



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD
PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
August 13, 2025 10:30 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 July 08, 2025, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. A25-0055 - SP - Tri-County Heart
G16M004**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a five-thousand and ninety-eight (5,098) square foot medical building providing for thirty (30) parking spaces including two (2) Florida ADA accessible parking spaces and a dumpster enclosure,

together with associated infrastructure such as landscaping buffers and site lighting improvements, on 0.7 acres MOL, as per the attached plans. **Staff recommends approval.**

2. **A25-0835 - SPM - Encounter Church Mod**

D32-158, D32-057, D32A003, D32A004

The applicant is seeking a favorable recommendation from the Project Review Committee for a modification to the previously approved plans (SP 2309-008) for the construction of a 15,304 square-foot worship building. This modification proposed an increase to the square footage of the building from 15,304 to 21,684 square feet, an increase to the size of the retention pond, additional parcels included in the project boundary, and grading changes to the driveway entrance on a total of 8.13 acres MOL, as per the attached plans. **Staff recommends approval.**

3. **A25-2019 - PLAT - Hoopfer Lot Split**

Parcel D07-036

The applicant is seeking approval from the Project Review Committee for the split of parcel D07-036, leaving parcel 1 with 1.69 acres and parcel 2 with 12.16 acres MOL. **Staff recommends approval.**

4. **A25-1564 Plant Expansion, Charlotte Pipe and Foundry**

Parcel D29-052

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 54,675 sq. ft. expansion to Charlotte Pipe and Foundry with an additional 80,080 sq. ft. outdoor pipe storage area, and 28,125 sq. ft. truck staging expansion, and associated infrastructure, as per the attached plans. **Staff recommends approval contingent upon clearing of comments and approval of the technical waiver.**

5. **A25-0900 - SP - Twistee Treat**

Parcel G04-055C

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one-story 583 square foot Twistee Treat featuring three outdoor patio tables, one bench, one drive thru lane, providing 17 parking spaces including 1 Florida ADA accessible parking spaces, a single dumpster enclosure, together with associated infrastructure such as landscaping buffers, connecting sidewalks, and site lighting improvements on 0.52 acres MOL, as per the attached plans. **Staff recommends approval.**

6. **A25-2103 - SPM - Summerfield Cottages Utilities Extension**

The applicant is seeking a recommendation of approval for the construction of a multifamily residential development consisting of 270 units featuring 168 3-bedroom units and 108 2-bedroom units providing a total of 440 garage parking spaces and 561 surface parking spaces, which includes six (6) Florida

ADA accessible parking spaces, together with amenities including a 4,012-square foot clubhouse, a proposed pool, three (3) pickleball courts, and walking path, associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on 49.27 acres MOL, as per the attached plans. The Developer will also be entering into a Developer's Agreement for this project for some required off-site improvements.

The multifamily residential development has been required to implement water line extensions in accordance with the 2024 Master Utility Plan. The developer shall design, permit, and construct, to City standards, as part of the project, a 20-inch-diameter PVC waterline along CR 209 to CR 214 approximately a distance of 140 lineal feet. Additionally, the developer shall design, permit, and construct, to City standards, as part of the project, a 12-inch diameter PVC water line along CR 214 from CR 209 approximately a distance of 980 lineal feet. The developer is entitled to receive a credit to be applied against the Transmission Fee component of the water SDC fees for the water improvements equals to the cost associated with construction of the improvements. **Staff recommends approval**

VI. ADJOURNMENT

August 13, 2025 10:30 AM