



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

November 5, 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 October 01, 2024 at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2409-001 Indian Oaks Self Storage**

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 K09A020

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 RR5C (County) to C-2 (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2409-001 (O2024-77). **Staff recommends approval.**

2. **RZ 2410-001 Greatest American Hero**

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 D19-067

The applicant seeks approval from the Planning and Zoning Board for a Zoning Map amendment to change the zoning district from RR5C (County) to R-1 (City) for the parcel listed above on 5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2410-001 (O2024-69). **Staff recommends approval.**

3. **SP 2308-008 Canvas at Wildwood**

Parcels D18-034 & D18-079

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a multifamily development consisting of 224 residential units with associated improvements including a total of 457 parking spaces and amenity area featuring a clubhouse, a pool, a large dog park, one pickleball court, a game lawn area, a work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on 25.62 acres MOL, as per the attached plans. **The Project Review Committee recommends approval upon resolution of outstanding comments**

4. **SP 2309-008 Encounter Church**

Parcels D32-057 & D32-158

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 15,304 SF church with associated infrastructure on 6.72 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of outstanding city attorney comments.**

5. **SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion**
Parcels D32-056 and D32-072

The project review committee recommends approval.

6. SP 2408-005 VOSO PH XXXI DEFG Master Plan

Parcels K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, & K35-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas on 1,661.55 acres, MOL. **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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