

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

(meeting taped)

I. Call to Order

Development Services Director Melanie Strickland called the meeting to order at 10:04 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Absent
Mark Odell	Capital Projects Coordinator	Absent
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Alan Harb	City Consulting Engineer	Present by Phone
Mohammed Murad	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Absent
Jessica Barnes	City Clerk	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting October 10, 2023 at 2:00 PM.

The summary minutes from the October 10, 2023, meeting were approved. No comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland , Public Works Director Hockenbury, Police Chief Parmer

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2302-012 The Casablanca at Wildwood

Development Services Director Melanie Strickland read aloud case number SP 2302-012 The Casablanca at Wildwood, parcels D32-093 and D32-090. The applicant, Highland Engineering Inc, sought a favorable recommendation from the Project Review Committee for the construction of fifty-four (54) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 6.11 acres MOL per the attached plans. Jeff Banker, Civil Engineer with Highland Engineering, was present by phone, as well as Gordon Davis, a development representative for the project. There were outstanding comments regarding right-of-way dedication documents and easement documents. Mr. Banker advised easement documentation had been forwarded to city staff for review by the city attorney, and Sumter County was waiting on the dedication documentation from the project attorney. Mr. Banker believed those documents would be delivered within a week. No further comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer

2. SP 2304-006 Right at Home - 504 Stanley

Development Services Director Melanie Strickland read aloud case number SP 2304-006 Right at Home - 504 Stanley, parcel G05G011. The applicant, Glenn Fechtenburg/GLEM Properties LLC, sought approval from the Project Review Committee for the construction of additional parking, drive aisles, and associated infrastructure on 0.25 acres MOL per the attached plans. David Springstead of Springstead Engineering was present as a representative for the project. All comments on the project were resolved. No further comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer

3. SP 2304-007 Storage at Powell

Development Services Director Melanie Strickland read aloud case number SP 2304-007 Storage at Powell, parcel G04-018. The applicant, Samy Cohen / Storage at Powell, LLC, is seeking a favorable recommendation from the Project Review Committee for the construction of a hundred thousand fifty (100,050) square foot multi-floor indoor storage facility, parking,

drive aisles, and associated infrastructure on 3.09 acres MOL per the attached plans. Tom Skelton of American Civil Engineering was present as a representative for the project. A discussion was held regarding a technical waiver for the parking on the project. All other comments on the project were resolved. No further comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer

4. SP 2305-008 7 Eleven @ Wildwood

Development Services Director Melanie Strickland read aloud case number SP 2305-008 7 Eleven @ Wildwood, parcel D32-144. Ronald Brown/Sered Wildwood, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 4,853-square foot Convenience Store with Gas Canopy and a 950-square-foot Car Wash Facility and associated improvements consisting of parking lot areas, landscaping, and stormwater retention, as per the attached plans. This project submitted a technical waiver request regarding landscaping buffers and landscape tree mitigation and preservation. City staff coordinated with Sumter County for the county to obtain right-of-way dedication to accommodate the request as well as a turn lane on CR 462. There was no representative present for the project. No comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer

5. SP 2307-005 Densan Park Phase 2 Mass Grading

Development Services Director Melanie Strickland read aloud case number SP 2307-005 Densan Park Phase 2 Mass Grading, parcels D08-016, D08-018, D08-040, D09-042, D09-046, and D09N071. The applicant, Dennis Ferguson/Densan Partners LLC, sought approval from the Project Review Committee for a mass grading on 28.75 acres MOL per the attached plans. David Springstead of Springstead Engineering was present as a representative for the project. No comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer

6. SP 2307-006 Lucky U Cycles

Development Services Director Melanie Strickland read aloud case number SP 2307-006 Lucky U Cycle, parcels D29-024 and D29-023. The applicant, Lucky U Landholding, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 14,792-square-foot single-story Retail and Sales Building and associated improvements consisting of parking lot areas, landscaping, and stormwater retention, as per the attached plans. Staff stated the future development depicted on the Civil Site Plan was not part of the scope and would be reviewed separately under another project. Keith Riddle of Riddle Newman Engineering and the property owner, Jeremy Coon, were present as representatives of the project. The project had a technical waiver request for the requirement for the planting of canopy trees along the western and southern boundary lines due to the existing overhead power lines. A discussion was held regarding the need for a developer's agreement for the water and sewer connections. Assistant Development Services Director Wendy Then advised that easement documents were also needed per the plans. No further comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer

7. SP 2309-004 Townhomes at Powell Mod

Development Services Director Melanie Strickland read aloud case number SP 2309-004 Townhomes at Powell Modification, parcel G04-009. The applicant, Samy Cohen/T.H. at Powell, LLC, sought approval from the Project Review Committee for a number of modifications to the previously approved plan SP 2211-006. Improvements included the replacement of dumpsters, addition of a mail kiosk, and grade revisions on 9.65 acres MOL per the attached plans. Tom Skelton of American Civil Engineering was present as a representative for the project. There were outstanding utility comments on the project pending resubmitted plans. No further comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer

8. SP 2309-010 VOSO PH 31A, 31B, & 31C Master Plan

Development Services Director Melanie Strickland read aloud case number SP 2309-010 VOSO PH 31A, 31B, & 31C Master Plan, parcels K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, K24-001, K25-001, K26-001, K26-002, K35-001, and K36-001. The applicant, The Villages Development Company, LLC, sought a favorable recommendation from the Project Review Committee for the construction of infrastructure and associated improvements for the Villages of Southern Oaks Phase 31A, 31B, and 31C Master Plan, replacing formerly approved project SP 2303-004, not to exceed three thousand seven

hundred (3,700) dwelling units, along with non-residential areas, per the attached plans. Marty Goodwin of Clymer Farner Barley, Inc., was present as a representative for the project. All comments on the project were resolved. No comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland , Public Works Director Hockenbury, Police Chief Parmer

VI. ADJOURNMENT

The meeting was adjourned at 10:32 a.m.

RESULT:	Adjourned
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL


Approval Signature

12/12/23
Date