

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 13, 2026 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
Mohammed Murad	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	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 December 09, 2025, at 10:00 AM.

The summary minutes from the December 9, 2025, meeting were approved. No discussion. Motion to approve by Assistant Utilities Director Martin, seconded by Public Works Director Hockenbury. Motion carried unanimously.

RESULT:	Passed
MOVER:	Assistant Utilities Director Martin
SECONDER:	Public Works Director Hockenbury
AYES:	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. A25-2553 Inspiration Drive

Development Services Director Strickland read aloud A25-2553 Inspiration Drive. The applicant sought approval from the Project Review Committee for the construction of the remaining portion of Inspiration Drive. This would provide access to the Turkey Run development from E C 462. Per the MOU, construction was to be completed within nine (9) months from the date of the execution of the agreement, which was formalized on June 25, 2025. Mark Sumner, with Turkey Run, and Tom Skelton, with American Civil, were present on behalf of the project. Strickland stated there were outstanding comments regarding a boundary survey, which had been submitted the day prior to the hearing. Assistant Utilities Director Martin stated Lot 10 is land locked for utilities and would need an easement. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the project subject to the resolution of outstanding comments. 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, Assistant Utilities Director Martin

2. A25-2335 - SP - Monarch Ranch Building 1

Development Services Director Strickland read aloud A25-2335 - SP - Monarch Ranch Building 1. The applicant sought a favorable recommendation from the Project Review Committee for the construction of Monarch Ranch Building 1, which consists of a one hundred twenty-six thousand six hundred thirty-six (126,636) square-foot industrial warehouse facility, providing 211 parking spaces, including 203 regular parking spaces and eight (8) ADA Florida accessible parking spaces, forty-five (45) loading spaces, and associated infrastructure on parcel F12-082 totaling 34.72 acres of land MOL. Tyler Counts, with Clymer Farner Barley, was present on behalf of the project. City Manager McHugh inquired about the name of the project on the plans, and Counts responded that it had been a typographical error. McHugh also asked who the end user would be in the building, and Counts confirmed that it would be Irby. Strickland read aloud the technical waiver, which requested a reduction in parking requirements. She stated there was sufficient justification provided. Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve the project with the associated technical waiver. Motion carried unanimously.

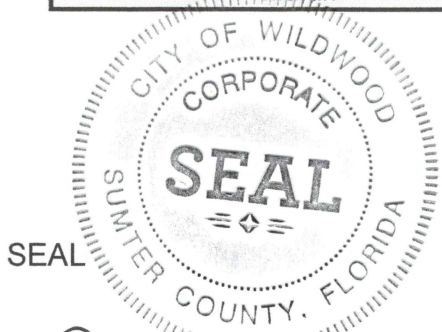
RESULT:	Passed
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

VI. ADJOURNMENT

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

RESULT:	Passed
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MOVER: Assistant Utilities Director Martin
SECONDER: Police Chief Parmer
AYES: 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

2.10.26
Date