

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 9, 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 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Alan Harb	City Consulting Engineer	Present by Phone
Heath Smith	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting March 12, 024
at 10:00 AM

The summary minutes from the March 12, 2024, meeting were approved. No comments were offered or received. Vote 5-0.

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, Assistant Utilities Director Martin

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2301-007 Bigham Plaza

Development Services Director Strickland read aloud case number SP 2301-007 Bigham Plaza. The applicant, Vinod Miryala with 468 Properties, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a commercial/retail plaza consisting of a one-story 11,960-square-foot commercial building, with 48 parking spaces including two (2) Florida ADA Accessible parking spaces, landscaping buffers, dumpsters, loading areas, and associated infrastructure improvements on parcels G33-065, G33-153, and G33-078, consisting of 2.48 acres MOL. Keith Riddle of Riddle Newman Engineering, the engineer of record, was present on behalf of the project. No comments were offered or received. Vote 5-0.

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, Assistant Utilities Director Martin

2. SP 2307-007 WW Cave Vehicular Multi-story Garage

Development Services Director Strickland read aloud case number SP 2307-007 WW Cave Vehicular Multi-story Garage. The applicant, Charles Ringland III with The Caves Development Group TV, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a multi-story vehicular storage garage project consisting of three buildings featuring a total of 84,917 square feet of space (9,012 sq. ft. for building 1, 52,264 sq. ft. for building 2, and 23,641 sq. ft. for building 3 respectively), with 48 units and associated garage parking space, a 704-square-foot wash bay, landscaping buffers, retentions pond area, lift station, irrigation well, and associated infrastructure improvements on parcel D08E002, consisting of 4.15 acres MOL. Don Johnson, the engineer of record, and Charles Ringland, the developer, were present by phone. John Churchill, a representative for the developer, was also present at the meeting. No comments were offered or received. Vote 5-0.

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

3. SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood

Development Services Director Strickland read aloud case number SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood. The applicant, Wildwood Rehab, LP, sought a favorable recommendation from the Project Review Committee for the construction of a 39,218 square-foot rehabilitation hospital and a future 6,000 square-foot medical office with associated infrastructure on parcel G08-021, consisting of 5.45 acres MOL. SP 2309-003

required a force main extension to supply sewer services to the property. The applicant was working with the city's utility department on the proposed force main extension route and with the city attorney on a developer's agreement. Strickland added that the city had yet to receive the design for the extension of the force main for review. Further comments would be forthcoming based on the route shown in the conceptual plan. City Manager McHugh asked when the extension agreement would occur. Kevin Atchley of Tillman & Associates was present on behalf of the project, and responded that they were looking at around 3 months. McHugh clarified that the Committee was being asked to approve a site plan without the assurance of a force main design, and voiced his concerns about that. He was not comfortable moving forward without the definitive designs. Strickland echoed those concerns. Public Works Director Hockenbury made a motion to continue the project to the next PRC meeting. McHugh seconded the motion. Vote 5-0.

RESULT:	Continued to Next Meeting
MOVER:	Public Works Director Hockenbury
SECONDER:	City Manager McHugh
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

4. SP 2310-012 Betancur Orthodontics

Development Services Director Strickland read aloud case number SP 2310-012 Betancur Orthodontics. The applicant, Oxford Oaks Investments, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 3,193 square-foot orthodontist office with associated infrastructure on parcel D17-036, consisting of 0.5156 acres MOL. The site plan is accompanied by a technical waiver in regard to the Design District Standards Chapter 1 Section G(1) to allow the stormwater retention area to be within the landscape buffer due to constraints on the site. Additionally, the developer will mill and resurface 150 feet of CR 106, due to the increased number of trips the development will produce. Rodolfo DeAnda, the owner, and Brian Ehlers, the builder, were present on behalf of the project. City Manager McHugh requested clarification on who was responsible for improvements to CR 106. He also clarified that Development Services staff were comfortable with the technical waiver, to which Strickland agreed. Assistant Utilities Director Martin and McHugh addressed DeAnda and Ehlers to ensure they were aware that the force main they planned to tie into still needed to be constructed by WoodSpring Suites, which they were. No further comments were offered or received. Vote 5-0.

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, Assistant Utilities Director Martin

VI. ADJOURNMENT

The meeting was adjourned at 10:25 a.m.

RESULT:	Adjourned
MOVER:	City Manager McHugh

SECONDER: Assistant Utilities Director Martin
AYES: Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL



Approval Signature

5.14.24

Date