



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

**Agenda**  
**Regular Meeting**  
**May 13, 2025 10:00 AM**  
Commission Conference Room 124  
100 N Main Street

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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.

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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.

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**I. Call to Order**

**II. Roll Call**

**III. APPROVAL OF SUMMARY MINUTES**

- 1. Project Review Committee Regular Meeting April 08, 2025, at 10:00 AM.**

**IV. OLD BUSINESS**

- 1. PLAT 2411-008 Boulder Square (Avondale) Replat  
Parcel F01A008**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Avondale Replat, now referred to as Boulder Square, which consists of clearing all roadways, lots, and easements to create a blank slate for a forthcoming final plat to include this parcel of 10.11 acres, MOL. **Staff recommends approval.**

2. **SP 2407-007 Discount Tire - Turkey Run Lot 6**

**Parcel G05Y006**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure on 1.45 acres, MOL. **Determination to be made by the Project Review Committee.**

**V. NEW BUSINESS**

1. **SP 2404-007 All County Collision**

**Parcel D08A001**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 12,321 SF vehicle repair building with parking spaces, storm water pond, and associated infrastructure on 1.97 acres MOL, per the attached plans. **Staff recommends approval.**

2. **SP 2407-005 Wildwood Oaks Master Plan - Mass Grading**

**Parcel G05-183 and G05-125**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a retention pond and improved driveway on 4.681 acres MOL, per attached plans. **Staff recommends approval subject to resolution of outstanding comments and agreement to proceed with dedication of the 15' utility easement along the western border of the property via the final plat.**

3. **SP 2407-009 Convenience Store & Coffee Shop - Utilities Only**

**Parcels F03-005 & F03-007**

The applicant is seeking approval from the Project Review Committee for the construction of private utility infrastructure to serve a 5,270 SF convenience store with 13 fueling pumps and a 900 SF coffee shop on 3.07 acres, MOL. **Staff recommends approval.**

4. **SP 2409-002 One Hundred (100) Oaks Offsite Forcemain**

**Within US 301 Right-of-Way**

The applicant is seeking approval from the Project Review Committee for the construction of an 8,682 linear foot, 14-inch force main running approximately 1.7 miles within the US 301 Right-of-Way. **Staff recommends approval contingent on the submission of the performance surety.**

5. **A25-1316 Oxford Crossings - RaceTrac Lot Split**

**Parcels D20-120, D20-121, D20-123, D20-124, and D20-125**

The applicant is seeking approval from the Project Review Committee for Oxford Crossings, to split parcels D20-120, D20-121, D20-123, D20-124, and

D20-125, leaving parcel 1 with 4.37 acres and parcel 2 with 125.40 acres MOL. **Staff recommends approval.**

6. **PLAT 2408-008 Matteo Oaks Improvement Plan**

**Parcels C36-102, C36-003**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of one hundred and eighty (180) single-family dwelling units, parking, drive aisles, and associated infrastructure on 45.16 acres MOL per the attached plans. **Staff recommends approval**

7. **A25-1127 VOSO Shanty Creek Villas Master Plan**

**Parcel(s) G16-005, G16-112**

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas not to exceed 80 units, and nonresidential areas, on 9.74 acres MOL. **Staff recommends approval.**

8. **A25-0036 Twisted Oaks Commercial Final Plat**

**Parcel**

The applicant is seeking favorable recommendation from the Project Review Committee for a replat of Tracts C-2B, C-2A, C-3, C-4, C-5, and P-3 within the Twisted Oaks Final Plat (PLAT 2308-004 PB 21/Page 18), creating tracts C2-C, C2-A, C-3A, and C-3B for the Twisted Oaks Commercial Final Plat on 8.119 acres MOL, per the attached plan. **Staff recommends approval.**

9. **SP 2410-003 Oxford Crossings Racetrac**

**Parcels D20-121 & D20-120**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 6,008-square-foot Convenience Store with a Gas Canopy featuring seven gas pump stations, four semitrailer fueling stations, a dumpster and associated improvements consisting of parking lot areas, landscaping buffers, commercial road, and connection to off-site stormwater retention, in 3.34 acres MOL, as per the attached plans. **Staff recommends approval contingent upon addressing the outstanding comments**

10. **A25-0035 Densan Park Phase 2 Final Plat**

**Parcels D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Densan Park Phase 2 Final Plat, a 67-unit residential subdivision which includes 12 tracts and dedication of four rights-of-way to the City of Wildwood, on 28.75 acres, MOL. **Staff recommends approval subject to resolution of outstanding comments.**

**VI. ADJOURNMENT**

**May 13, 2025 10:00 AM**