

**PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 11, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124**

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy brought the meeting to order at 10:00 a.m.

II. Roll Call

ATTENDANCE	TITLE	STATUS
Melanie Peavy	Development Services Dir.	Present
Jason McHugh	City Manager	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Chief of Police	Present
Susan Patterson	City Clerk	Present
Joshua Bills	City Attorney	Present
Terri O'Neal	Planning Manager	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Brett Tobias	Halff Associates	Present by Phone
Peter Van Rens	Kimley Horn & Associates	Present by Phone

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting March 14, 2023, at 10:00 am

The Summary of Minutes from the March 14, 2023 meeting was approved.

RESULT:	Adopted
MOVER:	City Manager McHugh
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 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run

Development Services Director Melanie Peavy read the title of SP 2206-006 Arby's/ Multi-Tenant Development @ Lot 5 - Turkey Run Parcel G05V005. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a two thousand eight hundred fifty-eight (2,858) sq ft fast-food establishment with a drive-thru and two (2) one thousand six hundred (1,600) sq ft retail shops. SP 2206-006 meets the criteria set forth in the Land Development Regulations and the Design District Standards. Thomas Skelton of American Civil Engineering and Gregg Zuckerman of Turkey Run were present to answer any questions. There were no outstanding comments. City Manager Jason McHugh asked when Inspiration Drive would be completed. Gregg Zuckerman stated that the survey was almost complete and hoped to have it resubmitted within the week. No other 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

2. SP 2210-002 Home Depot Wildwood (Wildwood Crossing)

Development Services Director Melanie Peavy read the title of SP 2210-002 Home Depot Wildwood (Wildwood Crossing). Parcels G05-124, G05-156, & portions of G05-140. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one hundred six thousand two hundred seventy (106,270) sq ft retail building with a twenty-eight thousand one hundred eighteen (28,118) sq ft garden center. SP 2210-002 meets the criteria set forth in the Land Development Regulations and Design District Standards. Hamilton Williams was present by phone to answer any questions. There were 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 2211-006 Townhomes at Powell

Development Services Director Melanie Peavy read the title of SP 2211-006 Townhomes at Powell. Parcels G04-018 & G04-009. The applicant is seeking a favorable recommendation from the Project Review Committee for 132 residential units (6 double-story apartment buildings and six two-story townhome blocks), a dog park, a playground, a pickleball court, and a clubhouse with associated parking and drive aisles. Thomas Skelton of American Civil Engineering and Rob Rosen of Burr & Forman were present to answer any questions. City Planner Shaun Raja stated that the final approval would be contingent upon the approval of Lot Combo SP 2212-005 and the pond depth variance V 2303-001. Other than those items, there were no other outstanding comments. Public Works Director Jeremy Hockenbury asked about the comments about CR 142 access. City Planner Shaun Raja stated that they had

been addressed. Development Services Director Melanie Peavy stated that she had received numerous emails complaining about the pickleball courts from adjacent residents. Peavy stated that residents located on Idle and Buttercup Way, located east of this project, have stated their opposition to the pickleball courts. Peavy stated that she had responded to everything in the same manner, stating that the city's land development regulations do not prohibit recreational activities within residential developments and that Peavy believed that the developer had rearranged the site to accommodate some of their concerns. Still, her staff would not intervene in the location of the pickleball court or the type of. No other comments were offered or received.

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

4. PLAT 2304-002 Lot Combo Townhomes at Powell

Development Services Director Melanie Peavy read the title of Plat 2304-002 Lot Combo Townhomes at Powell. Parcels G04-018 & G04-009. The applicant is seeking approval from the Project Review Committee for a lot split/combination with shared stormwater infrastructure on 12.74 acres MOL. Parcel G04-018 will merge with portions of Parcel G04-009, resulting in an increase to 3.09 acres MOL. Whereas Parcel G04-009 will be reduced in size from 11 acres MOL to 9.65 acres MOL. Thomas Skelton of American Civil Engineering and Rob Rosen of Burr and Forman were present to answer any questions. There were 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

5. SP 2301-002 VOSO Phase 11C Master Plan

Development Services Director Melanie Peavy read the title of SP 2302-002 VOSO Phase 11C Master Plan. The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of 1,300 residential dwelling units, along with some non-residential areas. Stephen Campbell of Farner Barley was present to answer any questions. There were 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

6. SP 2302-011 Highfield Mass Grading

Development Services Director Melanie Peavy read the title of SP 2302-011 Highfield Mass Grading. Parcels D30-047, D30-080, D30-091, D30-31, and D30-030.

The applicant is seeking approval from the Project Review Committee for the construction of infrastructure and associated improvements on 104.35 acres MOL. Matt Morris of Morris Engineering was present by phone to answer any questions. There were no outstanding comments. No comments were offered or received.

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

7. SP 2303-002 VOSO Phase 6B Master Plan

Development Services Director Melanie Peavy read the title of SP 2303-002 VOSO Phase 6B Master Plan. Parcels G23-008 and a portion of G23-008A. The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of non-residential development. Stephen Campbell of Farner Barley was present to answer any questions. There were 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

8. SP 2303-004 VOSO Phase 31A & 31B Master Plan

Development Services Director Melanie Peavy read the title of SP 2303-004 VOSO Phase 31A & 31B Master Plan. Parcels K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, & K24-001. The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan not to exceed one thousand eight hundred (1,800) dwelling units. Stephen Campbell of Farner Barley was present to answer any questions. There were 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. PLAT 2210-004 Winston C. Bailey Lot Split-Merger

Development Services Director Melanie Peavy read the title of Plat 2210-004 Winston C. Bailey Lot Split-Merger. The applicant is seeking approval from the Project Review Committee to split 4.29 acres from parcel D19-078 and combine the 4.29 acres with parcel D19-113, leaving parcel D19-078 with 5.71 acres and parcel D19-113 with 21.29 acres. There were 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

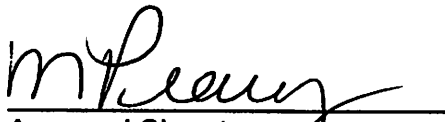
VI. ADJOURNMENT

The meeting adjourned at 10:19 a.m.

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

5.9.23
Date