

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 14, 2025 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

City Manager McHugh brought the meeting to order at 10:01 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Absent
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
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

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

The summary minutes from the December 10, 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:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2310-002 Hydrologic Wildwood

City Manager McHugh read aloud case number SP 2310-002 Hydrologic Wildwood. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a one-story 32,200-square-foot commercial building providing for 30,200 SF of warehouse space and 2,000 SF of retail spaces, featuring 10 bays separated by truckwells, 25 standard parking spaces, two (2) Florida ADA accessible parking spaces, and nine (9) loading areas, together with associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on parcel G15-012, consisting of 5.06 acres MOL. There were outstanding comments on the project from the utility department and the city attorney. Representative Christopher Chen, the engineer of record, was present by phone. Assistant Utilities Director Martin reviewed his outstanding comments, which were three minor changes. Chen asked for additional detail regarding the relocation of the check valve, and Martin responded that it should be relocated to the property line, but will show exactly in the specs. Chen then asked for clarification on the city attorney's comment, which City Attorney Bills addressed. Assistant Development Services Director Then provided further clarification regarding the outstanding utility comments. No further comments were offered or received. Motion to approve the project subject to the satisfaction of the outstanding comments. Vote 4-0.

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

2. SP 2406-002 7-Eleven Wildwood Store #42388

City Manager McHugh read aloud case number SP 2406-002 7-Eleven Wildwood Store #42388. The applicant sought approval from the Project Review Committee for the construction of a 4,853 sq. ft. 7-Eleven convenience store with eight (8) gas pumps, a 980 sq. ft. car wash, and associated infrastructure, on parcel G30G001, consisting of 2.12 acres MOL. Grayson Brooks, with Exo Limited, the engineer of record for the project, was present by phone. No comments were offered or received. Vote 4-0.

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

3. SP 2412-002 VOSO PH XXXI JKL Master Plan

City Manager McHugh read aloud case number SP 2412-002 VOSO PH XXXI JKL Master Plan. The applicant sought a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on parcels K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027, and K33-001, totaling 968.479 acres MOL. There was no representative present on behalf of the project. No comments were offered or received. Vote 4-0.

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

4. PD 2406-001 Densan Park - Phase 2

City Manager McHugh read aloud case number PD 2406-001 Densan Park - Phase 2. Densan Partners, LLC sought approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment to the original Planned Development (O2019-54) approved on November 25, 2019. The owner requested to amend the phasing to add another phase for the development. Previously consisting of 239 units, the project's number of proposed residential units increased to 276 on parcels D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071, and D09-028, totaling 85.13± acres MOL. David Springstead, with Springstead Engineering, the engineer of record, was present as a representative for the project. McHugh asked staff to review and clean up the language on the transportation improvement section of the amendment. McHugh also confirmed that the open space was reduced to 18% and that it met regulations. Springstead advised it had been revised to 20%. Planner Page clarified that the redline document may show outdated information, but the clean version of the amendment had all updated information. Assistant Utilities Director Martin asked if they had to decrease units in other phases in order to increase units in phase 2. Springstead confirmed they did have to decrease in other phases due to the open space requirement. A short discussion was held regarding utility and flow requirements on the north end. No further comments were offered or received. Vote 4-0.

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

5. PLATM 2409-003 Twisted Oaks Mod- North Commercial Rd

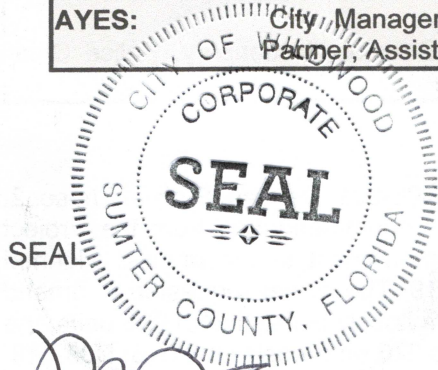
City Manager McHugh read aloud case number PLATM 2409-003 Twisted Oaks Mod - North Commercial Rd. The applicant sought approval from the Project Review Committee for a modification to the approved Twisted Oaks Improvement Plan (PLAT) to include a six-inch (6") water main along Access Road North on parcels D31A216 and D31A217, which are a portion of Tract R-1B. Erin Tumolo, with Morris Engineering, was present by phone as a representative for the project. No comments were offered or received. Vote 4-0.

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

VI. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 10:19 a.m.

RESULT: Adjourned
MOVER: Assistant Utilities Director Martin
SECONDER: Police Chief Parmer
AYES: City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin




Approval Signature

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

2.11.25
Date