



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

Agenda
Regular Meeting
June 3, 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 May 06, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **A25-1565 - Variance - 102 Gator Ct.**

2. **Text Amendment to the City's Land Development Regulations**
AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING
THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF
WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND

**DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT;
PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN
EFFECTIVE DATE**

Staff is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed Text Amendments to the Land Development Regulations made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan and to comply with new legislation. **Staff recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive Plan.**

3. **SP 2404-007 All County Collision**

Parcel D08A001

The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for the construction of a 12,321 SF vehicle repair building with parking spaces, storm water pond, and associated infrastructure on 1.97 acres MOL, per the attached plans. **The Project Review Committee recommends approval.**

4. **SP 2407-005 Wildwood Oaks Master Plan - Mass Grading**

Parcel G05-183 and G05-125

The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for the construction of a retention pond and improved driveway on 4.681 acres MOL, per attached plans. **The Project Review Committee recommends approval subject to resolution of outstanding comments and agreement to proceed with dedication of the 15' utility easement along the western border of the property via the final plat.**

5. **PLAT 2408-008 Matteo Oaks Improvement Plan**

Parcels C36-102, C36-003

The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for the construction of one hundred and eighty (180) single-family dwelling units, parking, drive aisles, and associated infrastructure on 45.16 acres MOL per the attached plans. **The Project Review Committee recommends approval.**

6. **A25-1127 VOSO Shanty Creek Villas Master Plan**

Parcel(s) G16-005, G16-112

The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for a master plan consisting of residential areas not to exceed 80 units, and nonresidential areas, on 9.74 acres MOL. **The Project Review Committee recommends approval.**

7. **A25-0036 Twisted Oaks Commercial Final Plat**

The applicant is seeking favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for a replat of Tracts C-2B, C-2A, C-3, C-4, C-5, and P-3 within the Twisted Oaks Final Plat (PLAT 2308-004 PB 21/Page 18), creating tracts C2-C, C2-A, C-3A, and C-3B for the Twisted Oaks Commercial Final Plat on 8.119 acres MOL, per the attached plan. **The Project Review Committee recommends approval.**

8. **A25-1714 - Rezoning - Parcel # G15A132 (6454 C-44A, Wildwood, FL 34785)**

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 G15A132

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 (Sumter County) to RMU-10 (City) for the parcel listed above on 0.14 acres MOL. **Staff recommends a favorable recommendation of Ordinance Number O2025-23 be forwarded to the City Commission for further action.**

9. **SP 2407-007 Discount Tire - Turkey Run Lot 6**

Parcel G05Y006

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure on 1.45 acres, MOL. **The Project Review Committee recommends approval with conditions**

10. **SP 2407-009 Convenience Store & Coffee Shop - Utilities Only**

Parcels F03-005 & F03-007

The applicant is seeking approval from the Project Review Committee for the construction of private utility infrastructure to serve a 5,270 SF convenience store with 13 fueling pumps and a 900 SF coffee shop on 3.07 acres, MOL. **The Project Review Committee recommends approval**

11. **SP 2409-002 One Hundred (100) Oaks Offsite Forcemain**

Within US 301 Right-of-Way

The applicant is seeking approval from the Project Review Committee for the construction of an 8,682 linear foot, 14-inch force main running approximately

1.7 miles within the US 301 Right-of-Way. **The Project Review Committee recommends approval contingent on the submission of the performance surety.**

12. **A25-0035 Densan Park Phase 2 Final Plat**

Parcels D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071

The applicant is seeking a favorable recommendation from the Project Review Committee for the Densan Park Phase 2 Final Plat, a 67-unit residential subdivision which includes 12 tracts and dedication of four rights-of-way to the City of Wildwood, on 28.75 acres, MOL. **The Project Review Committee recommends approval subject to resolution of 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.

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