



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

July 9, 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 Board/Special Magistrate Regular Meeting June 11, 2024, at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2405-002 Michael DeMers
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 G18-023, G18-024, G18-025, and G18-026

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment request to change the zoning designation from MHP (City) to M-1 (City) for the parcel listed above on 0.913 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2405-002 (O2024-42). **The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-43 to be forwarded to the City Commission for further action.**

2. RZ 2406-001 Oxford Oaks Professional Plaza

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.

Portion of Parcel D17-069

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map amendment request to change the zoning designation from CL/ROW (Sumter County) to C-2 (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2406-001 (O2024-44). **The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-45 to be forwarded to the City Commission for further action.**

3. SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center

Parcel G08-016

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 167,118 SF independent living facility with 164 units with associated infrastructure on 6.28 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of outstanding city attorney comments prior to the city commission meeting.**

4. SP 2312-007 Wildwood Training Center (Duke Energy)

Parcels D32-006, D32-012, & D32-125

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 18,377 SF training center with a 6,950 SF attached canopy, a tower training area, a pole training

area, and a future substation training area with associated infrastructure on 18.36 acres, MOL. Duke energy will provide improvements to CR 128 from the east ROW of CR 462 to the northwest corner of parcel D32-012 to be submitted under a separate application. **Staff recommends approval with the submission of CR 128 improvements to be submitted under a separate application.**

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.

July 9, 2024 2:15 PM