

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 14, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Melanie Peavy	Development Services Director	Present
Randall Parmer	Police Chief	Present
Jeremy Hockenbury	Public Works Director	Present
Mark Odell	Utility Director	Present
Joshua Bills	City Attorney	Present
Susan Patterson	City Clerk	Present
Amanda Bush	City Planner	Present
Alan Hart	Kimley-Horn & Assoc.	Present by Phone

II. Roll Call

Development Services Director Melanie Peavy brought the meeting to order.

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting January 10, 2023 at 10:00 am

The summary of minutes from the January 10, 2023 meeting were approved. No comments were offered or received.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2104-001 Dr. Heydari Medical Office

Development Services Director Melanie Peavy read the title of SP 21047-001 Dr. Heydari Medical Office Parcel G05-143. The applicant is seeking approval from the Project Review Committee for a technical waiver to remove the NE landscape buffer. The applicant is seeking a favorable recommendation from the Project Review Committee for a three thousand seven hundred eighteen (3,718) sq ft medical office building. Paolo Mastroserio of Mastroserio Engineering was present to answer questions. The applicant is seeking a technical standards waiver request for 144' of the 20' landscape buffer in the NE corner of the property. The applicant will be resubmitting a site plan for Phase II of the project. Peavy stated that she would be looking for some kind of inner connectivity on the east side.

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

2. SP 2203-003 Villas at Wildwood Architectural Lighting and Photometric Plan Change

Development Services Director Melanie Peavy read the title of SP 2203-003 Villas at Wildwood Architectural Lighting and Photometric Plan Change Parcel G05-032. The applicant is seeking approval from the Project Review Committee for an architectural lighting and photometric plan change to a previously approved design. Lynton Smith of the Ownership Group was present for questions. Peavy stated this project is a Build for Rent project with a request for a waiver from the design district standard to replace the decorative style of post-lighting. Peavy stated that the decorative lighting would require more actual poles on site to require the same amount of light as the proposed lighting. Peavy asked if there was a way to reduce the brightness of the lights. Smith stated that spacing between poles and the lighting does meet the city code.

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

3. SP 2203-011 Sunstop #351 - Wildwood

Development Services Director Melanie Peavy read the title of SP 2203-011 Sunstop #351 - Wildwood Parcel D30D001. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a twelve thousand four hundred ten (12,410) sq ft convenience store with a fuel station on 2.21 acres MOL. Paolo Mastroserio of Mastroserio Engineering was present for questions. There were no outstanding comments.

RESULT:	Recommends Approval
MOVER:	Utility Director Odell
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Utility Director Odell, Public Works

Director Hockenbury, Police Chief Parmer

4. SP 2204-006 Self Storage Wildwood (FKA All Aboard Storage)

Development Services Director Melanie Peavy read the title of SP 2204-006 Self Storage Wildwood (FKA All Aboard Storage). The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an eighty-nine thousand six hundred three (89,603) sq ft self-storage facility consisting of eight (8) storage buildings and an office building on 10.2277 acres MOL. Preston Hage, with Development Group, and Chris Thompson Civil Engineer were present for questions. Outstanding comments are a utility and a pond easement. Attorney, Bills stated that the utility easement has been reviewed, and with the exception of a minor technical item, he approved the item to move forward in today's meeting. Peavy stated that the Sidewalk Deferral Agreement was approved and is to be sent for recording. Motion to approve with the understanding that the utility easement is resolved by the City Attorney. Utility Supervisor Jason Martin asked if the lift station had been designed for the correct flow rate. Chris Thompson stated that, yes, the lift station had been designed for the correct flow rate. Parking spaces were per code and Peavy stated that over-parking would not be supported per code.

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

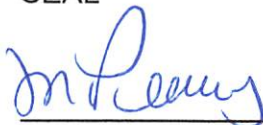
VI. ADJOURNMENT

The meeting was adjourned at 10:28 a.m. No comments were offered or received.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL



Approval Signature

3.14.23

Date