



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

February 10, 2025 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: NOVEMBER 11, 2024 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: NOVEMBER 25, 2024 REGULAR MEETING*

D. *RIGHT-OF-WAY DEEDS FOR VILLAGES OF SOUTHERN OAKS UNIT NOS. 185, 238, 239, AND 242*

- E. *RIGHT-OF-WAY DEED FOR VILLAGES OF SOUTHERN OAKS UNIT NO. 240*
- F. *EXECUTION OF AERIAL EASEMENT TO DUKE ENERGY*
- G. *PLAT 2412-001 VOSO UNIT 174 FINAL PLAT*
- H. *PLAT 2412-002 VOSO UNIT 289 FINAL PLAT*
- I. *PLAT 2412-003 VOSO UNIT 187 FINAL PLAT*
- J. *PLAT 2412-005 MIDDLETON UNIT 6 FINAL PLAT*

K. *BUDGETED FINANCIAL ITEMS*

- 1. *WATER METER PURCHASE FOR METER CHANGE-OUT PROGRAM FOR THE AMOUNT OF \$122,291.76*

3. Presentations and/or Proclamations

- A. *POLICE DEPARTMENT'S EMPLOYEE OF THE YEAR 2024 AWARD FOR COMMUNITY OUTREACH SPECIALIST RONI WOOD*
- B. *EMPLOYEE OF THE QUARTER AWARD (OCT - DEC 2024) FOR IT SPECIALIST ERIC CHURCH*
- C. *RECIPIENT OF THE ANTHONY "AJ" JOHNSON SCHOLARSHIP: ELLIOTT VANSLYKE*
- D. *PROCLAIM FEBRUARY 16-22, 2025 AS NATIONAL ENGINEERS WEEK*

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. O2024-84 - 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.

- D. **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.

- 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. O2024-92** - 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.

- G. ***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.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***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.

- B. ***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 approval from the City of Wildwood City Commission 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

- C. ***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.

- D. ***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.

- E. ***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.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-3 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 8 ACRES LOCATED ON AT THE NORTHEAST CORNER OF CR 507 AND WARM SPRINGS AVE, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD'S MUNICIPAL BOUNDARIES 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.***

A25-0015 Naimat Jesus Inc Annexation

Parcels G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147

The applicant, Michael Rankin with LPG Urban and Regional Planners, on behalf of the owner, Naimat Jesus, Inc, has submitted a voluntary annexation application for the parcels listed above on 8 acres, MOL.

Staff recommends approval.

- B. ***ORDINANCE NO. O2025-4 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CDD 2501-001 Village CDD No. 16

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-8 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN VEHICLES AS SURPLUS; DETERMINING THAT CERTAIN VEHICLES AND EQUIPMENT ARE TO BE DISPOSED OF THROUGH ONLINE AUCTION OR DONATION TO A NONPROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.***

Surplus Vehicles February 2025

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *MAIN STREET PARKING GARAGE PAY APP #10 IN THE AMOUNT OF \$121,930.36*
- B. *REPAIR OF ROTOR ON THE SOUTH KRUGER AERATION TRAIN FOR THE AMOUNT OF \$59,722.49*
- C. *PURCHASE OF TWO SURFACE AERATORS FOR KRUGER DITCHES FOR THE AMOUNT OF \$30,344.00*
- D. *APPROVAL OF AWARD FOR INVITATION TO BID (ITB) #2025-01 OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS*
- E. *FUNDING AUTHORIZATION FOR PAVEMENT REJUVENATION SERVICES FOR A NOT-TO-EXCEED AMOUNT OF \$1,007,884.80*
- F. *GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT NO. 2 WITH GARNEY COMPANIES, INC FOR THE WASTEWATER TREATMENT PLANT PROJECT*

10. General Items for Consideration/Discussion and Other Business

- A. *REQUEST TO INCREASE POLICE DEPARTMENT STARTING SALARY*

11. Appointments

12. City Manager Reports

13. Other Department Reports

- A. *HR QUARTERLY REPORT - FEMA UPDATE*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

February 15, 2025 - Wildwood Comedy Night at the Warfield Auditorium at 6:30pm

February 22, 2025 - Junk in the Trunk at the Wildwood Community Center from
9am to 12pm

February 24, 2025 - City Commission Meeting at City Hall at 7pm

February 10, 2025 9:00 AM