

PLANNING & ZONING SERVICES

SWEETWATER, FLORIDA

ILER PLANNING (IP) provides the full range of planning and zoning services to the City of Sweetwater. The firm assisted the City with the preparation of the Northern Sweetwater Master Plan in 2011-12. Northern Sweetwater is a large 750-acre area recently annexed which includes the Dolphin Mall. The Master Plan identified land use, roadway, aesthetic and infrastructure needs primarily in the subarea east of the Mall and developed an Action Plan to implement recommended land use policies and a \$30 million capital program on a priority basis. This \$213,000 project was implemented on-time and within budget.

ILER PLANNING also assists the City with annexations and coordinates the entire development review process for:

- comprehensive plan amendments
- rezonings
- use and non-use variances
- special exceptions
- unusual uses
- site plans
- subdivision plats
- development agreements.

Our staff attends all developer and public agency meetings. We place a huge emphasis on pre-application meetings to intercept potential future problems. Daily communication with Town staff and private applicants is maintained. We write all resolutions and ordinances for public hearing applications. Development Review Committee meetings are held twice per month on average.

Population 20,069
Contact Robert Herrada, Chief of Staff
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