



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 27, 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. 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. *SP 2204-004 FREEDOM FELLOWSHIP CHURCH*

C. *SP 2408-008 CITIZEN'S FIRST BANK OFFICE BUILDING*

D. *RIGHT-OF-WAY DEED FOR INTERMEDIATE DRIVE - UPDATE*

E. *BUDGETED FINANCIAL ITEMS*

1. *CHEMICAL STORAGE TANK REPLACEMENT FOR THE CR 501 WATER TREATMENT PLANT IN THE AMOUNT OF \$35,558.00*

3. Presentations and/or Proclamations

- A. *PROCLAIM FEBRUARY 2025 AS BLACK HISTORY MONTH*
- B. *GENE BAKER - S.P.I.R.I.T. AND L.O.V.E. OUTREACH MINISTRIES*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*
- B. *THE VILLAGES OF SOUTHERN OAKS 163 AGREEMENT 11TH AMENDMENT FOR AREAS A, B, AND C*
- C. ***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 favorable 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.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***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.

- B. **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.

- C. **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.

- D. **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.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-84 - 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 2410-002 Kylie

Parcel G05-258

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 Residential Mixed Use (City) for parcel G05-258 on 4.82 acres MOL.

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2024-85 - 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 2410-002 Kylie

Parcel G05-258

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for parcel G05-258 on 4.82 acres MOL.

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2024-86 - 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 2411-002 Megan Stover Storage

Parcel G15D009

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 Commercial (City) to Central Mixed Use (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a rezoning request RZ 2411-002 (O2024-87).

The Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2024-87 - 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 2411-002 Megan Stover Storage

Parcel G15D009

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2411-002 (O2024-86).

The Special Magistrate recommends approval

- E. ***ORDINANCE NO. O2024-88 - 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 2411-001 VOSO 11th Amendment SSCP

Parcel G16-005 & Portion of Parcel G16-100

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 (City) to Age Restricted Development Mixed Use (City) for the parcel listed above on 9.745 acres MOL. This request is accompanied by a rezoning request RZ 2411-001 (O2024-89).
The Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2024-89 - 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 2411-001 VOSO 11th Amendment Rezoning

Parcel G16-005 and Portion of Parcel G16-100

The applicant is seeking approval from the City of Wildwood City Commission to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcels listed above on 9.745 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2411-001 (O2024-88).
The Special Magistrate recommends approval.

- G. ***ORDINANCE NO. O2024-92 - 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 2410-004 Oxford Professional Plaza

Parcel D20-050

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 parcel D20-050 on 3.63 acres MOL.

The Planning and Zoning Board/Special Magistrate recommends approval.

- H. ***ORDINANCE NO. O2024-93 - 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 2410-004 Oxford Professional Plaza

Parcel D20-050

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (City) for parcel D20-050 on 3.63 acres MOL.

The Planning and Zoning Board/Special Magistrate recommends approval.

- I. ***ORDINANCE NO. O2024-97 - 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 2412-002 Wieckhorst

Parcel G29A239

The applicant is seeking favorable 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 Estate Residential (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by a rezoning request RZ 2412-002 (O2024-98).

Special Magistrate recommends approval.

- J. ***ORDINANCE NO. O2024-98 - 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 2412-002 Wieckhorst

Parcel G29A239

The applicant is seeking favorable approval from the City Commission for a Zoning Map amendment to change the zoning district from RR1 (Sumter County) to ER (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2412-002 (O2024-97).

Special Magistrate recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-5 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN***

EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.

IT Surplus Computers & Other Equipment January 2025

A resolution authorizing the disposal / sale of old electronic equipment no longer suitable for use due to age or obsolescence.

Staff recommends approval.

- B. ***RESOLUTION NO. R2025-7 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING THE CITY MANAGER TO COORDINATE LEGISLATIVE APPROPRIATION REQUESTS FOR THE WATER RECLAMATION FACILITY PROJECT; PROVIDING FOR AN EFFECTIVE DATE.***

Resolution in Support of Legislative Appropriation Request for the Water Reclamation Facility

City Manager Recommends Approval

9. Financial & Contracts & Agreements

- A. *HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION 7 IN THE AMOUNT OF \$169,769.77*
- B. *CHANGE ORDER NO. 1 FOR ROTOR AND SHAFT REPLACEMENT PROJECT FOR THE AMOUNT OF \$39,965.25*

10. General Items for Consideration/Discussion and Other Business

- A. *REQUEST FOR AN ADDITIONAL EMPLOYEE IN THE PUBLIC WORKS DEPARTMENT*

11. Appointments

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*
- B. *GRANT REPORT*
- C. *SET WORKSHOP FOR FEBRUARY 3, 2025, AT 9:00 A.M.*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

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

February 8, 2025 - Father Daughter Dance at the Warfield Auditorium from 6pm to 9pm

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

January 27, 2025 7:00 PM