



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

August 13, 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 July 9, 2024, at 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2312-003 SoLiv Wildwood Replat
Parcels G05M001 & G05M045**

The applicant is seeking a favorable recommendation from the Project Review

Committee for the replat of the East Subdivision Units 1 & 2, vacating existing public rights of ways and reconfiguring the property for the construction of a multi-family development. **Staff recommends approval contingent on the resolution of outstanding comments.**

2. **PLATM 2402-003 Twisted Oaks Improvement Plan Modification**

Parcels D31-002, D31-003, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, & D31-039

The applicant is seeking approval from the Project Review Committee for a modification, revising approved PLATM 2302-001 Twisted Oaks Improvement Plan Modification to relocate the force main, include two additional streets that will connect to N US 301, and to mitigate for parcel D31-016 which includes the northern multi-family and commercial 6 properties on 387.29 acres, MOL. **Staff recommends approval.**

3. **SP 2308-008 Canvas at Wildwood**

Parcels D18-034 & D18-079

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a multifamily development consisting of 224 residential units with associated improvements including a total of 457 parking spaces and amenity area featuring a clubhouse, a pool, a large dog park, one pickleball court, a game lawn area, a work-out lawn area, and associated infrastructure such as landscaping buffers, storm water retention pond, and site lighting improvements on 25.62 acres MOL, as per the attached plans. **Staff recommends approval upon resolution of outstanding comments.**

4. **SP 2312-010 The Railyard**

Parcels G06L152, G06L154, G06L156, G06L165

The applicant is seeking a favorable recommendation from the Project Review Committee for a Private-Public Partnership Downtown Revitalization Project proposing the construction of a multi-tenant Restaurant/Retail Development featuring approximately 7,494 Square Feet of area accommodating 300 seats in a two-story building that will host two tenants. Tenant 1 will feature approximately 3,392 square feet of area and Tenant 2 will have approximately 4,198 square feet. Both tenants will feature covered rooftop and outdoor seating areas for patrons. The total area to be developed is approximately 14,748 square feet and includes associated infrastructure such as enhanced hardscape, landscaping, underground storm water vaults, site lighting and on-site parking spaces on .034 acres MOL, as per the attached plans. **Staff recommends approval upon resolution of outstanding comments.**

5. **SP 2403-007 Highfield at Twisted Oaks Amenity Center**

Portion of D30-030 & D30-031

The applicant is seeking a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Subdivision Amenity Center

consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure on 1.442 acres, MOL. Highfield at Twisted Oaks residences will also have access to the Twisted Oaks Amenity Center located approximately 0.42 miles southeast of this development. **Staff recommends approval.**

6. **SP 2405-002 VOSO Phase XI C&D Master Plan**

Parcels K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001, and K28-001

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on 753.04 acres, MOL. **Staff recommends approval**

7. **SPM 2405-006 Evolve at Wildwood Modification**

Parcels D17-050 & D17-065

The applicant is seeking approval from the Project Review Committee for a modification to the approved Evolve at Wildwood (SP 2303-005) to include parcel D17-065 consisting of 0.553 acres, MOL, to be used for the expansion of the amenities on 17.255 acres, MOL. During this submittal it was determined that a utility easement would be required, so the City of Wildwood would have access throughout the development to maintain and service the meters located at each apartment building. The City has agreed this utility easement can be done once a metes and bounds description can be provided. The developer understands that no temporary certificate of occupancy (CO), partial CO, or CO will be done until the utility easement is in place. **Staff recommends approval with the condition of the required utility easement in place before any certificate of occupancy is issued and the resolution of all outstanding comments.**

VI. **ADJOURNMENT**

August 13, 2024 10:00 AM