

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 14, 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	Absent
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	Utilities Deputy Director	Present
Courtney Kellem	Parks & Recreation Director	Present
Melissa Tuck	HR 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 - F were approved. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- 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

None.

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

Development Services Director Strickland presented the ordinance for a small-scale future land use map amendment for a 0.14-acre parcel on County Road 44A to allow the construction of a home. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Ordinance No. O2025-22 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Hearings - Timed - Quasi-Judicial

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

Development Services Director Strickland presented the ordinance for voluntary annexation of approximately 35.04 acres for the expansion of St. Vincent De Paul Church. The property was already being served by city utilities. Motion by Commissioner Flores, seconded by Commissioner Elliott, to adopt Ordinance No. O2025-26 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

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

Development Services Director Strickland presented the ordinance for a zoning map amendment related to the 0.14-acre parcel on County Road 44A. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Ordinance No. O2025-23 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. Text Amendment to the City's Land Development Regulations

Development Services Director Strickland presented the ordinance proposing 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. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 28, 2025
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B. A25-1986 Bonnie Boyd Annexation

Development Services Director Strickland presented the ordinance for 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.. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 28, 2025
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C. A25-1948 Monarch Ranch North Phase 1 - SSCPA

Development Services Director Strickland presented the ordinance 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 F12-033 and F13-005 on 49.41 acres MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 28, 2025
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D. A25-1947 Monarch Ranch North Phase 1 - RZ

Development Services Director Strickland presented the ordinance for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to M-1 (City) for portions of parcels F12-033 and F13-005 on 49.41 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: July 28, 2025

E. CP 2305-002 Summers - SSCPA

Development Services Director Strickland presented the ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for parcel G15C017 on 0.8 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: July 28, 2025

F. RZ 2305-002 Summers Rezoning

Development Services Director Strickland presented the ordinance for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City of Wildwood) for parcel G15C017 on 0.83 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: July 28, 2025

G. West Sumter Franchisees Ordinance

City Manager McHugh presented the ordinance granting a non-exclusive franchise agreement to West Sumter Utility Company and West Sumter Conservation Authority to provide water, sewer, and reclaimed water service within the Monarch Ranch development. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: July 28, 2025

8. Resolutions for Approval

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

City Manager McHugh presented the resolution. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Resolution No. R2025-15 authorizing the Mayor to execute a subordination agreement with FDOT. Motion carried unanimously.

RESULT: Passed

MOVER: Commissioner Flores

SECONDER: Commissioner Green

AYES: Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

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

City Manager McHugh presented the resolution. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Resolution No. R2025-16 authorizing the Mayor to execute a subordination agreement with FDOT. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

- A. Community Center HVAC Replacement Project – Payment Application No. 1 in the amount of \$105,225.20

Public Works Director Hockenbury presented the item. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve payment application #1 for work completed by Holiday Enterprise Heat & Air on the Community Center HVAC replacement project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- B. Kimley Horn Work Authorization #23 for Signature Drive Construction Phase Services in the Amount of \$55,000

Public Works Director Hockenbury presented the item. Motion by Commissioner Flores, seconded by Commissioner Green, to approve work authorization #23 for construction phase services by Kimley Horn on the Signature Drive improvement project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- C. Millennium Park Phase 1 & 2 Project - Payment Application 5 in the Amount of \$989,433.98

Public Works Director Hockenbury presented the item. Motion by Commissioner Flores, seconded by Commissioner Green, to approve payment application #5 for work completed by Kingdom Construction on the Millennium Park Phase 1 & 2 project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores

SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- D. Pay Application No. 4 for Phase One of the Water Reclamation Facility Project in the Amount of \$1,881,596.60

Utilities Deputy Director Martin presented the item. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve payment application #4 for work completed by Garney Construction on phase one of the water reclamation facility project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- E. CR 501 WTP Iron Filter Project Pay Application No. 5 to SGS Contracting Services, Inc for the Amount of \$131,100.00

Utilities Deputy Director Martin presented the item. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve payment application #5 for work completed by SGS Contracting Services on the CR 501 water treatment plant iron filter project. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- F. Contract to Purchase a Portion of Parcel G05-091 for the Amount of \$60,000.00

City Attorney Hunt presented the item. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the contract to purchase a portion of parcel G05-091 to be used for a stormwater pond to mitigate flooding concerns in the area. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

A. Designation of the City of Wildwood's Voting Delegate for the FLC 2025 Annual Business Session

City Manager McHugh presented the item. Motion by Commissioner Green, seconded by Commissioner Elliott, to designate Commissioner Elliott as the City's voting delegate for the Florida League of Cities 2025 Annual Business Session. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

12. City Manager Reports

A. Set Special Called Meeting for July 21, 2025, at 9:00 AM

City Manager McHugh requested to set a special called meeting to introduce the FY2026 budget.

B. Local Construction Projects Update

City Manager McHugh provided updates on local construction projects.

13. Other Department Reports

A. HR Quarterly Report February through June 2025

HR Director Tuck presented her department's report. There were no questions from the commission.

B. DSD Quarterly Report Update

Development Services Director Strickland presented her department's report. There were no questions from the commission.

14. Commission Members Reports

Commissioners Elliott and Green, as well as the Mayor, provided updates on various city events and initiatives.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:34 a.m.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor