

PROJECT REVIEW COMMITTEE  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 February 10, 2026 10:00 AM  
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

Development Services Director Strickland brought the meeting to order at 10:02 a.m.

**II. Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
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
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
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

**III. APPROVAL OF SUMMARY MINUTES**

1. Project Review Committee Regular Meeting January 13, 2026, at 10:00 AM.

The summary minutes from the January 13, 2026 meeting were approved. No discussion. Motion to approve by City Manager McHugh, 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, Utility Deputy Director Martin

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

1. SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension

Development Services Director Strickland read aloud SP 2410-004 Exalt Health Rehab Hospital offsite force main extension. The applicant sought approval from the Project Review Committee for the construction of an off-site sanitary sewer force main to connect the approved Exalt Health site with the City of Wildwood sanitary system. Strickland explained the scope of work as an 877 linear-foot, 6-inch force main that ran approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street, and directional drilling under US Hwy 301 to connect to the City's system. Strickland stated the surety for performance call summary had been reviewed by the City Attorney and the applicant had not yet provided the performance bond. She stated there were two outstanding City Attorney comments. Applicant representative, Rob Batsel, was present and stated he was available for any questions. Strickland stated SP 2410-004 was expected to meet criteria and was in line with the goals and policies of the 2050 Comprehensive Plan once outstanding comments had been satisfied and performance surety was in place. City Manager McHugh thanked the team for their hard work on the project. Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve the project subject to the resolution of outstanding comments. 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, Utility Deputy Director Martin

2. 25-1564 - SPM - Charlotte Pipe Stormwater Mod

Development Services Director Strickland read aloud 25-1564 - SPM - Charlotte pipe stormwater modification. The applicant sought approval from the Project Review Committee for the construction of a modification to the previously approved A25-1564 - Charlotte Pipe and Foundry site plan. Strickland explained that the modification included revisions to the stormwater pond and the addition of security gates at the northern entrance of CR 124A on approximately 33 acres. She stated the request met the criteria of the Design District Land Development Regulation Standards and was consistent with the goals and policies of the 2050 Comprehensive Plan. Applicant representative, Aaron Yardy from Charlotte Pipe, stated he was available for any questions. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the stormwater modification. Motion carried unanimously.

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

3. 25-1960 Tillman Oaks Final Plat

Development Services Director Strickland read aloud 25-196 Tillman Oaks final plat. The applicant sought a favorable recommendation of approval from the Project Review Committee for the Tillman Oaks Subdivision, a final plat that consisted of 201 Single Family Residence lots and

21 tracts on 56.2 acres, MOL. Strickland stated the application had outstanding comments that were under review by the City Attorney. She stated that once the outstanding comments were cleared she expected this application to meet the criteria set forth in Florida statute 177 and Planned Development regulations. Applicant representative, Paul Andrzejczak of Holiday Builders, stated he was available for any questions. Strickland asked if City Attorney Bills had any comments, to which Bills did not. Strickland stated they had received FDEP clearance on the lift station and the Utilities Department had released the force main several days prior to the meeting. She stated the Tillman Villas project looked to connect with the lift station to start their model home construction. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve the final plat subject to the resolution of outstanding comments. Motion carried unanimously.

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

4. 25-2593 - SP - Hampton Substation (SECO)

Development Services Director Strickland read aloud 25-2593 - SP - Hampton Substation (SECO). The applicant sought a favorable recommendation from the Project Review Committee for the construction of an electrical substation yard. She explained the substation consisted of approximately 74,777 square feet of yard rock area, a 955-square-foot new equipment enclosure, 20-foot landscaping buffers/irrigation around the perimeter of the site, and stormwater retention, on 7.23 acre MOL. She stated the request met the criteria of the Design District Land Development Regulation Standards and was consistent with the goals and policies of the 2050 Comprehensive Plan. Applicant representative, Logan Jarman with SECO Energy, stated he was available for any questions. Strickland stated that, upon approval, this project would go to the March Planning and Zoning meeting and that staff recommended approval. Motion by Public Works Director Hockenbury, seconded by the Assistant Utilities Director Martin, to approve the Hampton Substation site plan. Motion carried unanimously.

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

5. 25-4280 - SP - Wildwood Medical Office Building

Development Services Director Strickland read aloud 25-4280 - SP - Wildwood Medical office building. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a medical office building. She explained the project consisted of an eight thousand and sixty-four (8,064) square-foot structure on 1.04 acres, MOL, with 34 regular and 2 ADA accessible parking spaces. She noted the City Attorney had one outstanding comment regarding an easement. Strickland stated a technical waiver had been submitted to waive a 10'x40' loading zone and substitute a 10'x20' standard parking space. Strickland stated that due to the size of the building, a 10'x40' loading zone was not typical of the necessary deliveries and noted FedEx and UPS as the primary delivery vendors. She stated the project had allowed for three additional parking spaces more than what was required by code. She explained the project was expected to meet the criteria of Land Development Regulation Planned Development

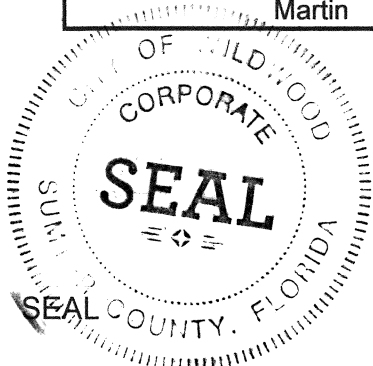
Overlay and was consistent with the goals and policies of the 2050 Comprehensive Plan. She stated the project was governed by the Beaumont Planned Development under Ordinance O2020-25. Applicant representative, Selby Weeks of Kilma Weeks Civil Engineering, stated he was available for any questions. Assistant Utilities Director Martin asked if the elevations of existing utilities had been checked to ensure there would be no conflicts. Selby Weeks stated there were test holes at all the crossings, that utilities had been located by an underground locator, and received the depths and sizes of all utilities at the crossings. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve the Wildwood Medical office building site plan. Motion carried unanimously.

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

**VI. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 10:19 a.m. Motion by City Manager McHugh, seconded by Police Chief Parmer, adjourn. Motion carried unanimously.

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



PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

  
Approval Signature

3.23.26  
Date