

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

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Jason McHugh	City Manager	Present
Melanie Peavy	Development Services Dir.	Present
Randall Parmer	Police Chief	Present
Jeremy Hockenbury	Public Works Director	Present
Joshua Bills	City Attorney	Present
Jason Martin	Utility Supervisor	Present
Terri O'Neal	Planning Manager	Present
Amanda Bush	City Planner	Present
Susan Patterson	City Clerk	Present
Mohammed Murad	Kimley-Horn	Present by Phone
Alan Hart	Kimley-Horn	Present by Phone

Development Services Director Melanie Peavy brought the meeting to order.

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee - Regular Meeting February 14, 2023 at 10 AM

The summary of minutes from the February 14, 2023 meeting was approved.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2111-003 Mainstay Suite 37 Room Addition

Development Services Director Melanie Peavy read the title of SP 2111-003 Mainstay Suite 37 Room Addition Parcel G18-036. The applicant is seeking approval from the Project Review Committee for a technical waiver to omit the submittal of a photometric plan since only a minor change to the existing lights is installed on the property. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a four (4) story, twenty-one thousand two hundred eighty-two (21,282) sq ft building, an addition to the existing Comfort Inn and Suites hotel. Chap Dinkin from Dinkin Construction was present by phone for any questions. No outstanding comments. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

2. SP 2205-008 Sanitation Maintenance Facility Phase 2 (Minor)

Development Services Director Melanie Peavy read the title of SP 2205-008 Sanitation Maintenance Facility Phase 2 (Minor) Parcel D32-170 and a portion of parcel D32-141. The applicant is seeking approval from the Project Review Committee for a parking lot expansion consisting of forty (40) new parking spaces to a previously approved site plan (SP 2022-013) consisting of nineteen (19) existing parking spaces. No outstanding comments. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

3. SP 2206-010 Oxford Overnight

Development Services Director Melanie Peavy read the title of SP 2206-010 Oxford Overnight Parcels D32-029 & D32-034. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of six (6) motel/hotel buildings consisting of four (4) buildings at five thousand five hundred one (5,501) sq ft and two (2) buildings at six thousand one hundred ninety-seven (6,197) sq ft. Thomas Trexler and Cecily Barnes were present by phone for any questions. No outstanding comments. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

4. SP 2210-001 CVS Wildwood (Wildwood Crossing)

Development Services Director Melanie Peavy SP 2210-001 CVS Wildwood (Wildwood Crossing) Parcels G05-119 & G05-120. The applicant is seeking approval from the Project Review Committee for the construction of a fourteen thousand eight hundred seventy-one (14,871) sq ft pharmacy retail building with a drive-thru. As of this morning, the legal description discrepancy has been cleared. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

5. SP 2212-009 Warm Springs Ave Force Main - CR 503 to Marsh Bend Trail Modification

Development Services Director Melanie Peavy read the title of SP 2212-009 Warm Springs Ave Force Main - CR 503 to Marsh Bend Trail Modification. The applicant is seeking approval from the Project Review Committee for a modification to a previously approved site plan (SP 2204-011) consisting of a roadway crossing change from jack and bore to horizontal directional drill. Coleman Hinton was present by phone for any questions. Peavy stated that there are no outstanding comments and that Sumter County is working on a document to allow construction in their right of way. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

6. PLAT 2111-001 Wildwood Cottages Phase 2 Preliminary Plan

Development Services Director Melanie Peavy read the title of Plat 2111-001 Wildwood Cottages Phase 1 & 2 Preliminary Plan Parcels D33-014 & D33-045. The applicant is seeking approval for a preliminary plan for Wildwood Cottages Phases 1 and 2, consisting of 96 single-family dwelling units. No outstanding comments. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

7. PLAT 2205-003 Wildwood Landing Improvement Plan

Development Services Director Melanie Peavy read the title of Platt 2205-003 Wildwood Landing Improvement Plan. Parcel D33-014. The applicant is seeking a favorable recommendation for Wildwood Landings, an improvement plan, consisting of 68 single-family dwelling units. No outstanding comments. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

8. PD 2206-001 Wildwood Place

Development Services Director Melanie Peavy read the title of PD 2206-001 Wildwood Place. HWY 301/216, LLC seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment. This is an amendment for a multi-family residential development of a maximum of 300 dwelling units, encompassing approximately 25 acres MOL. This will be accompanied by commercial retail and offices along US 301, on 9.75 acres MOL, with around 6.95 acres of open space. No outstanding comments. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

9. PD 2301-001 Trailwinds Village Planned Development Amendment

Development Services Director Melanie Peavy read the title of PD 2301-001 Trailwinds Village Planned Development Amendment. Parcel G04LRI-002. Word Family, 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 on February 28, 2022. The owner would like to amend the western buffer requirement for parcel G04LRI-002, to match surrounding parcels G04LCO-001, G04LOF-001, and G04LOF-002. No outstanding comments. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

VI. ADJOURNMENT

The meeting was adjourned at 10:22 a.m. No comments were offered or received.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL


Approval Signature

4.11.23
Date