

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 11, 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	Absent
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
McKenna Page	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting May 14, 2024
at 10:00 AM.

The summary minutes from the May 14, 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, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat

Development Services Director Strickland read aloud case number PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat. The applicant, KL Highfield LLC, sought a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Phase 1 Final Plat consisting of 125 lots and 18 tracts on parcels D30-030, D30-031, D30-047, D30-080, and D30-091, consisting of 104.326 acres, MOL. There was no representative present for the project. No comments were offered or received. Vote 4-0.

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

2. PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat

Development Services Director Strickland read aloud case number PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat. The applicant, KL Highfield LLC, sought a favorable recommendation from the Project Review Committee for the Twisted Oaks Townhomes Ph 1 Final Plat consisting of 120 lots and 8 tracts on parcel D31-007, consisting of 15.732 acres, MOL. There was no representative present for 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, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

3. SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center

Development Services Director Strickland read aloud case number SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center. The applicant, Liberty Senior Living Properties of Wildwood, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 167,118 SF independent living facility consisting of 164 units with associated infrastructure on parcel G08-016, consisting of 6.28 acres, MOL. Planner Bondi advised there were outstanding City Attorney comments regarding cross-access easements between Parkview and Inspire. Rob Rosen, representing Liberty, was present, and advised City Attorney Bills he could send over drafts of the easements for review, but they could not be completed until the pond and all associated infrastructure was complete along with all the legal descriptions. Jay Oglesby with Liberty was also present and advised they could not complete the legal descriptions until they had the surveys and as-builts. Rosen stated there was an obligation to provide the easements under an existing developer's agreement with the city, as well as a tri-party agreement which addresses the easements with more specificity. Strickland commented that the easements related to the

outstanding comment are between two projects; one that is asking for approval and the other that is almost complete. A discussion was held between staff and the developer as to what components were holding up the easements. Judd Bobilin, of Chance Partners, was also present on behalf of the project. He stated they were trying to have all easements included in one document for ease of title later. There was further discussion regarding all easements needed between the properties. Strickland clarified with Bills if he would be comfortable with a motion of approval contingent upon resolution of comments, to which he agreed. Bills further explained the necessity for the cross-access easements. Another short discussion was held regarding requirements and the process of the project after PRC reviews it. A motion was made to recommend approval contingent upon the resolution of the outstanding comments. In additional discussion, Assistant Utilities Director Martin asked the representatives if the tri-party agreement included who would be responsible for the maintenance of the lift station and if the city had a copy, to which they confirmed both. Vote 4-0.

RESULT:	Recommends Approval with Contingencies
MOVER:	Public Works Director Hockenbury
SECONDER:	Assistant Utilities Director Martin
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

4. SP 2401-008 Fifth Third Bank - Pinellas Plaza

Development Services Director Strickland read aloud case number 2401-008 Fifth Third Bank - Pinellas Plaza. The applicant, Benjamin Lewis of BDG Architects LLP, sought a favorable recommendation from the Project Review Committee for the construction of a 1,900 SF bank building with a drive-thru and associated infrastructure within Pinellas Plaza, on a portion of parcel G04-055C, consisting of 1.00 acre, MOL. Greg Walden, of BDG Architects LLP, and Brett Nevaril, of Infinity Engineering Group, were present on behalf of the project. No comments were offered or received. Vote 4-0.

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

VI. ADJOURNMENT

With no other business, the meeting was adjourned at 10:23 a.m.

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



SEAL


Approval Signature

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

7.9.24
Date