



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

Agenda
Regular Meeting
November 12, 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 October 14, 2025, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2411-011 Densan Park Ph 3 Improvement Plan
Parcels: D08-016, D08-018, D08-040**

The applicant is seeking a favorable recommendation from the Project Review Committee for Phase 3 of the Densan Park subdivision, an improvement plan consisting of 62 single-family detached residence dwelling units with

associated amenities, infrastructure and landscaping buffers on 15.28 acres, MOL. **Staff recommends approval contingent on resolution of outstanding comments.**

2. **A25-0257 - SP - Oxford Professional Plaza Building Addition**

Parcel D20-050

The applicant is seeking a favorable recommendation from the Project Review Committee for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza, as per the attached plans. **Staff recommends a favorable recommendation.**

3. **A25-0765 (PLAT) The Winston Improvement Plan**

Parcels

D19-006, D19-007, D19-112, and D19-113

The applicant is seeking a favorable recommendation from the Project Review Committee for the Winston Subdivision, an improvement plan consisting of 295 single-family detached residence dwelling units with associated amenities, infrastructure and landscaping buffers on 83.158 acres, MOL. The subdivision is to include the following amenities on a separate site plan: a community pool and cabana, a tot lot and school waiting area, and a dog park. **Staff recommends approval**

4. **A25-1588 Tillman Villas Final Plat**

Parcel

C36-005

The applicant is seeking a favorable recommendation from the Project Review Committee for the Tillman Villas Subdivision, a final plat consisting of 160 townhome lots and 25 tracts on 19.91 acres, MOL. **Staff recommends approval**

5. **A25-3342 (SP) Florida Heart & Vascular**

Parcel G16M001

The applicant is seeking a favorable recommendation from the Project Review Committee for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces are Florida ADA accessible and with associated infrastructure. A technical waiver has been requested to eliminate a separate 10' x 40' loading zone as deliveries will be by a standard UPS/Fedex truck only occasionally (maybe once a week) and parked for a limited amount of time (5-10 minutes) during business hours. A designated loading zone would take up 4 parking spaces that are needed for employees and patients. **Staff recommends approval.**

6. **A25-3710 (SP) VOSO Phase 31H1 Master Plan**

Parcels K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001, & K24-001

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 767.25 acres, MOL. **Staff recommends approval.**

VI. ADJOURNMENT

November 12, 2025 10:00 AM