



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

May 7, 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 April 02, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2307-002 Densan Park Phase 4**

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.

D09-028

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-2 (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment request CP 2307-002 (O2024-27). **Ordinance Number O2024-28 (attached) subject to approval of O2024-27, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2403-002 Pest Bear Office

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.

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 RR1C (County) to C-3 (City) for parcel G15D009 on 1.86 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2403-002 (O2024-20).

3. RZ 2403-003 Freeman-Allen 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.

F01-116

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 RMU (City) for the parcel listed above on 1.00 MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2403-003 (O2024-29). **Ordinance O2024-30 to be considered by the Special Magistrate for further action.**

4. RZ 2403-004 Empey Home Site

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE

**WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**G16ED001 Ordinance O2024-32 to be considered by the Special Magistrate
for further action.**

5. RZ 2404-001 301 Lots

**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.**

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 CMU (City) and R4C (County) to C-3 (City) for parcels D30-020 and D30-026 on 0.66 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2404-001 (O2024-30).

6. SP 2301-007 Bigham Plaza

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a commercial/retail plaza consisting of a one-story 11,960-square-foot commercial building, with 48 parking spaces including two (2) Florida ADA Accessible parking spaces, landscaping buffers, Dumpsters, Loading Areas, and associated infrastructure improvements on 2.48 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

**7. SP 2307-007 WW Cave Vehicular Multi-story Garage
D08E002**

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Multi-Story Vehicular Storage Garage Project consisting of three buildings featuring a total of 84,917 square feet of space (9,012 sq. ft. for Building 1, 52,264 sq. ft. for Bldg. 2, and 23,641 sq. ft. for Bldg. 3 respectively), with 48 units and associated garage parking space, a 704-square-foot Wash Bay, landscaping buffers, retentions pond area, Lift Station, Irrigation Well, and associated infrastructure improvements on 4.15 acres MOL, on a C-3 zoned parcel, as per the attached plans. **The Project Review Committee recommends approval.**

**8. SP 2310-012 Betancur Orthodontics
Parcel D17-036**

The applicant is seeking a favorable recommendation from the Planning and

Zoning Board/Special Magistrate for the construction of a 3,193 square-foot orthodontist office with associated infrastructure on 0.5156 acres, MOL. This site plan is accompanied by a technical waiver in regard to the Design District Standards Chapter 1 Section G(1) to allow the stormwater retention area to be within the landscape buffer due to constraints on the site. The technical waiver was approved at the regularly scheduled Project Review Committee (PRC) meeting on April 9, 2024. **The Project Review Committee 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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