



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

February 6, 2024 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 January 2, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2306-001 Oxford Commons**

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 D18-019, D18-020, D18-022, and D18-122

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 R6C (County) and R-3 (City) to C-3 (City) for the parcels listed above on 2.10 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2306-001 (O2023-68). **Staff recommends approval subject to the approval of O2023-68, which establishes a future land use appropriate to the proposed zoning.**

2. **SP 2210-003 Cleveland Health Center**

Parcel G16M005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 4,500 SF medical office with associated infrastructure on 0.77 acres, MOL. **Project Review Committee recommends approval.**

3. **PLAT 2306-004 Wildwood Landing Final Plat**

Parcels D33-014 & D33-045

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Wildwood Landing Final Plat, a subdivision consisting of 101 single-family dwelling lots with 2 amenity tracts, and associated infrastructure on 26.75 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of the outstanding City Attorney comments.**

4. **PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat**

Parcels D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, D31-036, & D31-039

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure on 404.167 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of all outstanding comments.**

5. **Text Amendment to the City's Land Development Regulations**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Staff is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed Text Amendments to the Land Development Regulations made in accordance with requirements for

compliance with the City's 2050 Comprehensive Plan. **Staff recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive 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.

February 6, 2024 2:15 PM