



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 25, 2024 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. 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 9, 2024 REGULAR COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: SEPTEMBER 23, 2024 REGULAR COMMISSION MEETING*

- D. *MINUTES FOR APPROVAL: SEPTEMBER 25, 2024 SPECIAL COMMISSION MEETING*
- E. *MINUTES FOR APPROVAL: SEPTEMBER 30, 2024 COMMISSION WORKSHOP*
- F. *SP 2308-008 CANVAS AT WILDWOOD*
- G. *SP 2309-008 ENCOUNTER CHURCH*
- H. *SP 2405-004 NEW LIFE CHRISTIAN CHURCH-FELLOWSHIP HALL & OFFICE EXPANSION*
- I. *SP 2408-005 VOSO PH XXXI DEFG MASTER PLAN*
- J. *PLAT 2409-005 VOSO UNIT 241 FINAL PLAT*
- K. *PLAT 2409-009 VOSO UNIT 190 FINAL PLAT*
- L. *EXTENSION OF SITE PLAN APPROVAL SP 2302-012 THE CASABLANCA AT WILDWOOD*

3. **Presentations and/or Proclamations**

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

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. **Public Hearings - Timed - Quasi-Judicial**

- 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. O2024-75 - 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

6. **Public Forum - 4 minute time limit**
7. **Ordinances First Reading Only (No Vote)**

- A. **ORDINANCE NO. O2024-69 - 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 2410-001 Greatest American Hero

Parcel D19-067

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County) to Low Density Residential (City) for the parcel listed above on 5 acres MOL. The request is accompanied by rezoning request RZ 2410-001 (O2024-69).

The Special Magistrate recommends approval with the condition that the applicant constructs one (1) single-family residence.

- B. ***ORDINANCE NO. O2024-70 - 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 2410-001 Greatest American Hero

Parcel D19-067

The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from RR5C (County) to R-1 (City) for the parcel listed above on 5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2410-001 (O2024-69).

The Special Magistrate recommends approval with the condition that the applicant constructs one (1) single-family residence.

- C. ***ORDINANCE NO. O2024-76 - 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 2409-001 Indian Oaks Self Storage

Parcel K09A020

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 Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by a rezoning request RZ 2409-001 (O2024-77).

Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2024-77 - 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 2409-001 Indian Oaks Self Storage

Parcel K09A020

The applicant seeks favorable approval from the City Commission for a Zoning

Map amendment to change the zoning district from RR5C (County) to C-2 (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2409-001 (O2024-77).
Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2024-79 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.182 ACRES LOCATED AT 102 GATOR CT., IN SECTION 27, 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 2410-005 Floeter House

The applicant, Auqa Cops Inc., on behalf of the owner, Matthew R. Floeter has submitted a voluntary annexation application for parcel G27B010. The property to be annexed totals 0.182 acres MOL and is located at 102 Gator Ct.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *APPROVAL OF AWARD FOR INVITATION TO BID (ITB) #2024-31 JACKSON STREET IMPROVEMENTS*
- B. *AUTHORIZATION FOR ENGINEERING SERVICES WITH KIMLEY HORN TO COMPLETE OSCEOLA AVE DRAINAGE IMPROVEMENT DESIGN SERVICES FOR A NOT TO EXCEED AMOUNT OF \$65,000*
- C. *HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION NO. 5 IN THE AMOUNT OF \$660,596.20*
- D. *APPROVAL OF AWARD FOR REQUEST FOR PROPOSAL (RFP) #2024-28 HA5 ASPHALT SURFACE TREATMENT*
- E. *ZIENTARA LOOP EMERGENCY STORMWATER PIPE REPAIR FOR AN AMOUNT NOT TO EXCEED \$67,328.00*
- F. *LAKE DEATON FRDAP AGREEMENT GRANT AWARD ACCEPTANCE*
- G. *FIRST AMENDMENT TO INTERLOCAL AGREEMENT WITH SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT*
- H. *INTERLOCAL AGREEMENT WITH VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT*

10. General Items for Consideration/Discussion and Other Business

- A. *REQUEST FOR CODE ENFORCEMENT LIEN REDUCTION - 404 KILGORE STREET*

11. Appointments

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*
B. *REQUEST FOR SPECIAL CALLED MEETING ON DECEMBER 2, 2024, AT 9 AM*

13. Other Department Reports

- A. *PUBLIC WORKS QUARTERLY REPORT - FACILITIES*
B. *UTILITY DEPARTMENT QUARTERLY UPDATE - COLLECTIONS*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

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

December 2, 2024 - Special Commission Meeting at City Hall at 9am

December 6, 2024 - Winterfest & Light Up Wildwood Christmas Parade at City Hall
from 6:00pm to 9:00pm

December 9, 2024 - City Commission Meeting at City Hall at 9am

November 25, 2024 7:00 PM