

**City of Wildwood
Planning and Zoning Board/Special Magistrate
February 1, 2011**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, February 1, 2011 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, FL.

Present: Special Magistrate Archie O. Lowry, Jr.; Jason McHugh, Development Services Coordinator; Melanie Peavy, Development Services Director; Shelley Martin, Development Technician.

The Planning and Zoning Board/Special Magistrate meeting was called to order at 4:00 p.m. by Special Magistrate Archie O. Lowry.

Jason McHugh, Melanie Peavy, Shelley Martin, were sworn in.

Minutes were approved and signed from the November 9, 2010 Planning & Zoning Board Meeting.

RZ1007-02 Quadventure PUD

Jason McHugh: Explained that there has been a modification to the staff report that was sent out earlier last week. It's in relation to the comments received from Sumter County late yesterday afternoon for the record. Explained the project is located at the SE corner of the intersection of CR 179 and SR 44 and is contiguous to the Brownwood development. Read staff report into record requesting approval for a zoning map amendment from Sumter County Rural Residential to City of Wildwood Planned Unit Development. Ordinance 02011-01. The project is compliant with all applicable goals, objectives and policies of the comprehensive plan.

Special Magistrate & Jason McHugh: Discussed the transportation elements of the project which requires the city to promote alternative forms of transportation to reduce motor vehicle travel. SR 44 has been designated by Lake Sumter Metropolitan Transportation Organization as well as the City as a future transit corridor. Maybe bus service or bus rapid transit depending on how Sumter County and the MPO develop the transit plan.

Special Magistrate: Asked why the transit system does not provide an apron for buses to get off the main drag way to pick up people as opposed to stopping in one lane.

Jason McHugh: Explained the City is not involved in transit and that Sumter County is the transit service provider per the agreement with the county. Explained prior to site plan approval, the applicant or developer will have to sign an agreement with Sumter County or the Lake Sumter MPO to discuss the different stipulations that may happen with transit. Explained in this particular case it will be on site and could be incorporated off the right of way. It will all depend on the agreement with Sumter County.

Special Magistrate: Expressed his concern on the foresight to understand that you probably shouldn't be stopping on a major road and stop the traffic behind it. It makes common sense to build corridor so the bus gets out of the way, traffic can keep going and not clog up.

Jason McHugh: "Staff believes the SR 44 corridor is appropriate for the type and scale of the development proposed by the applicant. Staff received comments from the Sumter County Planning Department which the following comments were made in reference to this project."

1) Should the developer utilize CR 179 to access the site (showed road on map to the west) if the applicant chooses to use that roadway for access the traffic analysis conducted during site plan stage shall address the impacts to the road segment.

Special Magistrate: "If the developer utilizes CR 179 as an access to the site, how else would you be able to access the site? The road by the Speckled Butter Bean goes thru the industrial complex?"

Jason McHugh: Showed the main access for ingress and egress. Explained the project would have a new road and may not be using the existing roads that are there now. The new road will not line up with Buena Vista and Powell Road.

2.) Recommend additional language on page 8 concerning impact fee obligations. City staff feels the existing language is adequate.

3.) County believes the developer should be responsible for constructing the required transit stop rather the developer simply setting aside property to accommodate the stop. Staff modified the language in section 2(D) (4) (d) of Ordinance 02011-01 to read as follows:

"The project shall provide accommodation for the placement of a transit stop within the project boundary along SR44. Placement and construction of the transit stop shall be subject to a future agreement between the developer and the transit service provider, Sumter County and or Lake Sumter MPO, prior to site plan approval".

Therefore, staff suggests approval of the Ordinance #02011-01 with the amended language in section 2 (D) (4) (d) to be forwarded to the city commission for final approval.

Special Magistrate: This project will fall under a PUD which holds mixed use residential and commercial?

Jason McHugh: To include Institutional uses also.

