



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

September 3, 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

III. OLD BUSINESS

IV. NEW BUSINESS

1. RZ 2407-001 707 Missouri Ave

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 G05-029

The applicant seeks a favorable recommendation from the Planning and Zoning

Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR1 (County) to R-2 (City) for the parcel listed above on 5.63 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2407-001 (O2024-54). **Staff recommends approval**

2. **SP 2312-010 The Railyard**

Parcels G06L152, G06L154, G06L156, G06L165

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Private-Public Partnership Downtown Revitalization Project proposing the construction of a multi-tenant Restaurant/Retail Development featuring approximately 7,494 Square Feet of area accommodating 300 seats in a two-story building that will host two tenants. Tenant 1 will feature approximately 3,392 square feet of area and Tenant 2 will have approximately 4,198 square feet. Both tenants will feature covered rooftop and outdoor seating areas for patrons. The total area to be developed is approximately 14,748 square feet and includes associated infrastructure such as enhanced hardscape, landscaping, underground storm water vaults, site lighting and on-site parking spaces on .034 acres MOL, as per the attached plans. **The Project Review Committee recommends approval upon resolution of the outstanding fire comments**

3. **SP 2403-007 Highfield at Twisted Oaks Amenity Center**

Portion of D30-030 & D30-031

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks Subdivision Amenity Center consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure on 1.442 acres, MOL. Highfield at Twisted Oaks residences will also have access to the Twisted Oaks Amenity Center located approximately 0.42 miles southeast of this development. **Project Review Committee recommends approval.**

4. **SP 2405-002 VOSO Phase XI C&D Master Plan**

Parcels K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001, and K28-001

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on 753.04 acres, MOL. **The Project Review Committee recommends approval**

5. **SE 2408-001 Wildwood Oaks**

Parcel G05-183

The applicant is seeking a special exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an automobile repair shop on

a portion of parcel G05-183, zoned CMU. **Staff 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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