

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 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 10:00 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
Dan Horner	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
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting October 08, 2024,
at 10:00 AM.

The summary minutes from the October 8, 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

None.

V. NEW BUSINESS

1. PD 2312-001 Wildwood III Planned Development

Development Services Director Strickland read aloud case number PD 2312-001 Wildwood III Planned Development. The applicant sought a favorable recommendation from the Project Review Committee for a Planned Development (PD) for Wildwood III on parcels G06-007, G06-012, G06-012A, and G06-204, consisting of approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. Representatives Kevin Reali, Jay Mize, and Chris Walsh were present on behalf of the project. Really provided an overview and the background of the project. Strickland and McHugh expressed their appreciation for the developer working with the city on the modifications. No further 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. PLAT 2401-001 Cootie's Ranch Final Plat

Development Services Director Strickland read aloud case number PLAT 2401-001 Cootie's Ranch Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for Cootie's Ranch Final Plat, a 4-parcel subdivision which included Tract A for right-of-way dedication to the public along CR 216 and a 20-foot ingress/egress and utility easement for parcel 1 that was located along the western boundary of parcel 2. Representative Kaye Jameson was present on behalf of the project. No further 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

3. PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV)

Development Services Director Strickland read aloud case number PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV). The applicant sought a favorable recommendation from the Project Review Committee for the Twisted Oaks Ph 2 Final Plat (Construction phases III and IV) consisting of 215 lots and 2 tracts, upon resolution of the outstanding City Attorney comment. Strickland explained the comment referred to a

performance bond that was still needed. Representative Stephanie Vaughn was present on behalf of the project. Strickland advised that the developer could submit the performance bond or submit the as-built plans. Bills advised the comment would remain until satisfied. No further comments were offered or received. Vote 5-0.

RESULT:	Approved with Contingencies
MOVER:	Police Chief Parmer
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. PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat

Development Services Director Strickland read aloud case number PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for Twisted Oaks Townhomes Phase 2 Final Plat, a 128 lot subdivision with 4 tracts. Representative Stephanie Vaughn was present 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

5. PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat

Development Services Director Strickland read aloud case number PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat. The applicant sought a favorable recommendation from the Project Review Committee for Highfield at Twisted Oaks Phase 2 Final Plat, a 140 lot subdivision with 3 tracts, upon resolution of the outstanding City Attorney's comments. Representative Stephanie Vaughn was present on behalf of the project. Strickland explained that the two comments were regarding the need for a performance bond and a SECO utility easement. Planner Bondi advised that the project engineer communicated they would be handling the easement off of the final plat. Bills stated he reviewed the submission, but the easement was still on the public record. SECO would need to release it before the plat was recorded. Matt Morris, the project engineer, was present by phone, and advised that he would be working on it that afternoon. Bills stated he was fine with the project moving forward, but the issue would need to be resolved before it went to the City Commission. Vaughn commented that the SECO easement was within the Phase 1 Final Plat, not the Phase 2 Final Plat, and was outside the boundary, which is why it was not included. She believed the easement would be recorded that week. No further comments were offered or received. Vote 5-0.

RESULT:	Approved with Contingencies
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

6. SP 2404-006 Dr. Heydari Medical Office Mod

Development Services Director Strickland read aloud case number SP 2404-006 Dr. Heydari Medical Office Mod. The subject project had previously received site plan approval and a development permit in May 2023, but came back to the City in March 2024 with a modification to relocate the stormwater retention area. The applicant submitted two technical standards waiver requests for the landscape buffer requirements to adjacent parcel G05-038 and to allow a portion of the northern landscape buffer to encompass the side slopes of the proposed stormwater retention pond. The applicant sought a favorable recommendation from the Project Review Committee for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1, upon resolution of the outstanding comment. Strickland explained the outstanding comment was regarding the age of the Traffic Impact Analysis, which required an updated buildout. No representative was present on behalf of the project. No comments were offered or received. Vote 5-0.

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, Police Chief Parmer, Assistant Utilities Director Martin

7. SPM 2408-007 Twisted Oaks Apartments Site Plan Modification

Development Services Director Strickland read aloud case number SPM 2408-007 Twisted Oaks Apartments Site Plan Modification. The applicant sought a favorable recommendation from the Project Review Committee for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units, and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, and four (4) charging spaces, providing amenities consisting of a dog park, amenity center with pool, pickleball courts, mail kiosks, playground and game lawn, proposed dumpster compactor, landscaping buffers, and associated infrastructure improvements on 16.87 acres MOL, on an NMU-7 zoned parcel. The modification was primarily created to remove the wetland and OS-1 tracts from the project boundary. The applicant had stated that the unit density for the development area would be approximately 16 units per acre for the multifamily project. The applicant would remain under the terms of the adopted planned development as it adhered to open space and maximum number of multi-family residential units. The wetlands were to remain under the ownership of the CDD. Representative Stephanie Vaughn was present 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

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:28 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

12.10.24

Date