



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

December 9, 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: OCTOBER 8, 2024 SPECIAL COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: OCTOBER 14, 2024 REGULAR MEETING*

- D. *EXTENSION OF SITE PLAN APPROVAL SP 2208-006 WOODSPRING SUITES WILDWOOD*
- E. *EXTENSION OF SITE PLAN APPROVAL SP 2205-006 CHESTERFIELD VILLAGE PLAZA PHASE 2*

F. *BUDGETED FINANCIAL ITEMS*

- 1. *PURCHASE OF A 60 HP EMERGENCY TRANSFER PUMP FROM XYLEM FOR THE AMOUNT OF \$65,286.85*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. *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.

- 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.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***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.

- B. ***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 a small-scale comprehensive plan amendment request CP 2409-001 (O2024-76).

Special Magistrate recommends approval.

- C. ***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.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-83 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.82 ACRES GENERALLY LOCATED APPROXIMATELY 0.38 MILES WEST OF THE CR 134 AND E C 462 INTERSECTION, SOUTH ALONG CR 134, IN SECTION 5, 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 2410-004 Kylie Annexation

Parcel G05-258

The applicant/owners Shirley A. Rhoton and Debra Lee Angell Drawdy have submitted a voluntary annexation application for parcel G05-258 on 4.82 acres, MOL.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *PAY APPLICATION NO. 9 AND CHANGE ORDER REQUEST - MAIN STREET PARKING GARAGE*
- B. *AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH JONES EDMUNDS FOR ASSET MANAGEMENT SYSTEM DEVELOPMENT*
- C. *CEPRA RIGHT-OF-WAY MAINTENANCE CONTRACT RENEWAL IN THE AMOUNT OF \$79,348.80*
- D. *LAKE DEATON PIER IMPROVEMENT PROJECT PAY APPLICATION 4 RETAINAGE IN THE AMOUNT OF \$20,210.23*

E. *100 OAKS DEVELOPER'S AGREEMENT*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

A. *WITHLACOOCHEE REGIONAL WATER SUPPLY AUTHORITY GOVERNING BOARD*

12. City Manager Reports

A. *FY25 AD VALOREM TAX FLYER*

B. *DECEMBER MEETING CANCELLATION*

C. *DISTINGUISHED BUDGET PRESENTATION AWARD FROM GOVERNMENT FINANCE OFFICERS ASSOCIATION (GFOA)*

13. Other Department Reports

A. *NPDES MS4 CYCLE 1 YEAR 3 REPORT*

B. *FLEET SERVICES QUARTERLY DEPARTMENT REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

December 14, 2024 - Community Garden Fall Harvest Day at Clarke Park from 9am to 11am

December 16, 2024 - Mondays with the Manager at City Hall from 7:30am to 8:30am

December 20, 2024 - Cookies with Santa at the Wildwood Community Center from 5pm to 8pm

December 23, 2024 - City Commission Meeting at City Hall at 7pm - TBD

December 9, 2024 9:00 AM