



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

August 11, 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: JULY 14, 2025 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: JULY 21, 2025 SPECIAL MEETING*

D. *MINUTES FOR APPROVAL: JULY 28, 2025 REGULAR MEETING*

E. *MINUTES FOR APPROVAL: AUGUST 4, 2025 COMMISSION WORKSHOP*

F. *A25-2288 VOSO UNIT 191 FINAL PLAT*

3. **Presentations and/or Proclamations**

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

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. ***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.

- C. ***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. O2025-28 - 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.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-36 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 27.14 ACRES LOCATED NORTH OF CR 519A, APPROXIMATELY 0.5 MILES WEST OF N US 301, IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 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.***

A25-2689 (AN) South Wildwood Industrial Park West

The applicant and owner, Harry Harmer, has submitted a voluntary annexation application for parcel F25-261. The property to be annexed totals 27.58 acres MOL and is located north of CR 519A, approximately 0.5 miles east of N US 301.

Staff recommends approval.

- B. ***ORDINANCE NO. O2025-37 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.115 ACRES LOCATED AT 5341 LEXINGTON CIR, WILDWOOD, FL 34785, APPROXIMATELY 150 FEET EAST OF THE INTERSECTION OF HERITATE BLVD. AND LEXINGTON CIRCLE, IN SECTION 16, TOWNSHIP 19 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***

A25-2723 (AN) 5341 Lexington Cir Annexation

Parcel G16ED003

The applicant/owner, Glen R. Tryan and Donna J. Tryan, has submitted a voluntary annexation for parcel G16ED003.

Staff recommends approval

- C. ***ORDINANCE NO. 02025-38 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, TO EXECUTE THE RENAMING OF CLAY DRAIN ROAD / CR 156 TO MIKE JACOBS SR ROAD; REQUESTING THE SUMTER COUNTY 911 COORDINATOR ISSUE ADDRESSES PURSUANT TO THIS ORDINANCE; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY NECESSARY DOCUMENTATION; PROVIDING FOR AN EFFECTIVE DATE***

Clay Drain Road Name Change Ordinance

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-24 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING THE HONORARY ROAD NAME DESIGNATION PROGRAM AND ADOPTING A POLICY FOR ADMINISTERING REQUESTS FOR HONORARY ROAD NAME DESIGNATIONS ON CITY-MAINTAINED ROADS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.***

Honorary Road Name Designation Policy

Staff recommends approval.

- B. ***RESOLUTION NO. R2025-25 - 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 August 2025

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

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ***UTILITY TERRITORY AGREEMENT WITH WSU AND WSWCA***
- B. ***HUEY STREET IMPROVEMENTS PROJECT FINAL PAYMENT APPLICATION NO. 10 IN THE AMOUNT OF \$235,265.14***

- C. *PAY APPLICATION NO. 5 FOR PHASE ONE OF THE WATER RECLAMATION FACILITY PROJECT IN THE AMOUNT OF \$850,738.30*
- D. *CR 501 WATER TREATMENT PLANT HIGH SERVICE PUMP NO. 3 REPAIR FOR THE AMOUNT OF \$23,972.66*
- E. *OWNER DIRECT PURCHASE OF EQUIPMENT FOR THE R-12 RECLAIM PUMP STATION PROJECT IN THE AMOUNT OF \$769,390.00*
- F. *UTILIZATION OF REGIONS BILLERXCHANGE AND XPRESS CONNECT SERVICES*
- G. *TWISTED OAKS POINTE CDD - INTERLOCAL FOR ROW MAINTENANCE*
- H. *DEVELOPER'S AGREEMENT BETWEEN THE CITY OF WILDWOOD AND SUMTER DEVELOPMENT PARTNERS, LLC - SUMMERFIELD COTTAGES*

10. General Items for Consideration/Discussion and Other Business

- A. *SP 2409-004 SUMMERFIELD COTTAGES*

11. Appointments

12. City Manager Reports

- A. *SET BUDGET WORKSHOP FOR AUGUST 18, 2025, AT 9:00 AM*

13. Other Department Reports

- A. *PUBLIC WORKS QUARTERLY REPORT*
- B. *PARKS AND RECREATION QUARTERLY REPORT*
- C. *FLEET SERVICES DEPARTMENT REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

August 18, 2025 - Third Budget Workshop at City Hall at 9am

August 22, 2025 - Girls' Night Out at the Wildwood Community Center from 6:00pm to 8:00pm

August 25, 2025 - City Commission Meeting at City Hall at 7pm

August 11, 2025 9:00 AM