

PROJECT REVIEW COMMITTEE
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 November 12, 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	Absent
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting October 14, 2025, at 10:00 AM.

The summary minutes from the October 14, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by City Manager McHugh. Motion carried unanimously.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2411-011 Densan Park Ph 3 Improvement Plan

Development Services Director Strickland read aloud PLAT 2411-011 Densan Park Ph 3 Improvement Plan. The applicant sought 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 parcels D08-040, D08-018, and D08-016, consisting of 15.28 acres, MOL. Hall Robertson, on behalf of the developer, was present for the hearing. He stated they were working on a complete inventory, which should be finished in the next few weeks. He noted with certainty that it would be resolved by the commission meeting. David Springstead, with Springstead Engineering, was present as well, and stated he had communicated with the landscaping company, who supplied some of the tree count. He assured staff they would get a final inventory submitted for review.

Strickland then addressed the amenities for the project, inquiring if they would be included under separate cover. Planner Page and Springstead stated the amenities were part of Phase II, and the open space was being extended into Phase III as passive recreation.

Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve the plat subject to resolution of the outstanding comments. Motion carried unanimously.

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

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

Development Services Director Strickland read aloud case number A25-0257 - SP - Oxford Professional Plaza Building Addition. The applicant sought a favorable recommendation from the Project Review Committee for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza on parcel D20-050, consisting of 3.63 acres, MOL. Strickland stated that the applicant had also submitted two technical waiver requests — one for the landscape buffer requirements along portions of the property adjacent to the FDOT retention pond, and the second was to use corrugated metal siding which showed as a prohibited material in the Design District Standards. However, the existing building was built with that material as it was located in the county at the time. The addition would be the last infill building for the existing plaza. As for the landscape buffer waiver, the justification stated that with parking and building constraints, buffers had been provided to the greatest extent possible. Tyler Counts with Clymer Farner Barley was present on behalf of the project. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve the site plan with the technical waivers. Motion carried unanimously.

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

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

Development Services Director Strickland read aloud case number A25-0765 (PLAT) The Winston Improvement Plan. The applicant sought 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 parcels D19-006, D19-007, D19-112, and D19-113, consisting of 83.158 acres, MOL. Strickland stated that the applicant had also submitted a technical waiver regarding the requirement that the garage should not comprise more than 50% of the front elevation of the home when viewed from the street. The applicant provided a justification statement and calculations that showed overall, the garage would not comprise more than 50% of the entire front facade.

Cole Buck with the Alann Engineering Group, Kelsey Hansen-Walter with Cobb Cole, and Jake Baron with Housing were present on behalf of the project. Strickland provided background on the project for the committee. Buck inquired about the 280' eastbound turn lane listed, and advised they had received relief from Sumter County. They were approved for a 180' turn lane instead because the lane was coming to a stop, so the county removed the deceleration distance requirement for the turn lane. Buck stated he could forward the documentation, and Development Services Director Then advised staff would follow up with the county.

Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the plat and associated waiver. Motion carried unanimously.

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

4. A25-1588 Tillman Villas Final Plat

Development Services Director Strickland read aloud case number A25-1588 Tillman Villas Final Plat. The applicant sought 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 parcel C36-005, totaling 19.91 acres, MOL. Ed Kassik with LGI Homes was present by phone on behalf of the project. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the plat. Motion carried unanimously.

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

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

Development Services Director Strickland read aloud case number A25-3342 (SP) Florida Heart & Vascular. The applicant sought a favorable recommendation from the Project Review Committee for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces were Florida ADA accessible and with associated infrastructure on parcel G16M001, consisting of 0.83 acres, MOL. Strickland stated that a technical waiver was requested to eliminate a separate 10' x 40' loading zone as deliveries would be by a standard UPS/Fedex truck only

occasionally and parked for a limited amount of time during business hours. A designated loading zone would take up 4 parking spaces that were needed for employees and patients. She provided further staff explanation of support. Keith Riddle with Riddle Newman Engineering was present on behalf of the project. Motion by Public Works Director Hockenbury, seconded by Police Chief Parmer, to approve the site plan and associated technical waiver. Motion carried unanimously.

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

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

Development Services Director Strickland read aloud case number A25-3710 (SP) VOSO Phase 31H1 Master Plan. The applicant sought 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 parcels K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001, and K24-001, consisting of 767.25 acres, MOL. Tyler Counts with Clymer Farner Barley was present on behalf of the project. Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve the site plan. Motion carried unanimously.

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

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:29 a.m.

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



Approval Signature

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

12.9.25

Date