

PROJECT REVIEW COMMITTEE
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 August 13, 2025 10:30 AM
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10:34 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Absent
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Absent
Jessica Barnes	City Clerk	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting July 08, 2025, at 10:00 AM.

The summary minutes from the July 8, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by Public Works Director Hockenbury. Motion carried unanimously.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. A25-0055 - SP - Tri-County Heart

Development Services Director Strickland read aloud case number A25-0055 - SP - Tri-County

Heart. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a five-thousand and ninety-eight (5,098) square foot medical building providing for thirty (30) parking spaces including two (2) Florida ADA accessible parking spaces and a dumpster enclosure, together with associated infrastructure such as landscaping buffers and site lighting improvements, on parcel G16M004, consisting of 0.7 acres MOL. There was no representative present for the case. Motion by Assistant Utilities Director Martin, seconded by Public Works Director Hockenbury, to approve the case. Motion carried unanimously.

RESULT:	Passed
MOVER:	Assistant Utilities Director Martin
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

3. A25-2019 - PLAT - Hoopfer Lot Split

Development Services Director Strickland read aloud case number A25-2019 - PLAT - Hoopfer Lot Split. The applicant sought approval from the Project Review Committee for the split of parcel D07-036, leaving parcel 1 with 1.69 acres and parcel 2 with 12.16 acres MOL. Stephen Campbell with Clymer Farner Barley was present for the case. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve the case. Motion carried unanimously.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

2. A25-0835 - SPM - Encounter Church Mod

Development Services Director Strickland read aloud case number A25-0835 - SPM - Encounter Church Mod. The applicant sought a favorable recommendation from the Project Review Committee for a modification to the previously approved plans (SP 2309-008) for the construction of a 15,304 square-foot worship building. The modification proposed an increase to the square footage of the building from 15,304 to 21,684 square feet, an increase to the size of the retention pond, additional parcels included in the project boundary, and grading changes to the driveway entrance on parcels D32-158, D32-057, D32-A003, and D32-A004, totaling 8.13 acres MOL. Stephen Campbell with Clymer Farner Barley was present for the case. He stated that the reason for the modification was because the applicant decided to add another building to the property. Planner Page mentioned for the record that the applicant submitted a technical waiver for the north buffer to keep the existing tree line. Motion by Assistant Utilities Director Martin, seconded by Public Works Director Hockenbury, to approve the case with the technical waiver. Motion carried unanimously.

RESULT:	Passed
MOVER:	Assistant Utilities Director Martin
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

4. A25-1564 Plant Expansion, Charlotte Pipe and Foundry

Development Services Director Strickland read aloud case number A25-1564 Plant Expansion for Charlotte Pipe and Foundry. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a 54,675 sq. ft. expansion to Charlotte Pipe and Foundry with an additional 80,080 sq. ft. outdoor pipe storage area, and 28,125 sq. ft. truck staging expansion, and associated infrastructure, on parcel D29-052, consisting of 33.26 acres MOL. There was no representative present for the case. Strickland stated she had been coordinating with the applicant and Sumter County to determine what their usage and needs would be. There was a technical waiver request for a reduction in required parking, and another waiver regarding water and sewer usage. Assistant Utilities Director Martin stated he would need to take a look at their usage because the lift station was already at capacity. Strickland advised she was still researching and coordinating the matter, and would like to address the waiver separately. She would like to see a motion to include the fact that staff was still coordinating the issue. A discussion was held regarding water and sewer usage for Charlotte Pipe, as well as a review of the outstanding comments. Planner Lammers suggested addressing the parking technical waiver only and addressing the rest at a later date, to which Strickland agreed. Motion by Public Works Director Hockenbury, seconded by Police Chief Parmer, to approve the technical waiver request to avoid the additional parking requirement. Motion carried unanimously.

RESULT:	Passed
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

As discussed, the rest of the project would continue to be researched and addressed by the Committee at a later date. Motion by Public Works Director Hockenbury, seconded by Police Chief Parmer, to table the project until the September PRC meeting. Motion carried unanimously.

RESULT:	Passed
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

5. A25-0900 - SP - Twistee Treat

Development Services Director Strickland read aloud case number A25-0900 - SP - Twistee Treat. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a one-story 583 square foot Twistee Treat featuring three outdoor patio tables, one bench, one drive-thru lane, providing 17 parking spaces including 1 Florida ADA accessible parking space, a single dumpster enclosure, together with associated infrastructure such as landscaping buffers, connecting sidewalks, and site lighting improvements on parcel G04-055C, consisting of 0.52 acres MOL. Kelly Froelich and Joe Pellarin with Kimley-Horn were present for the case. Pellarin explained the reasoning behind the technical waiver request to reduce the bypass lane requirement based on the stacking spaces. Stephen Campbell with Clymer Farner Barley was also present. He added that the adjacent parcel has a building drive-thru that would allow additional flow of traffic. Motion by Public Works Director Hockenbury, seconded by Assistant Utilities Director Martin, to approve the case as well as the technical waiver request to reduce the bypass lane requirement. Motion carried unanimously.

