



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 24, 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. *MINUTES FOR APPROVAL: DECEMBER 2, 2024 SPECIAL COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: DECEMBER 9, 2024 REGULAR COMMISSION MEETING*

- D. SP 2412-002 VOSO PH XXXI JKL MASTER PLAN
- E. SP 2404-006 DR. HEYDARI MEDICAL OFFICE MOD
- F. OXFORD OAKS PHASE ONE AND TWO RIGHT-OF-WAY DEEDS

3. Presentations and/or Proclamations

- A. PROCLAIM MARCH 2025 AS IRISH AMERICAN HERITAGE MONTH
- B. PROCLAIM MARCH 2, 2025, AS JIMMY "DERREL" AND MARSHA STRICKLAND DAY
- C. PROCLAIM THE WEEK OF MARCH 3-9, 2025, AS FLOOD AWARENESS WEEK

4. Public Hearings - Timed - Legislative

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

5. Public Hearings - Timed - Quasi-Judicial

- 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.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-96 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY DENSAN PARTNERS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

PD 2406-001 Densan Park Planned Development Amendment

The applicant seeks approval from the City Commission for a Planned Development Amendment on a property zoned R-2 consisting of 276 residential units on 85.13 acres MOL.

The Planning and Zoning Board/Special Magistrate recommends approval

- B. ***ORDINANCE NO. O2025-1 - 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 2412-001 HEU Wildwood

Parcels G16A002, G16A008, G16A011, & G16DA003

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 (Sumter County) to Mobile Home Park (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003 on a total of 0.59 acres MOL. This request is accompanied by a rezoning request RZ 2412-001 (O2025-2).

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2025-2 - 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 2412-001 HEU Wildwood

Parcels G16A002, G16A008, G16A011, & G16DA003

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003 on a total of 0.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2412-001 (O2025-1).

The Planning and Zoning Board/Special Magistrate recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-9 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE RELEASE OF MINERAL RESERVATIONS UNDER THE AUTHORITY OF SECTION 270.11, FLORIDA STATUTES, WITH REGARD TO THE SALE OF PARCELS G06L152, G06L154, AND G06L156; SETTING FORTH REASONS JUSTIFYING THE RELEASE OF MINERAL RIGHTS; AND PROVIDING AN EFFECTIVE DATE.***

Release of Mineral Rights to MDF Railyard, LLC

Staff recommends approval.

- B. ***RESOLUTION NO. R2025-10 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE RELEASE OF MINERAL RESERVATIONS UNDER THE AUTHORITY OF SECTION 270.11, FLORIDA STATUTES, WITH REGARD TO THE SALE OF PARCEL G05D096; SETTING FORTH REASONS JUSTIFYING THE RELEASE OF MINERAL RIGHTS; AND PROVIDING AN EFFECTIVE DATE.***

Release of Mineral Rights to Louis Rivera, Trustee of The Louis Rivera Trust

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ***20HP REPLACEMENT PUMP FOR THE LAKESIDE LANDINGS LIFT STATION FOR THE AMOUNT OF \$27,445.00***
- B. ***FINAL INVOICE FOR THE WASTEWATER TREATMENT FACILITY EMERGENCY BACKUP GENERATOR RENTAL IN THE AMOUNT OF \$24,570.00***
- C. ***CR 501 WTP IRON FILTER PROJECT CHANGE ORDER NO. 1 FOR A DEDUCTION AMOUNT OF \$1,006,872.42***

- D. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 1 TO SGS CONTRACTING SERVICES, INC FOR THE AMOUNT OF \$64,714.00*
- E. *HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION 8 IN THE AMOUNT OF \$55,920.56*
- F. *CONTRACT WITH HUNT LAW FIRM FOR CITY ATTORNEY SERVICES*
- G. *CITY MANAGER CONTRACT RENEWAL*

10. General Items for Consideration/Discussion and Other Business

- A. *CODE ENFORCEMENT CASE - 215 PITT STREET - QUENTON B. JONES - REQUEST TO RELEASE LIENS*

11. Appointments

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*
- B. *REQUEST FOR A WORKSHOP ON MARCH 3, 2025, AT 9 AM*

13. Other Department Reports

- A. *INFORMATION TECHNOLOGY DEPARTMENT UPDATE 2/2025*
- B. *DSD 1ST QUARTERLY REPORT FY 24-25 UPDATE*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

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

March 22, 2025 - Art in the Park at City Hall from 9am to 1pm

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

February 24, 2025 7:00 PM