



**PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD**  
**PRC Chairperson – Melanie Peavy**

**Agenda**  
**Regular Meeting**  
**September 13, 2022 10:00 AM**  
Commission Conference Room 124  
100 N Main Street

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Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

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F.S.S. 286.0105A - 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.

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**I. Call to Order**

**II. Roll Call**

**III. APPROVAL OF SUMMARY MINUTES**

- 1. Project Review Committee - Regular Meeting August 9, 2022 at 10 AM**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- 1. SP 2207-006 VOSO Phase 12 D, E, & F Master Plan**  
**Parcels K11-001, K12-001, K12-002, K12-003, K13-001, K13-002, K13-003, K13-011, K13-040, K13-041, K14-001, K14-002, K23-001, & K24-001**

The applicant is seeking a favorable recommendation from the Project Review Committee, for VOSO Phase XII D, E & F, a master plan, not to exceed 3,000 dwelling units, on 1,459.18 acres MOL. **Staff recommends approval.**

**VI. ADJOURNMENT**

**September 13, 2022 10:00 AM**

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
August 9, 2022 10:00 AM  
COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

Development Services Director Melanie Peavy called the meeting to order, followed by the roll call.

**II. Roll Call**

| <b>ATTENDANCE</b> | <b>TITLE</b>                  | <b>STATUS</b>    |
|-------------------|-------------------------------|------------------|
| Melanie Peavy     | Development Services Director | Present          |
| Jeremy Hockenbury | Public Works Director         | Present          |
| Randall Parmer    | Chief of Police               | Present          |
| Jason Martin      | Utility Supervisor            | Present          |
| Amanda Bush       | City Planner                  | Present          |
| Kyla Luna         | City Planner                  | Present          |
| Shawn Raja        | City Planner                  | Present          |
| Susan Patterson   | City Clerk                    | Present          |
| Joshua Bills      | City Attorney                 | Present          |
| Mohammed Murad    | City Consulting Engineer      | Present by Phone |
| Alan Harb         | City Consulting Engineer      | Present by Phone |

**III. APPROVAL OF SUMMARY MINUTES**

1. Project Review Committee - Regular Meeting July 12, 2022 at 10 AM

The Summary of Minutes from the July 12, 2022, meeting was approved.

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                              |
| <b>SECONDER:</b> | Police Chief Parmer                                                                           |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

**IV. OLD BUSINESS**

## V. NEW BUSINESS

### 1. SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

Development Services Director Melanie Peavy read the title of SP 2104-003 Keys at Wildwood I (fka Keys at the Villages I). The applicant is seeking a favorable recommendation from the Project Review Committee for 190 residential units (95 duplex buildings), a dog park, playground, pool, and a clubhouse with associated parking and drive aisles. The applicant seeks approval for a waiver to reduce the required 20' landscape buffer at the NE corner of the site to 15'. The applicant also seeks approval for a waiver to reduce the drive aisle from 35' to 34'. Representative Josh Bradley, the project engineer, was present. Bradley questioned why the staff did not recommend approval. Peavy stated the justification statements submitted previously for the waivers had not been acceptable. The justification statement submitted on August 8, 2022, was acceptable. However, Peavy stated that she would like to have the opinion of the City Engineer before approving the waivers. Peavy stated that it is difficult for staff to support waivers when the justification is based on fitting more units on the property. Peavy stated that the landscape buffer is required, and the adjacent property is commercial since that property has been rezoned.

Peavy stated that the owner should have considered the surrounding properties' zoning and uses before purchasing the current property. Peavy outlined the waivers to Murad. Murad stated that he was okay with the first waiver and the buffer reduction since it has an existing FDOT retention pond. Murad stated that the second waiver deals with the right of way width and not a reduction in pavement width. Murad stated that looking at the LDR Code page 68, the applicant met the pavement width requirements and he had no issues. Peavy asked Public Works Director Jeremy Hockenbury if his department had any concerns. Hockenbury stated that CR 203 would need to be resurfaced up to the second road entrance. Utility Supervisor Jason Martin stated that with the reduction of the right of way, the utility lines would still have to fit in that area. Peavy stated that the recent justification letter for the waivers would be sent to Murad. Peavy asked for a motion to recommend approval for the project along with the waivers for reduction of the landscape buffer along the FDOT drainage pond and the reduction of the right of way and inclusive of the Public Works Director's request to resurface CR 203 from Hwy 301 to the second road entrance.

