

**City of Wildwood
Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency
March 6, 2012**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, March 6, 2012 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Jerri Blair, City Attorney; 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 and Jason McHugh were sworn in at this time.

The minutes were approved from the Planning and Zoning Board as the Local Planning Agency (LPA) meeting of February 7, 2012.

Old Business:

NONE

New Business:

CP 1201-03 301/466 LLC Large Scale Comprehensive Plan Amendment

Approval and favorable recommendation to the City Commission of Ordinance O2012-14 for a Large-scale land use change from Oxford Neighborhood Mixed Use (ONMU) to Low Density Residential (LDR).

CP 1202-01 Capital Improvement Element Update

Approval and favorable recommendation to the City Commission of Ordinance O2012-13 modifying the five-year Capital Improvement Schedule of the Capital Improvement Element of the Comprehensive Plan as required by Section 163.3177(3)(b), Florida Statutes.

CP 1202-02 Text Amendment to the Comprehensive Plan

Approval and favorable recommendation to the City Commission of Ordinance O2012-15 proposing text amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements of the Adopted Local Comprehensive Plan in accordance with the Community Planning Act of 2011.

Melanie Peavy: Introduced herself and read excerpts from the staff report into the record to present the cases before the Planning and Zoning Board. The items were presented in one staff report as they will be part of one package being submitted to the State of Florida for review; however, there are three separate ordinances. Staff recommends approval all the items.

Ms. Peavy took item CP 1202-01, the Capital Improvement Element (CIE) Update (O2012-13) first, and gave a short narrative regarding some of the projects that are detailed in the CIE and their status.

Melanie Peavy: Do you want to rule on these items together or separately?

Special Magistrate: I think separately would be fine. I'm reviewing this as the Local Planning Agency?

Melanie Peavy: Yes.

CP 1202-01 Capital Improvement Element Update

The Special Magistrate and Ms. Peavy briefly discussed the criteria for approval of this item.

Special Magistrate: Is there anyone else here to speak on this item?

No one stepped forward from the public at this time.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of this item and Ordinance O2012-13 to the City Commission.

CP 1201-03 301/466 LLC Large Scale Comprehensive Plan Amendment

Melanie Peavy: Ms. Peavy read excerpts from the staff report into the record to present the 301/466 LLC Large-Scale Comprehensive Plan Amendment before the Planning and Zoning Board. Staff recommends approval of this item.

Special Magistrate: Any other comments?

Melanie Peavy: There were nineteen (19) notices sent out, and one (1) received in favor.

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.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the criteria in section 1.7 (C) of the Land Development Regulations, I recommend approval of the comprehensive plan amendment and Ordinance O2012-14 to the City Commission and submittal to the State of Florida.

CP 1202-02 Text Amendment to the Comprehensive Plan

Melanie Peavy: Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

There was discussion of the substance of the text amendment and how these less restrictive requirements will enable more local control and have a positive impact on future development. The Special Magistrate had follow up questions regarding how these changes could have

potential impacts, to which Ms. Peavy responded and described the controls that remain in place for future development.

Special Magistrate: Is there anyone else here to speak on this item?

No one stepped forward from the public at this time.

Special Magistrate: Ms. Blair, do you have any comments?

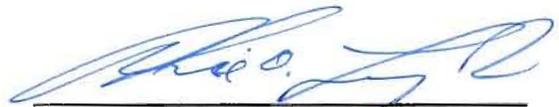
Jerri Blair: No, sir. It sounds like Ms. Peavy has covered everything.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of the comprehensive plan amendment and Ordinance O2012-15 to the City Commission and submittal to the State of Florida.

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.

April 19, 2012
Date


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