

**City of Wildwood
Planning and Zoning Board/Special Magistrate
June 7, 2011**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, June 7, 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; and Paul Ketz, Senior Development Specialist.

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

Minutes were approved and signed from the April 5, 2011 Planning & Zoning Board Meeting.

Melanie Peavy was sworn in at this time.

New Business:

Site Plan Review , SP 1103-01 Harry Harmer Parcel 10 Block C

Melanie Peavy: Read the staff report into the record.

Special Magistrate: Has City staff received all information they need for the site plan?

Melanie Peavy: Yes.

Special Magistrate: It is compatible with the other uses in the Industrial Park?

Melanie Peavy: Yes.

Special Magistrate: Is there any need for an environmental assessment?

Melanie Peavy: No sir. Harry Harmer's Industrial Park was platted before the new code. No environmental assessment or traffic analysis was required for this application.

Special Magistrate: And there are City Utilities to the Site?

Melanie Peavy: Yes, City water; wastewater is not available.

Special Magistrate: Was a survey of the site submitted?

Staff checked the file for a hard copy of the survey at this time. A survey was not readily available.

Richard Busche: It is a platted parcel of record and it was legally described as such on the engineering plans and the boundary of the platted parcel was depicted.

Special Magistrate: Is there a statement on the plans requiring the engineer's certification that the design will provide for a 24-hour, 25-year storm event?

Richard Busche: Yes, it is note number six on the site plan.

Special Magistrate: And you've reviewed the site plan?

Richard Busche: Yes.

Special Magistrate: And I believe you had some comments and corrections?

Richard Busche: There were two re-submittals, and upon the third submittal of plans we issued a letter on May 23, 2011 stating that we were satisfied with the plans and calculations.

Special Magistrate: So the plans I'm looking at today are the plans you've reviewed?

Richard Busche: Yes.

Special Magistrate: Any other comments about the plans?

Richard Busche: No.

The Special Magistrate had general questions for the applicant at this time regarding the nature of the building, the expected tenants, and the anticipated timeframe for completion. Bill Keen was introduced and sworn in at this time as the representative for this project.

The Special Magistrate asked for further comments from the audience or staff. Mr. Keen declined to make further comment; there was no one from the public present to speak on the matter.

Special Magistrate: "Based upon the testimony and information provided today and submission of the Site Plan pursuant to the requirements of the LDRs section 4.3 and 4.4, **I recommend approval of the project.**"

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at 3:08 p.m.

Date

7/5/2011


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