



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

**Special Magistrate – Lindsay C.T. Holt**

**Agenda  
Regular Meeting  
August 1, 2023 2:00 PM  
City Hall Commission Chamber  
100 N Main Street**

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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.

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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.

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**I. Call to Order**

**II. APPROVAL OF SUMMARY MINUTES**

- 1. Planning and Zoning Board as Local Planning Agency/Special Magistrate  
- Regular Meeting July 11th, 2023 at 2:00 PM**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. CP 2303-001 Blount Development at Peppertree  
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.**

**Parcels D30-016, D30-043, D30-083, & D30-097**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (Sumter County) to Medium Density Residential - MDR (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2303-001 (O2023-40). **Staff recommends approval and a favorable recommendation of ordinance number O2023-39 to be forwarded to the City Commission for further action.**

**2. CP 2306-003 New Horizon Plaza**

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 G18-009**

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 Industrial and Commercial (City) to Commercial (City) for a portion of the parcel listed above on 18.01 acres, MOL. The request is accompanied by rezoning request RZ 2304-004 (O2023-42). **Staff recommends approval and a favorable recommendation of ordinance number O2023-41 to be forwarded to the City Commission for further action.**

**3. CP 2305-004 Wildwood Land Company**

**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) G05C090**

The applicant Wildwood Land Company LLC 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 Medium Density Residential (City) to Central Mixed Use

(City) for the parcel listed above on 0.53 acres MOL. This request is accompanied by rezoning request RZ 2305-004. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-43 be forwarded to the City Commission for further action.**

**V. ADJOURNMENT**

**August 1, 2023 2:00 PM**