



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

Agenda
Regular Meeting
February 4, 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 January 07, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2412-001 HEU Wildwood**

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.

Parcels G16A002, G16A008, G16A011, & G16DA003

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 RPUD (Sumter County) to MHP (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003 on a total of 0.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2412-001 (O2025-1). **Staff Recommends approval.**

2. PD 2406-001 Densan Park Planned Development Amendment

Parcel (s) D08-016, D08-18, D08-040, D09-016, D09-042, D09-046, D09N071 & D09-028

The applicant seeks a favorable recommendation from the Planning and Zoning Board for a Planned Development Amendment on a property zoned R-2 consisting of 276 residential units on 85.13 acres MOL. **The Project Review Committee recommends approval**

3. SP 2310-002 Hydrologic Wildwood

Parcel G15-012

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one-story 32,200-square-foot commercial building providing for 30,200 square feet of warehouse space and 2,000 square feet of retail spaces, featuring 10 bays separated by truckwells, 25 standard parking spaces, two (2) Florida ADA accessible parking spaces, and nine (9) loading areas, and associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on 5.06 acres MOL, as per the attached plans. **The Project Review Committee recommends approval upon resolution of outstanding comments.**

4. SP 2412-002 VOSO PH XXXI JKL Master Plan

Parcels K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027, and K33-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on 968.479 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.

February 4, 2025 2:15 PM