



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

October 1, 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 August 06, 2024, at 2:15 PM.**

2. **Planning & Zoning Regular Meeting September 03, 2024, at 2.15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2408-001 Old Wire West**

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.

Parcel G05D061

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 R-3 (City) to C-1 (City) for the parcel listed above on 0.298 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-001 (O2024-60). **Staff recommends approval.**

2. RZ 2408-002 Kent's Building

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 G06L166

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 R-3 (City) to C-1 (City) for the parcel listed above on 0.242 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-002 (O2024-62). **Staff recommends approval**

3. RZ 2408-003 John Papagno Residential

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 Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for parcel D19-031 on 2.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2408-003 (O2024-58). **Staff recommends approval.**

4. PD 2404-001 Convenience Store with Gas Planned Development

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE

LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY LG WILDWOOD LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G07-076, G07-078 & G07-250

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on the parcels listed above. This PD allows five (5) signs to be located on the property which along with requirements to the existing billboard as outlined in the ordinance. **Project Review Committee recommends approval.**

5. SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

Parcel G30E001C

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 5,600 square foot warehouse building, four parking spaces including one Florida ADA Accessible parking space, Dumpster, and associated infrastructure on 0.95 acres, MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2. **The Project Review Committee recommends approval**

6. SE 2403-001 Wildwood Micro Hospital

Parcels

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Hospital to be allowed on the 44-acre parcel listed above, zoned C-3. The proposed hospital will have a total of 30 beds and approximately 70,000 square feet in area with 148 parking spaces. **Staff recommends denial**

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.

October 1, 2024 2:15 PM