



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

September 5, 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. 103, 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 August 1, 2023 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2307-001 Isaiah 43:19 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) G05-068

The applicant Merideth Nagel of Isaiah 43:19 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 1.225 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2307-001 (O2023-48). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-49 subject to the approval of O2023-48, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2308-002 Fostlake #2

**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) G22-025

The applicant Fostlake 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 RR5 (County) to RMU (City) for the parcel listed above on 3.76 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2308-002 (O2023-50). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-51 subject to the approval of O2023-50, which establishes a Future Land Use appropriate to the proposed zoning.**

3. SP 2111-005 Leo at Wildwood (FKA Keys at Wildwood II)

Parcels D20-030, D20-117, & D20-118

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 302 multi-family residential units, a 1,456 sq ft fitness center building, a 636 sq ft pool house with pool area, a 1,456 sq ft leasing building, a 585 sq ft maintenance building, and mini park areas on 39.490 acres, MOL. **Staff recommends approval.**

4. SP 2303-014 TDSE Building

Parcel G30E009

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 8,400 sq ft industrial showroom building on 3.0 acres, MOL. **Staff recommends approval.**

5. SP 2304-005 Trailwinds Village - Shoppes III

Parcel G04LCO-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,719 sq ft retail building and a 5,000 sq ft restaurant building consisting of 187 seats on 2.36 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding comment.**

6. PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan

Parcel D33-045

The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for the Wildwood Landing Phase 2 Subdivision consisting of 33 single-family residential lots on 7.37 acres, MOL. **Staff recommends approval.**

7. PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan

A portion of parcel D31-007

The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for 248 multi-family residential lots within the Twisted Oaks Subdivision on 25.202 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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