



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

November 11, 2024 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 29, 2024 COMMISSION WORKSHOP*

C. *MINUTES FOR APPROVAL: AUGUST 19, 2024 COMMISSION WORKSHOP*

- D. *MINUTES FOR APPROVAL: AUGUST 26, 2024 REGULAR COMMISSION MEETING*
- E. *PLAT 2409-010 VOSO UNIT 240 FINAL PLAT*
- F. *RIGHT-OF-WAY DEED FOR INTERMEDIATE DRIVE*
- G. *RIGHT-OF-WAY DEED FOR MIDDLETON UNIT NO. 5*
- H. *WILDWOOD EAST DEVELOPER'S AGREEMENT*

3. Presentations and/or Proclamations

- A. *MEDAL OF VALOR RECIPIENT DETECTIVE SERGEANT DAVID CLARKSON*
- B. *PROCLAIM NOVEMBER 16, 2024, AS STORMWATER DAY*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*
- B. ***RESOLUTION NO. R2024-27 - A RESOLUTION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2023-2024 BUDGET; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.***

FY24 Final Budget Amendment

Staff recommends approval.

- C. ***ORDINANCE NO. O2024-18 - 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 2309-002 Wildwood East

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 Map designation from Rural Residential (County) to High Density Residential (City) for parcel G04-013 on 2.94 acres MOL. This request is accompanied by rezoning request RZ 2309-002 (O2024-19).

The Planning and Zoning Board/Special Magistrate recommends approval with verification of wastewater capacity.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2024-19 - 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 2309-002 Wildwood East

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR1 (County) to R-5 (City) for parcel G04-013 on 2.94 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment CP 2309-002 (O2024-18).

The Planning and Zoning Board/Special Magistrate recommends approval with verification of wastewater capacity, subject to the approval of O2024-18, which establishes a future land use appropriate for the proposed zoning.

- B. ***ORDINANCE NO. O2024-66 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.286 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CR 152 AND CR 169, IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST; ADDRESSED AS 5127 CR 169, WILDWOOD, FL 34785, 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.***

AN 2409-002 5127 CR 169

The applicant, Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust, has submitted a voluntary annexation application for parcel G15A098. The property to be annexed totals 0.286 acres MOL, and is located at 5127 CR 169, Wildwood, FL 34785.

Staff recommends approval

- C. ***ORDINANCE NO. O2024-68 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED APPROXIMATELY 740 FEET SOUTH OF THE INTERSECTION OF CR 214 AND CR 209, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA; 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.

AN 2410-001 Greatest American Hero

Parcel D19-067

The applicant and property owner, Joseph Martelli (TTEE), has submitted a voluntary annexation for parcel D19-067.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-67 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.59 ACRES GENERALLY LOCATED APPROXIMATELY 0.30 MILES SOUTHEAST OF THE E SR 44 AND MEGGISON RD INTERSECTION, 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.***

AN 2410-002 HEU Wildwood

Parcels G16A002, G16A008, G16A011, & G16DA003

The applicant/owner Heushtein A. Moise has submitted a voluntary annexation application for parcels G16A002, G16A008, G16A011, & G16DA003. The property to be annexed totals 0.59 acres MOL and is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection within the Hearty Host Lake Resort according to Plat Book 3 Page 57 and Plat Book 4 Page 62.

Staff recommends approval.

- B. ***ORDINANCE NO. O2024-71 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 10.02 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CR 500 AND EC 470, IN SECTION 9 AND 10, TOWNSHIP 20 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.

AN 2409-001 Indian Oaks Self Storage

The applicant, LPG Urban & Regional Planners, on behalf of the owner, JUDY R. SNELL and PAMELA A. HANSARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019 has submitted a voluntary annexation application for parcel K09A020. The property to be annexed totals 10.02 acres MOL and is located at 227 CR 500 at the northeast corner of the intersection of CR 500 and E C 470.

Staff recommends approval.

- C. ***ORDINANCE NO. O2024-73 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 9.745 ACRES LOCATED JUST SOUTH OF C-44A AND APPROXIMATELY 0.20 MILES EAST OF THE INTERSECTION OF C44-A AND SOUTH BUENA VISTA BLVD., 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.***

AN 2410-003 VOSO 11th Amendment Annexation

Parcel G16-005 and Portion of Parcel G16-100

The applicant, The Villages Development Company, LLC, has submitted a voluntary annexation application for parcel G16-005 and portion of Parcel G16-100. The area to be annexed is approximately 9.475 acres of land with both parcels combined. The subject parcel is located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and South Buena Vista Blvd.

