



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
March 5, 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 February 06, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2305-003 Lien Nails**

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.

D32-173

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 Low Medium Density Residential R-1 (City) to Institutional (City) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request CP 2305-003. **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.**

2. **RZ 2402-001 Evolve at Wildwood**

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

D17-065

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 commercial (Sumter County) to R-5 (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001. **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.**

3. **PLAT 2207-002 New Horizon Plaza Improvement Plan**

Parcels G18-009 & G18-039

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of 8 commercial lots on 14.28 acres, MOL. **Project Review Committee recommends approval.**

4. **PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan**

D08-016, D08-018, D08-040, D09-016, D09-016, D09-046 & D09N071

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) Volleyball Court, One (1) Tennis/Multi-use Court, Two (2) Pickleball Courts, Restroom Facilities, seven parking spaces including one (1) ADA Florida Accessible Parking Space, retention pond areas, landscaping buffers and associated utilities and grading

infrastructure on 28.75 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

5. **PLAT 2305-004 Tillman Villas Improvement Plan**
Parcel C36-005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 160 single-family attached lots with associated infrastructure on 20.21 acres, MOL. This project will be sharing amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which includes a playground, two dog parks, and a recreation area. **Project Review Committee recommends approval.**

6. **SP 2305-002 Premier Psychological Services**
Parcel G07D085

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,000 SF professional office building with associated infrastructure on 0.63 acres, MOL. **Project Review Committee recommends approval.**

7. **SP 2305-007 Convenience Store with Gas (Wawa)**
Parcels G07-076, G07-078, and G07-250

The applicant is seeking a favorable recommendation from the City of Wildwood Planning Zoning/Special Magistrate for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking space, landscaping buffers, and associated utilities and drainage infrastructure improvements on 3.82 MOL, as per the attached plans. **The Project Review Committee recommends approval contingent upon the resolution of an outstanding comment.**

8. **SP 2306-007 Trailwinds Village - The Wilds Phase 3**
G04LRI-002

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units, 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on 21.02 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

9. **SP 2308-005 House of Hope**
D29B006

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Faith-based Recovery Facility consisting of a 5,408-square-foot Lodge/Dormitory Building, a 3,171-square-foot Administration Building, and a 2,700-square-foot

Warehouse Building, providing four parking spaces including one (1) Florida ADA Accessible Parking Spaces, landscaping buffer, wet retention pond area, associated utilities and drainage infrastructure improvements on 5.66 acres MOL, as per the attached plans. **The Project Review Committee recommends approval contingent upon resolution of the outstanding comments.**

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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