



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Peavy

Agenda

Regular Meeting

May 9, 2023 10:00 AM

Commission Conference Room 124
100 N Main Street

Persons with disabilities or language barriers 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 April 11, 2023, at 10 am.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)
Parcel G05V012**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of two, four-story hotel buildings with a total of 216 rooms, 112,034 sq ft on 5.03 acres, MOL. This project does use Inspiration Drive as a secondary ingress/egress, but as stated in the Turkey Run Planned Development, Inspiration Drive shall be constructed upon the development of Lot 3. **Applicant requests favorable recommendation from the Project Review Committee for SP 2201-010**

2. **SP 2211-001 Trailwinds Village Target**

Parcel(s) G04LOF-002 & G04LOF-001

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles, on 12.21 acres MOL. **Staff recommends approval of the proposed site plan.**

3. **SP 2211-007 Livano Wildwood**

Parcel(s) D08F003 and D08F005

The applicant is seeking a favorable recommendation from the Project Review Committee for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven (6,357) square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles. **Staff recommends approval of the proposed site plan.**

4. **SP 2212-010 Wildwood Landing Phase 2 Mass Grading**

Parcel D33-045

The applicant is seeking approval from the Project Review Committee for the Mass Grading of Wildwood Landing Phase 2 and a portion of Phase 1 to allow mass grading and drainage on 10.25 acres, MOL. **Staff recommends approval.**

5. **SP 2301-003 VPSD #46**

Parcel(s) G32-008 & G32-027

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles. **Staff recommends approval of the proposed site plan.**

6. **PLAT 2302-001 Twisted Oaks Improvement Plan Modification**

Parcels D31-003, D31-002, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, & D31-039

The applicant is seeking approval from the Project Review Committee for a modification, revising the approved Twisted Oaks Improvement Plan to change 3 wet ponds to dry ponds and to include 4 lift stations instead of 2 on 387.29 acres, MOL. **Staff recommends approval.**

7. **PD 2212-001 Thomas Group Planned Development**

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 THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Parcel G33-154

The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1 LLC seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment for the development of a multi-story indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels. **Staff recommends approval of Ordinance O2023-19, contingent upon the resolution of all outstanding comments.**

VI. ADJOURNMENT

May 9, 2023 10:00 AM