



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

January 9, 2024 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. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - 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

IV. OLD BUSINESS

V. NEW BUSINESS

1. SP 2209-002 Dignity Memorial Life Celebration Center - Barn Event Venue Parcels G05-154 & G05-182

The applicant is seeking approval from the Project Review Committee for a technical waiver to the Design District Standards, Chapter 1 Section (G)(3) regarding the minimum landscape material within the western landscape buffer due to existing trees within the buffer area. The applicant is seeking a favorable

recommendation from the Project Review Committee for the existing 1,120 SF barn event venue with existing pavement and an added 5-foot sidewalk to the existing 7,844 SF funeral home. The barn event venue is not a separate use from the existing funeral home and will operate as a single facility with the barn event venue using all elements of the funeral home, which includes, but not limited to, parking, restrooms, and lighting on 4.17 acres, MOL. **Staff recommends approval of the site plan and associated technical waiver.**

2. **SP 2210-003 Cleveland Health Center**

Parcel G16M005

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 4,500 SF medical office with associated infrastructure on 0.77 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding utility comment.**

3. **SP 2305-012 Dentist Office - Oxford Professional Park (VIP Dentistry)**
D08D005

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a one-story 4,038-square-foot medical/dental building on .20 acres MOL, at the existing Oxford Medical Park per attached plans. **Staff recommends approval**

4. **SP 2306-001 Commercial Parcel Mass Grading**

G08-017, G08-071, G08-C001, G08-C002, G08-C004, & G08-C007

The applicant is seeking a favorable recommendation from the Project Review Committee for the Mass Grading Plans for a Commercial Parcel primarily to demolish five (5) existing structures on site, demo fence and perform other limited earthwork activities only on 8.47 acres MOL per the attached plans. No underground utilities nor proposed improvements will be installed as part of the scope granted under this Mass Grading Plan. **Staff recommends approval.**

5. **SP 2307-001 Hotel Site @ Lot 12 Modification - Turkey Run**

Parcel G05V012

The applicant is seeking approval from the Project Review Committee for a modification to an already approved project, SP 2201-010, Hotel Site @ Lot 12, within the Turkey Run subdivision to include project phasing and reduce the phase 1 building footprint and number of rooms from 54,034 SF with 124 rooms to 50,160 SF with 122 rooms on 5.03 acres, MOL. **Staff recommends approval.**

6. **SP 2310-008 Preston Place Business Park (Phase 3) Minor Site Plan**

D17-135

The applicant is seeking a favorable recommendation from the Project Review Committee for the expansion of the Preston Place Existing Site to add eight 10,800-square-foot buildings, totaling 86,400 square feet of New Business Park

Area to include retail, office and warehouse space, featuring an additional 168 parking spaces, including eight Florida ADA Parking Spaces, two new dumpsters, and associated drive aisle improvements in 7.471 acres MOL, as per the attached plans. **Staff recommends approval of site plan and associated Technical Waiver Request.**

7. **SP 2310-011 Trailwinds Village Target Minor Site Plan
G04LOF-002 and G04LOF-001**

The applicant is seeking a favorable recommendation from the Project Review Committee for Minor Modification to the existing approved plans accounting for adjustments to drainage and sewer utilities for Sheets C3.0, C3.2, C3.3 and C4.0 in response to plans received from the structural design team showing conflict with proposed building columns. **Staff recommends approval.**

8. **PLAT 2306-004 Wildwood Landing Final Plat
Parcels D33-014 & D33-045**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Wildwood Landing Final Plat, a subdivision consisting of 101 single-family dwelling lots with 2 amenities and associated infrastructure on 26.75 acres, MOL. **Staff recommends approval.**

9. **PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat
Parcels D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016,
D31-029, D31-030, D31-036, & D31-039**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure on 404.167 acres, MOL. **Staff recommends approval contingent on the resolution of all outstanding comments.**

VI. **ADJOURNMENT**

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