Greg Beliveau from LPG was sworn:

Greg walked up to the conceptual plan and explained only a portion of the property was recently annexed into the city and is included with our comprehensive plan. Working with City of Wildwood staff is how they came up with the design of this project. Discussed mass transit and bus driver's opinion on the safety of the riders and bus drivers. It's subject to the provider, which is Sumter County and the MPO.

Special Magistrate: "Is your client ready to proceed forward with the development if this project is approved?"

Greg Beliveau: The client is marketing heavily to follow thru and hopes to possibly get some business from the Brownwood DRI.

Special Magistrate: Asked Jason McHugh to please rise, commented on how great the new wording on page 8 of the ordinance part (K) concerning enforcement of rules and regulations. Also on the expiration on the Planned Unit Development on page 9 and 10 states actual construction must begin within the project within 24 months. What is considered actual construction? Is that the building permit or dirt being moved?

Melanie Peavy: Stated the expiration of the Planned Unit Developments is extendable, due to market conditions. The developers can petition the commission for an extension every 6 months if needed.

Special Magistrate: "Based upon the testimony and information presented to me, I recommend **approval** to the City Commissioners for this project."

CU 1012-01 Ed Lynum and Andrew Brown

Jason McHugh read staff report into the record. Applicant is requesting a conditional use permit to allow a doublewide mobile home in an area zoned commercial for security purposes. The property is located on Kilgore Street. Staff recommends approval contingent on the following:

1. Approval, exemption or permitting of the project by all agencies of competent jurisdiction.
2. A conditional use that is not initiated within 1 year of being granted shall not be established without a new application and public hearing in accordance with the procedure for such. A conditional use that is abandoned for a period of six months or more shall not be re-established without a new application and public hearing in accordance with the procedures for such;
3. The conditional use should be permitted for 1 year, the applicant should re-apply and a new public hearing should be held in accordance with the Land Development Regulations; and;
4. A concurrency determination application has been submitted to the Development Services Department. It has been determined that water and wastewater services are available to the property. Should the conditional use be granted, applicant shall be required to connect to city services and pay applicable tie and connection fees. The applicant will further be required to purchase a separate meter for the mobile home. Wastewater connection will require the installation of an E-1 lift station.

Special Magistrate: "Has this property come before me on the same request?"

Jason McHugh: "Yes, but it was never initiated. They had to re-apply."

Andrew Brown and Ed Lynum were sworn in.

Special Magistrate: Stated he had approved this case last year and asked if Mr. Lynum was going to follow thru with it this time.

Ed Lynum: Explained his health has been bad and would like Mr. Brown to have use of the mobile home for security reasons.

Special Magistrate: Asked if the property has had trouble with vandalism since last year. Are you building something or is it already there?

Andrew Brown: Stated the storage buildings are already there and there has been some damage and some vandalism and the police stated they would keep more activity riding thru.

Jason McHugh: Showed photos of the property and the trailer already being on site for the record.

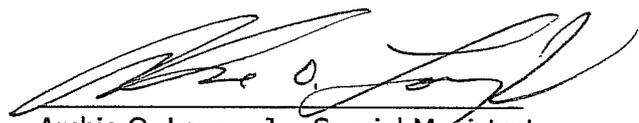
Special Magistrate: Asked if the City has reviewed the unit that has been placed on the property.

Melanie Peavy: Stated she did a site visit and took the pictures, but can not issue any type of building permits until the conditional use is approved. Stated she is bringing it to the Board's attention that the mobile home is on the property. Explained they will be required to have a licensed contractor come in to inspect the home to make sure that it is adequate before building permits can be issued.

Special Magistrate "Based upon the testimony and information presented, I recommend **approval** for the conditional use under the conditions set forth by staff. However upon granting the conditional use if the permits are not pulled within 90 days the conditional use will be automatically revoked. Then move with code enforcement to have the trailer or unit off the property."

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at 4:30 p.m.

3/1/2010
Date


Archie O. Lowry, Jr., Special Magistrate
City of Wildwood, Florida