

**City of Wildwood
Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency
April 5, 2011**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, April 5, 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; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 4:00 p.m. by Special Magistrate Archie O. Lowry.

Jason McHugh and Melanie Peavy were sworn in.

Minutes were approved and signed from the March 1, 2011 Planning & Zoning Board Meeting.

CP 1103-01 Stewood LLC

Melanie Peavy: Read the staff report into the record. Ms. Peavy noted for the record that this is a less intensive land use on the property than what is currently allowed under the Comprehensive Plan. She went on to detail the administrative process required to complete this request. After approval by the P&Z Board as Local Planning Agency, it would be sent to the City Commission for adoption of Ordinance O2011-03, after which a small scale land use amendment to the City of Wildwood Comprehensive Plan would be sent to the State of Florida Department of Community Affairs (DCA) with a 30 day public comment period. Once complete, staff would bring the rezoning back to the P&Z Board to go to the City Commission.

Ms. Peavy also indicated this property has adjacent commercial neighbors, which was a factor in staff's support of the owner's request.

Special Magistrate: Asked what the benefit would be to the property owner to change from Industrial to Commercial.

Melanie Peavy: There is a church that wants to utilize the property at some point in the future. The church cannot utilize a site with Industrial zoning.

Special Magistrate: Asked about the potential impact of a church on the surrounding Industrial neighbors.

Melanie Peavy: Stated that the times the church would be open (Wednesday evenings and Sundays) would not have an adverse impact on the surrounding properties.

Special Magistrate: Asked what would be necessary for the property to change back to Industrial zoning in future should the proposed change be approved.

Melanie Peavy: Stated that a new application for a small scale land use amendment would be required. Ms. Peavy explained that the property in question was approved for Commercial use by Sumter County prior to annexation, and that the property is established with commercial storefronts.

Special Magistrate: Asked if there was anyone from the public wishing to speak on the matter.

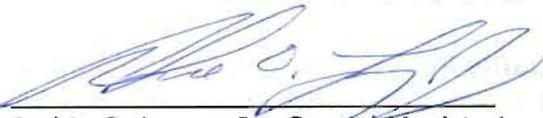
The owner declined to make further comment beyond the staff report; there was no one from the public present to speak on the matter.

Special Magistrate: "Based upon the testimony and information presented, **I recommend approval of the project.**" **But to the extent this property were to come back before the P&Z Board as Local Planning Agency for re-zoning to Industrial, it would not be as easily done as making an application and applying.**

With no further business to discuss, the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency meeting for the City of Wildwood was adjourned at 4:15 p.m.

Date

6/7/2011



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