



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

March 12, 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 February 13, 2024
at 10:00 AM**

IV. OLD BUSINESS

- 1. 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 a reduction in parking spaces and an execution of a drainage easement.**

V. NEW BUSINESS

1. SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2

Parcel G30E005A

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,592 square foot warehouse with 360 square feet used as office space with associated infrastructure on 1.85 acres, MOL within the South Wildwood Industrial Park Subdivision on Lot 5A. **Staff recommends approval.**

2. SP 2307-009 Wawa Wildwood - Turkey Run

Parcels G05V007, G05V008, & G05V009

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 6,119 square foot convenience, a 7,150 square foot gas canopy with 8 gas pumps (16 dispensers) and associated infrastructure on 2.25 acres, MOL within the Turkey Run Subdivision on lots 7, 8, and a portion of 9. **Staff recommends approval contingent on the resolution of the city attorney's comment.**

3. SP 2309-007 Gresco North Lot Expansion

Parcel F12-022

The applicant is seeking a favorable recommendation from the Project Review Committee for the North Lot Expansion of the Gresco Utility Supply Facility consisting of a 21,000-square-foot New Shed Structure and associated infrastructure improvements, which project area is 2.48 acres MOL on an M-1 zoned parcel, as per the attached plans. **Staff recommends approval.**

4. SP 2311-009 Trailwinds Retirement Community

Parcel G04LRI-001

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of an Independent Living Facility consisting of a three-story building with a total of 130 dwelling units featuring a mix of studio, one, two, and three bedroom units with 148 parking spaces featuring eight (8) Florida ADA Accessible parking spaces, including 128 surface spaces and 20 garage spaces, providing amenities consisting of a Dog Park, Pool and Pool House, Horseshoe Pits, and Pickleball Courts, with Landscaping Buffers, and associated infrastructure improvements on 7.361 acres MOL, as per the attached plans. **Staff recommends approval along with requested technical**

waiver fo a reduction of parking spaces and resolution of the outstanding comments.

VI. ADJOURNMENT

March 12, 2024 10:00 AM