

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 28, 2025 7:00 PM
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	Absent
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
Paul Ketz	IT Director	Present

Mayor Wolf called the meeting to order at 7 p.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 Elliott, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion carried unanimously.

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

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

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. A25-1986 Bonnie Boyd Annexation

Development Services Director Strickland presented the voluntary annexation request for approximately 0.146 acres located on CR 154A. A short discussion was held regarding the annexation process, and clarification questions were asked by the commission, which were answered by City Manager McHugh. Commissioner Elliott requested further clarification at a later date. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance No. O2025-25 on second and final reading. Motion carried unanimously.

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

C. A25-1948 Monarch Ranch North Phase 1 - SSCPA

Development Services Director Strickland presented the small-scale comprehensive plan amendment to change the future land use designation from General Commercial and Agricultural (Sumter County) to Industrial (City) for approximately 49.41 acres. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Ordinance No. O2025-29 on second and final reading. Motion carried unanimously.

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

D. CP 2305-002 Summers - SSCPA

Development Services Director Strickland presented the small-scale comprehensive plan amendment to change the future land use designation from Rural Residential (County) to

Commercial (City) for approximately 0.8 acres. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance No. O2025-31 on second and final reading. Motion carried unanimously.

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

E. West Sumter Franchisees Ordinance

City Manager McHugh presented the franchise agreement ordinance for West Sumter Utility Company LLC and West Sumter Water Conservation Authority LLC. City Attorney Hunt advised that the ordinance required a four-fifths vote, and would need to be tabled until the next meeting. Motion by Commissioner Elliott, seconded by Commissioner Flores, to table Ordinance No. O2025-35 until the next regular meeting due to lack of a supermajority present. Motion carried unanimously.

RESULT:	Passed - Tabled until 8/11/25
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

5. Public Hearings - Timed - Quasi-Judicial

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

Development Services Director Strickland presented proposed text amendments to the city's Land Development Regulations. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance No. O2025-21 on second and final reading. Motion carried unanimously.

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

B. A25-1947 Monarch Ranch North Phase 1 - RZ

Development Services Director Strickland presented the rezoning request to change the zoning from A10C (Sumter County) to M-1 (City) for approximately 49.41 acres. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Ordinance No. O2025-30 on second and final reading. Motion carried unanimously.

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

C. RZ 2305-002 Summers Rezoning

Development Services Director Strickland presented the rezoning request to change the zoning from RR1 (Sumter County) to C-3 (City) for approximately 0.83 acres. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Ordinance No. O2025-32 on second and final reading. Motion carried unanimously.

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

6. Public Forum - 4 minute time limit

Resident Gwen Brown read a complaint regarding the conduct of Officer Cosseboom during a traffic stop involving Lewis Brown Jr. on July 18, 2025. She expressed concerns about the officer's behavior during the incident, claiming he was aggressive and disrespectful. City Manager McHugh stated he would look into the matter and review body camera footage.

7. Ordinances First Reading Only (No Vote)

A. A25-1988 - Bonnie Boyd- SSCPA

Development Services Director Strickland presented Ordinance No. O2025-27, 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 parcel G08B043 on 0.146 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING:	August 11, 2025
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B. A25-1989 - Bonnie Boyd Rezoning

Development Services Director Strickland presented Ordinance No. O2025-28, a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for parcel G08B043 on 0.146 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING:	August 11, 2025
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8. Resolutions for Approval

A. IT Surplus Computers & Other Equipment July 2025

IT Director Ketz presented Resolution No. R2025-21 to declare certain IT equipment as surplus. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Resolution No. R2025-21. Motion carried unanimously.

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

B. Wildwood Utility Dependent District FY25-26 Proposed Budget

City Manager McHugh presented Resolution No. R2025-22 to approve the proposed FY2025-26 budget for the Wildwood Utility Dependent District. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Resolution No. R2025-22. Motion carried unanimously.

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

C. Water Meter Installation Charges

Assistant City Manager/CFO Smith presented Resolution No. R2025-23 to adopt updated water meter installation charges. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve Resolution No. R2025-23. Motion carried unanimously.

