

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 12, 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
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Leni Li	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting February 13, 2024
at 10:00 AM

The summary minutes from the February 13, 2024, meeting were approved. No 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

IV. OLD BUSINESS

1. 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 from 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, consisting of 2.27 acres MOL. The applicant, Erik Henson, was present by phone. The outstanding comments had been satisfied prior to the meeting. No further comments were offered or received. Vote 5-0.

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

V. NEW BUSINESS

1. SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2

Development Services Director Strickland read aloud case number SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2. The applicant, Harry Harmer, sought a favorable recommendation from the Project Review Committee for the construction of a 5,592 square foot warehouse with 360 square feet to be used as office space and associated infrastructure within the South Wildwood Industrial Park Subdivision on Lot 5A, parcel G30E005A, consisting of 1.85 acres, MOL. David Springstead of Springstead Engineering was present on behalf of the applicant. 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

2. SP 2307-009 Wawa Wildwood - Turkey Run

Development Services Director Strickland read aloud case number SP 2307-009 Wawa Wildwood - Turkey Run. The applicant, Gregg Zuckerman of Rock Properties, sought a favorable recommendation from the Project Review Committee for the construction of a 6,119 square foot convenience store, a 7,150 square foot gas canopy with 8 gas pumps (16 dispensers) and associated infrastructure within the Turkey Run Subdivision on lots 7, 8, and a portion of 9, parcels G05V007, G05V008, and G05V009, consisting of 2.25 acres, MOL. The applicant, Gregg Zuckerman, was present in person, and the project engineer, Jose Lopez, was present by phone. There was an outstanding comment from the city attorney regarding a proposed utility easement. No further 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 2309-007 Gresco North Lot Expansion

Development Services Director Strickland read aloud case number SP 2309-007 Gresco North Lot Expansion. The applicant, GOMA DBA Wagner Construction Company, sought a favorable recommendation from the Project Review Committee for the north lot expansion of the Gresco Utility Supply facility consisting of a 21,000-square-foot new shed structure and associated infrastructure improvements on parcel F12-022, zoned M-1 and consisting of 2.48 acres MOL. The project engineer, Keith Riddle of Riddle Newman Engineering, was present on behalf of the applicant. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

4. SP 2311-009 Trailwinds Retirement Community

Development Services Director Strickland read aloud case number SP 2311-009 Trailwinds Retirement Community. The applicant, Cameron General Contractors, Inc., sought a favorable recommendation from the Project Review Committee for the construction of an Independent Living Facility consisting of a three-story building with a total of 130 dwelling units featuring a mix of studio, one-, two-, and three-bedroom units with 148 parking spaces featuring eight (8) Florida ADA Accessible parking spaces, including 128 surface spaces and 20 garage spaces, providing amenities consisting of a dog park, pool and pool house, horseshoe pits, and pickleball courts, with landscaping buffers, and associated infrastructure improvements on parcel G04LRI-001, consisting of 7.361 acres MOL. There was a technical waiver submitted for the project, which requested a reduction in required parking spaces. Bob Lewis of Cameron General Contractors, Kristhian Morales of Bowman Consulting, and Charles Baverman of Dinsmore & Shohl LLP, were present on behalf of the applicant. Mr. Morales addressed the outstanding comment, and advised updated plans had been submitted prior to the meeting for review. No further comments were offered or received. Vote 5-0.

RESULT:	Approved
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

VI. ADJOURNMENT

The meeting was adjourned at 10:19 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

SEAL


Approval Signature

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

4.9.24
Date