

**City of Wildwood
Planning and Zoning Board/Special Magistrate
May 1, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, May 1, 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, 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.

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

Minutes were approved and signed from the April 10, 2012 Planning & Zoning Board/Special Magistrate meeting.

Old Business:

NONE

New Business:

SP 1201-03 Oxford Memorial Center (D07A013)

Site Plan approval for a 5,000 sq. ft. Funeral/Assembly Hall with a paved driveway and parking (reduced from 6,250 sq. ft. on original submittal).

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.

Special Magistrate: Have there been any public comments on this project?

Jason McHugh: No.

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 submittal and subsequent re-submittal and found it to be in compliance with the Land Development Regulations (LDRs).

Special Magistrate: Mr. Busche, I do not have any other questions. Is the applicant present?

Joe Strubinger, applicant, stepped forward and was sworn in at this time.

Special Magistrate: Please tell me about your project

Mr. Strubinger: It is a project to provide community events surrounding funerals, as well as family reunions or graduations.

The Special Magistrate had some follow up questions regarding construction materials, the longevity of the cemetery association, as well as other specifics of the project.

Special Magistrate: 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: Based upon the testimony and information I've received today, I recommend approval of the project to the City Commission.

SP 1203-01 Plat – Leatherman Subdivision

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

Jason McHugh: Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends this case be deferred as there are outstanding issues that are pending resolution for the project. Requested continuance to the June 5, 2012 Planning and Zoning Board meeting.

Special Magistrate: Yes. At the end of this meeting we will continue the meeting to June 5, 2012 in respect of this case. Next case?

SP 1203-02 Wildwood Batting Cages (D08=046)

Site Plan approval for two batting cages (22,620 sq. ft.), two buildings with covered patio areas (5,600 sq. ft.), and associated driveway, parking lot, and sidewalks.

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: Have there been any public comments on this project?

Jason McHugh: No.

Special Magistrate: Is there any lighting at this site that you are aware of?

Jason McHugh: I will have to check the site plan.

Special Magistrate: Mr. Busche, would you please come forward to address this project? Have you reviewed the Site Plan?

Richard Busche: Yes. We reviewed the initial submittal and subsequent re-submittal and found it to be in compliance with the Land Development Regulations (LDRs). I would have to check the site plan to verify lighting.

Special Magistrate: Do you review the lighting or are there criteria for review for the lighting?

Richard Busche: There are criteria in the Design Standards that refer to lighting, but that is reviewed by City Staff under the landscape review (not the Engineering Review).

Special Magistrate: Is the applicant present?

Danny Smith, applicant, stepped forward and was sworn in at this time.

Special Magistrate: Is there lighting?

Danny Smith: I do not know. I am the seller of the property, not the developer.

It was determined that the developer of the property was not present, but that Chris Potts, the engineer with Farner Barley on this project, was present.

Chris Potts, Farner, Barley, and Associates, was sworn in at this time.

Special Magistrate: Please tell us about the project.

Chris Potts: Described the batting cages project at this time.

There was some discussion regarding the previous related item (Leatherman Plat) at this time.

The Special Magistrate had some follow up questions regarding the specifics of the project at this time. Hours of operation were not known at this time, but that the location would be staffed during the majority of open hours. Mr. Potts was not aware of the lighting being proposed on the landscape plan.

Special Magistrate: Based upon the testimony and information I've received today, I recommend approval of the project to the City Commission subject to the Commission being provided information regarding site lighting, site staffing, and hours of operation for the Commission's consideration in making their final determination. Next Case?

TEMP 1204-02 Temporary Use – Gross (G05D121)

Temporary Use approval for temporary living quarters (RV) to be placed on the property while the primary residence is renovated.

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

The Special Magistrate had some follow up questions regarding the project which Jason McHugh addressed.

Special Magistrate: Is the applicant present?

Martin Ernst Gross stepped forward and was sworn in at this time.

Special Magistrate: Please tell me about the project.

The Special Magistrate asked Mr. Gross about the specifics of the project. Mr. Gross indicated that the RV will be hooked up to the water and sewer system. He stated that he applied for six months, but anticipates that he will be done within two months. The Special Magistrate had a few additional follow up questions, which Mr. Gross addressed.

Special Magistrate: Notices were sent and no responses have been received?

Jason McHugh was not aware, and deferred to Paul Ketz. The Special Magistrate requested he be sworn in at this time.

Paul Ketz, Senior Development Technician, was sworn in at this time.

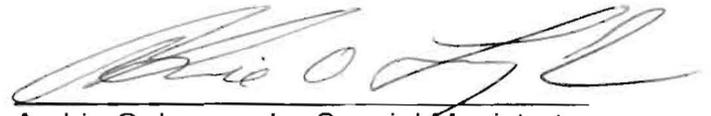
Paul Ketz: Twelve letters were sent out in eight mailings (some were going to the same address), for which three letters were received in support of the project. Additionally, one property owner called in support of the project as she could not return her letter in time for the meeting.

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?

At approximately 3:24 p.m., with no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was continued until June 5, 2012 at 3 p.m. in the Commission Chambers at the Wildwood City Hall regarding case SP 1203-01 and any other items that come before the board at that time that have been duly noticed.

6/5/2012
Date


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