 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2303-003 Pen-a-ckle Pickleball Pavilion**
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) G16-107

The applicant, Lamar Underwood, representing MGE Holdings LLC, 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 A10C (Sumter County) to C-3 (City) for the parcel listed above on 4 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-002 (O2023-28) **Staff recommends approval of Ordinance Number O2023-33 contingent upon Sumter County acceptance of a full transportation impact analysis, and acceptance of all recommended improvements within the final TIA.**

2. RZ 2304-001 Karpati Law

**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) D18-023

The applicant Judit Karpati 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 1.2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2306-002 (O2023-36) **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-37 subject to the approval of O2023-36, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2304-003 Right at Home-504 Stanley

**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) G05G011

The applicant Glenn Fechtenburg of GLEM properties LLC 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 R-3 (City) to CMU (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-003 (O2023-34) **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-35 subject to the**

approval of O2023-34, which establishes a Future Land Use appropriate to the proposed zoning.

4. **RZ 2305-001 Oxford Oaks Professional Plaza**

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.

Parcels D17-036 & D17-069

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 CL – Light Commercial (County) to C-2 (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-001 (O2023-31). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-32 (attached) subject to approval of O2023-31, which establishes a Future Land Use appropriate to the proposed zoning.**

5. **PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan**

Parcels D30-030, D30-031, D30-047, D30-080, & D30-091

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of 394 single-family detached units on 104.35 acres MOL. **Staff recommends approval.**

6. **SP 2302-002 Panda Express - Beaumont**

Parcel G04Q247

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,600 sq ft fast food restaurant on 2.088 acres MOL. **Staff recommends approval contingent on the resolution of outstanding comments and approval of PLAT 2304-003 Beaumont Lot 247 Replat (Panda Express Lot Split).**

7. **SE 2304-001 House of Hope**

Parcel(s) D29B001

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed House of Hope development on a property with a proposed zoning of C-3. House of Hope is a faith-based non-profit seeking to provide needed services within the community. The proposed site will consist of a warehouse, lodge building, administration building, training structure, and a future thrift store, per the attached site plan. **Staff recommends approval of the special exception.**

8. **SE 2305-001 Exalt Health Rehabilitation Hospital of Wildwood**

Parcel G08-021

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an Exalt Health Rehabilitation Hospital on the parcel listed above, zoned C-1. The Exalt Health Rehabilitation Hospital is a proposed 38,870-square-foot, 40-bed inpatient rehabilitation hospital that includes a stand-alone medical office building of 6,028 square feet.

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.

July 11, 2023 2:15 PM