



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

June 9, 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 24, 2025 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: APRIL 14, 2025 REGULAR MEETING*

D. *MINUTES FOR APPROVAL: APRIL 21, 2025 COMMISSION WORKSHOP*

E. *SP 2405-001 CIRCLE K US 301 & CR 462*

F. *PLAT 2410-004 BOULDER SQUARE IMPROVEMENT PLAN*

- G. *PLAT 2411-008 BOULDER SQUARE (AVONDALE) REPLAT*
- H. *A25-1348 VOSO UNIT 288 FINAL PLAT*
- I. *RIGHT-OF-WAY DEED FOR VILLAGES OF SOUTHERN OAKS UNIT NOS. 157, 158, 171, 173, AND 179*
- J. *RIGHT-OF-WAY DEED FOR VILLAGES OF SOUTHERN OAKS UNIT NOS. 178, 181, 182, 188, AND 289*
- K. *RIGHT-OF-WAY DEED FOR MIDDLETON UNIT NO. 7*
- L. *RIGHT-OF-WAY DEED FOR MIDDLETON UNIT NO. 8*

3. Presentations and/or Proclamations

- A. *RECOGNIZING COMMISSIONER PAMALA HARRISON-BIVINS FOR 25 YEARS OF SERVICE*
- B. *TEAM IMPACT AWARD JANUARY–MARCH / SGT. JAMES BOWEN*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2025-20 - 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 of Ordinance Number O2025-20.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-18 - 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.***

A25-1153 CP Mills Property

Parcel G22A1825

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for parcel G22A1825 on 0.479 acres MOL.

The Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2025-19 - 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.***

A25-1154 RZ Mills Property

Parcel G22A1825

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for parcel G22A1825 on 0.479 acres MOL.

The Special Magistrate recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-17 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD FLORIDA, TO EXECUTE THE RENAMING OF THE SECTION OF C-470 EAST OF THE CENTRAL PARKWAY ROUNDABOUT TO MARSH BEND TRAIL TO OLD C-470; REQUESTING THE SUMTER COUNTY 911 COORDINATOR ISSUE ADDRESSES PURSUANT TO THIS RESOLUTION; AUTHORIZING THE CITY MANAGER, CITY CLERK, OR DEVELOPMENT SERVICES DIRECTOR TO EXECUTE ANY NECESSARY DOCUMENTATION; PROVIDING FOR AN EFFECTIVE DATE.***

Resolution to Rename the Portion of C-470 East of the Central Parkway Roundabout to Marsh Bend Trail

Staff recommends approval.

- B. ***RESOLUTION NO. R2025-18 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN VEHICLES AS SURPLUS; DETERMINING THAT CERTAIN VEHICLES AND EQUIPMENT ARE TO BE DISPOSED OF THROUGH ONLINE AUCTION OR DONATION TO A NONPROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.***

Surplus Vehicles & Equipment June 2025

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *OWNER DIRECT PURCHASE OF ELECTRICAL GEAR PACKAGE FOR THE WATER RECLAMATION FACILITY (WRF) PROJECT FOR THE TOTAL AMOUNT OF \$1,323,300.00*
- B. *OWNER DIRECT PURCHASE OF ADDITIONAL DIFFUSERS FOR THE WATER RECLAMATION FACILITY (WRF) PROJECT FOR THE TOTAL AMOUNT OF \$77,700.00*
- C. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 4 TO SGS CONTRACTING SERVICES, INC FOR THE AMOUNT OF \$99,961.49*
- D. *MILLENNIUM PARK PHASE 1 & 2 PROJECT - PAYMENT APPLICATION 4 IN THE AMOUNT OF \$582,531.96*
- E. *APPROVAL TO AWARD RFP #2025-08 BICYCLE & PEDESTRIAN PATHWAY MASTER PLAN*
- F. *APPROVAL TO AWARD RFP #2025-07 BENEFITS BROKERAGE SERVICES*
- G. *MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN TURKEY RUN, LLC AND THE CITY OF WILDWOOD FOR THE CONSTRUCTION OF INSPIRATION DRIVE*
- H. *DEVELOPER'S AGREEMENT BETWEEN CITY OF WILDWOOD AND SOLIV WILDWOOD, LLC*

10. General Items for Consideration/Discussion and Other Business

- A. *PLAT 2312-003 SOLIV WILDWOOD REPLAT*
- B. *CODE ENFORCEMENT LIEN RELEASE - 116 WOODLANE AVENUE*
- C. *POLITICAL PARTIES AND ORGANIZATIONS AT CITY EVENTS*

11. Appointments

12. City Manager Reports

A. *LETTER TO FDOT DISTRICT 5 SECRETARY JOHN TYLER REGARDING
THE RECENT U.S. HIGHWAY 301 RAIL WORK CLOSURE*

B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

June 9, 2025 - Mondays with the Manager at the Oxford Community Center from
12pm to 1pm

June 21, 2025 - Adult Trivia Night at the Warfield Auditorium from 8pm to 10pm

June 23, 2025 - City Commission Meeting at City Hall at 9am

July 3, 2025 - Happy Birthday America 2025 at the Wildwood Community Center
from 6pm to 10pm

June 9, 2025 9:00 AM