



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

May 12, 2025 9:00 AM

City Hall Commission Chamber

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.

1. Call to Order

2. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda at the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: MARCH 3, 2025 COMMISSION WORKSHOP*

C. *MINUTES FOR APPROVAL: MARCH 10, 2025 REGULAR COMMISSION MEETING*

D. *PLAT 2409-002 ONE HUNDRED (100) OAKS IMPROVEMENT PLAN*

E. *A25-0481 VOSO UNIT 162 FINAL PLAT*

- F. A25-0757 VOSO UNIT 154 FINAL PLAT
- G. A25-0803 VOSO UNIT 152 FINAL PLAT
- H. A25-1001 VOSO UNIT 155 FINAL PLAT
- I. A25-1074 VOSO UNIT 287 FINAL PLAT
- J. A25-1164 VOSO UNIT 166 FINAL PLAT

3. Presentations and/or Proclamations

- A. PROCLAIM MAY 11-17, 2025, AS NATIONAL POLICE WEEK
- B. PROCLAIM MAY 18-24, 2025, AS NATIONAL PUBLIC WORKS WEEK

4. Public Hearings - Timed - Legislative

- A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS
- B. **ORDINANCE NO. O2025-8** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CP 2404-003 Johary Real Estate

Parcel G29-008

The applicant is seeking a approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Commercial (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a rezoning request RZ 2404-002.

The Special Magistrate recommends approval.

- C. **ORDINANCE NO. O2025-13** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A25-0821 - SSCP - 5127 CR 169

The Planning and Zoning Board/Special Magistrate recommends approval.

- D. **ORDINANCE NO. O2025-17** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING CHAPTER 3 OF THE MUNICIPAL CODE, AMENDING SECTION 3-2 AND SECTION 3-3 AS TO AREAS EXEMPT FROM ADVERTISING REQUIREMENTS; AMENDING CHAPTER 4 OF THE MUNICIPAL CODE, AMENDING SECTION 4-2 AS TO THE AREAS EXEMPT FROM ALCOHOL CONSUMPTION AND USE PROHIBITIONS, AMENDING SECTION 4-5 AS TO THE ZONING AREAS WHERE ALCOHOLIC SALES ARE PERMITTED AND AMENDING SECTION 4-8 BUSINESS HOURS, DELETING CERTAIN PROVISIONS, AND ADDING AN EXEMPTION; AMENDING CHAPTER 11 OF THE MUNICIPAL CODE, AMENDING SECTION 11-14 ADDING EXEMPTION, AMENDING SECTION 11-73 ADDING EXEMPTION, AMENDING SECTION 11-218 DELETING A SUBSECTION; AMENDING CHAPTER 12 OF THE MUNICIPAL CODE, AMENDING SECTION 12-57 IN ITS ENTIRETY; AMENDING CHAPTER 16 OF THE MUNICIPAL CODE, AMENDING SECTION 16-1 FOR CLARITY, AND AMENDING SECTION 16-10 AS TO AREAS EXEMPT FROM CERTAIN SUBSECTIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Amendments to City of Wildwood Code of Ordinances

Staff recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

- A. **ORDINANCE NO. O2025-9** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RZ 2404-002 Johary Real Estate

Parcel G29-008

The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from RR-1 (County) to C-2 (City) for the parcel listed above on 2 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2404-003 (O2025-8).

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. **ORDINANCE NO. O2025-14** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR

SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A25-0823 - Rezoning - 5127 CR 169

The Planning and Zoning Board/Special Magistrate recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. 02025-20 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 49.406 ACRES LOCATED NORTH OF THE TURNPIKE, SOUTH OF E SR 44, AND 0.5 MILES WEST OF US 301, IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD'S MUNICIPAL BOUNDARIES; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

A25-1233 Monarch Ranch North Phase 1

A portion of Parcel F12-033 and a portion of F13-005

The applicant, 75 Turnpike VDC, LLC by: The Villages Development Company, LLC, its Manager, by: VDC Manager, LLC, its Manager, by: Martin L. Dzuro, Manager, has submitted a voluntary annexation for portions of parcels F12-033 and F13-005. The subject area is approximately 49.41 acres and is located north of the Turnpike, south of E SR 44, and 0.5 miles west of US 301.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. ***MILLENNIUM PARK PHASE 1 & 2 PROJECT – OWNER DIRECT PURCHASE (ODP) PRE-ENGINEERED METAL BUILDING MATERIALS FOR THE AMOUNT OF \$318,041.76***
- B. ***MILLENNIUM PARK PHASE 1 & 2 PROJECT – OWNER DIRECT PURCHASE (ODP) STORM WATER PRE-CAST STRUCTURES FOR THE AMOUNT OF \$117,319.00***
- C. ***MILLENNIUM PARK PHASE 1 & 2 PROJECT – OWNER DIRECT PURCHASE (ODP) REINFORCED CONCRETE PIPE (RCP) FOR THE AMOUNT OF \$197,164.24***

- D. *MILLENNIUM PARK PHASE 1 & 2 PROJECT – OWNER DIRECT PURCHASE (ODP) WATER AND SANITARY PIPES AND ACCESSORIES FOR THE AMOUNT OF \$349,310.72*
- E. *MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION NO. 3 FOR KINGDOM CONSTRUCTION IN THE AMOUNT OF \$445,199.72*
- F. *WASTEWATER TREATMENT PLANT PHASE ONE PAY APPLICATION NO. 2 FOR THE AMOUNT OF \$543,039.53*
- G. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 3 TO SGS CONTRACTING SERVICES, INC IN THE AMOUNT OF \$102,315.00*
- H. *PROJECT MANAGEMENT CONSULTING SERVICES CONTRACT WITH HECTOR SANCHEZ, PE*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *REQUEST TO CANCEL MAY 26, 2025, COMMISSION MEETING*
- B. *WATER RECLAMATION FACILITY GROUNDBREAKING CEREMONY ON MAY 14, 2025*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

May 26, 2025 - Memorial Day - City Hall Closed - City Commission Meeting TBD

June 7, 2025 - Wildwood Comedy Night at Warfield Auditorium at 6:30pm

June 9, 2025 - City Commission Meeting at City Hall at 9am

May 12, 2025 9:00 AM