



PLANNING & ZONING BOARD - CITY OF WILDWOOD
Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
January 7, 2025 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 December 03, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2410-002 Kylie**

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 G05-258

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for parcel G05-258 on 4.82 acres MOL. **Staff recommends approval.**

2. RZ 2410-004 Oxford 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.

Parcel D20-050

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (City) for parcel D20-050 on 3.63 acres MOL. **Staff recommends approval.**

3. RZ 2411-001 VOSO 11th Amendment Rezoning

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 G16-005 anhd Portion of Parcel G16-100

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcels listed above on 9.745 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2411-001 (O2024-88). **Staff recommends approval**

4. RZ 2411-002 Megan Stover 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 G15D009

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 C-3 (City) to CC (City) for the parcel listed above on 2 acres

MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2411-002 (O2024-86). **Staff recommends approval.**

5. **RZ 2412-002 Wieckhorst**

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 G29A239

The applicant is seeking a favorable recommendation from the Special Magistrate for a Zoning Map amendment to change the zoning district from RR1 (Sumter County) to ER (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2412-002 (O2024-97). **Staff recommends approval.**

6. **SP 2204-004 Freedom Fellowship Church**

Parcel D33-020

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 10,000 SF church with associated infrastructure on 6.72 acres, MOL. **Project Review Committee recommends approval contingent on the resolution of outstanding comments.**

7. **SP 2408-008 Citizen's First Bank Office Building**

Parcel G08-120

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.

January 7, 2025 2:15 PM