



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

Agenda
Regular Meeting
May 6, 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 April 08, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **A25-1154 RZ Mills Property**

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 G22A1825

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 R6M (County) to MHP (City) for parcel G22A1825 on 0.479 acres MOL. **Staff recommends approval.**

2. **SP 2310-004 Wildwood Self Storage**

Parcel G33-154

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a three-story self-service 101-250-square-foot storage building, providing for five parking spaces, including two (2) Florida ADA accessible parking spaces and three regular parking spaces, together with associated infrastructure such as landscaping buffers, loading area, storm water dry retention pond, site lighting improvements, and commercial driveway on 4.86 acres MOL, as per the attached plans. **The Project Review Committee recommends approval upon resolution of outstanding comments**

3. **SP 2405-001 Circle K US 301 & CR 462**

Parcel D31A218

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,200 square-foot Circle K building, 7 fueling pumps, 3 high speed diesel pumps, 25 parking spaces, and associated infrastructure on 3.28 acres MOL. **The Project Review Committee recommends approval**

4. **PLAT 2409-002 One Hundred (100) Oaks Improvement Plan**

Parcels G19-011 & G30-048

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of the One Hundred (100) Oaks Subdivision, an improvement plan consisting of 305 single-family lots with associated infrastructure on 99.81 acres, MOL. The subdivision is proposing to include the following amenities on a separate site plan; community garden, grill area with picnic tables, playground, and nature trails. **The Project Review Committee recommends approval contingent on the resolution of outstanding comments. Staff recommends approval with development order stipulations.**

5. **PLAT 2410-004 Boulder Square Improvement Plan**

Parcels F01-101, F01A008, G06-185, G06-186, & G06-187

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Boulder Square Subdivision, an improvement plan consisting of 270 dwelling units with 178 single-family detached lots and 92 single-family attached lots with associated infrastructure on 84.10 acres, MOL. The subdivision proposes to include the following

amenities on a separate site plan; a community pool, a walking trail with exercise equipment, and a picnic area. **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.

May 6, 2025 2:15 PM