

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
March 11, 2025 10:00 AM  
COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

Development Services Director Strickland brought the meeting to order at 10 a.m.

**II. Roll Call**

| Attendee Name      | Title                                   | Status  |
|--------------------|-----------------------------------------|---------|
| Melanie Strickland | Development Services Director           | Present |
| Jason McHugh       | City Manager                            | Present |
| Jason Martin       | Assistant Utilities Director            | Present |
| Jeremy Hockenbury  | Public Works Director                   | Present |
| Randall Parmer     | Police Chief                            | Present |
| Joshua Bills       | City Attorney                           | Present |
| Jessica Barnes     | City Clerk                              | Present |
| Wendy Then         | Assistant Development Services Director | Present |
| Amanda Bondi       | Planner                                 | Present |
| Alex Lammers       | Planner                                 | Present |

**III. APPROVAL OF SUMMARY MINUTES**

**1. Project Review Committee Regular Meeting February 11, 2025, at 10:00 AM**

The summary minutes from the February 11, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by Assistant Utilities Director Martin. Motion carried unanimously.

|                  |                                                                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                                                             |
| <b>MOVER:</b>    | Police Chief Parmer                                                                                                                                       |
| <b>SECONDER:</b> | Assistant Utilities Director Martin                                                                                                                       |
| <b>AYES:</b>     | Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin |

**IV. OLD BUSINESS**

None.

## V. NEW BUSINESS

### 1. PLATM 2412-004 Triumph South Ph 2 Improvement Plan

Development Services Director Strickland read aloud case number PLATM 2412-004 Triumph South Ph 2 Improvement Plan. The applicant, Wildwood Sumter Holdings, Inc, sought favorable approval from the Project Review Committee for a modification to a previously approved improvement plan, PLAT 2110-005, on parcel D32-041, totaling 19.31 acres MOL. The modification included removal of the retaining walls. No discussion. Motion to approve by City Manager McHugh, seconded by Public Works Director Hockenbury. Motion carried unanimously.

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|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                                                             |
| <b>MOVER:</b>    | City Manager McHugh                                                                                                                                       |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                                                                          |
| <b>AYES:</b>     | Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin |

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

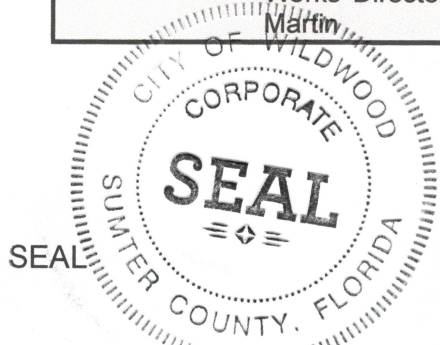
Development Services Director Strickland read aloud case number SP 2407-007 Discount Tire - Turkey Run Lot 6. The applicant, Halle Properties, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure, on parcel G05Y006 FKA "G05V006 & a portion of G05V005," totaling 1.45 acres MOL. Staff stated that although SP 2407-007 met the criteria within the Turkey Run Planned Development, Lot 6 fell within Phase 3 of the concept plan. It was the intent of the terms and concept plan of the adopted Turkey Run PD Agreement (O2022-96) that the construction of Inspiration Drive was to be completed within Phase 2. Dominic Tressler, a civil engineer for the applicant, was present by phone for the hearing. City Manager McHugh stated he was not in favor of the project moving forward until Inspiration Drive was completed. Tressler asked if the road completion was something that could be added as a condition of the project's approval and either the beginning of construction or the issuance of a Certificate of Occupancy. McHugh said he was not comfortable moving forward with anything in Phase 3 until the road was completed, but he was only one vote. Tressler asked for clarification as to which road was required to be constructed and claimed Discount Tire was not made aware by Turkey Run. McHugh suggested continuing the project to the next meeting to allow the engineer and applicant a chance to discuss with the developer. Motion by City Manager McHugh to continue to April 8, 2025, at 10am, seconded by Public Works Director Hockenbury. Motion carried unanimously.

|                  |                                                                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                                                             |
| <b>MOVER:</b>    | City Manager McHugh                                                                                                                                       |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                                                                          |
| <b>AYES:</b>     | Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin |

## VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:10 a.m.

|                  |                                                                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                                                             |
| <b>MOVER:</b>    | City Manager McHugh                                                                                                                                       |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                                                                          |
| <b>AYES:</b>     | Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin |



PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

  
Approval Signature

4.8.25  
Date