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

9. Financial & Contracts & Agreements

A. Agreement to Authorize the Transfer of TIE Fee Credits from GPU to WSU

City Manager McHugh presented an agreement with Gibson Place Utility Company (GPU) and West Sumter Utility Company (WSU) which facilitated the assignment of unused potable water and sanitary sewer TIE fee credits from GPU to WSU. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the agreement. Motion passed unanimously.

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

B. Utility Territory Agreement with WSU and WSWCA

City Manager McHugh advised the agreement would need to be tabled as it required the passing of Ordinance No. O2025-35. Motion by Commissioner Elliott, seconded by Commissioner Flores, to table the agreement until the next regular commission meeting. Motion passed unanimously.

RESULT:	Passed - Tabled until 8/11/25
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

C. School Crossing Guard Agreement Addendum

City Manager McHugh presented an addendum to the school crossing guard agreement between

the City of Wildwood and The Villages Charter School, Inc. (VCS), which authorized the addition of one (1) new crossing guard to serve VCS Middleton. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve the addendum. Motion passed unanimously.

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

D. Setting the FY26 Millage Rate

Assistant City Manager/CFO Smith requested the commission's decision on setting the upcoming fiscal year's millage rate. Consensus at the recent commission budget workshop was to keep the rate the same as FY25. Motion by Commissioner Elliott, seconded by Commissioner Flores, to keep the same rate at 2.8287 mils. Motion passed unanimously.

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

E. Jackson Street Improvements Project Payment Application 5 in the Amount of \$102,937.25

Public Works Director Hockenbury presented payment application #5 for work completed on the Jackson Street improvement project by DB Civil Construction. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve the payment. Motion carried unanimously.

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

F. South Old Wire Road Water Main Project Pay Application No. 3 for the Amount of \$90,558.01

Public Works Director Hockenbury presented payment application #3 for work completed on the South Old Wire Road water main project by Art Walker Construction. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the payment. Motion carried unanimously.

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

G. Authorization for Additional Engineering Services with CPH for the Millennium Park Project in the Amount of \$37,920

Public Works Director Hockenbury presented a request for CPH to perform additional engineering services related to additional scope items incorporated into the Millennium Park project. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the payment of services. Motion carried unanimously.

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

- H. Millennium Park Force Main Extension to St Clair Gravity Sewer System for the Amount of \$41,909.42

Public Works Director Hockenbury presented a quote from Site Pros Inc to connect the Millennium Park force main to the St. Clair gravity main in order to create future sanitary sewer capacity on the Huey Street gravity sewer main. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve the payment for the proposed project. Motion carried unanimously.

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

- I. Amendment No. 9 to WA 18 with Kimley-Horn for Barwick St Utility Improvements in the Amount of \$52,000

Public Works Director Hockenbury presented amendment #9 to work authorization #18 with Kimley Horn for additional engineering services to design, permit, and support the construction of the replacement of approximately 1,800 linear feet of water main along Barwick Street, from Warfield Avenue to St. Clair Street. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the payment for additional services. Motion carried unanimously.

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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City Manager McHugh stated that he would work with the City Attorney to provide further guidance to the commission regarding annexations.

A. Honorary Road Name Designation Policy

City Manager McHugh proposed a new city policy regarding honorary road name designations. He asked that the commission review and provide feedback, and he would bring it back before them for an official vote at a future meeting. Mayor Wolf and Commissioner Elliott provided comments on the subject.

B. Set Budget Workshop for August 4, 2025, at 9:00 am

City Manager McHugh requested to set the second budget workshop for August 4, 2025, at 9am, consistent with the budget calendar.

13. Other Department Reports

A. Information Technology Quarterly Report - April-June 2025

IT Director Ketz provided his department's update report, highlighting cybersecurity.

B. Utility Department Quarterly Report

Public Works Hockenbury presented the department's report, highlighting key performances. Commissioner Elliott thanked the Utility department for their hard work.

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:45 p.m.

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

Upcoming Events



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor