

**City of Wildwood
Planning and Zoning Board/Special Magistrate
April 10, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, April 10, 2012 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Jason McHugh, Acting Development Services Director; 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.

Jason McHugh and Richard Busche were sworn in at this time.

Minutes were approved and signed from the February 7, 2012 Planning & Zoning Board/Special Magistrate meeting and the March 6th, 2012 Planning and Zoning Board as Local Planning Agency meeting.

Old Business:

NONE

New Business:

SP 1201-04 Brute Properties Concrete Block Plant

Site Plan approval for a 25,564 sq. ft. concrete block plant, paved driveway, and parking lot.

Jason McHugh: Introduced himself 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 Site Plan subject to approval, exemption, or permitting of all authorities of competent jurisdiction, as well as execution of a maintenance agreement concurrent with the Site Plan.

Special Magistrate: Are the materials (aggregate) being stored outside required to be covered?.

Jason McHugh: The Code does not require that those materials be covered.

Special Magistrate: Mr. Busche, would you please come forward to address this project?

Richard Busche: Introduced himself for the record (City Engineer, Kimley Horn and Associates).

Special Magistrate: You've reviewed the Site Plans for the required submittals based on the criteria in the Land Development Regulations to ensure it complies?

Richard Busche: Yes. We reviewed the initial submittals and resubmittals.

Special Magistrate: Are there any outstanding matters at this time?

Richard Busche: Only the two Jason just spoke about.

Special Magistrate: Do you have any other comments about this project?

Richard Busche: No, I do not.

Special Magistrate: Thank you, sir. Jason, I understand the zoning is appropriate, utilities exist and are being addressed in the maintenance agreement, and the topographic conditions are suitable for the development?

Jason McHugh: Yes, sir.

Special Magistrate: They provided the City a signed and sealed copy of the topographic/boundary survey?

Jason McHugh: Yes, sir.

The Special Magistrate questioned the City Engineer as to whether they review unsigned/unsealed copies of the boundary/topographical surveys. The City Engineer stated that they do not; an unsigned/unsealed document would be given a cursory review with a comment to submit a signed and sealed original.

The Special Magistrate had additional questions regarding the traffic study; Jason confirmed that the Lake-Sumter MPO had no comments.

Special Magistrate: Would the engineer for the project please step forward and say your name?

Ed Abshier, Abshier Engineering, stepped forward and was sworn in at this time.

Special Magistrate: Please tell me about your project

Ed Abshier: Described the concrete block plant.

The Special Magistrate asked about the type of aggregate that would be stored on the property, which will be in bins that are walled on three sides, as well as the potential at the property. Mr. Abshier indicated that any noise or dust from the stored aggregate will be mitigated and should be minimal.

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

No one from the public stepped forward at this time.

Special Magistrate: This is a project in an Industrial area, surrounded by Industrial?

Jason McHugh: Yes.

Special Magistrate: Based upon the testimony and information I've received today, I recommend approval of the project to the City Commission provided that those matters noted by City Staff are resolved.

SP 1202-01 Oxford Assembly of God Expansion

Site Plan approval for a 31,890 sq. ft. expansion for new church buildings with associated sidewalks and parking lots.

Jason McHugh: Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the project.

Special Magistrate: I believe this project came before me some time ago?

Jason McHugh: Yes. The previous approvals had expired.

Special Magistrate: Any comments from the City Engineer?

Richard Busche: The Site Plan was reviewed against the current Land Development Regulations, and to our knowledge the only outstanding issues are those noted earlier by Jason.

Special Magistrate: Is the applicant present?

Joe London, London Engineering, stepped forward to be sworn in at this time.

Special Magistrate: Please tell me about your project.

Mr. London introduced himself and briefly described the project to the Special Magistrate.

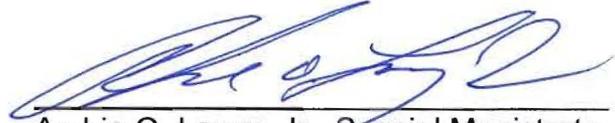
Special Magistrate: Is there anyone here to speak for or against the proposal? Hearing none, based upon the testimony and information I've received today, I recommend approval of the project to the City Commission provided that those matters noted by City Staff are resolved.

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 3:15 p.m.

Date

5/1/2012



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