



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

July 14, 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: MAY 12, 2025 REGULAR MEETING*

C. *RIGHT-OF-WAY DEED FOR THE VILLAGES OF SOUTHERN OAKS UNIT
NOS. 152, 154, 155, 156, 161, 162, 172, AND 287*

D. *SP 2410-003 OXFORD CROSSINGS RACETRAC*

E. *SP 2407-003 SOLIV AT WILDWOOD*

F. *BUDGETED FINANCIAL ITEMS*

1. *REHAB AND EPOXY COATING OF 4 LIFT STATION WET WELLS FOR THE AMOUNT OF \$98,183.04*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. ***ORDINANCE NO. O2025-22 - 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.***

A25-1716 Parcel #G15A132 SSCPA (6454 C44-A, Wildwood, FL 34785)

Parcel G15A132

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 0.14 acres MOL.

The Planning and Zoning Board/Special Magistrate recommends approval

5. Public Hearings - Timed - Quasi-Judicial

A. ***ORDINANCE NO. O2025-26 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 35.04 ACRES LOCATED ON THE WEST SIDE OF E C 462 APPROXIMATELY 0.55 MILES NORTH OF THE INTERSECTION OF E C 462 AND C 466A, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; 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.***

A25-1983 - Annexation - St. Vincent De Paul Church Expansion

Parcel D32-069

The applicant, Bishop John G. Noonan of the Diocese of Orlando, has submitted a voluntary annexation application for parcel D32-069.

Staff recommends approval of Ordinance O2025-26.

- B. ***ORDINANCE NO. O2025-23 - 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.***

A25-1714 Parcel #G15A132 RZ (6454 C-44A, Wildwood, FL 34785)

Parcel G15A132

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from R6M (Sumter County) to RMU-10 (City) for the parcel listed above on 0.14 acres MOL.

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. O2025-21 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE***

Text Amendment to the City's Land Development Regulations

Staff is seeking approval from the City of Wildwood City Commission for the proposed Text Amendments to the Land Development Regulations, made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan and amendments to the Florida Statutes.

The Planning and Zoning Board/Special Magistrate recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive Plan and amendments to the Florida Statutes.

- B. ***ORDINANCE NO. O2025-25 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.146 ACRES LOCATED ON CR 154A, APPROXIMATELY 0.15 MILES SOUTHWEST OF THE INTERSECTION OF CR 154 AND CR 154A, IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; 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.

A25-1986 Bonnie Boyd Annexation

Parcel G08B043

The applicant and owner, Bonnie Norma Boyd, has submitted a voluntary annexation application for parcel G08B043. The property to be annexed totals 0.146 acres MOL and is located on the east side of CR 154A.

Staff recommends approval.

- C. ***ORDINANCE NO. O2025-29 - 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.***

A25-1948 Monarch Ranch North Phase 1 - SSCPA

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 General Commercial and Agricultural (Sumter County) to Industrial (City) for the portions of parcels listed above on 49.41 acres MOL. This request is accompanied by a rezoning request A25-1947.

The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

- D. ***ORDINANCE NO. O2025-30 - 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.***

A25-1947 Monarch Ranch North Phase 1 - RZ

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for the parcel listed above on 49.41 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1948 (O2025-29).

The Special Magistrate recommends approval pending an executed transfer agreement regarding utility credits.

- E. ***ORDINANCE NO. O2025-31 - 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 2305-002 Summers - SSCPA

Parcel G15C017

The applicant seeks approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for the parcels listed above on 0.8 acres MOL. This request is accompanied by rezoning request RZ 2305-002 (O2025-32).

The Planning and Zoning Board/Special recommends approval and a favorable recommendation of Ordinance Number O2025-31 to be forwarded to the City Commission for further action.

- F. ***ORDINANCE NO. O2025-32 - 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 2305-002 Summers Rezoning

Parcel G15C017

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for the parcel listed above on 0.83 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-002 (O2025-31).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2025-32 (attached) subject to approval of O2025-31, which establishes a Future Land Use appropriate to the proposed zoning.

- G. ***ORDINANCE NO. O2025-35 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO WEST SUMTER UTILITY COMPANY, LLC AND WEST SUMTER WATER CONSERVATION AUTHORITY, LLC, THEIR SUCCESSORS AND ASSIGNS (EACH A "FRANCHISEE", AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND***

MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A"; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

West Sumter Franchisees Ordinance

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-15 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE THE SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDING FOR AN EFFECTIVE DATE.***

Resolution Authorizing the Subordination of City Utility Interests Agreement With the Florida Department of Transportation (FDOT) for Parcel 123.04

Staff recommends approval.

- B. ***RESOLUTION NO. R2025-16 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE THE SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PARCEL 114.03; PROVIDING FOR AN EFFECTIVE DATE.***

Resolution Authorizing the Subordination of City Utility Interests Agreement With the Florida Department of Transportation (FDOT) for Parcel 114.03

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ***COMMUNITY CENTER HVAC REPLACEMENT PROJECT – PAYMENT APPLICATION NO. 1 IN THE AMOUNT OF \$105,225.20***
- B. ***KIMLEY HORN WORK AUTHORIZATION #23 FOR SIGNATURE DRIVE CONSTRUCTION PHASE SERVICES IN THE AMOUNT OF \$55,000***
- C. ***MILLENNIUM PARK PHASE 1 & 2 PROJECT - PAYMENT APPLICATION 5 IN THE AMOUNT OF \$989,433.98***

- D. *PAY APPLICATION NO. 4 FOR PHASE ONE OF THE WATER RECLAMATION FACILITY PROJECT IN THE AMOUNT OF \$1,881,596.60*
- E. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 5 TO SGS CONTRACTING SERVICES, INC FOR THE AMOUNT OF \$131,100.00*
- F. *CONTRACT TO PURCHASE A PORTION OF PARCEL G05-091 FOR THE AMOUNT OF \$60,000.00*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

- A. *DESIGNATION OF THE CITY OF WILDWOOD'S VOTING DELEGATE FOR THE FLC 2025 ANNUAL BUSINESS SESSION*

12. City Manager Reports

- A. *SET SPECIAL CALLED MEETING FOR JULY 21, 2025, AT 9:00 AM*
- B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

- A. *HR QUARTERLY REPORT FEBRUARY THROUGH JUNE 2025*
- B. *DSD QUARTERLY REPORT UPDATE*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 19, 2025 - Back-to-School Extravaganza at Dr. Martin Luther King Jr. Park from 11am to 3pm

July 21, 2025 - Monday's With the Manager at City Hall from 7:30am to 8:30am

July 28, 2025 - City Commission Meeting at City Hall at 7pm

July 31, 2025 - Picnic in the Park at the Wildwood Community Center from 10am to 12 noon

August 11, 2025 - City Commission Meeting at City Hall at 9am

July 14, 2025 9:00 AM