

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 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 10:02 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	Absent
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

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting June 11, 2024, at 10:00 AM

The summary minutes from the June 11, 2024, meeting were approved. No comments were offered or received. Vote 4-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat

Development Services Director Strickland read aloud case number PLAT 2304-003 Panda Express (Beaumont Lot 247) Replat. The applicant, Panda Express, Inc, sought a favorable recommendation from the Project Review Committee for the replat of Sundance Extension West Lot 247 within the Beaumont Subdivision, creating 2 lots, lot 247.1 where the Panda Express is located and lot 247.2 for a future development. Staff recommended approval contingent on the resolution of the outstanding city attorney comments. Norbert Kovacs of Ingenium Enterprises, Inc., was present on behalf of the project. Strickland reviewed the outstanding comments with the representative. Kovacs stated the second comment was complete, and the easement comment would be done before it was brought to the commission. Assistant Utility Director Martin advised that whoever developed the new east lot needed to be aware they would be required to cross the road to connect to sanitary sewer. Kovacs believed there was already a stub out for the new lot put into place. Martin responded it was not on the map, and recommended Kovacs check that the survey was correct. No further comments were offered or received. Vote 4-0.

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

2. PLAT 2310-004 Turkey Run Replat Lots 4-9 & 12

Development Services Director Strickland read aloud case number PLAT 2310-004 Turkey Run Replat Lots 4-9 & 12. The applicant, Gregg Zuckerman on behalf of the property owner, Turkey Run, LLC, sought a favorable recommendation from the Project Review Committee for the replat of Turkey Run to reconfigure the property lines of Lots 4-9 and Lot 12 due to the layout of the now known new developments on an area encompassing 13.039 acres, MOL. Staff recommended approval contingent on the resolution of the outstanding comments. Mark Sumner was present on behalf of the project. Assistant Development Services Director Then stated that since the writing of the report for the agenda, the applicant submitted a revision addressing the outstanding comments and was under review. The representative did not have additional information to add. No further comments were offered or received. Vote 4-0.

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

3. SP 2310-013 Woodland Crossing - Utilities Only

Development Services Director Strickland read aloud case number SP 2310-013 Woodland Crossing - Utilities Only. The applicant, Morris Engineering & Consulting, LLC, sought approval from the Project Review Committee for the construction of utility infrastructure to serve 534 single-family dwelling units, which included an extension of a 12" water main on the west side of CR 229 and an extension of a 6" force main on the east side of CR 229. This project was working on a developer's agreement with the City and was included in the

wastewater treatment plant flow projections report by the City Manager under the name Highland Homes. There were no representatives present for the project. Strickland stated she had correspondence with the project attorney the morning of the meeting regarding the developer's agreement. She provided a brief history of the project, and advised that several months prior, staff had begun working with the project on a developer's agreement that had never been completed. Staff recommended approval subject to the completion of the developer's agreement. Assistant Utilities Director Martin asked if the city would own the roads listed in the plan. City Manager McHugh stated that as the project was not within city limits, the city would not own the roads. Planner Bondi added that the city would be providing utilities only and that they had already received the performance bonds. McHugh confirmed with Martin that utility staff had reviewed all the utilities for the project, as well as the city's engineer, to ensure that the proposed route was okay. Only then would he be comfortable approving the project subject to the completion of the developer's agreement which would dictate reimbursement. Further discussion was held regarding the details of the utilities and developer's agreement. Strickland requested a motion to approve the project subject to resolution of outstanding comments, execution of the developer's agreement, and the easements being provided through the plat which would be executed by Sumter County. No further comments were offered or received. Vote 4-0.

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

4. SP 2312-007 Wildwood Training Center (Duke Energy)

Development Services Director Strickland read aloud case number SP 2312-007 Wildwood Training Center (Duke Energy). The applicant, Duffey Southeast, Inc, sought a favorable recommendation from the Project Review Committee for the construction of an 18,377 SF training center with a 6,950 SF attached canopy, a tower training area, a pole training area, and a future substation training area with associated infrastructure. Duke Energy agreed to provide improvements to CR 128 from the east ROW of CR 462 to the northwest corner of parcel D32-012 to be submitted under a separate application. Claudia Prado with McAdams, and Staci Bertrand with Duke Energy, were present on behalf of the project. Staff recommended approval subject to resolution of outstanding comments and the submittal of the improvements of CR 128. Vote 4-0.

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

VI. ADJOURNMENT

With no further business, the meeting was adjourned at 10:22 a.m.

RESULT:	Adjourned
MOVER:	Assistant Utilities Director Martin

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL


Approval Signature

8.13.24
Date