



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

November 14, 2023 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 10, 2023 at 2:00 PM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2302-012 The Casablanca at Wildwood**

Parcel(s) D32-093 & D32-090

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of fifty-four (54) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 6.11 acres MOL per the attached plans. **Staff recommends approval contingent upon the clearing of remaining comments and receipt of easement documents.**

2. **SP 2304-006 Right at Home - 504 Stanley**

Parcel(s) G05G011

The applicant is seeking approval from the Project Review Committee for the construction of additional parking, drive aisles, and associated infrastructure on 0.25 acres MOL per the attached plans. **Staff recommends approval.**

3. **SP 2304-007 Storage at Powell**

Parcel(s) G04-018

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a hundred thousand fifty (100.050) square foot multi-floor indoor storage facility, parking, drive aisles, and associated infrastructure on 3.09 acres MOL per the attached plans. **Staff recommends approval contingent upon the approval of the submitted technical waiver.**

4. **SP 2305-008 7 Eleven @ Wildwood
D32-144**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 4,853-square-foot Convenience Store with Gas Canopy, a 950-square-foot Car Wash Facility, and associated improvements consisting of parking lot areas, landscaping, and stormwater retention, as per the attached plans **Staff recommends approval contingent upon the clearing of the remaining comments and subject to ROW Dedication Requirements with Sumter County for the CR 462 Turn Lane Improvements.**

The following Technical Waivers are requested due to the CR 462 Improvements:

1) Landscape Buffer Minimums from the Design District Standard Chapter 1

- a) North Landscaping Buffer - Reduce from 20 feet to 10 feet**
- b) East Landscaping Buffer - Allow stormwater area within the 20-foot Buffer**
- c) South Landscaping Buffer - Reduce from 25 feet to 5 feet**

2) Landscape Tree Mitigation/Preservation

- a) Waiver for Relief of Tree Mitigation & Preservation of existing Oak Tree(s) under the power line and existing Pecan Trees due to ROW Dedication for CR 462**

5. **SP 2307-005 Densan Park Phase 2 Mass Grading**

Parcel(s) D08-016, D08-018, D08-040, D09-042, D09-046 & D09N071

The applicant is seeking approval from the Project Review Committee for a mass grading on 28.75 acres MOL per the attached plans. **Staff recommends approval.**

6. **SP 2307-006 Lucky U Cycles**

D29-024 & D29-023

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 14,792-square-foot single-story Retail and Sales Building and associated improvements consisting of parking lot areas, landscaping, and stormwater retention, as per the attached plans. Staff recommends approval contingent upon the clearing of the remaining comments

7. **SP 2309-004 Townhomes at Powell Mod**

Parcel(s) G04-009

The applicant is seeking approval from the Project Review Committee for a number of modifications to the previously approved plan SP 2211-006. Improvements include the replacement of dumpsters, addition of a mail kiosk, and grade revisions on 9.65 acres MOL per the attached plans. **Staff recommends approval contingent upon the clearing of remaining utility comments.**

8. **SP 2309-010 VOSO PH 31A, 31B, & 31C Master Plan**

Parcel(s) K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, K24-001, K25-001, K26-001, K26-002, K35-001, K36-001

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of infrastructure and associated improvements for the Villages of Southern Oaks Phase 31A, 31B, and 31C Master Plan, replacing formerly approved project SP 2303-004, not to exceed three thousand seven hundred (3,700) dwelling units, along with non-residential areas, per the attached plans.

Staff recommends approval as presented.

VI. ADJOURNMENT

November 14, 2023 10:00 AM