

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

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, July 5, 2011 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, FL.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Richard Busche, City Engineer (Kimley Horn and Associates); Melanie Peavy, Development Services Director; Jason McHugh, Development Services Coordinator; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:11 p.m. by Special Magistrate Archie O. Lowry.

There were no minutes to approve at this time (Note: Minutes from the April 5, 2011 P&Z as LPA were approved at the regular P&Z meeting on May 3, 2011).

Richard Busche, Jason McHugh, and Melanie Peavy were sworn in at this time.

New Business:

Small-Scale Comprehensive Plan Amendment , CP 1106-01 Oxford II / Lenity Group LLC, a portion of Parcel D08=005

Melanie Peavy: Read the staff report into the record. The project is development-ready, and the applicant intends to develop another project similar to the Steeplechase Retirement Residence.

Special Magistrate: At the time Steeplechase came through, did they contemplate another segment similar to Steeplechase with a different name?

Melanie Peavy: I do not know that was the case at the time, but this is the same group. They have plans for a larger medical facility that would have several different types of living facilities on the site or close to it.

Special Magistrate: And this future project when it comes through would be subject to the City's guidelines?

Melanie Peavy: Yes. The current Steeplechase is full and has a waiting list, which spurred this project.

At this time, the Special Magistrate had some housekeeping questions regarding the project, and the balance of the staff report was read into the record by Ms. Peavy. Mr. Lowry also had questions about the procedure for approval of the small-scale amendment and site plan as it relates to recently passed legislation (Note: Community Planning Act [HB 7207] of 2011).

Special Magistrate: Asked for comment from the audience at this time to speak on the project.

Michael Fuller with Lenity Group LLC, was sworn in at this time to address the project.

Special Magistrate: Please tell me about the purpose of the project.

Michael Fuller: The existing development (Steeplechase) is full; this project will be similar to Steeplechase.

Special Magistrate: Asked for comment from anyone else in the audience at this time to speak on the project.

Herb Schaefer with the Open Bible Lutheran Church came forward to be sworn in and recognized.

Herb Schaefer: Voiced the Church's concerns specifically relating to roadways and future construction.

At this time, Mr. Lowry outlined the approval process of this project for Mr. Schaefer, advising him to look for the site plan when it is presented to the City for the project, which should provide the details he is seeking.

Melanie Peavy: The City is aware that the roadway leading into the development will require additional work/upgrading for this and future developments, which is part of what the City will be looking for on the site plan submittal for Oxford II.

Michael Fuller: He spoke with Mr. Schaefer prior to the meeting, and Lenity Group intends to provide a site plan for review by Open Bible Lutheran Church prior to submission to the City, something similar to a neighborhood meeting.

Special Magistrate: Asked for further comment from the public at this time; seeing no one, Mr. Lowry moved approval of case CP 1106-01. "Based on the testimony and information received, **I recommend to the City Commission approval of Ordinance O2011-08.**"

DRAFT Land Development Regulations (LDRs), GP 1106-08 City of Wildwood

Melanie Peavy: Read the staff report into the record. The new LDRs have undergone extensive review by the Development Services Dept, Water/Wastewater Depts., Public Works, City Engineer (Kimley-Horn and Assoc.), City Attorney, and a variety of other parties. Additionally, City staff held a public workshop on May 24, 2011 that was well-attended and received.

At this time, Ms. Peavy went over the major highlights of each of the eight primary chapters of the revised LDRs. Mr. Lowry expressed some concerns about sections 1.4(B) and 1.8. He

requested some specific changes to the language which are re-stated below and are included in his recommendation to the City Commission.

There was some discussion of the language to approve variances in the current LDRs (section 3.4), which is substantially the same in the new revision (section 3.12). Ms. Peavy noted that it is the Board's option to determine whether the applicant meets the hardship test; staff does not disapprove applications for any failure to meet the required hardship test.

Special Magistrate: Based upon the testimony and information presented, **I recommend approval of the revised Land Development Regulations (LDRs) and favorable recommendation of Ordinance #O2011-07 to the City Commission subject to the following modifications to the LDRs:**

Section 1.4 (B) – Requirements for issuance of building permits – Language is needed to enable a property owner to obtain a building permit who utilizes an easement (which they may or may not own) for road access when the property does not directly abut a public road.

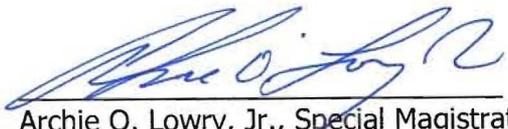
Section 1.8 – Special Magistrate – There should be a corresponding section (such as 1.8 [D]) that contains the same "Special Magistrate" language as section 1.7 (E).

Mr. Lowry commended staff for their diligent work on the updates to the Land Development Regulations. They have done an excellent job.

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at 3:46 p.m.

Date

8/9/11



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