

**PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 9, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124**

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy brought the meeting to order. Peavy read an email that was sent out to realtors, developers, contractors, engineers, etc., on Tuesday, May 9, 2023. The email was entered into the minute records. Peavy stated that the Development Services Department had received a higher-than-normal number of development applications for the upcoming review period. Peavy stated that the Development Services Department wishes to continue to provide thorough and accurate reviews of each project, and it will likely take staff longer to complete necessary project reviews and may not meet the levels of service and quick turnaround times that have been provided in the past. Peavy stated that in recent public meetings, the City Manager identified an increase in the amount of time it takes to process and review project submittals as one of the impacts of rapid growth. Peavy stated that under his direction, staff will continue to process applications as expediently as possible while continuing to evaluate impacts on infrastructure and ensure the adequacy of the same

II. Roll Call

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

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting April 11, 2023, at 10 am.

The summary of the minutes from the April 11, 2023 meeting was approved. No comments were offered or received.

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

None.

V. NEW BUSINESS

1. SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)

Development Services Director Melanie Peavy read the title of SP 2201-010 Hotel Site @ Lot 12 (Turkey Run) Parcel G05V012. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of two four-story hotel buildings with a total of 216 rooms with 112,034 sq ft. This project includes a connection to the proposed Inspiration Drive for secondary ingress/egress. The Turkey Run Planned Development Agreement requires the construction of Inspiration Drive upon the development of Lot 3. Tom Skelton from American Civil Engineering was present to answer any questions. Peavy stated that she had spoken with the Fire Department last week, and when the last plans were reviewed, it appeared that Inspiration Drive had already been constructed. It does say proposed when you zoom in on it. Peavy stated she had spoken to the Fire Department again, and they looked at the code, and Peavy stated that she had the references to the code if needed. Peavy stated the second egress at Inspiration Drive, which is not yet constructed, will be an issue moving forward on all these plans. Peavy stated that the Planned Development Agreement states that upon the construction of lot three, the apartment complex, Inspiration Drive, must be constructed. Peavy stated that the plans were submitted eight months ago. The City Manager brought the point up last month at the PRC meeting and that it has not moved forward with the completion of that approval because the city is waiting for its resubmittal. Peavy stated that the 92-unit hotel does not trip the threshold but that the 124-unit hotel does trip the threshold, and we can move it forward thru the review process. The Fire Department recommended that the Certificate of Occupancy not be issued at this time for the 124-unit hotel until the construction of Inspiration Drive is completed and you have met the requirements of that secondary egress. Skelton gave an update stating that he would have brought the plan revisions but would have them to the city by the end of the week. Skelton stated that there need to be two access points to connect to Rio Grande, even if it is a temporary construction. Peavy stated that Rio Grande is the only access point; Skelton stated that it also has access to County Road 462. Peavy stated that the city had received the plans for Inspiration Drive eight months ago, and Peavy did not want Skelton and his team to leave the meeting today, thinking that leaving the two hotels and the construction of Inspiration Drive as the last items of construction were going to be acceptable to the city. Skelton stated that the next project would trip the threshold and that something would have to be done at that time. Peavy also stated that the two egress points for fire circulation would cause problems at some point. Peavy made a motion to recommend approval contingent that the Certificate of Occupancy be held on the second egress unless the outstanding fire comments are cleared. Peavy stated that the City Manager wants to get Inspiration Drive constructed. City Planner Amanda Bush stated that there was one minor utility comment: a booster pump would be

needed since the building would be four stories high. Bush stated that the Utility Department would be okay with the project moving forward if the booster pump and location were provided to them before installation. Utility Supervisor Jason Martin stated that he had looked at the submittal but stated that it would need to go before the reviewing engineer, but it looked good.

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

2. SP 2211-001 Trailwinds Village Target

Development Services Director Melanie Peavy read the title of SP 2211-001 Trailwinds Village Target Parcels G04LOF-002 & G04LOF-001. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles. Jerry Hart was present by phone to answer any questions. No outstanding comments.

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

3. SP 2211-007 Livano Wildwood

Development Services Director Melanie Peavy read the title of SP 2211-007 Livano Wildwood Parcels D08F003 and D08F005. The applicant is seeking a favorable recommendation from the Project Review Committee for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles. Jonathan Knudsdn from LIV Development was present to answer any questions. Utility Supervisor Jason Martin stated that they would be receiving a utility easement for this project due to a relocation of a water main line on the northern roundabout. No outstanding comments.

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

4. SP 2212-010 Wildwood Landing Phase 2 Mass Grading

Development Services Director Melanie Peavy read the title of SP 2212-010 Wildwood Landing Phase 2 Mass Grading parcel D33-045. The applicant is seeking approval from the Project Review Committee for the Mass Grading of Wildwood Landing Phase

2 and a portion of Phase 1 to allow mass grading and drainage. No outstanding comments.

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

5. SP 2301-003 VPSD #46

Development Services Director Melanie Peavy read the title of SP 2301-003 VPSD #46 Parcel G32-008 & G32-027. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles. Stephen Campbell of Farner Barley was present to answer any questions. City Planner Shaun Raja stated that the developer would be putting in the utility lines at Red Bud Lane and then reconstructing the road back to the original findings. No outstanding comments.

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

6. PLAT 2302-001 Twisted Oaks Improvement Plan Modification

Development Service Director Melanie Peavy read the title of Plat 2302-001 Twisted Oaks Improvement Plan Modification Parcels D31-003, D31-002, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, & D31-039. The applicant is seeking approval from the Project Review Committee for a modification, revising the approved Twisted Oaks Improvement Plan to change 3 wet ponds to dry ponds and to include 4 lift stations instead of 2. Erin Tumolo of Morris Engineering was present by phone to answer any questions. Utility Supervisor Jason Martin stated that all lift stations were at the correct level. No outstanding comments.

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

7. PD 2212-001 Thomas Group Planned Development

Development Services Director Melanie Peavy read the title of PD 2212-001 Thomas Group Planned Development Parcel G33-154. The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1, LLC, seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment for the

development of a multistory indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet, and a floor area ratio of 0.5. Encompassing a parcel of approximately 4.86 acres MOL. The only permitted use stated is for a multistory indoor storage facility, consistent with C-2 zoning while maintaining a minimum of twenty (20) percent open space. This request will run concurrently with CP/RZ 2212-001, which seeks to change both the future land use and zoning of the designated parcels. Ryan Thompson from CHW was present to answer any questions. City Planner Shaun Raja stated that the minor outstanding comments were addressed after the agenda had been published, and there should be no problem with approval.

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

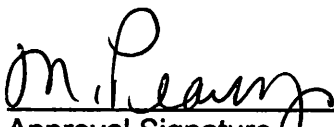
VI. ADJOURNMENT

The meeting was adjourned at 10:30 a.m. No comments were offered or received.

RESULT:	Adjourned
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

6.13.23
Date