Staff recommends approval

- D. ***ORDINANCE NO. O2024-74 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 40.18 ACRES LOCATED APPROXIMATELY 0.20 MILES SOUTH OF THE INTERSECTION OF CR 216 AND CR 209, IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 22 EAST; ADDRESSED AS 10312 CR 209, OXFORD, FL 34484, WHICH IS CONTIGUOUS BUT IS NOT 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***

AN 2405-002 Oakbridge

Parcels C24-009 and C24-061

The applicant, Shelton T. Rice/ Peterson & Myers, PA, has submitted an annexation application on behalf of the property owner, Clyde S. Bexley, for parcels C24-009 and C24-061. The area to be annexed is approximately 40.18 acres of land with both parcels combined. The subject parcels are located at 10312 CR 209, Oxford, FL 34484.

Staff recommends approval

- E. **ORDINANCE NO. O2024-75 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 103.5 ACRES LOCATED JUST SOUTH OF E C 466, JUST NORTH OF CR 214, APPROXIMATELY 0.50 MILES WEST OF CR 209 AND APPROXIMATELY 0.25 MILES EAST OF CR 223, IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST; ADDRESSED AS 2277 E C 466, OXFORD, FL 34484, 2483 E C 466, OXFORD, FL 34484, AND 2700 CR 214, OXFORD, FL 34484, WHICH IS CONTIGUOUS BUT IS NOT 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**

AN 2408-002 Canan Oaks

Parcels C13-003, C13-017, C13-019 and C13-039

The applicant, ACM Orlando Properties, LLC, has submitted an annexation application on behalf of property owners, R. Wendell Warnock Family Trust and The Jones Family Trust, for parcels C13-003, C13-017, C13-019, and C13-039. The area to be annexed is approximately 103.5 acres of land with all four parcels combined. The subject parcels are located at 2277 E C 466, 2483 E C 466 and 2700 CR 214 in Oxford, FL.

Staff recommends approval

- F. **ORDINANCE NO. O2024-80 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING SECTION 19-215 – REPORTING REQUIREMENT FOR PERMITTEE AND ADDING SECTIONS 19-217 – 19-222 (CHAPTER 19 – UTILITIES, ARTICLE V – SEWER USE); PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Modification to Chapter 19 of the Code of Ordinances

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2024-28 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADDING POLICY 8.32 PURCHASING CARD POLICY OF THE CITY OF WILDWOOD PERSONNEL RULES AND REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.***

Resolution to Add Policy 8.32 Purchasing Card Policy

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *COMMUNITY CENTER HVAC PROJECT ITB 2024-26 – RECOMMENDATION FOR AWARD*
- B. *KIMLEY HORN AMENDMENT #1 TO WORK AUTHORIZATION #7 FOR COMMUNITY CENTER HVAC CONSTRUCTION ADMINISTRATION IN THE AMOUNT OF \$55,450*
- C. *AUTHORIZATION FOR ENGINEERING SERVICES WITH HALFF TO COMPLETE POWELL ST DRAINAGE IMPROVEMENT DESIGN IN THE AMOUNT OF \$46,650*
- D. *KIMLEY HORN WA NO. 15 FOR RAPID INFILTRATION BASIN (RIB) EXPANSION FOR THE AMOUNT OF \$344,000.00*
- E. *ROTOR BEARING AND SHAFT REPLACEMENT FOR LAKESIDE ROTORS FOR THE AMOUNT OF \$189,350.00*
- F. *SOUTH OLD WIRE WATER MAIN REPLACEMENT - RECOMMENDATION TO AWARD TO ART WALKER CONSTRUCTION FOR THE AMOUNT OF \$483,511.23*
- G. *RFQ #2024-23 - PROFESSIONAL ARCHITECTURAL SERVICES FOR POLICE SUBSTATION (MARSH BEND PLAZA)*

10. General Items for Consideration/Discussion and Other Business

- A. *SP 2201-002 OXFORD VILLAGE RV RESORT REDETERMINATION*

11. Appointments

12. City Manager Reports

- A. *CSX TRANSPORTATION TRACK MAINTENANCE PROJECT*
- B. *LANDLORD TENANT WORKSHOP*

13. Other Department Reports

- A. *POLICE DEPARTMENT REPORT*

B. *HOUSING NEEDS STUDY FINAL*

C. *PARKS AND RECREATION REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

November 23, 2024 - Wildwood's Thanksgiving Celebration at Wildwood
Community Center from 12pm to 4pm

November 25, 2024 - City Commission Meeting at City Hall at 7pm

November 28 & 29, 2024 - Thanksgiving Holiday - City Hall Closed

November 11, 2024 9:00 AM