



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

January 13, 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. Oath of Office to Commissioner Joe Elliott and Commissioner Julian Green**
- 3. 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 21, 2024 COMMISSION WORKSHOP*

C. *MINUTES FOR APPROVAL: OCTOBER 28, 2024 REGULAR MEETING*

- D. *PLAT 2401-001 COOTIE'S RANCH FINAL PLAT*
- E. *PLAT 2407-005 TWISTED OAKS PHASE 2 FINAL PLAT (CONSTRUCTION PHASES III & IV)*
- F. *PLAT 2407-006 TWISTED OAKS TOWNHOMES PHASE 2 FINAL PLAT*
- G. *PLAT 2407-007 HIGHFIELD AT TWISTED OAKS PHASE 2 FINAL PLAT*
- H. *PLAT 2411-001 VOSO UNIT 176 FINAL PLAT*
- I. *PLAT 2411-002 VOSO UNIT 177 FINAL PLAT*
- J. *PLAT 2411-003 VOSO UNIT 180 FINAL PLAT*
- K. *PLAT 2411-004 VOSO UNIT 290 FINAL PLAT*
- L. *PLAT 2411-006 VOSO UNIT 175 FINAL PLAT*
- M. *PLAT 2411-007 VOSO UNIT 186 FINAL PLAT*
- N. *PLAT 2411-009 VOSO UNIT 189 FINAL PLAT*

O. BUDGETED FINANCIAL ITEMS

- 1. *OXFORD WATER TREATMENT PLANT CORROSION INHIBITOR INJECTION PROJECT FOR THE AMOUNT OF \$29,948.00*
- 2. *PURCHASE OF FIFTY (50) MANHOLE RING AND COVERS FOR THE AMOUNT OF \$27,320.00*
- 3. *REHAB AND EPOXY COATING OF FORTY-FOUR (44) MANHOLES BY ENGINEERED SPRAY SOLUTIONS FOR THE AMOUNT OF \$277,388.00*
- 4. *CHEMICAL STORAGE TANK REPLACEMENT FOR THE OXFORD WATER TREATMENT PLANT FOR THE AMOUNT OF \$35,128.00*
- 5. *GENERATOR REPLACEMENT FOR THE 501 WATER TREATMENT FACILITY FOR THE AMOUNT OF \$235,508.24*

4. Presentations and/or Proclamations

5. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. **ORDINANCE NO. O2024-91** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING EXHIBIT "A" OF ORDINANCE NO O2023-54, AS AMENDED, RELATING TO THE WASTE MANAGEMENT CONTRACT FOR SOLID WASTE AND RECYCLING SERVICES; ESTABLISHING NEW RATES AND FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Waste Management Rate Update

Staff recommends approval.

6. Public Hearings - Timed - Quasi-Judicial

- 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.

7. Public Forum - 4 minute time limit

8. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-72 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY CEDAR CREEK EQUITY INVESTMENTS, LLC AND SUNSCAPE FARMS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

PD 2312-001 Wildwood III Planned Development

The applicant seeks approval from the City Commission for a Planned Development (PD) for Wildwood III on approximately 55.73 acres, MOL. The PD provides general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included are minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. All the provisions are outlined in

detail within the attached ordinance.

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2024-81 - 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 2410-003 Floeter House

PARCEL G27B010

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 Mobile Home Park (City) for the parcel listed above on 0.182 acres MOL. This request is accompanied by a rezoning request RZ 2410-003 (O2024-82).

Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2024-82 - 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 2410-003 Floeter House

Parcel G27B010

The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from R6C (Sumter County) to MHP (City) for the parcel listed above on 0.182 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2410-003 (O2024-81).

Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2024-94 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2.5 ACRES LOCATED ON AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CR 504 AND CR 511A, IN SECTION 20, 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 2412-001 Wieckhorst

The applicant L. Norman Adams Home Builders on behalf of the owner Barbara Wieckhorst has submitted a voluntary annexation application for parcel G29A239. The property to be annexed totals 2.5 acres MOL and is located at 4415 CR 504.

Staff recommends approval.

