



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD
PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
December 9, 2025 10:00 AM
Commission Conference Room 124
100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting November 12, 2025, at 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. A25-4018 - PLAT - Matteo Oaks
Parcels C36-003 and C36-102**

The applicant is seeking approval from the Project Review Committee for a minor modification to the previously approved Matteo Oaks Improvement Plan (PLAT 2408-008) consisting of revisions to the setbacks. **Staff recommends**

approval.

2. **A25-4023 - Monarch Ranch North Planned Development**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR THE MONARCH RANCH NORTH PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY 75 TURNPIKE BDC, LLC AND 75 TURNPIKE VDC, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

The applicant seeks a favorable recommendation from the Project Review Committee for a Planned Development (PD) for Monarch Ranch North on approximately 49.406 acres, MOL. This PD provides general provisions to the Land Development Regulations (LDR), including, but not limited to, limiting the maximum industrial square footage to 500,000 SF and modifying the tree mitigation requirement. There are also provisions to the Design District Standards (DDS), including, but not limited to, modifying the open space requirement. All the provisions are outlined in detail within the ordinance provided in the staff report.

Staff recommends approval

3. **A25-4019 (SP) Monarch Ranch Bldg 1 Mass Grading**

Parcel F12-082

The applicant seeks approval from the Project Review Committee for the Monarch Ranch Bldg 1 Mass Grading that includes tree clearing, grading and drainage on 49.406 acres, MOL. Backed by the State of Florida since 2008, this Monarch Ranch Industrial Overlay has partnered with Sumter County to advance this Primary Economic Activity Center into the state's premier industrial hub. With its ongoing collaboration with Duke Energy, the site has the potential to become one of only two "Mega Sites" statewide. Tree mitigation requirements will be addressed collectively as part of the overall project through a planned development. **Staff recommends approval.**

VI. ADJOURNMENT

December 9, 2025 10:00 AM