

PROJECT REVIEW COMMITTEE  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 May 12, 2026 10:00 AM  
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

Development Services Director Strickland brought the meeting to order at 10:00 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	Utilities Deputy Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Alan Harb	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	Planning Manager	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present

**III. APPROVAL OF SUMMARY MINUTES**

1. Project Review Committee Regular Meeting April 14, 2026, at 10:00 AM.

The summary minutes from the April 14, 2026, meeting were approved. No discussion. Motion to approve by Utilities Deputy Director Martin, seconded by Police Chief Parmer. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Utilities 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, Utilities Deputy Director Martin

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

1. 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat

Development Services Director Strickland read aloud 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat. She noted staff recommended approval contingent upon outstanding comments and noted a variance that would mitigate heritage trees. Strickland commented that the outstanding comments were from the City Attorney, Utilities Department, and the City Engineer. There was no applicant representative that wished to speak. City Manager McHugh noted concerns he had about the project affecting trees that were off-site as well. He asked what the applicant would do to save the trees along County Road 222. He commented that this issue should be negotiated and coordinated with Sumter County. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat. 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, Utilities Deputy Director Martin

2. 25-4838 SPM - The Wash Saloon

Development Services Director Strickland read aloud 25-4838 SPM - The Wash Saloon. Strickland explained the technical waiver associated with this item was to reduce the number of parking spaces from 33 to 9. She noted the current traffic analysis as justification for the reduction and, based on the findings, it was likely only 7 customers would be utilizing the parking lot at any one time. Applicant Representative Lee Woods noted a water line that needed to be tapped into the main. Utilities Deputy Director Martin asked if there had been a submittal, to which Woods replied that he could not find it. Strickland commented that Planner Lammers would send a submittal link to Mr. Woods. Woods then asked if he needed to tap into services across the street, to which Strickland confirmed. He inquired if he had to go under the road or if he could cut the road in order to tap into the main. There was a discussion about which method was most appropriate, and it was decided that an open cut would be allowed if it was completed before the full FDR in July 2026. Assistant Development Services Director Then remarked that the City would require Woods to submit a full Right-of-Way Utilization Permit. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve 25-4838 SPM - The Wash Saloon. 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, Utilities Deputy Director Martin

3. 26-0689 (SP) 708 N Main Modification

Development Services Director Strickland read aloud 26-0689 (SP) 708 N Main Modification. Strickland noted an outstanding comment that regarded the illicit discharge and connection stormwater affidavit. She commented that an updated form had been submitted and was under review by the City Attorney. City Attorney Bills noted the comments had been cleared. David Springstead of Springstead Engineering was present and asked if minor modifications needed to go through pre-app with Public Works. Utilities Deputy Director Martin relayed that they were fine to continue if they coordinated with the appropriate inspectors. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve 26-0689 (SP) 708 N Main Modification. Motion carried unanimously.

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

4. 26-1168 (SP) VOSO Phase 31YZ Master Plan

Development Services Director Strickland read aloud 26-1168 (SP) VOSO Phase 31YZ Master Plan. She noted the applicant sought favorable recommendation and that the item was in line with the goals and objectives of the 2050 Comprehensive Plan. There was no applicant representative present to speak. Motion by City Manager McHugh, seconded by Utilities Deputy Director Martin, to approve 26-1168 (SP) VOSO Phase 31YZ Master Plan. Motion carried unanimously.

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

**VI. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 10:18 a.m. Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to adjourn. 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, Utilities Deputy Director Martin

SEAL

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

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

Approval Signature

A handwritten date '6.9.26' in black ink, written over a horizontal line.

Date