

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 12, 2025 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utility Deputy Director	Present

Mayor Wolf called the meeting to order at 9 a.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - J were approved. Motion by Commissioner Bivins, seconded by Commissioner Green, to approve the consent agenda as presented. The motion carried unanimously.

RESULT:	Passed
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

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

Mayor Wolf read a proclamation declaring May 11-17, 2025, as National Police Week in Wildwood. The proclamation recognized the dedication and service of law enforcement officers in protecting the community. Motion to approve by Commissioner Flores, second by Commissioner Elliott. Motion carried unanimously. Commissioner Elliott made additional comments recognizing and thanking the Wildwood Police Department for their service.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Proclaim May 18-24, 2025, as National Public Works Week

Mayor Wolf read a proclamation declaring May 18-24, 2025, as National Public Works Week in Wildwood. The proclamation recognized the essential services provided by public works professionals in maintaining infrastructure and quality of life for residents. Motion to approve by Commissioner Green, second by Commissioner Bivins. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members who intended to speak during the public hearings.

B. CP 2404-003 Johary Real Estate

Development Services Director Strickland presented the ordinance for a small-scale future land use map amendment to change two acres from Agriculture (Sumter County) to Commercial (City) for a proposed dental/medical office. Staff and the Special Magistrate recommended approval. Motion to approve Ordinance No. O2025-8 on second and final reading by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. A25-0821 - SSCP - 5127 CR 169

Development Services Director Strickland presented the ordinance for a small-scale future land use map amendment for a residential property in the Orange Home area. The Planning and Zoning Board/Special Magistrate recommended approval. Motion to adopt Ordinance No. O2025-13 on second and final reading by Commissioner Green, second by Commissioner Bivins. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. Amendments to City of Wildwood Code of Ordinances

Development Services Director Strickland presented an ordinance to amend various sections of the City Code related to advertising requirements, alcohol regulations, and other provisions. Staff recommended approval. Motion to adopt Ordinance No. O2025-17 on second and final reading by Commissioner Bivins, second by Commissioner Elliott. Motion carried unanimously.

RESULT:	Passed
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2404-002 Johary Real Estate

Development Services Director Strickland presented an ordinance to change the zoning from RR-1 (County) to C-2 (City) for a 2-acre parcel, accompanying the future land use amendment approved in Ordinance No. O2025-8. The Planning and Zoning Board/Special Magistrate recommended approval. Motion to adopt Ordinance No. O2025-9 on second and final reading by Commissioner Bivins, second by Commissioner Green. Motion carried unanimously.

RESULT:	Passed
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. A25-0823 - Rezoning - 5127 CR 169

Development Services Director Strickland presented an ordinance to rezone the 5127 CR 169 property, accompanying the future land use amendment approved in Ordinance No. O2025-13. The Planning and Zoning Board/Special Magistrate recommended approval. Motion to adopt Ordinance No. O2025-14 on second and final reading by Commissioner Flores, second by Commissioner Green. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

6. Public Forum - 4 minute time limit

Resident Marie Frances spoke about water issues, expressing concern about her high water bill and the requirement to irrigate grass. She also requested the city consider building a senior center in Wildwood.

Brother Steve spoke in support of adopting a resolution declaring Wildwood a "safe personhood city" to protect unborn children. He provided a draft resolution and requested the Commission consider placing it on a future agenda.

John Labriola spoke in support of Brother Steve's proposed resolution and requested the Commission consider adopting it.

7. Ordinances First Reading Only (No Vote)

A. A25-1233 Monarch Ranch North Phase 1

Development Services Director Strickland presented an ordinance for first reading to annex approximately 49.406 acres for the Monarch Ranch North Phase 1 development. Staff recommended approval. First reading only. No vote taken.

RESULT:	FIRST READING	PUBLIC HEARING: June 9, 2025
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8. Resolutions for Approval

None.

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

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

- B. Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Storm Water Pre-Cast Structures for the Amount of \$117,319.00

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

- C. Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Reinforced Concrete Pipe (RCP) for the Amount of \$197,164.24

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

- D. Millennium Park Phase 1 & 2 Project – Owner Direct Purchase (ODP) Water and Sanitary Pipes and Accessories for the Amount of \$349,310.72

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on

together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

- E. Millennium Park Phase 1 & 2 Project Payment Application No. 3 for Kingdom Construction in the Amount of \$445,199.72

Public Works Director Hockenbury presented four owner director purchase items and one pay application for the Millennium Park Phase 1 & 2 Project. Items A, B, C, D, and E were voted on together for the project. Motion to approve all five items by Commissioner Green, second by Commissioner Flores. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

- F. Wastewater Treatment Plant Phase One Pay Application No. 2 for the Amount of \$543,039.53
Utility Deputy Director Martin presented a pay application for the wastewater treatment plant expansion project. Motion to approve the payment by Commissioner Green, second by Commissioner Bivins. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

- G. CR 501 WTP Iron Filter Project Pay Application No. 3 to SGS Contracting Services, Inc in the Amount of \$102,315.00
Utility Deputy Director Martin presented a pay application for the CR 501 water treatment plan iron filter project. Motion to approve the payment by Commissioner Flores, second by Commissioner Elliott. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

- H. Project Management Consulting Services Contract with Hector Sanchez, PE
City Manager McHugh presented a consulting services contract with previous employee, Hector

Sanchez, PE, to continue his management of Public Works projects until his replacement could be hired. Motion to approve the payment by Commissioner Green, second by Commissioner Bivins. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

A. Request to Cancel May 26, 2025, Commission Meeting

City Manager McHugh requested to cancel the May 26, 2025, Commission meeting due to the Memorial Day holiday. The Commission agreed by consensus.

B. Water Reclamation Facility Groundbreaking Ceremony on May 14, 2025

City Manager McHugh announced the Water Reclamation Facility groundbreaking ceremony on May 14, 2025, at 9:00 a.m. He noted safety requirements for attendees, including long pants and closed-toe shoes.

McHugh also reported that the Public Works Department was undergoing accreditation review by the American Public Works Association. He then informed the Commission about an upcoming US 301 road closure for railroad work, expressing concerns about the proposed detour route and lack of coordination with the city. Staff was working to address the issues with FDOT.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott reported on his appointment to the Florida Heartland League of Cities executive board and requested staff coordinate with other commissioners to identify alternates for various boards and committees he serves on.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:36 a.m.

RESULT:	Passed
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes BY: Ed Wolf
Jessica Barnes, City Clerk Ed Wolf, Mayor