

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 13, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10:01 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	Present
Wendy Then	Development Services Assistant Director	Present
Amanda Bondi	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting December 12, 2023, at 10:00 AM.

Items III.1. and III.2. were voted on together. The summary minutes from the December 12, 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

2. Project Review Committee Regular Meeting January 09, 2024, at 10:00 AM.

Items III.1. and III.2. were voted on together. The summary minutes from the January 9, 2024, 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 2305-002 Premier Psychological Services

Development Services Director Strickland read aloud case number SP 2305-002 Premier Psychological Services. The applicant, Brad Palermo of With Leah's Love, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 2,000-square-foot professional office building with associated infrastructure on parcel G07D085, consisting of 0.63 acres, MOL. Ed Absher, the engineer of record for the project, was present. 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

2. SP 2305-007 Convenience Store with Gas (Wawa)

Development Services Director Strickland read aloud case number SP 2305-007 Convenience Store with Gas (Wawa). The applicants, John Burrows and Dominic Raffin of Bowman, sought a favorable recommendation by the Project Review Committee for the construction of a convenience store with gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking spaces, landscaping buffers, and associated utilities and drainage infrastructure improvements on parcels G07-076, G07-078, and G07-250, consisting of 3.82 MOL. Development Services Assistant Director Then explained the outstanding comments, and a short discussion was held regarding such. Harold Dodd of LG Investments, the developer for the project, was present. Dominic Raffin, the engineer of record and applicant, was present by phone and advised he was working on resolution of the outstanding issues. No further 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

3. SP 2305-013 SmarterSpace Storage at Twisted Oaks

Development Services Director Strickland read aloud case number SP 2305-013 SmarterSpace Storage at Twisted Oaks. The applicant, Erik Henson of SmarterSpace Storage, LLC, sought a favorable recommendation by the Project Review Committee for the construction of a self-storage facility consisting of a two-story 114,700-square-foot commercial building, featuring 57,350 square feet on each floor, with 14 parking spaces including one (1) Florida ADA Accessible parking space, landscaping buffers, and associated infrastructure improvements on a portion of parcel D31-007, the southern half of tract C-2 within the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 2.27 acres MOL. Strickland then explained the technical waivers requested by the applicant. A discussion was held regarding the technical waivers and outstanding comments. Strickland advised that the project would need to be held until a later meeting as the plat that the site plan was for had not yet been approved. City Manager McHugh shared the same concerns. Additionally, City Attorney Bills advised he had an outstanding comment regarding lack of easement documentation for the drainage portion of the site plan. Chris Potts, the project engineer, and Erik Henson, the applicant, were both present by phone. Another discussion was held regarding the outstanding issues with the project. Potts requested that the project be tabled until the next Project Review Committee meeting. No further comments were offered or received. Vote 4-0.

RESULT:	Continued to a Date Certain
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

4. SP 2306-007 Trailwinds Village - The Wilds Phase 3

Development Services Director Strickland read aloud case number SP 2306-007 Trailwinds Village - The Wilds Phase 3. The applicant, Nick Herring of Framework Group, LLC, sought a favorable recommendation from the Project Review Committee for the construction of Phase 3 of a single-family/multi-family residential development consisting of 18 dwelling units, 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on parcel G04LRI-002, consisting of 21.02 acres MOL. Alex Love was present on behalf of the project, and Chris Potts, the engineer, was present by phone. 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

5. SP 2308-005 House of Hope

Development Services Director Strickland read aloud case number SP 2308-005 House of Hope. The applicant, Mary Starkey, President of City of Hope International, Inc., sought a favorable recommendation from the Project Review Committee for the construction of a faith-based recovery facility consisting of a 5,408-square-foot lodge/dormitory building, a 3,171-square-foot administration building, and a 2,700-square-foot warehouse building, providing four parking spaces, including one (1) Florida ADA Accessible parking space, landscaping buffer, wet retention pond area, associated utilities, and drainage infrastructure improvements

on parcel D29B006, consisting of 5.66 acres MOL. Strickland advised that though there were outstanding comments, the engineer was working with the applicant to get them cleared. City Manager McHugh advised the comments were not included in the packet, so he requested clarification on them. City Attorney Bills stated he had a comment regarding a possible right of way easement needed. David Springstead of Springstead Engineering was present, and provided an update on the easement. Strickland advised there were three technical waivers that had been submitted the morning of the committee meeting, and provided an explanation of each. The first request was to allow that the administration and warehouse buildings have metal siding and block/stucco mix as the property had no road frontage, a thick tree buffer, and was only visible from the railway and Duke facility. The second request was to allow the existing access road (CR 126) without improvement. Strickland stated there had been a traffic analysis completed, and it had not warranted any improvements to CR 126 due to the minimal number of added trips. The third request was to allow gravel drive and parking in lieu of paved parking/drive areas. No further comments were offered or received. Strickland advised that because the waivers came in the morning of the meeting, there would need to be a motion to amend the agenda to include those waivers. Vote 4-0.

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

Further, the committee voted to approve the project subject to the resolution of all outstanding comments and the inclusion of the three submitted technical waivers. Vote 3-1.

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

6. SP 2311-004 Home Depot Minor Modification

Development Services Director Strickland read aloud case number SP 2311-004 Home Depot Minor Modification. The applicant, Home Depot U.S.A., Inc, sought approval from the Project Review Committee for a modification to the approved Home Depot site plan, SP 2210-002, updating curb lines, parking, open space, tie-in grades, rim elevations, grading, sanitary sewer structures, and repositioning of light poles and a fire hydrant on parcel G05X001, consisting of 19.53 acres MOL. Peter Van Rens of Kimley-Horn and Associates, was present by phone. 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

7. PLAT 2207-002 New Horizon Plaza Improvement Plan

Development Services Director Strickland read aloud case number PLAT 2207-002 New Horizon Plaza Improvement Plan. The applicant, 1200 New Horizon, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a subdivision consisting of eight (8) commercial lots on parcels G18-009 and G18-039, consisting of 14.28 acres MOL. Keith Riddle of Riddle-Newman Engineering was present. Planner Bondi provided an explanation of the two minor outstanding comments. Riddle stated he had the updated documents in-hand which resolved the comments. He also requested clarification on the bond requirements for the lift station comment, which was received from Strickland. No further 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

8. PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan

Development Services Director Strickland read aloud case number PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan. The applicant, Dennis Ferguson of Densan Partners, LLC, sought a favorable recommendation from the Project Review Committee for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, volleyball court, tennis/multi-use court, two (2) pickleball courts, restroom facilities, seven (7) parking spaces including one (1) ADA Florida Accessible parking space, retention pond areas, landscaping buffers, and associated utilities and grading infrastructure on parcels D08-016, D08-018, D08-040, D09-016, D09-016, D09-046, and D09N071, consisting of 28.75 acres MOL. David Springstead of Springstead Engineering was present and advised the outstanding Utilities comment had been satisfied just prior to the meeting. 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

9. PLAT 2305-004 Tillman Villas Improvement Plan

Development Services Director Strickland read aloud case number PLAT 2305-004 Tillman Villas Improvement Plan. The applicant, Kim Fischer, sought a favorable recommendation from the Project Review Committee for the construction of 160 single-family attached units with associated infrastructure on parcel C36-005, consisting of 20.21 acres MOL. The project shared amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which included a playground, two dog parks, and a recreation area. Strickland clarified with Planner Bondi that PLAT 2210-003 had previously been approved, which Bondi confirmed. No further 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
--------------	--

VI. ADJOURNMENT

The meeting was adjourned at 10:56 a.m.

RESULT:	Adjourned
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
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

3.12.24
Date