

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
Acting as the Local Planning Agency  
June 5, 2012**

The meeting of the Planning and Zoning Board as Local Planning Agency/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 3:00 p.m. by Special Magistrate Archie O. Lowry.

The minutes were approved from the Planning and Zoning Board meeting of May 1, 2012.

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

**Old Business:**

**NONE**

**New Business:**

**CP 1108-01 Joint Planning Area – Comprehensive Plan Amendment**

Approval and favorable recommendation to the City Commission of Ordinance O2012-22 amending the Comprehensive Plan to implement the adopted Interlocal Service Boundary (ISB) and Joint Planning Agreement (JPA) between the City of Wildwood and Sumter County.

**Jason McHugh:** Introduced himself and read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Mr. McHugh noted for the record that the Ordinance number in the agenda should read O2012-22 (not O2012-18), and went on to present some background to the item before the Board.

**Special Magistrate:** Noted that section six of the Ordinance is missing some language.

**Jason McHugh:** The language is a direct “cut and paste” of language required by the Department of Economic Opportunity (despite appearing to be a run-on sentence and having grammatical errors).

**Special Magistrate:** Having said that, if you look at the first line, “This Ordinance, if the amendment is not timely challenged, shall be \_\_\_\_\_ 31 days after the state...”, what happens?

**Jason McHugh:** That should say “...shall be **effective** 31 days...”

**Special Magistrate:** Ok, so the word “effective” is missing?

**Jason McHugh:** Yes, that appears to be the case. I will double check to make sure I did not copy and paste incorrectly.

**Special Magistrate:** So that would make sense there?

**Jason McHugh:** Yes.

**Special Magistrate:** Ok, go ahead.

**Jason McHugh:** Proceeded with background information germane to the item, explaining the process between the City of Wildwood and Sumter County to arrive at the item before the Board. Explained the objectives of the agreement with Sumter County and provided an example of how the agreement would function in practice.

The special magistrate had some follow-up questions regarding non-contiguous properties, surrounding properties, and zoning matters concerning the agreement.

Jason McHugh presented the JPA boundary map and provided background on its creation for the Special Magistrate and addressed some follow-up questions from the Special Magistrate about the extent of the boundary and the composition of the land uses.

**Special Magistrate:** So there are relatively few changes, with the map being the major item. So how does this benefit the City?

**Jason McHugh:** Essentially, it benefits the City through future development by putting the land use in place for a property that wants to annex into the City. By eliminating the need for large-scale land use change amendments to the Comprehensive Plan being sent for State review, it becomes a small-scale amendment to the City's Plan and condenses the process. And it also allows for non-contiguous annexation as well as the formation of enclaves within the Joint Planning Area.

**Special Magistrate:** So what are the terms for changes or cancellation?

**Jason McHugh:** Changes have to be approved by the City and County, and disputes are resolved via a dispute resolution process (outlined on page 5, item 7 of Ordinance O2009-10). The agreement itself runs until 2020.

Mr. McHugh further summarized his comments regarding the amendment at this time.

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

There were no public comments at this time.

The Special Magistrate had summarizing comments regarding the creation of the Comprehensive Plan amendment to ensure that the amendment met the requirements for approval. The Special Magistrate found the amendment to be in compliance and concluded his remarks.

**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 O2012-22 to the City Commission and submittal to the State of Florida, subject to any other staff comments.

**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 3:34 p.m.

July 3, 2012  
Date

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