



City Hall

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

CITY HALL

100 N. Main Street
330-1330 Phone
330-1338 Fax

CITY MANAGER

Extension 109

CITY CLERK/FINANCE

Extension 100

HUMAN RESOURCES

Extension 103
330-1339 Fax

CUSTOMER SERVICE

(Utility Accounts/TDD)
Extension 130

BUILDING SERVICES

Code/Inspections/Permits
Extension 119
330-1334 Fax

DEVELOPMENT SERVICES

Planning/Zoning/Concurrency
Extension 118
330-1334 Fax

**PARKS & RECREATION
COMMUNITY CENTER**

Reservations:
Extension 114

POLICE

100 E. Huey Street
330-1355
330-1358 Fax

WOODWASTE

601 W. Gulf-Atlantic Hwy.
330-1345

REFUSE / STREETS

410 Grey Street
330-1343
330-1353 Fax

WASTEWATER

1290 Industrial Drive
330-1349
330-1350 Fax

WATER

801 E. Huey Street
330-1346
330-1347 Fax

AGENDA

June 7, 2011 AT 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. **CALL TO ORDER: Planning & Zoning Board**

Approval of minutes from April 5, 2011 Planning & Zoning Board/ Special Magistrate as Local Planning Agency.

2. **OLD BUSINESS: None**

3. **NEW BUSINESS:**

SP1103-01 Harry Harmer Parcel 10 Block C

Site plan approval to construct two industrial warehouse buildings, paved parking, and drainage facilities.

4. **FORUM**

5. **ADJOURNMENT:**

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

**City of Wildwood
Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency
April 5, 2011**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, April 5, 2011 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, FL.

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

The hearing was called to order at 4:00 p.m. by Special Magistrate Archie O. Lowry.

Jason McHugh and Melanie Peavy were sworn in.

Minutes were approved and signed from the March 1, 2011 Planning & Zoning Board Meeting.

CP 1103-01 Stewood LLC

Melanie Peavy: Read the staff report into the record. Ms. Peavy noted for the record that this is a less intensive land use on the property than what is currently allowed under the Comprehensive Plan. She went on to detail the administrative process required to complete this request. After approval by the P&Z Board as Local Planning Agency, it would be sent to the City Commission for adoption of Ordinance O2011-03, after which a small scale land use amendment to the City of Wildwood Comprehensive Plan would be sent to the State of Florida Department of Community Affairs (DCA) with a 30 day public comment period. Once complete, staff would bring the rezoning back to the P&Z Board to go to the City Commission.

Ms. Peavy also indicated this property has adjacent commercial neighbors, which was a factor in staff's support of the owner's request.

Special Magistrate: Asked what the benefit would be to the property owner to change from Industrial to Commercial.

Melanie Peavy: There is a church that wants to utilize the property at some point in the future. The church cannot utilize a site with Industrial zoning.

Special Magistrate: Asked about the potential impact of a church on the surrounding Industrial neighbors.

Melanie Peavy: Stated that the times the church would be open (Wednesday evenings and Sundays) would not have an adverse impact on the surrounding properties.

Special Magistrate: Asked what would be necessary for the property to change back to Industrial zoning in future should the proposed change be approved.

Melanie Peavy: Stated that a new application for a small scale land use amendment would be required. Ms. Peavy explained that the property in question was approved for Commercial use by Sumter County prior to annexation, and that the property is established with commercial storefronts.

Special Magistrate: Asked if there was anyone from the public wishing to speak on the matter.

The owner declined to make further comment beyond the staff report; there was no one from the public present to speak on the matter.

Special Magistrate: "Based upon the testimony and information presented, **I recommend approval of the project.**" **But to the extent this property were to come back before the P&Z Board as Local Planning Agency for re-zoning to Industrial, it would not be as easily done as making an application and applying.**

With no further business to discuss, the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency meeting for the City of Wildwood was adjourned at 4:15 p.m.

Date

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

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP1103-01

Owner: Harry Harmer

Applicant: Harry Harmer/Bill Keen

Engineer: Michael D. Moore, P.E.

Parcel No: Parcel 10, Block C South Wildwood Industrial Park

The applicant seeks site plan approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for the construction of two industrial warehouse buildings, paved parking area and drainage facilities.

