

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 12, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
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
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Absent
Wendy Then	Development Services Assistant Director	Present
Amanda Bondi	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting November 14, 2023 at 10:00 AM.

The summary minutes from the November 14, 2023, meeting were approved. No comments were offered or received. Vote 4-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2205-006 Chesterfield Villages Plaza Phase 2

Development Services Director Strickland read aloud case number SP 2205-006 Chesterfield Villages Plaza Phase 2, located on a portion of G17A009A. The applicant, Alpesh Patel, sought approval from the Project Review Committee for a technical waiver to the Design District Standards Chapter 1, Section G(3) regarding the minimum landscape material within the northern landscape buffer. The applicant also sought a favorable recommendation for the construction of a 15,054 SF retail building with associated infrastructure. No comments were offered or received. Vote 4-0.

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

2. SP 2208-006 Woodspring Suites Wildwood

Development Services Director Strickland read aloud case number SP 2208-006 Woodspring Suites Wildwood, parcel D17-060. The applicant, DI Development of Florida, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 51,945 SF hotel consisting of 122 guest rooms and associated infrastructure. Development Services had a conversation with the Engineer of Record, Christopher Germana, regarding the conditions of CR 106 as stated within the Transportation Impact Analysis (TIA). The City requested that the Developer mill and overlay portions of CR 106 due to the increase in daily trips that the project will contribute to this roadway. No comments were offered or received. Vote 4-0.

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

3. SP 2307-010 A-1 Block and Ready Mix Plant

Development Services Director Strickland read aloud case number SP 2307-010 A-1 Block and Ready Mix Plant, parcel D32-172. The applicant, Adam Freeman, Manager for RMC Wildwood, LLC, sought a favorable recommendation from the Project Review Committee for the development of a concrete batch plant consisting of a 21,875-square-foot metal building, a 1,200-square-foot office building, outdoor block storage area, block and concrete plant aggregate storage bin areas, truck washout pits, 22 parking spaces including two Florida ADA accessible parking spaces, and associated infrastructure on 7.506 acres MOL. No comments were offered or received. Vote 4-0.

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

4. SP 2308-007 Gabriel Medical Office

Development Services Director Strickland read aloud case number SP 2308-007 Gabriel Medical Office, parcel G16M002. The applicant, Brownwood Plaza, LLC, sought a favorable recommendation from the Project Review Committee for the construction of 5,067 SF medical office building with associated infrastructure. Keith Riddle of Riddle Newman Engineering was present on behalf of the project. The committee made a first motion to approve the project, but removed it from the record and entered a second corrected motion to approve contingent on resolution of the outstanding utility comments. No further comments were offered or received. Vote 4-0.

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

5. SP 2310-007 Wildwood Main Street Parking Garage

Development Services Director Strickland recused herself for the item as she was the applicant for the project. City Manager McHugh read aloud case number SP 2310-007 Wildwood Main Street Parking Garage, parcel G06L074. The applicant, Melanie Strickland for the City of Wildwood, sought a favorable recommendation from the Project Review Committee for the construction of a four-story parking garage building providing a total of 126 parking spaces, including five Florida ADA accessible parking spaces and four electrical vehicle charging stations, landscaping, stormwater vault, site lighting and associated infrastructure on .412 acres MOL. No comments were offered or received. Vote 3-0.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

6. PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat

Development Services Director Strickland read aloud case number PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat, parcel G04LCO-008. The applicant, Kaye M Jameson of Clymer Farner Barley, LLC, sought a favorable recommendation from the Project Review Committee for the replat of Parcel CO-8 of Trailwinds Village Replat One (PLAT 1809-005), creating two lots, Lot 1 being 1.30 acres and Lot 2 being .64 acres MOL, on the proposed Trailwinds Outparcel Subdivision Final Plat, containing a total of 1.94 acres MOL. Kaye Jameson was present on behalf of the project. No comments were offered or received. Vote 4-0.

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

VI. ADJOURNMENT

The meeting was adjourned at 10:13 a.m.

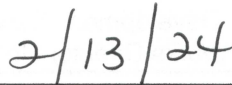
RESULT:	Adjourned
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland , City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL



Approval Signature



Date