



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

Agenda
Regular Meeting
April 8, 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 March 04, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2404-002 Johary Real Estate**

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 G29-008

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 RR-1 (County) to C-2 (City) for the parcel listed above on 2 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2404-003 (O2025-8). **Staff is recommending approval.**

2. **PJ # A25-0017 Naimat Jesus Inc 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.

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 RR1 (County) to CMU (City) for parcels G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147 on 8 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment A25-0016 (O2025-10). **Staff recommends denial.**

3. **PJ #A25-0823 - Rezoning - 5127 CR 169**

Staff recommends approval

4. **SP 2408-001 708 N. Main Street**

Parcel G06C005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 1,400 square-foot commercial office and retail building and associated infrastructure on 0.302 acres MOL. **Staff recommends approval contingent on the Project Review Committee's recommendation.**

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.

April 8, 2025 2:15 PM