



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
April 2, 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 March 05, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2312-002 Wildwood III**

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 G06-007, G06-012, G06-012A, & G06-204

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 NMU-7 (City) to R-3 (City) with a proposed planned development overlay PD 2312-001 for the parcels listed above on 55.73 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment request CP 2310-001 (O2024-10). **Subject to the approval of O2024-10, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2312-001 Boulder Square

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 F01A008, F01-101, G06-185, G06-186, & G06-187

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 A10C (County), R2C (County), C-2 (City), and C-2A (City) to R-1 (City) for the parcels listed above on 83.97 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment request CP 2312-001 (O2024-12). **Subject to the approval of O2024-12, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2402-002 Matteo Oaks

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.

C36-102

The applicant seeks 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 A10C (Sumter County) to R-1 (City) for the parcel listed above on 19.89 acres MOL. This request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment request CP 2402-002 (O2024-16). **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-17 (attached) subject to approval of O2024-16, which establishes a Future Land Use appropriate to the proposed zoning.**

4. **RZ 2402-004 Perez Home Site**

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.

D19-047

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 RR5C (Sumter County) to Rural Residential (City) for the parcel listed above on 4.57 MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2402-004 (O2024-14). **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-15 (attached) subject to approval of O2024-14, which establishes a Future Land Use appropriate to the proposed zoning.**

5. **SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2**

Parcel G30E005A

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,592 square foot warehouse with 360 square feet used as office space with associated infrastructure on 1.85 acres, MOL within the South Wildwood Industrial Park Subdivision on Lot 5A. **Project Review Committee recommends approval.**

6. **SP 2305-013 SmarterSpace Storage at Twisted Oaks**

Portion of Parcel D31-007

The applicant is seeking a favorable recommendation by the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a self-storage facility consisting of a two-story 114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, landscaping buffers, and associated infrastructure improvements on 2.27 acres MOL, as per the attached plans. **The Project Review Committee recommends approval with associated technical waiver for a reduction in parking spaces.**

7. **SP 2307-009 Wawa Wildwood - Turkey Run**

Parcels G05V007, G05V008, & G05V009

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 6,119 square foot convenience, a 7,150 square foot gas canopy with 8 gas pumps (16 dispensers) and associated infrastructure on 2.25 acres, MOL within the Turkey Run Subdivision on lots 7, 8, and a portion of 9. **Project Review Committee recommends approval.**

8. **SP 2309-007 Gresco North Lot Expansion**

Parcel F12-022

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the North Lot Expansion of the Gresco Utility Supply Facility consisting of a 21,000-square-foot New Shed Structure and associated infrastructure improvements, which project area is 2.48 acres MOL on an M-1 zoned parcel, as per the attached plans. **The Project Review Committee recommends approval.**

9. **SP 2311-009 Trailwinds Retirement Community**

Parcel G04LRI-001

The applicant is seeking a favorable recommendation by the City of Wildwood Planning and Zoning/Special Magistrate for the construction of an Independent Living Facility consisting of a three-story building with a total of 130 dwelling units featuring a mix of studio, one, two, and three bedroom units with 148 parking spaces featuring eight (8) Florida ADA Accessible parking spaces, including 128 surface spaces and 20 garage spaces, providing amenities consisting of a Dog Park, Pool and Pool House, Horseshoe Pits, and Pickleball Courts, with Landscaping Buffers, and associated infrastructure improvements on 7.361 acres MOL, as per the attached plans. **The Project Review Committee recommends approval along with requested technical waiver for a reduction of parking spaces and resolution of the outstanding Utility Easement.**

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.

April 2, 2024 2:15 PM