



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 28, 2025 7:00 PM

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: JUNE 9, 2025 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: JUNE 23, 2025 REGULAR MEETING*

D. *A25-2351 VOSO UNIT 192 FINAL PLAT*

E. *A25-2275 VOSO UNIT 194 FINAL PLAT*

F. *A25-2276 MIDDLETON UNIT 9 FINAL PLAT*

3. **Presentations and/or Proclamations**

4. **Public Hearings - Timed - Legislative**

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- 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. O2025-31 - 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.

- E. ***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.

5. Public Hearings - Timed - Quasi-Judicial

- 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. O2025-30 - 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.

- C. ***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.

6. **Public Forum - 4 minute time limit**
7. **Ordinances First Reading Only (No Vote)**

- A. ***ORDINANCE NO. O2025-27 - 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.***

A25-1988 - Bonnie Boyd- 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 Urban Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.146 acres MOL.

Special Magistrate recommends approval of Ordinance O2025-27.

- B. ***ORDINANCE NO. O2025-28 - 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.***

A25-1989 - Bonnie Boyd Rezoning

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 the parcel listed above on 0.146 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1989.

Special Magistrate recommends approval of Ordinance O2025-28.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-21 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.***

IT Surplus Computers & Other Equipment July 2025

A resolution authorizing the disposal / sale of old electronic equipment no longer suitable for use due to age or obsolescence.

Staff recommends approval.

- B. **RESOLUTION NO. R2025-22** - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE PROPOSED FY2025-26 BUDGET OF THE WILDWOOD UTILITY DEPENDENT DISTRICT.

Wildwood Utility Dependent District FY25-26 Proposed Budget

Staff recommends approval.

- C. **RESOLUTION NO. R2025-23** - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA PERTAINING TO THE ADOPTION OF WATER METER INSTALLATION CHARGES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Water Meter Installation Charges

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. AGREEMENT TO AUTHORIZE THE TRANSFER OF TIE FEE CREDITS FROM GPU TO WSU
- B. UTILITY TERRITORY AGREEMENT WITH WSU AND WSWCA
- C. SCHOOL CROSSING GUARD AGREEMENT ADDENDUM
- D. SETTING THE FY26 MILLAGE RATE
- E. JACKSON STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION 5 IN THE AMOUNT OF \$102,937.25
- F. SOUTH OLD WIRE ROAD WATER MAIN PROJECT PAY APPLICATION NO. 3 FOR THE AMOUNT OF \$90,558.01
- G. AUTHORIZATION FOR ADDITIONAL ENGINEERING SERVICES WITH CPH FOR THE MILLENNIUM PARK PROJECT IN THE AMOUNT OF \$37,920
- H. MILLENNIUM PARK FORCE MAIN EXTENSION TO ST CLAIR GRAVITY SEWER SYSTEM FOR THE AMOUNT OF \$41,909.42
- I. AMENDMENT NO. 9 TO WA 18 WITH KIMLEY-HORN FOR BARWICK ST UTILITY IMPROVEMENTS IN THE AMOUNT OF \$52,000

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. HONORARY ROAD NAME DESIGNATION POLICY

B. *SET BUDGET WORKSHOP FOR AUGUST 4, 2025, AT 9:00 AM*

13. Other Department Reports

A. *INFORMATION TECHNOLOGY QUARTERLY REPORT - APRIL-JUNE 2025*

B. *UTILITY DEPARTMENT QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 31, 2025 - Picnic in the Park at the Wildwood Community Center from
10:00am to 12:00pm

August 9, 2025 - Cornhole Tournament at the Wildwood Community Center at
11:00am

August 11, 2025 - City Commission Meeting at City Hall at 9:00am

July 28, 2025 7:00 PM