

PROJECT REVIEW COMMITTEE  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 December 9, 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	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Brett Tobias	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 November 12, 2025, at 10:00 AM

The summary minutes from the November 12, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by City Manager McHugh. 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, Utility Deputy Director Martin

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

1. A25-4018 - PLAT - Matteo Oaks

Development Services Director Strickland read aloud PLAT A25-4018, Matteo Oaks. The applicant sought a favorable recommendation from the Project Review Committee for parcel setback modifications to the Matteo Oaks plan. Strickland stated the applicants had applied for a technical waiver for property setbacks, but there was no sufficient justification for staff to approve the waiver. Applicant representatives, Matt Gillio, Tyler Counts, and Dawn Hall, provided informational handouts and explained the original broker pulled out of the project when interest rates increased and Lennar Homes stepped in. Dawn Hall detailed numerous concepts and elevations for the proposed home sites and said that Lennar's products were more refined than what Century would have built. She detailed Lennar's success in other developments around the area and in Marion County. She stated Matteo Oaks provided affordable homes for working families. Strickland remarked she felt the applicant representatives provided enough justification for the waiver to be approved. Utility Deputy Director Martin clarified the setbacks included the utility easements. Strickland reminded the applicant representatives that each of the lots must have a minimum of one tree planted in the front yard and cautioned to keep them out of the easement. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve the plat and associated waiver. 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, Assistant Utilities Director Martin

2. A25-4023 - Monarch Ranch North Planned Development

Development Services Director Strickland read aloud PLAT A25-4023, Monarch Ranch North Planned Development. The applicant sought a favorable recommendation from the Project Review Committee for the Monarch Ranch North planned development. Strickland stated that staff had found the changes to be consistent with the comprehensive plan and further detailed the changes, specifically inter-connectivity within the development. She commented on the language about future transportation requirements in Section G. She explained this project would set the stage for the larger portion of the Monarch Ranch industrial development and that staff had received support from Sumter County and Duke Energy regarding the mega site. Strickland noted that tree mitigation was deferred to the comprehensive plan for the entire site and any tree mitigation issues would be re-addressed. Applicant representatives Brandon Matulka, Tyler Counts, and Marty Dzuro agreed with Strickland's summary. City Manager McHugh asked staff to review the number of years for Tree City and to provide verification of the correct number. He commented that with industrial areas of this size it would be difficult to determine what could go into it. He expressed the city would be good environmental stewards, that flexibility was important, and that this project was important for the City of Wildwood. Motion by City Manager Jason McHugh, seconded by Assistant Utilities Director Martin, to approve the planned development. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	City Manager McHugh

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

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

Development Services Director Strickland read aloud A25-4019 (SP) Monarch Ranch Bldg 1 Mass Grading. The applicant sought a favorable recommendation from the Project Review Committee for Monarch Ranch Bldg 1 mass grading. Strickland stated that much of the information concerning this item was discussed during the previous item, and asked for a motion to approve this item. Motion by Police Chief Parmer, seconded by Public Works Director Hockenbury, to approve the Monarch Ranch Bldg 1 mass grading. 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, Assistant Utilities Director Martin

**VI. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 10:28 a.m.

**RESULT:** Passed  
**MOVER:** City Manager McHugh  
**SECONDER:** Assistant Utilities Director Martin  
**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

1.13.26  
Date