



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

November 7, 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. 286.0105 - 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 October 03, 2023 at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. SP 2303-008 Mister Car Wash - Wildwood
Parcel G04LCO-011**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,620 S.F. building

consisting of a drive-thru car wash and office, along with 22 vacuum spaces, with 5 designated employee parking spaces on 1.51 acres, MOL. **Staff recommends approval.**

2. **PLAT 2210-003 Tillman Oaks Improvement Plan**

Parcel(s) C36-001, C36-082, C36-056, C36-032, C36-034, & C36-080

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two hundred three (203) single-family dwelling units, parking, drive aisles, and associated infrastructure on 61.88 acres MOL per the attached plans. **Staff recommends approval.**

3. **PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification**
Parcel D33-014

The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for a modification to an already approved improvement plan (PLAT 2205-003) with revisions to the pond 2 design, finished floor elevations for lots, potable water and sanitary sewer stub-out locations, location of the amenity, width of lots 47-68, and addition of utility and drainage easements on 19.4 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding fire comment. The City of Wildwood and Sumter County's administrative boards are working on modifying the Fire Inspections and Plan Review section of the Interlocal Service Boundary and Joint Planning Agreement (ISBA/JPA) to include an exclusion of properties within the JPA from being designated as Rural, Wildlands or Suburban under the NFPA 1141:1.3.1 (2017, ed.) as part of the 7th (2020) edition of the Florida Fire Prevention Code.**

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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