



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

Agenda
Regular Meeting
June 10, 2025 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 May 13, 2025,
at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. SP 2409-004 Summerfield Cottages
Parcel C13-024
Staff recommends approval subject to resolution of outstanding
comments and developer's agreement.**

2. **SP 2407-003 SoLiv at Wildwood**

Parcels G05-134, G05-148, G05-151, G05-157, and G05M001

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a multifamily complex consisting of 371 units and featuring eight (8) three-story apartment buildings and one 4-story apartment building, providing for several amenities including a 20,634-square-foot clubhouse with pool and yoga lawn area, a 4,155-square-foot dog park, two pickleball courts and a 1,601-square-foot maintenance office/mail room building; and providing for 624 parking spaces with a breakdown of 614 standard parking spaces and 35 garage parking spaces. The project will provide twenty-five (25) Florida ADA accessible parking spaces, a flexible loading zone area, and associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on 24.732 acres MOL, as per the attached plans. **Staff recommends approval upon resolution of the Developer's Agreement.**

3. **SP 2410-004 Exalt Health Offsite Force Main**

Within portions of US 301 Right-of-Way (owned and maintained by FDOT), Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A (owned and maintained by City of Wildwood)

The applicant is seeking approval from the Project Review Committee for the construction of an off-site sanitary sewer force main to connect with the approved exalt health site with the City of Wildwood sanitary system. **Staff is seeking PRC guidance on outstanding issues regarding rights-of-way and the CSX permit. Further discussion is necessary to determine whether to move the project forward or continue to the next PRC meeting.**

4. **#A25-0072 Wawa Turkey Run Site Plan Minor Mod
G05Y008 and G05Y007**

Staff recommends approval.

VI. **ADJOURNMENT**

June 10, 2025 10:00 AM