



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

May 14, 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 April 09, 2024
at 10:00 AM.**

IV. OLD BUSINESS

- 1. SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood
Parcel G08-021**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 39,218 square-foot rehabilitation hospital

and a future 6,000 square-foot medical office with associated infrastructure on 5.45 acres, MOL.

V. NEW BUSINESS

1. PLAT 2401-005 Livano Wildwood Final Plat

Parcels D08F003 & D08F005

The applicant is seeking a favorable recommendation from the Project Review Committee for a replat to Lot 3 and 5 within the Oxford Greens Subdivision creating Lots 1 and 2 for the Livano Wildwood Final Plat on 42.74 acres, MOL.

2. PLAT 2402-002 Wildwood Oaks Lot Split

Parcel G05-125

The applicant is seeking approval from the Project Review Committee for a Lot Split on parcel G05-125, creating Parcel A with approximately 4.681 acres and Parcel B with approximately 11.940 acres as shown attached. **Staff recommends approval.**

3. PLAT 2403-005 Tahj Clements Sr. Lot Split

Parcel G18-007

The applicant is seeking a favorable recommendation from the Project Review Committee. **Staff recommends approval of the lot split.**

4. SP 2305-011 Twisted Oaks Amenity Center

Portion of Parcels D31-007 and D31-029

The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Subdivision Amenity Center consisting of a 5,989 SF building with a fitness facility, activity and flex space area with a bar, a 791 SF bathroom and storage building, a 2,523 SF adult pool area, a 5,140 SF family pool area, four pickleball courts, a playground, two dog parks, a fire pit lounge area, a yoga lawn, an activity lawn, a hammock area, and a mail collection area with associated infrastructure, including golf cart parking on 4.3 acres, MOL. The Twisted Oaks Amenity Center will serve the single-family detached and attached dwelling units within the Twisted Oaks Subdivision, along with the residents of the Highfield at Twisted Oaks Subdivision. **Staff recommends approval.**

5. SP 2309-006 Wildwood Acres Pavilion

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a New 1,740-square-foot Open Pavilion, New Male and Female Restrooms, Construction of 5-foot ADA Sidewalk and ADA Parking Spaces, and associated infrastructure improvements on 0.173 acres MOL, as per the attached plans. **Staff recommends approval.**

6. SP 2312-008 Merideth Nagel Law Firm Minor Site Plan

Parcel G05-068

The applicant is seeking a favorable recommendation from the Project Review Committee for the conversion of a residential building into a law office. Featuring an additional 4 parking spaces, including one Florida ADA Parking Space, and associated drive aisle improvements, as per the attached plans. The project area is 1.23 acres (53,578.8 SF). **Staff recommends approval of site plan.**

7. **SP 2401-001 Twisted Oaks Apartments**

Portions of Parcel D31-007

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units, and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, four (4) charging spaces, providing amenities consisting of a Dog Park, Amenity Center with Pool, Pickleball Courts, Mail Kiosks, Playground and Game Lawn, Proposed Dumpster Compactor, Landscaping Buffers, and associated infrastructure improvements on 16.87 acres MOL, on an ONMU zoned parcel, as per the attached plans. **Staff recommends approval upon resolution of the outstanding comments.**

8. **SP 2401-007 Chipotle @ Signature Drive**

Parcel G17A004A

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,420 sq ft fast food restaurant with a mobile pick-up lane and associated infrastructure on 0.84 acres, MOL. **Staff recommends approval contingent on the resolution of outstanding utility comments.**

VI. **ADJOURNMENT**

May 14, 2024 10:00 AM