

**City of Wildwood
Planning and Zoning Board/Special Magistrate
January 3, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, January 3, 2012 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Melanie Peavy, Development Services Director; Jason McHugh, Development Services Coordinator; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry.

Melanie Peavy, Development Services Director, was sworn in at this time.

Minutes were approved and signed from the December 6, 2011 Planning & Zoning Board Meeting (as well as a new file copy of the November 1, 2011 minutes that were previously approved).

Old Business:

NONE

New Business:

SE 1111-01 Missy's Place Adult Day Care – Special Exception approval for an adult day care in a residential area.

Melanie Peavy: Introduced herself and read the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval with a cap of 14 participants.

Mr. Lowry asked general questions about the property location, the status of a Special Exception approval for a child day care at another location, and the criteria used by Ms. Peavy to make her determination.

Mr. Lowry had further questions regarding the additional requirements being requested as part of the approval based on the project's similarity to other uses allowed in a residential district, as well as the proposed road widening of CR 466A (Cleveland Avenue).

Special Magistrate: Asked the owner and applicant to address the project at this time.

Robert Shoemaker, property owner (Oxford Land Bandit, Inc.) and Melissa Wilkes, applicant, were sworn in at this time to address this project.

Melissa Wilkes: Introduced herself (she is a licensed nursing home administrator in Ohio and Florida, most recently with Arbor Village in Wildwood), briefly addressed the project, and outlined the project's high points.

Mr. Lowry had some follow up questions regarding the specifics of the project, which Ms. Wilkes addressed.

Special Magistrate: Mr. Shoemaker, have you spoken to any of the contiguous property owners?

Robert Shoemaker: I spoke to one property owner.

Special Magistrate: And what was the nature of that conversation?

Robert Shoemaker: The property owner was for it; he had moved to the north (West Virginia). He did not have a chance to put anything in writing (it is the property to the north).

The Special Magistrate had additional questions regarding who owned the property previously and the previous neighbors.

There was additional discussion of the market research and evidence of need for this type of business in this locale.

Special Magistrate: Is there anyone here to speak in favor or opposition to the project?

No one stepped forward from the public at this time.

Melanie Peavy: Addressed the three letters that were received objecting to the Special Exception regarding the permissibility of the project in a residential area and vehicular and pedestrian safety. Ms. Peavy addressed those concerns as having a de minimis impact.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I give approval for the Special Exception use for an adult day care in a residential area, subject to the conditions noted in the staff report and a requirement that the use be implemented within the next 180 days, or this approval shall expire and the applicant would have to reapply.

There was some additional conversation regarding upcoming revisions to the Land Development Regulations. However, this would not impact the approval today or the requirement that the special exception be implemented within the next 180 days.

Special Magistrate: Is there any other business to come before me today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 3:30 p.m.

Date

2/7/2012

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