

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 10, 2025 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	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
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting May 13, 2025, at 10:00 AM.

The summary minutes from the May 13, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by Assistant Utilities Director Martin. Motion carried unanimously.

RESULT:	Passed
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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2409-004 Summerfield Cottages

Development Services Director Strickland read aloud case number SP 2409-004 Summerfield Cottages. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a multifamily residential development consisting of 270 units featuring 168 3-bedroom units and 108 2-bedroom units providing a total of 440 garage parking spaces and 561 surface parking spaces, which includes six (6) Florida ADA accessible parking spaces, together with amenities including a 4,012-square foot clubhouse, a proposed pool, three (3) pickleball courts, and walking path, associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on 49.27 acres MOL. The project featured 56 buildings ranging from 3-unit to 6-unit buildings. The Developer would be entering into a Developer's Agreement for the project for some required off-site improvements. The agreement was under review by the City Attorney. A technical waiver was submitted to waive the requirements limiting the number of single-attached units to no more than three based on the definition of single-family attached per the City's code. There were also minor utilities comments outstanding for the project. Strickland stated that she and City Attorney Bills were still working on the Developers Agreement, and she had to clarify utility language with Assistant Utilities Director Martin for the agreement as well. The applicant, Robert Morgado with Bohler Engineering, FL LLC, was present by phone. City Manager McHugh asked if Development Services was comfortable with the aesthetic of what the waiver was requesting. Strickland answered they were. Martin stated for the record that the number of units proposed was pushing the capacity per the size of the service line. There may be complaints of water pressure on the top floor due to increased capacity on the line. A short discussion determined that booster pumps would help if there was an issue later. Motion to approve subject to resolution of outstanding comments, approval of the Developers Agreement, and to include the technical waivers by City Manager McHugh, seconded by Public Works Director Hockenbury. Motion carried unanimously.

RESULT:	Passed
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. SP 2407-003 SoLiv at Wildwood

Development Services Director Strickland read aloud case number SP 2407-003 SoLiv at Wildwood. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a multifamily complex consisting of 371 units and featuring eight (8) three-story apartment buildings and one 4-story apartment building, providing for several amenities including a 20,634-square-foot clubhouse with pool and yoga lawn area, a 4,155-square-foot dog park, two pickleball courts and a 1,601-square-foot maintenance office/mail room building; and providing for 624 parking spaces with a breakdown of 614 standard parking spaces and 35 garage parking spaces. The project would feature 162 one-bedrooms, 155 two-bedrooms, and 54 three-bedrooms. The project would provide twenty-five (25) Florida ADA-accessible parking spaces, a flexible loading zone area, and associated infrastructure such as landscaping buffers, stormwater retention pond, site lighting improvements, and commercial driveway on 24.732 acres MOL. The Developer would be entering into a Developer's Agreement for this project. Said agreement was scheduled to go to the June 9, 2025, City Commission

Meeting for final consideration. City Attorney Bills stated he was waiting for clarification regarding a potential easement along Powell Road, but it would not hold up the project. Representatives Kara Chiccarelli with The Procopio Companies, Andrew Sinclair with Southern Waters Capital, Kaiwen Lu with Atwell, and Rob Batsel, the project attorney, were present to answer any questions. There was a short discussion regarding the potential easement. Assistant Utilities Director Martin provided comments on the water mains; Batsel stated the Developer's Agreement addressed those issues. Another discussion was held regarding the Developer's Agreement and site plan process. Motion to approve subject to resolution of the outstanding comment by Assistant Utilities Director Martin, seconded by Police Chief Parmer. Motion carried unanimously.

RESULT:	Passed
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. SP 2410-004 Exalt Health Offsite Force Main

Development Services Director Strickland read aloud case number SP 2410-004 Exalt Health Offsite Force Main. The applicant sought approval from the Project Review Committee for the construction of an off-site sanitary sewer force main to connect with the approved Exalt Health site with the City of Wildwood sanitary system. The scope of work consists of an 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and doing a directional drill under US Hwy 301 to connect to the City's system. The surety for performance cost summary was reviewed by the City Attorney, but the applicant had not yet provided the performance bond. There were two outstanding comments from the City Attorney. Once staff received the performance bond and the last comment had been addressed, the site plan would be advanced to the City Commission for final determination. Representatives Kevin Atchley with Tillman & Associates Engineering and Rob Batsel with Gooding & Batsel were present for the hearing. City Manager McHugh began the discussion regarding the license that the applicant received from CSX. A temporary solution by the City was proposed, as well as another possible route for the force main for a long-term solution. City Attorney Bills added additional information and further explained the problematic areas. An extensive discussion was held regarding the project issues. Motion to table the case to the next PRC meeting by City Manager McHugh, seconded by Public Works Director Hockenbury. Motion carried unanimously.

RESULT:	Tabled
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. #A25-0072 Wawa Turkey Run Site Plan Minor Mod

Development Services Director Strickland read aloud case #A25-0072 Wawa Turkey Run Site Plan Minor Mod. The applicant sought approval from the Project Review Committee for a minor modification to the previously approved Wawa Wildwood-Turkey Run (SP 2307-009) for the modification of onsite utilities, stop signs, and stop bars. Jose Lopez with Kimley-Horn was

present by phone representing the project. No discussion. Motion to approve by Police Chief Parmer, seconded by Assistant Utilities Director Martin. Motion carried unanimously.

RESULT:	Passed
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

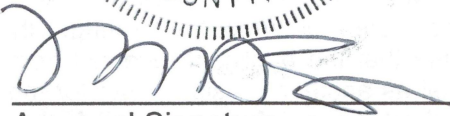
VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:52 a.m.

RESULT:	Passed
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



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Approval Signature

7.8.25
Date