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                            |
| <b>MOVER:</b>    | Public Works Director Hockenbury                      |
| <b>SECONDER:</b> | Police Chief Parmer                                   |
| <b>AYES:</b>     | Public Works Director Hockenbury, Police Chief Parmer |

### 2. SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

Development Services Director Melanie Peavy read the title of SP 2112-012 Solamar at Wildwood (fka Village Pointe). The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of two hundred and forty-three (243) multi-family residential units, seven thousand one hundred and seven (7,107) sq ft clubhouse with a four thousand two hundred and eighty-two (4,282) sq ft pool and spa, nine hundred and sixty-three (963) sq ft maintenance building, open-air dog park, and open-air BBQ and play area. Representatives Matt Morris and Nika Zyryarnova were present by

phone. Peavy stated that there were minor utility comments and one standing utility comment regarding an easement agreement. Utility Supervisor Jason Martin stated that he had spoken with Matt Morris about the comments. Morris stated that he had sent copies of the revised plans to City Planner Amanda Bush. Staff recommends approval subject to resolution of outstanding comments. No other comments were heard.

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Police Chief Parmer                                                                           |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                              |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

3. SP 2202-003 Wildwood Storage

Development Services Director Melanie Peavy read the title of SP 2202-003 Wildwood Storage. The applicant is seeking a favorable recommendation from the Project Review Committee for 87 condominiumized recreational private vehicle storage with a total of 85,800 sq. ft of proposed buildings. Representative Richard Noakes of George & Associates Consulting Engineers was present by phone. There were no outstanding comments.

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                              |
| <b>SECONDER:</b> | Police Chief Parmer                                                                           |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

4. SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center

Development Services Director Melanie Peavy read the title of SP 2204-001 Ocala Eye Medical Office Building and Ambulatory Surgery. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an eight thousand six hundred and fifty-eight (8,658) sq ft ambulatory surgery center and a thirteen thousand seven hundred and twenty-four (13,724) sq ft medical office building with three (3) technical waivers for building facade, landscape buffer, and stormwater placement. Staff recommends approval for waiver requests of the building facade, landscape buffer, and stormwater placement. Staff recommends approval of the site plan contingent on the resolution of outstanding comments. Representatives Kerry Hardin of Collins Engineering and Phil Schuck of Catalyst were present. Peavy stated there were minor water comments and an outstanding cross-access easement agreement or a deed showing joint ownership was not provided but requested for submittal. Schuck stated that Catalyst owned one of the properties but that their tenant, Ocala Eye, owned the other property. Schuck stated that they would own both properties at closing, which would be in a month. City Attorney Joshua Bills stated that he had looked at the purchase agreement and the applicant would need to produce the deed to the property or provide a cross-access easement on the property. Peavy stated that she would be comfortable holding up the approval package until the issuance of the development permit. Bills stated that he would be fine with that decision. Peavy asked if the irrigation would be supplied by an existing well or by the city. Hardin

stated that she understood that water would be provided by the city and understood that the meter would need to be moved into the right of way. Motion to recommend approval upon resolution of outstanding comments and inclusive of verification of cross-access easement or receipt of deed to the adjacent property.

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Police Chief Parmer                                                                           |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                              |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

5. SP 2204-007 Cartech Collision (MINOR)

Development Services Director Melanie Peavy read the title SP 2204-007 Cartech Collision Parcel G30DB001A. The applicant is seeking approval from the Project Review Committee for a 1,770 sq. ft. addition to the existing building in the South Wildwood Industrial Park. Representative Keith Riddle, the project engineer, was present. There were no outstanding comments.

