



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
June 11, 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 May 07, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2309-002 Wildwood East**

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 RR1 (County) to R-5 (City) for parcel G04-013 on 2.94 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment CP 2309-002 (O2024-18). **The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-19 to be forwarded to the City Commission for further action, subject to the approval of O2024-18, which establishes a future land use appropriate for the proposed zoning.**

2. **RZ 2404-003 Cheng Zheng 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.

Parcel G33-063

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment request to change the zoning district from RR5C (Sumter County) to R-1 (City) for the parcel listed above on 0.442 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2404-002 (O2024-38). **The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-39 to be forwarded to the City Commission for further action.**

3. **PLAT 2401-005 Livano Wildwood Final Plat**

Parcels D08F003 & D08F005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a replat to Lot 3 and 5 within the Oxford Greens Subdivision creating Lots 1 and 2 for the Livano Wildwood Final Plat on 42.74 acres, MOL. **The Project Review Committee recommends approval.**

4. **PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat**

Parcels D30-030, D30-031, D30-047, D30-080, & D30-091

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks Final Plat consisting of 125 lots and 18 tracts on 104.326 acres, MOL. **The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate contingent on a favorable recommendation from the Project Review Committee.**

5. **PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat
Parcel D31-007**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board for the Twisted Oaks Townhomes Ph 1 Final Plat consisting of 120 lots and 8 tracts on 15.732 acres, MOL. **Staff recommends approval contingent on favorable recommendation from the Project Review Committee.**

6. **SP 2305-011 Twisted Oaks Amenity Center
Portion of Parcels D31-007 and D31-029**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Twisted Oaks Subdivision Amenity Center consisting of a 5,989 SF building with a fitness facility, activity and flex space area with a bar, a 791 SF bathroom and storage building, a 2,523 SF adult pool area, a 5,140 SF family pool area, four pickleball courts, a playground, two dog parks, a fire pit lounge area, a yoga lawn, an activity lawn, a hammock area, and a mail collection area with associated infrastructure, including golf cart parking on 4.3 acres, MOL. The Twisted Oaks Amenity Center will serve the single-family detached and attached dwelling units within the Twisted Oaks Subdivision, along with the residents of the Highfield at Twisted Oaks Subdivision. **The Project Review Committee recommends approval.**

7. **SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood
Parcel G08-021**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 39,218 SF rehabilitation hospital and a future 6,000 SF medical office with associated infrastructure on 5.45 acres, MOL. **The Project Review Committee recommends approval.**

8. **SP 2309-006 Wildwood Acres Pavilion**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a New 1,740-square-foot Open Pavilion, New Male and Female Restrooms, Construction of 5-foot ADA Sidewalk and ADA Parking Spaces, and associated infrastructure improvements on 0.173 acres MOL, as per the attached plans. **Staff recommends approval.**

9. **SP 2401-001 Twisted Oaks Apartments
Portions of Parcel D31-007**

The applicant is seeking a favorable recommendation by the Planning and Zoning Board/Special Magistrate for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units,

and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, four (4) charging spaces, providing amenities consisting of a dog park, amenity center with pool, pickleball courts, mail kiosks, playground and game lawn, proposed dumpster compactor, landscaping buffers, and associated infrastructure improvements on 16.87 acres MOL, on an ONMU zoned parcel, as per the attached plans. **Staff recommends approval.**

10. **SP 2401-007 Chipotle @ Signature Drive**

Parcel G17A004A

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,420 SF fast food restaurant with a mobile pick-up lane and associated infrastructure on 0.84 acres, MOL. **The Project Review Committee recommends approval.**

11. **SP 2401-008 Fifth Third Bank - Pinellas Plaza**

A portion of parcel G04-055C

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 1,900 SF bank building with a drive-thru and associated infrastructure within Pinellas Plaza on 1 acre, MOL. **The applicant is seeking a favorable recommendation from the Special Magistrate contingent on a favorable recommendation from the Project Review Committee.**

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.

June 11, 2024 2:15 PM