- E. ***ORDINANCE NO. O2024-95 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2 ACRES LOCATED ON WARM SPRINGS AVE, APPROXIMATELY 200 FEET WEST OF CR 513 AND 860 FEET EAST OF CR 515, IN SECTION 29, 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.***

AN 2404-002 Johary Real Estate Services

Parcel G29-008

The applicant has submitted a voluntary annexation application for parcel G29-008. The property to be annexed totals 2 acres MOL and is generally located approximately 200 feet west of CR 513 and 860 feet east of CR 515.

Staff recommends approval.

9. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-1 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ADOPTING THE CITY OF WILDWOOD 2024 UTILITY SYSTEM MASTER PLAN; COMPLETED BY KIMLEY-HORN AND ASSOCIATES; PROVIDING FOR AN EFFECTIVE DATE.***

2024 Utility System Master Plan

Staff recommends approval.

- B. ***RESOLUTION NO. R2025-2 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADDING POLICY 8.33 "EMPLOYEE NOTARY PUBLIC SERVICES" TO THE CITY OF WILDWOOD PERSONNEL RULES AND REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.***

Adding Policy 8.33 Employee Notary Public Services to the City of

Wildwood Personnel Rules and Regulations

Staff recommends approval.

- C. ***RESOLUTION NO. R2025-3 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE THE INTERLOCAL AGREEMENT BETWEEN THE CITIES OF BUSHNELL, CENTER HILL, COLEMAN, WEBSTER, AND WILDWOOD TO ESTABLISH A ROTATION FOR MUNICIPAL REPRESENTATION FOR THE LAKE SUMTER METROPOLITAN PLANNING ORGANIZATION GOVERNING BOARD.***

Interlocal Agreement Establishing Municipal Rotation on the Lake Sumter MPO Governing Board

Staff recommends approval.

- D. ***RESOLUTION NO. R2025-4 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA APPOINTING COMMISSIONER JOE ELLIOTT AND COMMISSIONER MARCOS FLORES TO REPRESENT THE CITY OF WILDWOOD ON THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION GOVERNING BOARD; PROVIDING FOR 12-MONTH TERMS; AND PROVIDING FOR AN EFFECTIVE DATE.***

Appointment to the Lake Sumter Metropolitan Planning Organization Governing Board

Staff recommends the Commission appoint Commissioner Elliott to the Lake Sumter MPO Governing Board.

10. Financial & Contracts & Agreements

- A. ***CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 10 IN THE AMOUNT OF \$84,841.80***
- B. ***WORK AUTHORIZATION NO. 6 FOR KIMLEY-HORN FOR THE DESIGN, PERMITTING, AND BID ADMINISTRATION OF THE CONTINENTAL WELL NO. 1 PROJECT IN THE AMOUNT OF \$62,500.00***
- C. ***EMERGENCY BACKUP GENERATOR RENTAL FOR THE WASTEWATER TREATMENT FACILITY FOR THE AMOUNT OF \$107,730.00***
- D. ***20HP REPLACEMENT PUMP FOR LIFT STATION NO. 27 (CR219) FOR THE AMOUNT OF \$30,284.20***
- E. ***CLARIFIER GEAR BOX REPLACEMENT BY GARNEY CONSTRUCTION FOR THE AMOUNT OF \$55,765.00***

- F. *WORK AUTHORIZATION NO. 18 IN THE AMOUNT OF \$25,500 FOR KIMLEY-HORN TO ASSIST THE CITY IN UPDATING CHAPTER 19 OF THE CODE OF ORDINANCES*
- G. *HUEY STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION #6 IN THE AMOUNT OF \$175,631.33*
- H. *EMPLOYMENT CONTRACT FOR POLICE OFFICER RECRUIT: ELLIOTT VANSLYKE*

11. General Items for Consideration/Discussion and Other Business

12. Appointments

13. City Manager Reports

14. Other Department Reports

15. Commission Members Reports

16. City Attorney Reports

17. Adjournment

Upcoming Events

January 18, 2025 - Dr. Martin Luther King Jr. Celebration - Community Walk at 12pm from the Dr. Martin Luther King Jr. Community Center to the Dr. Martin Luther King Jr. Park with Celebration at the Park from 1pm to 4pm

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

January 31, 2025 - Cookie Decorating Workshop at Warfield Auditorium at 6:30pm

February 10, 2025 - City Commission Meeting at City Hall at 9am

January 13, 2025 7:00 PM