

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
July 3, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, July 3, 2012 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Melanie Peavy, 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.

The minutes from the June 5, 2012 Planning and Zoning Board as Local Planning Agency and from the June 5, 2012 regular Planning and Zoning Board were signed and approved.

**Melanie Peavy, Richard Busche, and Paul Ketz were sworn in at this time.**

**Old Business:**

NONE

**New Business:**

**SP 1206-01 EAJ Warehouse (Parcel G17C005B)**

Site Plan approval for a 5,000 sq. ft. building on Lot 5B in Business Park 44 South with associated driveway and parking.

**Melanie Peavy:** Introduced herself 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 item.

**Special Magistrate:** Would the City Engineer step forward to address the approval criteria in section 4.4?

**Richard Busche:** The applicant has complied with all of the requirements under section 4.4. There were a few comments on the initial submittal, which have since been addressed and are in compliance with section 4.4.

**Special Magistrate:** Would the project engineer step forward to address the project?

**Keith Riddle was sworn in at this time.**

**Keith Riddle:** Introduced himself and spoke about the project. Melanie addressed the project pretty well. This is going to be a warehouse for the storage of personal items; the owner lives in the Villages, and this location is near his home.

The Special Magistrate had follow up questions about the amount of time to build, which Mr. Riddle estimated at three to four months start to finish. Mr. Riddle was not aware at this time if a contractor had been selected.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of Site Plan SP 1206-01 to the City Commission, subject to approval, exemption, or permitting of the project by all agencies of competent jurisdiction.

**SP 1206-02 Harry Harmer Lot 2 Block B (Parcel G30D001)**

Site Plan approval to construct a 3,200 sq. ft. building on Lot 2 Block B in the South Wildwood Industrial Park with associated driveway and parking.

**Melanie Peavy:** Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

**Special Magistrate:** Would the City Engineer step forward to address the approval criteria in section 4.4?

**Richard Busche:** The applicant has complied with all of the requirements under section 4.4. There were a few comments on the initial submittal, which have since been addressed; we are now satisfied with the application.

**Special Magistrate:** Would the project engineer step forward to address the project?

**David Springstead was sworn in at this time.**

**David Springstead:** Mr. Springstead introduced himself and described the project. This project is for commercial/industrial warehouse space for sale that is part of the business park. As demand increases, the owner is beginning more construction and filling out the park.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of Site Plan SP 1206-02 to the City Commission, subject to approval, exemption, or permitting of the project by all agencies of competent jurisdiction.

**Special Magistrate:** Is there any other business to come before the Planning and Zoning Board today?

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

9/4/2012  
Date

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