



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Peavy

Agenda

Regular Meeting

April 11, 2023 10:00 AM

Commission Conference Room 124
100 N Main Street

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.

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.

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. **Project Review Committee Regular Meeting March 14, 2023, at 10:00 am**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run
Parcel G05V005**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a two thousand eight hundred fifty-eight (2,858) sq ft fast-food establishment with a drive-thru and two (2) one thousand six hundred (1,600) sq ft retail shops on 1 acre, MOL. **Staff recommends approval.**

2. **SP 2210-002 Home Depot Wildwood (Wildwood Crossing)**

Parcels G05-124, G05-156, & portion of G05-140

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one hundred six thousand two hundred seventy (106,270) sq ft retail building with a twenty-eight thousand one hundred eighteen (28,118) sq ft garden center on 19.53 acres, MOL. **Staff recommends approval.**

3. **SP 2211-006 Townhomes at Powell**

Parcel(s) G04-018 & G04-009

The applicant is seeking a favorable recommendation from the Project Review Committee, for 132 residential units (6 double-story apartment buildings and 6 two-story townhome blocks), a dog park, a playground, a pickleball court, and a clubhouse with associated parking and drive aisles. **Staff recommends approval of the proposed development, contingent upon the approval of SP 2212-005 and V 2303-001.**

4. **PLAT 2304-002 Lot Combo Townhomes at Powell**

Parcel(s) G04-018 & G04-009

Parcel(s) G04-018 & G04-009

The applicant is seeking approval from the Project Review Committee for a lot split combination with shared stormwater infrastructure on 12.74 acres MOL. Parcel G04-018 will merge with portions of Parcel G04-009, resulting in an increase to 3.09 acres MOL. Whereas Parcel G04-009 will be reduced in size from 11 acres MOL to 9.65 acres MOL. **Staff recommends Approval**

5. **SP 2301-002 VOSO Phase 11C Master Plan**

K15-006, K16-001, K17-001, K20-001, K20-008 & K21-001

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of 1,300 residential dwelling units, along with some non-residential areas. **Staff recommends approval.**

6. **SP 2302-011 Highfield Mass Grading**

Parcel(s) D30-047, D30-080, D30-091, D30-031 and D30-030

The applicant is seeking approval from the Project Review Committee, for the construction of infrastructure and associated improvements on 104.35 acres MOL.

Staff recommends approval

7. SP 2303-002 VOSO Phase 6B Master Plan

Parcels G23-008 & and a portion of G23-008A

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of non-residential development on 46.88 acres, MOL. **Staff recommends approval.**

8. SP 2303-004 VOSO Phase 31A & 31B Master Plan

Parcels K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, & K24-001.

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan, not to exceed one thousand eight hundred (1,800) dwelling units on 717.45 acres, MOL. **Staff recommends approval.**

9. PLAT 2210-004 Winston C. Bailey Lot Split-Merger

Parcel D19-078 & D19-113

The applicant is seeking approval from the Project Review Committee for an approximately 10-acre parcel, D19-078, lot split resulting in an approximate 5.71-acre eastern portion and an approximate 4.29-acre western portion, where the western portion is being merged with an approximately 17-acre parcel, D19-113, resulting in a total of approximately 21.28 acres. **Staff recommends approval.**

VI. ADJOURNMENT

April 11, 2023 10:00 AM