



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

February 13, 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

1. **Project Review Committee Regular Meeting December 12, 2023, at 10:00 AM.**

2. **Project Review Committee Regular Meeting January 09, 2024, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. SP 2305-002 Premier Psychological Services

Parcel G07D085

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,000 SF professional office building with associated infrastructure on 0.63 acres, MOL. **Staff recommends approval.**

2. SP 2305-007 Convenience Store with Gas (Wawa)

Parcels G07-076, G07-078, and G07-250

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking space, landscaping buffers, and associated utilities and drainage infrastructure improvements on 3.82 MOL, as per the attached plans. **Staff recommends approval contingent upon the resolution of outstanding comment.**

3. SP 2305-013 SmarterSpace Storage at Twisted Oaks

Portion of Parcel D31-007

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a Self Storage Facility consisting of a two-story 114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, Landscaping Buffers, and associated infrastructure improvements on 2.27 acres MOL, as per the attached plans. **Staff recommends approval with associated Technical Waivers for Parking and Northern Landscaping Buffer and contingent upon resolution of outstanding comment.**

4. SP 2306-007 Trailwinds Village - The Wilds Phase 3

G04LRI-002

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units, 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on 21.02 acres MOL, as per the attached plans. **Staff recommends approval.**

5. SP 2308-005 House of Hope

D29B006

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Faith-based Recovery Facility consisting of a 5,408-square-foot Lodge/Dormitory Building, a 3,171-square-foot Administration Building, and a 2,700-square-foot Warehouse Building, providing four parking

spaces including one (1) Florida ADA Accessible Parking Spaces, landscaping buffer, wet retention pond area, associated utilities and drainage infrastructure improvements on 5.66 acres MOL, as per the attached plans. **Staff recommends approval contingent upon resolution of the outstanding comments.**

6. **SP 2311-004 Home Depot Minor Modification**
Parcel G05X001

The applicant is seeking approval from the Project Review Committee for a modification to the approved Home Depot site plan, SP 2210-002, updating curb lines, parking, open space, tie-in grades, rim elevations, grading, sanitary sewer structures, and repositioning of light poles and a fire hydrant on 19.53 acres, MOL. **Staff recommends approval.**

7. **PLAT 2207-002 New Horizon Plaza Improvement Plan**
Parcels G18-009 & G18-039

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a subdivision consisting of 8 commercial lots on 14.28 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding comments.**

8. **PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan**
D08-016, D08-018, D08-040, D09-016, D09-016, D09-046 & D09N071

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) Volleyball Court, One (1) Tennis/Multi-use Court, Two (2) Pickleball Courts, Restroom Facilities, seven parking spaces including one (1) ADA Florida Accessible Parking Space, retention pond areas, landscaping buffers and associated utilities and grading infrastructure on 28.75 acres MOL, as per the attached plans. **Staff recommends approval contingent upon the resolution of one outstanding comment from Utilities.**

9. **PLAT 2305-004 Tillman Villas Improvement Plan**
Parcel C36-005

The applicant is seeking a foavorable recommendation from the Project Review Committee for the construction of the construction of 160 single-family attached lots with associated infrastructure on 20.21 acres, MOL. This project will be sharing amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which includes a playground, two dog parks, and a recreation area. **Staff recommends approval.**

VI. **ADJOURNMENT**

February 13, 2024 10:00 AM