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                              |
| <b>SECONDER:</b> | Police Chief Parmer                                                                           |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

**VI. ADJOURNMENT**

The meeting adjourned at 10:38 a.m.

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adjournment</b>                                                                            |
| <b>MOVER:</b>    | Police Chief Parmer                                                                           |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                              |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

SEAL

\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date

# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2207-006 VOSO Phase 12 D, E, & F Master Plan

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:** Vendor/Entity:  
Effective Date: Termination Date:  
Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

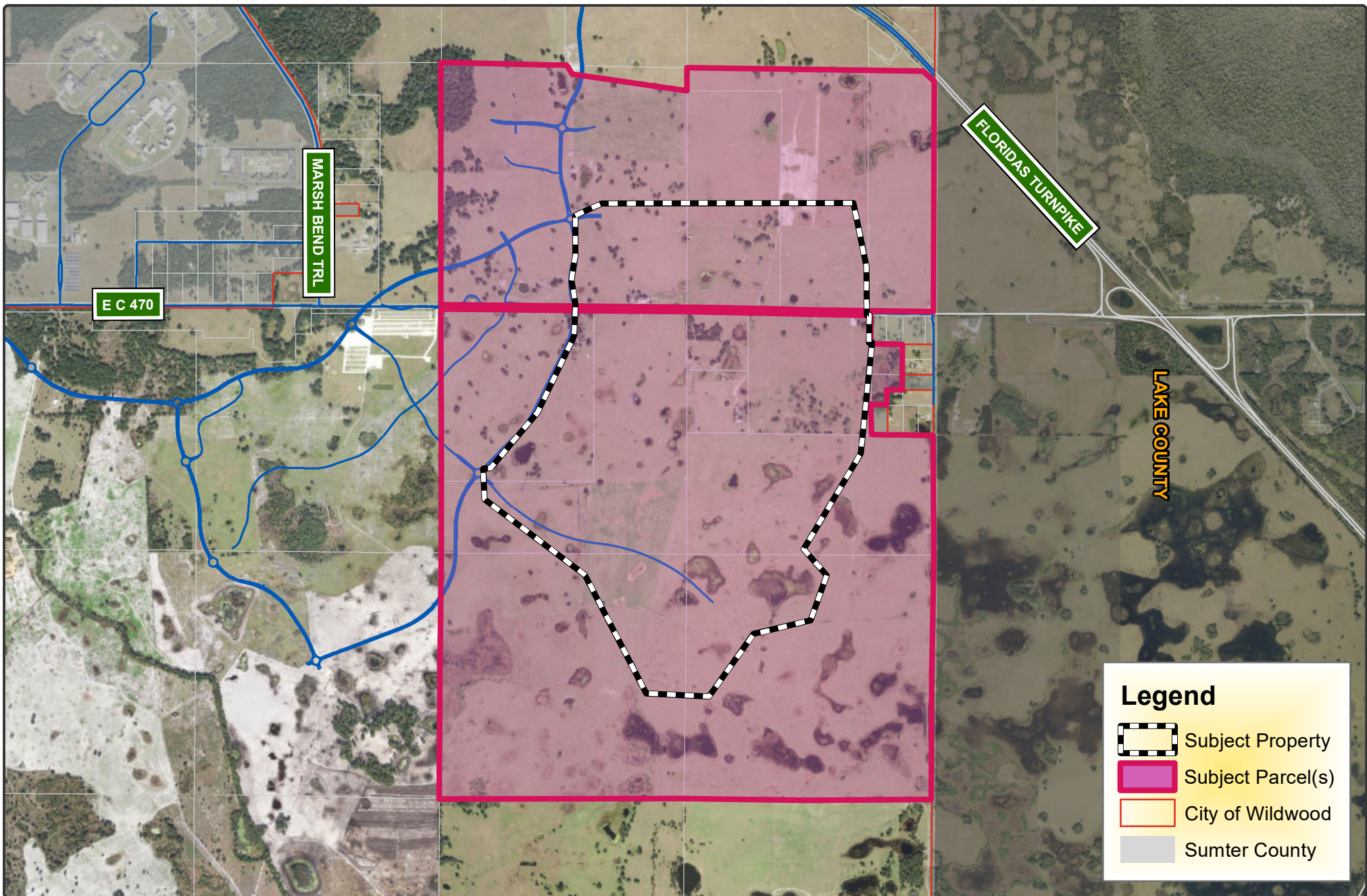
|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE NUMBER       | SP 2207-006 VOSO Phase XII D, E, & F Master Plan                                                                                                                                      |
| PARCEL NUMBER(S)  | K11-001, K12-001, K12-002, K12-003, K13-001, K13-002, K13-003, K13-011, K13-040, K13-041, K14-001, K14-002, K23-001, & K24-001                                                        |
| ACREAGE           | 1,459.18 +/-                                                                                                                                                                          |
| PROPERTY LOCATION | The subject property is generally located north and south along C 470 E, approximately 0.73 miles east of Marsh Bend Trail and approximately 1.21 miles west of the Florida Turnpike. |
| OWNER/APPLICANT   | The Villages Development Company, LLC                                                                                                                                                 |

