

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 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 10:00 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	Absent
Jessica Barnes	City Clerk	Absent
Amanda Bondi	Planner	Present
Mckenna Page	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting July 9, 2024, at 10:00 AM

The summary minutes from the July 9, 2024, meeting were approved. No comments were offered or received. Vote 5-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2312-003 SoLiv Wildwood Replat

Development Services Director Strickland read aloud case number PLAT 2312-003 SoLiv Wildwood Replat. The applicant, SoLiv Wildwood, LLC, sought a favorable recommendation from the Project Review Committee for the replat of the East Subdivision Units 1 & 2, vacating portions of the existing rights-of-way and reconfiguring the property for the construction of a multifamily development consisting of 371 units. Staff recommended approval contingent on the resolution of the outstanding comments. Andrew Sinclair and Ray Mazzie with Southern Waters Capital were present by phone on behalf of the project. Development Services Director Strickland reviewed the outstanding comments with the representative. Development Services Director Strickland mentioned the applicant was working on a developer's agreement that would address the abandonment of the city-owned potable water infrastructure within the rights-of-way of the project area. Assistant Utility Director Martin added that a new utility line would need to be laid along Huey Street to serve the existing and future homes. No further comments were offered or received. Vote 5-0.

RESULT:	Approved with Contingencies
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. PLATM 2402-003 Twisted Oaks Improvement Plan Modification

Development Services Director Strickland read aloud case number PLATM 2402-003 Twisted Oaks Improvement Plan Modification. The applicant, Morris Engineering & Consulting, LLC, on behalf of the property owner, KL Twisted Oaks, LLC, sought approval from the Project Review Committee for a modification, revising approved PLATM 2302-001 Twisted Oaks Improvement Plan Modification to relocate the force main, include two additional streets that will connect to N US 301, and to mitigate for parcel D31-016, which includes the northern multifamily and commercial six properties. Staff recommended approval. Stephanie Vaughn, with Kolter, was present, and Matt Morris, with Morris Engineering, was present by phone on behalf of the project. 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

3. SP 2308-008 Canvas at Wildwood

Development Services Director Strickland read aloud case number SP 2308-008 Canvas at Wildwood. The applicant, Watermark Properties, LLC, on behalf of the owner, Blount Group Wildwood North LLC, sought a favorable recommendation from the Project Review Committee for the construction of a multifamily development consisting of a 224-unit residential community providing for fifty-eight (58) 1-bedroom units, one hundred seventeen (117) 2-bedroom units, and forty-nine (49) 3-bedroom units including an amenity area

featuring a 3,690-square-foot clubhouse, a 1,288-square-foot pool, a 3,383-square-foot large dog park, one 880-square-foot pickleball court, a game lawn area, a 450-square-foot work-out lawn area, and associated infrastructure. Staff recommended approval contingent on the resolution of the outstanding comments. Jonathan Taylor with Attwell Group and Rick Blount, owner, were present by phone on behalf of the project. Mr. Taylor stated a resubmittal was provided on August 1st. Strickland discussed comments with the representatives. Assistant Utility Director Martin added there were a significant amount of utility comments and requested the engineer contact him to discuss them. City Manager McHugh asked Martin to verify that the city considered some issues that other multifamily projects have faced to help with the avoidance of those. Strickland added the project will not be scheduled for the Planning and Zoning Board meeting until all comments were satisfied. Blount asked if Martin had seen the responses to the August 1st submission, which Martin confirmed and advised the outstanding comments remained. No further comments were offered or received. Vote 5-0.

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, Police Chief Parmer, Assistant Utilities Director Martin

4. SP 2312-010 The Railyard

Development Services Director Strickland read aloud case number SP 2312-010 The Railyard. The applicant, Austin Guenther with The Railyard, LLC/G3, sought a favorable recommendation from the Project Review Committee for a Private-Public Partnership Downtown Revitalization Project proposing the construction of a multi-tenant restaurant/retail development featuring approximately 7,494 square feet of area accommodating 300 seats in a two-story building that will host two tenants on 0.34 acres MOL. Tenant 1 would feature approximately 3,392 square feet of area and Tenant 2 would have approximately 4,198 square feet. Both tenants would feature covered rooftop, outdoor seating, and amenity areas for patrons. The total area to be developed was approximately 14,748 square feet and included associated infrastructure such as enhanced hardscape, landscaping, underground storm water vault, site lighting, and four on-street parking spaces along Wonders Street of which two would be Florida ADA Accessible. The remaining required parking spaces would be provided by the newly completed parking garage. The project had outstanding comments from the City Attorney, Fire, and Utilities Departments. The comment review sheet report was included in the agenda. Additionally, the City was working with Waste Management to address dumpster/trash compactor needs for businesses in the area. Staff recommended approval contingent on the resolution of the outstanding comments. Austin Guenther with G3 Development and Jacob Crabtree with GAI Consultants were present by phone on behalf of the project. No comments were offered or received. Vote 5-0.

RESULT:	Approved with Contingencies
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

5. SP 2403-007 Highfield at Twisted Oaks Amenity Center

Development Services Director Strickland read aloud case number SP 2403-007 Highfield at Twisted Oaks Amenity Center. The applicant, Morris Engineering & Consulting, LLC, on behalf of the owner, KL Highfield, LLC, sought a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Subdivision Amenity Center, consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure. Highfield at Twisted Oaks residences will also have access to the Twisted Oaks Amenity Center located approximately 0.42 miles southeast of the development. Staff recommended approval. Stephanie Vaughn, with Kolter, was present, and Matt Morris, with Morris Engineering, was present by phone on behalf of the project. No comments were offered or received. Vote 5-0.

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

6. SP 2405-002 VOSO Phase XI C&D Master Plan

Development Services Director Strickland read aloud case number SP 2405-002 VOSO Phase XI C&D Master Plan. The applicant, The Villages Development Company, LLC, sought a favorable recommendation from the Project Review Committee for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on 753.04 acres MOL. Staff recommended approval. Stephen Campbell, with Clymer Farner Barley, was present for the project. 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

7. SPM 2405-006 Evolve at Wildwood Modification

Development Services Director Strickland read aloud case number SPM 2405-006 Evolve at Wildwood Modification. The applicant, Evolve at Wildwood, LLC, sought approval from the Project Review Committee for a modification to the approved Evolve at Wildwood (SP 2303-005) to include parcel D17-065 consisting of 0.553 acres, MOL, to be used for the expansion of the amenities. During this submittal, staff determined that a utility easement would be required for the City to have access throughout the development to maintain and service the meters located at each apartment building. The City agreed the utility easement could be done once a metes and bounds description could be provided. The developer understands that no temporary certificate of occupancy (CO), partial CO, or CO will be issued or in place until the utility easement is in place. Staff recommended approval with the condition of the required utility easement in place before any certificate of occupancy is issued. James Wade, with Wade Law, was present at the meeting. John McDonald, with Evolve Companies, and Jeff Strcula, with Upham Inc, were present by phone 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

VI. ADJOURNMENT

With no further business, 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

9.10.24
Date