



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Peavy

Agenda

Regular Meeting

March 14, 2023 10:00 AM

Commission Conference Room 124
100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. **Project Review Committee - Regular Meeting February 14, 2023 at 10 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2111-003 Mainstay Suite 37 Room Addition
Parcel G18-036**

The applicant is seeking approval from the Project Review Committee for a technical waiver to omit the submittal of a photometric plan since only a minor change to the existing lights are installed on the property. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a four (4) story, twenty-one thousand two hundred eighty-two (21,282) sq ft building addition to the existing Comfort Inn and Suites on 7.68 acres MOL. **Staff recommends approval of the technical waiver. Staff recommends approval of the site plan.**

2. **SP 2205-008 Sanitation Maintenance Facility Phase 2 (Minor)**

Parcel D32-170 & a portion of parcel D32-141

The applicant is seeking approval from the Project Review Committee for a parking lot expansion consisting of forty (40) new parking spaces to a previously approved site plan (SP 2022-013) consisting of nineteen (19) existing parking spaces on 0.75 acres, MOL. **Staff recommends approval.**

3. **SP 2206-010 Oxford Overnight**

Parcels D32-029 & D32-034

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of six (6) motel/hotel buildings consisting of four (4) buildings at five thousand five hundred one (5,501) sq ft and two (2) buildings at six thousand one hundred ninety-seven (6,197) sq ft on 6.85 acres, MOL. **Staff recommends approval.**

4. **SP 2210-001 CVS Wildwood (Wildwood Crossing)**

Parcels G05-119 & G05-120

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a fourteen thousand eight hundred seventy-one (14,871) sq ft pharmacy retail building with a drive-thru on 2.11 acres, MOL. **Staff recommends approval contingent on the resolution of the Development Service comment.**

5. **SP 2212-009 Warm Springs Ave Force Main - CR 503 to Marsh Bend Trail Modification**

The applicant is seeking approval from the Project Review Committee for a modification to a previously approved site plan (SP 2204-011) consisting of a roadway crossing change from jack and bore to horizontal directional drill on 2.33 acres, MOL. **Staff recommends approval.**

6. **PLAT 2111-001 Wildwood Cottages Phase 2 Preliminary Plan**

Parcels D33-014 & D33-045

The applicant is seeking approval for a preliminary plan for Wildwood Cottages Phases 1 and 2, consisting of 96 single-family dwelling units, on 26.75 acres MOL. **Staff recommends approval.**

7. **PLAT 2205-003 Wildwood Landing Improvement Plan**

Parcel D33-014

The applicant is seeking a favorable recommendation for Wildwood Landings, an improvement plan, consisting of 68 single-family dwelling units. **Staff recommends approval.**

8. **PD 2206-001 Wildwood Place**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY HWY 301/216, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel(s) D19-014 & D19-043

The applicant seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment on property currently zoned NMU-7, R-2 & C-3. This request runs concurrently with CP/RZ 2206-002 which seeks to change both the Future Land Use and Zoning to a mix of High-Density Residential and Commercial. **Staff recommends approval and a favorable recommendation of Ordinance O2023-9.**

9. **PD 2301-001 Trailwinds Village Planned Development Amendment**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WORD FAMILY LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel(s) G04LRI-002

The applicant seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment on property zoned CMU within the Trailwinds PD. Consisting of a modification to the subject parcel reducing the required western buffer from 20' to 5'. **Staff recommends approval and a favorable recommendation of Ordinance O2023-13**

VI. ADJOURNMENT

March 14, 2023 10:00 AM