



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

September 22, 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. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. ***RESOLUTION NO. R2025-32 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.***

FY26 Final Millage Adoption

Staff recommends approval.

- C. **RESOLUTION NO. R2025-33** - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2025-2026 FOR THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

FY26 Final Budget Adoption

Staff recommends approval.

- D. **ORDINANCE NO. O2025-50** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, TO AMEND THE BOUNDARY LINE OF MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT (DISTRICT); AMENDING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATE.

CDD 2509-001 Middleton Downtown CDD Amendment

Staff recommends approval

- E. **ORDINANCE NO. O2025-51** - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, UPDATING THE CITY'S LAW ENFORCEMENT AND PARKS AND RECREATION IMPACT FEES AND WATER AND SEWER SYSTEM DEVELOPMENT CHARGES PURSUANT TO THE "FLORIDA IMPACT FEE ACT" CHAPTER 163.31801 FLORIDA STATUTES; PROVIDING A STATEMENT OF PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR STATUTORY NOTICE REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Ordinance Adopting Law Enforcement, Parks, Water and Sewer Impact Fees

Staff recommends approval.

3. Public Hearings - Timed - Quasi-Judicial

4. 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: SEPTEMBER 8, 2025 REGULAR MEETING**

C. **A25-0055 - SP - TRI-COUNTY HEART**

- D. *A25-0900 - SP - TWISTEE TREAT*
- E. *RIGHT-OF-WAY DEED FOR MIDDLETON UNIT NO. 9*

5. Presentations and/or Proclamations

- A. *APWA ACCREDITATION PLAQUES — PUBLIC WORKS DEPARTMENT*
- B. *PROCLAIM THE MONTH OF OCTOBER AS BREAST CANCER AWARENESS MONTH*
- C. *PROCLAIM THE MONTH OF OCTOBER AS MONARCH AWARENESS MONTH*
- D. *PROCLAIM THE MONTH OF OCTOBER AS NATIONAL COLONIAL HERITAGE MONTH*

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-39 - 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.***

A25-2848 (SSCPA) St. Vincent De Paul Church Expansion

PARCEL D32-069

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 Rural Residential (Sumter County) to Public Facilities (City) for the parcel listed above on 35.04 acres MOL. This request is accompanied by a rezoning request A25-2847.

Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2025-40 - 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.***

A25-2847 (RZ) St. Vincent De Paul Church Expansion

PARCEL D32-069

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C & RR5C (Sumter County)

to Institutional (City) for the parcel listed above on 35.04 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-2848 (O2025-40).

Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2025-42 - 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.***

A25-2724 - SSCP - 5341 Lexington Circle

G16ED003

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.115 MOL. The request is accompanied by rezoning request A25-2786 (O2025-43).

The Planning and Zoning Board/Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2025-43 - 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.***

A25-2786 - Rezoning - 5341 Lexington Circle

G16ED003

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for the parcel listed above on 0.115 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request A25-2724 (O2025-42).

The Planning and Zoning Board/Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2025-47 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.13 ACRES LOCATED ON ROBIN RD, APPROXIMATELY 0.23 MILES EAST OF THE INTERSECTION OF ROBIN RD AND QUAIL RUN, IN SECTION 22, 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.

A25-3307 - AN - 64 Robin Rd

Parcel G22AT021

The applicant and owner, Thomas M. Hugunin, has submitted a voluntary annexation application for parcel G22AT021. The property to be annexed totals 0.13 acres MOL and is located on the north side of Robin Rd, 0.23 miles east of the intersection of Robin Rd and Quail Run.

Staff recommends approval.

- F. ***ORDINANCE NO. 02025-52 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.21 ACRES LOCATED ON WILLIAMSBURG LN APPROXIMATELY 0.35 MILES SOUTH OF E SR 44, IN SECTION 16, 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.***

A25-3402 - AN - 5474 Williamsburg Ln

PARCEL G16F001

The applicants and owners, James Milton Hampton and Susan M. Stoltz, have submitted a voluntary annexation application for parcel G16F001. The property to be annexed totals 0.21 acres MOL and is located on the east side of Williamsburg Ln, approximately 0.36 miles south of E SR 44.

Staff recommends approval.

- G. ***ORDINANCE NO. 02025-55 - AN ORDINANCE REGULATING THE NON-AGRICULTURAL USE OF FERTILIZERS CONTAINING NITROGEN AND / OR PHOSPHORUS WITHIN THE CITY OF WILDWOOD, FLORIDA; ESTABLISHING FINDINGS OF FACT; PROVIDING SHORT TITLE; PROVIDING PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR APPLICABILITY WITHIN THE CITY OF WILDWOOD; SPECIFYING FERTILIZER CONTENT AND APPLICATION RATE; PROHIBITING FERTILIZER ON IMPERVIOUS SURFACES; PROHIBITING FERTILIZER APPLICATION IN FERTILIZER FREE ZONES; SPECIFYING MANAGEMENT OF GRASS CLIPPINGS AND VEGETATIVE MATERIAL; PROVIDING FOR EXEMPTIONS; REQUIRING TRAINING, REGISTRATION***

AND LICENSING OF COMMERCIAL APPLICATORS; PROVIDING FOR ENFORCEMENT AND PENALTY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, INCLUDING AN IMPLEMENTATION PERIOD.

City of Wildwood Fertilizer Ordinance

Staff recommends approval

- H. ***ORDINANCE NO. O2025-56 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING THE WINSTON COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE***

CDD 2505-001 The Winston CDD

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-34 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR INCREASES TO THE RECLAIMED WATER USER CHARGE ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.***

FY26 Reclaimed Water Rates

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ***MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION 7 IN THE AMOUNT OF \$386,499.17***
- B. ***COMMUNITY CENTER HVAC REPLACEMENT PROJECT PAYMENT APPLICATION NO. 2 IN THE AMOUNT OF \$178,668.90***
- C. ***CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 7 TO SGS CONTRACTING SERVICES, INC FOR THE AMOUNT OF \$337,207.25***
- D. ***CONTRACT WITH GATOR SKTCH FOR CITY REDEVELOPMENT PARCEL (MARTIN THEATRE) IN THE AMOUNT OF \$25,793***

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

A. *GRANT UPDATE REPORT FOR SEPTEMBER 2025*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

October 4, 2025 - Picnic in the Park at the Wildwood Community Center from
10:00am to 12:00pm

October 13, 2025 - City Commission Meeting at City Hall at 9am

October 24, 2025 - Spooktacular Party at the Wildwood Community Center from
6:00pm to 9:00pm

October 25, 2025 - Pink Strut Gala at the Warfield Auditorium from 6:00pm to
10:00pm

October 27, 2025 - City Commission Meeting at City Hall at 7pm

September 22, 2025 7:00 PM