



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

December 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

1. **Planning & Zoning Regular Meeting November 05, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2410-003 Floeter House**

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 G27B010

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 R6C (Sumter County) to MHP (City) for the parcel listed above on 0.182 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2410-003 (O2024-81). **Staff recommends approval.**

2. **PD 2312-001 Wildwood III Planned Development**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA 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 CEDAR CREEK EQUITY INVESTMENTS, LLC AND SUNSCAPE FARMS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for Wildwood III on approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. All the provisions are outlined in detail within the attached ordinance. **The Project Review Committee recommends approval.**

3. **PLAT 2401-001 Cootie's Ranch Final Plat**

Parcels D19-027, D19-110, D19-120, & D19-121

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Cootie's Ranch Final Plat, a 4-parcel subdivision which includes Tract A for right-of-way dedication to the public along CR 216 and a 20-foot ingress/egress and utility easement for parcel 1 that is located along the western boundary of parcel 2 on 38.55 acres, MOL. **The Project Review Committee recommends approval.**

4. **PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV)**

Parcel: A portion of D31A218

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Twisted Oaks Phase 2 Final Plat (Construction phases III and IV) consisting of 215 lots and 2 tracts, per the attached plans. **The Project Review Committee recommends approval**

contingent upon resolution of outstanding City Attorney comments.

**5. PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat
Portion of Parcel D31A218**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Twisted Oaks Townhomes Phase 2 Final Plat, a 128 lot subdivision with 4 tracts on 9.467 acres, MOL. **The Project Review Committee recommends approval.**

**6. PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat
Portion of Parcel D30-030**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Highfield at Twisted Oaks Phase 2 Final Plat, a 140-lot subdivision with 3 tracts on 25.110 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of the city attorney comments.**

7. SP 2404-006 Dr. Heydari Medical Office Mod

The applicant is seeking a favorable recommendation from the Planning and Zoning Board for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1. **The project review committee recommends approval upon resolution of the outstanding comments.**

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.

December 3, 2024 2:15 PM