

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 12, 2022 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy called the meeting to order, followed by the roll call.

II. Roll Call

ATTENDANCE	TITLE	STATUS
Melanie Peavy	Development Svcs Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Chief of Police	Present
Joshua Bills	City Attorney	Present
Mohammed Murad	Kimley-Horn & Associates	Present
Roxanne Read	Asst. Development Svcs Dir.	Present
Terri O'Neal	City Planner	Present
Jason Martin	Utility Supervisor	Present
Susan Patterson	City Clerk	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee - Regular Meeting June 14, 2022 at 10 AM

The Summary of Minutes from the June 14, 2022, meeting was approved.

RESULT:	Adopted
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

IV. OLD BUSINESS

1. SP 2201-002 Oxford Village RV Resort

Development Service Director Melanie Peavy read the title of SP 2201-002 Oxford Village RV Resort. The applicant is seeking a favorable recommendation from the Project Review Committee, for the construction of an RV resort consisting of 266 RV spaces, an office, a recreation facility, and a pool. Representative Mike Radcliffe of Radcliffe Engineering stated that the site plan had been rearranged for parking spaces and buffers were approved with no outstanding comments. Peavy asked if the owner/applicant issue had been resolved since the last meeting. Radcliffe answered that they did not feel it was valid and could find no other owner for the property.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

V. NEW BUSINESS

1. SP 2109-002 McDonald's @ Business Park 44

Development Services Director Melanie Peavy read the title of SP 2109-002 McDonald's @ Business Park 44. The applicant is seeking a favorable recommendation from the Project Review Committee for constructing a 4,444-square-foot McDonald's. Representative Walker Hoge was present on the phone. Peavy stated that it was subject to the resolution of outstanding comments and an accompanying waiver for a reduction of parking spaces. Peavy stated that the applicant felt the parking was excessive for a McDonald's, especially given that, since COVID, most of their customers are drive-thru. Peavy stated that the approval of McDonald's would also be the approval of the waiver for the reduction of parking spaces. Peavy stated that engineers are allowed to submit a further parking analysis. The burden would be on the engineer to say that the parking would be sufficient for the use. Parking spaces would be reduced from 58 to 49.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

2. SP 2110-002 Infrastructure Improvement Plan 6000 Signature Drive - Modification

Development Services Director Melanie Peavy read the title of SP 2110-002 Infrastructure

Improvement Plan 6000 Signature Drive Modification. The applicant is seeking approval from the Project Review Committee to modify a previously approved site plan. Representative Wright Bars from Brightworks and Maleia Storum were present. Peavy stated that there was also a waiver accompanying this request. The waiver asks for a reduction in parking spaces from the city regulations of 4 per thousand, which would be 96 spaces. The waiver is requesting 3 per thousand, which would be 78 spaces for the retail portion of the property for a total of 104, and the request would be for 106 for the entire retail property and warehouse. Storum stated that the city requirement now is 4 per thousand for the retail space and 2 per thousand for the warehouse. There is a required 122 parking spaces, and the waiver proposes 106. Bars stated that there would be a reduction of 16 spaces to code. Peavy asked if Bowman Engineering would be the engineer on the adjacent retail property and, if so, would they be asking for another parking waiver. Bars stated they did not know as of yet. Peavy stated this was the second waiver request for parking in this PD, and planned developments are supposed to work together. Peavy advised that if this gets approved, the retail sites are designed to fit the needs of what you have. Further waivers may not be considered. All comments were cleared.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

3. SP 2202-002 Bethany Estates Medical Complex

Development Services Director Melanie Peavy read the title of SP 2202-002 Bethany Estates Medical Complex. The applicant is seeking a favorable recommendation from the Project Review Committee for a medical complex to be constructed in three phases. Phase one will consist of one (1) 4,517 medical offices; phases two and three are not proposed at this time. Representatives Daniel Young and Cole Menhennett were present by phone. There were no outstanding comments.

RESULT:	
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

4. SP 2203-003 Villas at Wildwood

Development Services Director Melanie Peavy read the title of SP 2203-003 Villas at Wildwood. The applicant seeks a favorable recommendation from the Project Review Committee for the construction of 192 single-family rental units consisting of 16, 696 sq ft one-bedroom units, 108, 1095 sq ft two-bedroom units, and 68, 1445 sq ft three-bedroom units. Representative Linton Smith - Owner/Developer was present. Matt Morris was also present by phone. Peavy stated that there were a couple of items that were pending and needed to be resolved. Morris stated that the utility comments were addressed on the hard copy sent to Amanda Bush last week to swap out a utility detail and the number of light fixtures was also addressed and corrected.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

5. SP 2205-002 Twisted Oaks Mass Grading

Development Services Director Melanie Peavy read the title of SP 2205-002. The applicant is seeking approval from the Project Review Committee, for the construction of infrastructure and associated improvements. There were no outstanding comments. Representative Matt Morris was present by phone. Murad from KHA asked if this was the project that KHA provided comments on that was to be addressed during the improvement plans? Morris stated that it was and the comments were on the stormwater and wetlands area. Murad stated that once the improvement plans were submitted, these were items that KHA would be looking at to be addressed. Morris stated that the improvement plans had already been submitted to KHA.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

6. PD 2205-002 Villas PD Amendment

Development Services Director Melanie Peavy read the title of PD 2205-002 Villas PD Amendment. Wildwood BTR, LLC seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved in August 2021 for 182 dwelling

units. The owner would like to increase the number of dwelling units to 192, which is allowable under the Future Land Use designation of Medium High-Density Residential at the time of application. There were no outstanding comments.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

VI. ADJOURNMENT

The meeting was adjourned at 10:31 a.m.

RESULT:	Adopted
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date