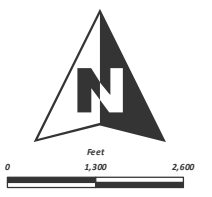
The applicant is seeking a favorable recommendation from the Project Review Committee, for VOSO Phase XII D, E & F, a master plan, not to exceed 3,000 dwelling units.

**Staff recommends approval.**



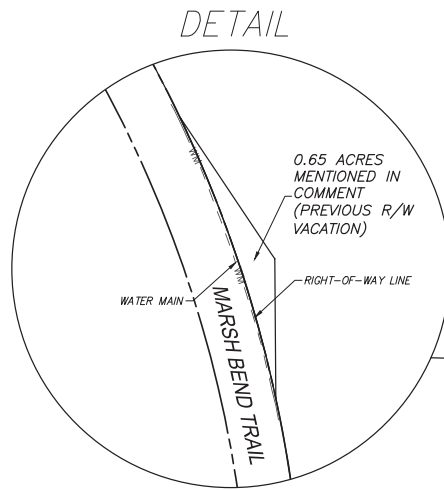
DATED: 09/07/2022  
Amanda Bush  
Planner, Development Services



|                                                                                                                       |                                                                                                                                                                               |                                                                                                                   |                                                                                                                                                                                                                                            |  |                           |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b></p> <p>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>Feet<br/>0 1,300 2,600</p> | <p><b>SP 2207-006</b></p> <p><b>VOSO PHASE 12-D, E &amp; F MASTER PLAN</b></p> <p>PORTION OF PARCELS K11-001, K12-001, K12-002, K12-003, K13-001, K13-002, K13-003, K13-011, K13-040, K13-041, K14-001, K14-002, K23-001 &amp; K24-001</p> |  | <p><b>MAP 1B</b></p>      |
|                                                                                                                       |                                                                                                                                                                               |                                                                                                                   | <p><b>LOCATION MAP</b></p>                                                                                                                                                                                                                 |  | <p><b>AUGUST 2022</b></p> |
|                                                                                                                       |                                                                                                                                                                               |                                                                                                                   | <p>Page 8 of 10</p>                                                                                                                                                                                                                        |  |                           |



DRAWING NAME: S:\PROJECTS\NEW SUBDIVISIONS\WILDOOD\MASTER PLAN\SUBMITTALS\PHASE 12\12A MASTER PLAN\12A EXHIBIT FOR SURVEY COMMENT.DWG - 11/17/2022 2:38 PM BY: JSM/PM 12A 11: 12A EXHIBIT FOR SURVEY COMMENT.DWG



|           |       |
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| DRAWN BY: | PAGE: |
| REVISIONS | DATE  |

EXHIBIT  
FOR  
CITY OF WILDWOOD

**CFB** | CLYMER FARNER BARLEY

4450 NE 8300 ROAD - WILDWOOD, FL 34785  
(352) 749-1128 FAX 749-1128

SHEET  
01 OF 01