

**PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
August 8, 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 10:10 a.m.

**II. Roll Call**

| <b>Attendee Name</b> | <b>Title</b>                     | <b>Status</b>    |
|----------------------|----------------------------------|------------------|
| Melanie Peavy        | Development Services Director    | Present          |
| Jason McHugh         | City Manager                     | Present          |
| Mark Odell           | Utilities Director               | Absent           |
| Jeremy Hockenbury    | Public Works Director            | Present          |
| Randall Parmer       | Chief of Police                  | Present          |
| Alan Harb            | Kimley-Horn & Assoc.<br>Engineer | Present by Phone |
| Joshua Bills         | City Attorney                    | Present          |

**III. APPROVAL OF SUMMARY MINUTES**

**1. Project Review Committee Regular Meeting June 13th, 2023 at 10:00 AM**

The summary minutes from the June 13, 2023, meeting were approved. No other comments were offered or received.

|                  |                                                                                                                 |
|------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                  |
| <b>MOVER:</b>    | Police Chief Parmer                                                                                             |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                                |
| <b>AYES:</b>     | Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy |

**IV. OLD BUSINESS**

None.

## V. NEW BUSINESS

### 1. SP 2111-005 Leo at Wildwood

Development Services Director Melanie Peavy read aloud case number SP 2111-005 Leo at Wildwood, parcels D20-030, D20-117, and D20-118, formerly known as The Keys II. The applicant, Leo@Wildwood, LLC, is seeking a favorable recommendation from the Project Review Committee for the construction of 302 multi-family residential units, a 1,456 sq ft fitness center building, a 636 sq ft pool house with pool area, a 1,456 sq ft leasing building, a 585 sq ft maintenance building, and mini park areas on 39.490 acres, MOL. Staff recommended approval contingent on the resolution of the CR 117 Right-of-Way dedication agreement with Sumter County. Josh Bradley was present by phone to represent the project and to answer any questions. Peavy requested the status of the agreement. Joanne Rubio of Advenir Oakley Development was also present by phone to advise that the document was being reviewed by Sumter County. No other comments were offered or received.

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|------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                                      |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                                |
| <b>SECONDER:</b> | Police Chief Parmer                                                                                             |
| <b>AYES:</b>     | Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy |

### 2. SP 2302-001 Gresco North Lot

Development Services Director Melanie Peavy read aloud case number SP 2302-001 Gresco North Lot, parcel F12-022. The applicant, Wagner Construction Co. LLC, is seeking approval from the Project Review Committee for a mass grading on 32.15 acres MOL. The owner/applicant was not present at the meeting. No comments were offered or received.

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| <b>RESULT:</b>   | <b>Approved</b>                                                                                                 |
| <b>MOVER:</b>    | City Manager McHugh                                                                                             |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                                |
| <b>AYES:</b>     | Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy |

### 3. SP 2303-014 TDSE Building

Development Services Director Melanie Peavy read aloud case number SP 2303-014 TDSE Building, parcel G30E009. The applicant, HT Land Co., LLC, is seeking a favorable recommendation from the Project Review Committee for the construction of an 8,400 sq ft industrial showroom building on 3.0 acres, MOL. Tyler Counts with Clymer Farner Barley was present to answer any questions. No comments were offered or received.

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

4. SP 2304-002 Self Storage Wildwood Modification

Development Services Director Melanie Peavy read aloud case number SP 2304-002 Self Storage Wildwood Modification, parcels D18-044 and D18-215. The applicants, K2M Properties, LLC, and Oxford Storage, LLLP, are seeking approval from the Project Review Committee for a revision to an approved site plan (SP 2204-006) modifying utility connections and removal of striping within the facility on 6.6027 acres, MOL. Preston Hayes was present by phone to answer any questions. There was one outstanding utility comment that City Attorney Joshua Bills would need to review. No comments were offered or received.

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|------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                                 |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                                |
| <b>SECONDER:</b> | Police Chief Parmer                                                                                             |
| <b>AYES:</b>     | Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy |

5. SP 2304-005 Trailwinds Village - Shoppes III

Development Services Director Melanie Peavy read aloud case number SP 2304-005 Trailwinds Village - Shoppes III, parcel G04LCO-001. The applicant, Word Family, LLC, is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,719 sq ft retail building and a 5,000 sq ft restaurant building consisting of 187 seats on 2.36 acres, MOL. Jerry Hart of Barclay Group, the developer for the project, was present to address comments or questions. There were outstanding comments from Sumter County Fire requiring a modification to the drive aisle that was in the process of being addressed. The Utilities Department also had comments, but Hart advised the cleanout would be moved back to within the existing right of way to correct the issue. No other comments were offered or received.

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

6. PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan

Development Services Director Melanie Peavy read aloud case number PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan, parcel D33-045. The applicant, Resibuilt Homes LLC, is seeking a favorable recommendation from the Project Review Committee for the Wildwood Landing Phase 2 Subdivision consisting of 33 residential lots on 7.37 acres, MOL. Andrew Eiland, the engineer for the project, was present by phone to address any comments or questions. Assistant Utilities Director Jason Martin provided direction to the engineer regarding lift station easement requirements. No other comments were offered or received.

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|----------------|----------------------------|
| <b>RESULT:</b> | <b>Recommends Approval</b> |
|----------------|----------------------------|

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|------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>MOVER:</b>    | Police Chief Parmer                                                                                             |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                                |
| <b>AYES:</b>     | Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy |

7. PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan

Development Services Director Melanie Peavy read aloud case number PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan, a portion of parcel D31-007. The applicant, KL Twisted Oaks, LLC, is seeking a favorable recommendation from the Project Review Committee for 248 multi-family residential lots within the Twisted Oaks Subdivision on 25.202 acres, MOL. John Curtis of Kolter Land was present on behalf of the applicant. City Manager Jason McHugh questioned where the recreation amenities would be located. No other comments were offered or received.

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|------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                                      |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                                |
| <b>SECONDER:</b> | Police Chief Parmer                                                                                             |
| <b>AYES:</b>     | Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy |

**VI. ADJOURNMENT**

The meeting was adjourned at 10:46 a.m.

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|------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>                                                                                                |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                                |
| <b>SECONDER:</b> | Police Chief Parmer                                                                                             |
| <b>AYES:</b>     | Public Works Director Hockenbury, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy |

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

SEAL

  
Approval Signature

9.12.23  
Date