

**PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 13, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124**

(meeting taped)

I. Call to Order

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

II. Roll Call

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

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting May 9th, 2023 at 10:00 AM

The Summary of Minutes from May 9, 2023, was approved. No comments were offered or received.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2108-007 PSL Headquarters

Development Services Director Melanie Peavy read SP 2108-007 PSL Headquarters Parcel G07-095. The applicant is seeking a favorable recommendation from the Project Review Committee for a 3,148 sq. ft. office and storage warehouse. Shawn Williams, representing PSL, was present for questions. Peavy stated that there were district-designed standards and elevation questions to be answered. Peavy stated the business was borderline industrial and commercial and wanted to be assured that the building had no exposed metal siding. Williams stated that the siding was all hardy board siding. Peavy stated that she saw that there were exposed roll-up doors. Williams stated that the roll-up doors were facing west, and the garage door was facing east. Peavy stated that if the project was approved and moved forward today, she would meet with PSL and work out the issues to bring the design district standards into compliance. McHugh recommends approval with the condition the design district standards are met. No other 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 2212-006 CVC-ASC Lot 9 Oxford Pointe

Development Services Director Melanie Peavy read SP 2212-006 CVC-ASC Lot 9 Oxford Pointe Parcel D18E009. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an 8,805 sq ft medical facility. Paolo Mastroserio of Mastroserio Engineering was present for any questions, along with Simone Abbott, Chief Operating Officer for Cardiac and Vascular Consultants, a representative for the applicant. McHugh asked if this included the waiver. Peavy stated that the waiver needed to be removed and that it was no longer applicable.

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

3. SP 2302-002 Panda Express - Beaumont

Development Services Director Melanie Peavy read SP 2302-002 Panda Express - Beaumont Parcel G04Q247. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,600 sq ft fast food restaurant. Joey Mantegna, a representative for Ingenium Enterprises, Inc. City Planner Amanda Bush stated that the applicant is working with the City Attorney on the easement agreement and that utilities had an "End of City Maintenance" at potable water meter issue that had been cleared. Peavy asked if the City Attorney Bills had heard from Panda Expresses legal department. Bills stated that he had but had not had time to contact them as of today. No other 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

4. SP 2303-016 Bigham Plaza Mass Grading

Development Services Director Melanie Peavy read SP 2303-016 Bigham Plaza Mass Grading Parcels G33-065, G33-153, G33-127, G33-078. The applicant is seeking approval from the Project Review Committee for a mass grading on 3.1 acres MOL. Jimmy Mullins, a representative for Sandspur Construction Company, Inc., was present to answer any questions. There were no outstanding comments. No other 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. PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan

Development Services Director Melanie Peavy read Plat 2208-003 Highfield at Twisted Oaks Improvement Plan Parcels D30-030, D30-031, D30-047, D30-080, and D30-091. John Curtis, a representative for Kolter, was present for any questions. Curtis asked about the development order agreement to extend the water line to the property line for landscaping. Curtis will send the updated paperwork to Peavy. No other 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. PLAT 2305-006 Preston Place Lot Split

Development Services Director Melanie Peavy read Plat 2305-006 Preston Place Lot Split Parcel D17-135. The applicant is seeking approval from the Project Review Committee for Preston Place to split parcel D17-135, leaving parcel 1 with 1.838 acres and parcel 2 with 7.49 acres MOL. Preston Hage, the applicant, was present for any questions. The shared infrastructure questions were addressed. There are no outstanding comments. Hage provided two copies of an executed declaration of easement agreement to be recorded after the city

attorney has reviewed it.

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 2303-017 Huey Street Pond and Parking

Development Services Director Melanie Peavy read SP 2303-017 Huey Street Pond and Parking Parcels G06-084 and G06-085. The applicant is seeking approval from the Project Review Committee for the construction of 43 parking spaces and drainage improvements to provide overflow parking for the Wildwood Elementary School across the street. Public Works Director Jeremy Hockenbury recused himself from the vote due to his representing the project. Peavy stated that she had spoken with the Sumter County School Superintendent, and they had agreed to replant the trees that are to be removed from the property to the Wildwood Middle High School property. No other comments were offered or received.

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

VI. ADJOURNMENT

The meeting was adjourned at 10:25 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

8.8.23
Date