

PROJECT REVIEW COMMITTEE
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 September 9, 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	Absent
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Absent
Kristy Russell	Sumter County Economic Development Director	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting August 13, 2025, at 10:00 AM.

The summary minutes from the August 13, 2025, meeting were approved. No discussion. Motion to approve by Assistant Utility Director Martin, seconded by Police Chief Parmer. Motion carried unanimously.

RESULT:	Passed
MOVER:	Assistant Utilities Director Martin
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer, Assistant Utilities Director Martin

IV. OLD BUSINESS

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

Development Services Director Strickland read aloud case number A25-1564 Plant Expansion, 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. There was one outstanding comment regarding lift station capacity, which Assistant Utility Director Martin addressed. Aaron Yardy, Tom Willie, Bob Gallagher, and Kristy Russell were present on behalf of the project. An extensive conversation was held regarding the proposed cooling tanks and lift station capacity. Assistant Utilities Director Martin stated he was not comfortable moving forward until an agreement was made to reduce flows. Several comments were offered by City Manager McHugh and Strickland regarding the upgrades and the applicant's options. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the project. Assistant Utility Director Martin opposed.

RESULT:	Passed
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer

V. NEW BUSINESS

1. A25-1117 Home Depot Mod

Development Services Director Strickland read aloud case number A25-1117 Home Depot Mod. The applicant sought approval from the Project Review Committee for a minor modification to the previously approved Home Depot Wildwood at Wildwood Crossing (SP 2210-002) consisting of revisions to the storm water pond. Mike Dula with Kimley-Horn was present on behalf of the project. He advised there had been issues with the pond during construction. A sinkhole was discovered and in order to remediate it, certain modifications were made to the pond slopes. A fence was also added to protect the increased slopes. A technical waiver was submitted for the requirement of a 12-foot wide access berm around the pond. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the modification inclusive of the requested technical waiver. Motion carried unanimously.

RESULT:	Passed
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer, Assistant Utilities Director Martin

2. SPM 2408-009 Trailwinds Village The Wilds Phase 3 Modification

Development Services Director Strickland read aloud case number SPM 2408-009 Trailwinds Village The Wilds Phase 3 Modification. The applicant sought a favorable recommendation from

the Project Review Committee addressing revisions to Phase 3, including the elimination of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units and 48 parking spaces, now proposing the installation of a retaining wall around the perimeter of Phase 3 and establishing this area as open area/common space, on parcel G04LRI-002, consisting of 21.02 acres MOL. Chris Potts on behalf of the applicant, was present by phone. He explained the reasoning behind the modification, stating the applicant decided not to build the original structures, turning them instead into open space. The applicant may come back in a few years to revisit the structures. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the modification.

RESULT:	Passed
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer, Assistant Utilities Director Martin

3. A25-0944 Sweet Six

Development Services Director Strickland read aloud case number A25-0944 Sweet Six. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a four-story, 98-unit Hawthorn hotel building, five hundred and ninety-nine (599) parking spaces, including associated infrastructure, on parcels D32-028, D32-029, D32-034, and D32-167, consisting of 15.06 acres MOL. Planner Page stated th comments had been cleared and that the applicant had made changes to the elevation. Mohammed Murad with Kimley-Horn on behalf of the applicant, was present by phone. He explained the engineering aspect of the elevations, but he could make minor modifications based on staff comments. Brian Hannula with Track West Ventures was also present, and added additional information on the project. A discussion was held regarding the technical waiver request and the building's flat roof design. Motion by Police Chief Parmer, seconded by City Manager McHugh, to approve the modification, with the contingency that the applicant will work with city staff to come up with acceptable design standards meeting the modifications. McHugh clarified that the motion was denying the technical waiver, and Strickland confirmed.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	City Manager McHugh
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer, Assistant Utilities Director Martin

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:47 a.m.

RESULT:	Passed
MOVER:	Assistant Utilities Director Martin
SECONDER:	City Manager McHugh
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer, Assistant Utilities Director Martin



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CITY OF WILDWOOD, FLORIDA

A handwritten signature in black ink, appearing to be 'JMR', written over a horizontal line.

Approval Signature

11.12.25

Date