



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

November 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 October 08, 2024,
at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **PD 2312-001 Wildwood III Planned Development
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A
REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO**

SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY CEDAR CREEK EQUITY INVESTMENTS, LLC AND SUNSCAPE FARMS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The applicant seeks a favorable recommendation from the Project Review Committee for a Planned Development (PD) for Wildwood III on approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. All the provisions are outlined in detail within the attached ordinance. **Staff recommends approval.**

2. PLAT 2401-001 Cootie's Ranch Final Plat

Parcels D19-027, D19-110, D19-120, & D19-121

The applicant is seeking a favorable recommendation from the Project Review Committee for Cootie's Ranch Final Plat, a 4-parcel subdivision which includes Tract A for right-of-way dedication to the public along CR 216 and a 20-foot ingress/egress and utility easement for parcel 1 that is located along the western boundary of parcel 2 on 38.55 acres, MOL. **Staff recommends approval.**

3. PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV)

The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Ph 2 Final Plat (Construction phases III and IV) consisting of 215 lots and 2 tracts, per the attached plans. **Staff recommends approval upon resolution of outstanding comments.**

4. PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat

Portion of Parcel D31A218

The applicant is seeking a favorable recommendation from the Project Review Committee for Twisted Oaks Townhomes Phase 2 Final Plat, a 128 lot subdivision with 4 tracts on 9.467 acres, MOL. **Staff recommends approval.**

5. PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat

Portion of Parcel D30-030

The applicant is seeking a favorable recommendation from the Project Review Committee for Highfield at Twisted Oaks Phase 2 Final Plat, a 140-lot subdivision with 3 tracts on 25.110 acres, MOL. **Staff recommends approval contingent on the resolution of the city attorney comments.**

6. **SP 2404-006 Dr. Heydari Medical Office Mod**

The applicant is seeking a favorable recommendation from the Project Review Committee for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1. **Staff recommends approval upon resolution of the outstanding comments.**

7. **SPM 2408-007 Twisted Oaks Apartments Site Plan Modification**

Portions of Parcel D31-007/ Tract M-1 of the Twisted Oaks Final Plat Phase 1 & 2

The applicant is seeking a favorable recommendation from 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 16.79 acres MOL, on an NMU-7 zoned parcel, as per the attached plans. **Staff recommends approval**

VI. **ADJOURNMENT**

November 12, 2024 10:00 AM