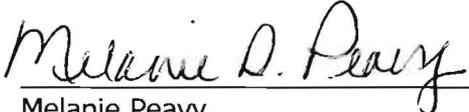
The Planning and Zoning Board/Special Magistrate has a duty to (1) determine whether sufficient information to make a recommendation to the City Commission has been submitted, or (2) describe those terms and conditions appropriate for the Planning and Zoning Board/Special Magistrate to develop a recommendation for the City Commission.

The City Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan, subject to:

1. Approval, exemption or permitting of the project by all agencies of competent jurisdiction.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the windows in the front and back of City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on May 27, 2011.

DATED: June 7, 2011



Melanie Peavy
Development Services Director

HARMER PARCEL 10, BLOCK C

03/17/2011

DEVELOPER/OWNER: HARRY HARMER
ADDRESS: 3200 NE 37TH PL
WILDWOOD, FL 34785
PHONE: (352) 303-1327

LEGAL DESCRIPTION:
PARCEL 10, BLOCK C, SOUTH WILDWOOD INDUSTRIAL PARK.

LIST OF PERMITS:

AGENCY	PERMIT
SWFWMD	ENVIRONMENTAL RESOURE PERMIT
DEPT. OF HEALTH	SEPTIC PERMIT
CITY OF WILDWOOD	SITE PERMIT
CITY OF WILDWOOD	BUILDING PERMIT

USE OF BUILDINGS:

BUILDING 1 (4080 SQ. FT.) WAREHOUSE FOR HVAC CO.
BUILDING 2 (9600 SQ. FT.) WAREHOUSE UNSPECIFIED CO.

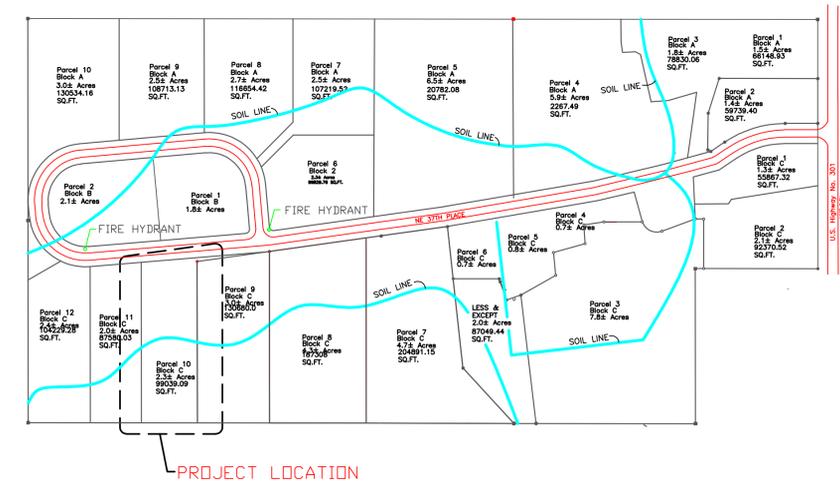
UTILITY COMPANIES:

WATER-CITY OF WILDWOOD
100 N. MAIN STREET
WILDWOOD, FL 34785
352-330-1335

PROGRESS ENERGY
1525 INDUSTRIAL OAKS DR.
WILDWOOD, FL 34785
352-748-2556

EMBARQ
BOX 490048
LEESBURG, FL 34749
352-326-1599

BRIGHTHOUSE NETWORKS
730 S. MAIN STREET
WILDWOOD, FL 34785
352-748-7664



LOCATION MAP OF PROJECT SITE
N.T.S.

DRAWING INDEX:

- 1 COVER
- 2 SITE PLAN
- 3 SITE DRAINAGE PLAN
- 4 TYPICAL DETAILS

Moore & Moore Engineering, Inc.
cert. of Auth. #00008101
Michael D. Moore, P.E.
Box 548
Homosassa, Florida 34487
352-621-3004 1-800-660-8850
Fax. 888-361-9769

Date	Date	By	Description

Wildwood

Wildwood

Parcel 10, Block C

Legend

-  Parcel 10, Block C
-  South Wildwood Industrial Park
-  2011 - Wildwood City Boundary (26,853 Ac +/-)



1 inch = 1,000 feet

**South Wildwood Industrial Park
Parcel 10, Block C**

