

**City of Wildwood
Planning and Zoning Board/Special Magistrate
June 5, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, June 5, 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; Richard Busche, City Engineer, Kimley Horn and Associates; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:34 p.m. by Special Magistrate Archie O. Lowry.

The minutes from the May 1, 2012 regular Planning and Zoning Board were approved at today's earlier meeting at 3 pm of the Planning and Zoning Board as Local Planning Agency.

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

Old Business:

SP 1203-01 Plat – Leatherman Subdivision

Plat approval to subdivide parcel D08=046 into three lots without shared infrastructure.

Melanie Peavy: Introduced herself and 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.

Special Magistrate: So this isn't just a lot split?

Melanie Peavy: It is the same thing. However, our code (LDRs) require that if you split a lot and create more than one additional lot, you have to go through the subdivision process – so it is not a minor lot split.

The Special Magistrate questioned Ms. Peavy regarding the requirements for the approval of subdivisions of land under the current edition of the Land Development Regulations. The City Engineer (Richard Busche) also stepped forward to address the Special Magistrate's questions.

Special Magistrate: Is there anyone from the public to speak for or against the project?

There were no public comments 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 the Leatherman Plat to the City Commission, subject to the staff recommendations.

New Business:

RZ 1203-01 301/466 LLC Rezoning

Rezoning from Neighborhood Mixed Use – 7 (NMU – 7) to Low Density Residential (R-1) in conformance with approved amendments to the Comprehensive Plan (pending adoption by the City Commission).

Melanie Peavy: Ms. 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.

[BREAK IN RECORDING AT THIS POINT DUE TO TAPE REVERSAL]

Special Magistrate: Based upon the Comprehensive Plan, this change is required?

Melanie Peavy: Yes.

The Special Magistrate had follow up questions for Ms. Peavy verifying that the zoning change meets the criteria outlined in the Land Development Regulations (LDRs).

Special Magistrate: Does anyone from the audience have any comments on this matter?

There were no public comments 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 the rezoning and Ordinance O2012-21 to the City Commission, subject to the staff recommendations.

RZ 1204-01 Police Tower Rezoning

City-initiated CIPD (Commercial/Industrial Planned Development) approval on property zoned C-1 (General Commercial – Downtown).

Melanie Peavy: Ms. 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.

The Special Magistrate had procedural questions for Ms. Peavy at this time regarding the rezoning. Ms. Peavy briefly explained the history of the site and why the CIPD is necessary at this site.

Special Magistrate: Does anyone from the audience have any comments on this matter?

There were no public comments 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 the rezoning and Ordinance O2012-19 to the City Commission, subject to the staff recommendations.

SP 1204-02 Police Tower Site Plan

Site Plan approval to co-locate an existing antenna, including a shelter building, generator, and gas storage tank.

Melanie Peavy: Ms. 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.

The Special Magistrate had technical questions regarding the height of the proposed tower. Brian Ely, BECC Contracting, Inc. (applicant) came forward to speak about the project.

Brian Ely, BECC Contracting, Inc. was sworn in at this time.

Brian Ely: We are going to add another antenna to the existing tower about two thirds of the way up. We are not going to raise the height of the existing tower.

Special Magistrate: Where is it going to be added?

Brian Ely: It is going to be added to the side of the tower, approximately two thirds of the way up. It is going to be microwave dish about 3' in diameter and 1.5' thick. There will be two; one pointed toward the water tower at the Villages to pick up the signal and one pointed toward Sumterville to continue the signal. There will be a radio shelter on the ground identical to what is there now, with a liquid propane gas tank and a generator.

Special Magistrate: Is the generator required by law?

Brian Ely: Yes, sir.

The Special Magistrate had some additional questions for Mr. Ely at this time regarding the new construction at the tower and the requirements under the Florida Building Code.

Special Magistrate: Does anyone from the audience have any comments on this matter?

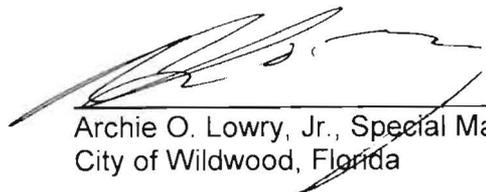
There were no public comments at this time.

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 the Site Plan to the City Commission, based on compliance with the LDRs, subject to the staff recommendations.

Special Magistrate: Is there any other business to come before the Local Planning Agency today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 4:02 p.m.

July 3, 2012
Date


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