



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

April 14, 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: JANUARY 27, 2025 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: FEBRUARY 3, 2025 COMMISSION WORKSHOP*

D. *PJ # A25-0274 VOSO UNIT 157 FINAL PLAT*

E. *PJ # A25-0229 VOSO UNIT 158 FINAL PLAT*

- F. *PJ # A25-0093 VOSO UNIT 173 FINAL PLAT*
- G. *PJ # A25-0078 VOSO UNIT 179 FINAL PLAT*
- H. *PJ #A25-0163 MIDDLETON UNIT 8 FINAL PLAT*
- I. *RIGHT-OF-WAY DEED FOR MIDDLETON UNIT NO. 6*
- J. *RIGHT-OF-WAY DEED FOR VOSO UNIT NOS. 175, 176, 177, 180, 186, 189, AND 290*
- K. *RIGHT-OF-WAY DEED FOR VOSO UNIT NOS. 190 & 241*
- L. *RELEASE OF LIEN - 116 WOODLANE AVE/PARCEL #G05R073*
- M. *BAKER HOUSE HISTORICAL SITE LISTING*

N. *BUDGETED FINANCIAL ITEMS*

- 1. *PURCHASE OF SEVEN SPARE LIFT STATION PUMPS FOR THE AMOUNT OF \$112,740.00*
- 2. *GENERATOR PURCHASE FOR LIFT STATIONS 48 AND 50 FOR THE AMOUNT OF \$147,146.00*
- 3. *MILLENNIUM PARK IRRIGATION WELL CONTROL PANEL REPLACEMENT FOR THE AMOUNT OF \$38,537.90*

3. Presentations and/or Proclamations

- A. *PROCLAIM APRIL 22, 2025 AS EARTH DAY*
- B. *PROCLAIM APRIL 25, 2025 AS ARBOR DAY*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*
- B. ***ORDINANCE NO. O2025-5 - 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 2405-001 7202 Marsh Bend Trail

Parcel K09A010

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 Commercial (Sumter County) to Commercial (City of Wildwood) for parcel K09A010 on 7.121 acres MOL. This request is accompanied by a rezoning request RZ 2405-001 (O2025-6).

The Planning and Zoning Board/Special Magistrate as the Local Planning Agency recommends approval contingent on the 100% gopher tortoise survey and bird nesting survey if construction is to start within the breeding season.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2025-6 - 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 2405-001 7202 Marsh Bend Trail

Parcel K09A010

The applicant is seeking approval from the City Commission for a zoning map amendment to change the zoning district from RR5C (Sumter County) to C-3 (City of Wildwood) for parcel K09A010 on 7.121 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2405-001 (O2025-5).

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2025-7 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.14 ACRES LOCATED ON C 44A, APPROXIMATELY 0.05 MILES NORTH EAST OF E SR 44, IN SECTION 15, 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.***

PJ #A25-0566 Parcel #G15A132 Annexation

The owner/applicant, Back Holla Properties, LLC, has submitted a voluntary annexation of parcel G15A132. The property is approximately 0.14 acres MOL and is located at 6454 C-44.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2025-12** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.479 ACRES LOCATED SOUTH OF E SR 44 AND WEST OF MORSE BLVD, IN SECTION 22, TOWNSHIP 19, RANGE 23; 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.

PJ # A25-0611 Mills Annexation

Parcel G22A1825

The applicant, Ron Courington, has submitted a voluntary annexation for parcel G22A1825. The parcel is approximately 0.479 acres and is located on N Bobwhite Road.

Staff recommends approval.

- B. **ORDINANCE NO. O2025-15** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2.59 ACRES, LOCATED AT THE NORTHEAST CORNER OF N US 301 AND CR 124 INTERSECTION, IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS 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.

PJ # A25-0567 Son Life Lawn & Landscaping, Inc Annexation

Parcel D29A022

The applicant, Son Life Lawn & Landscaping, Inc, on behalf of the owners, Christopher B. Williams and Tracy B. Williams, has submitted a voluntary annexation application for parcel D29A022 on 2.57 acres MOL

Staff recommends approval.

- C. **ORDINANCE NO. O2025-16** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5.60 ACRES LOCATED AT THE SOUTHEAST CORNER OF N US 301 AND CR 222 INTERSECTION, IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS 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.

PJ # A25-0833 Sunkool Office Annexation

Parcels D29-003, D29-031, & D29-050

The applicant/owner, Absolute of Sumter County, LLC, has submitted a voluntary annexation application for parcels D29-003, D29-031, and D29-050 on 5.60 acres MOL.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *MAIN STREET PARKING GARAGE PAY APP #12 (FINAL) IN THE AMOUNT OF \$15,036.89 AND ASSOCIATED CONDITIONAL WAIVER AND RELEASE OF LIEN*
- B. *HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION 9 IN THE AMOUNT OF \$233,007.52*
- C. *ROW MOWING AND LANDSCAPE MAINTENANCE AGREEMENT FOR MARSH BEND TRAIL IN THE AMOUNT OF \$33,739.20*
- D. *MILLENNIUM PARK PHASE 1 & 2 PROJECT - PAYMENT APPLICATION 2 IN THE AMOUNT OF \$509,394.90*
- E. *MILLENNIUM PARK PHASE 1 & 2 PROJECT - OWNER DIRECT PURCHASE OF THE CONCESSION AND RESTROOM PRE-CAST BUILDING IN THE AMOUNT OF \$215,413.80*
- F. *MILLENNIUM PARK PHASE 1 & 2 PROJECT - OWNER DIRECT PURCHASE OF SPORTS FIELD LIGHTING IN THE AMOUNT OF \$936,125*
- G. *MILLENNIUM PARK PHASE 1 & 2 PROJECT - OWNER DIRECT PURCHASE OF THE PEDESTRIAN BRIDGE IN THE AMOUNT OF \$113,160*
- H. *WILDWOOD WRF ADDITIONAL SERVICES (CONSTRUCTION ADMINISTRATION) FOR CPH ENGINEERING IN THE AMOUNT OF \$3,654,220.00*
- I. *WASTEWATER TREATMENT PLANT PHASE ONE PAY APPLICATION NO. 1 FOR THE AMOUNT OF \$1,723,333.86*
- J. *THIRD AMENDMENT TO THE PRECONSTRUCTION SERVICES AGREEMENT WITH GARNEY COMPANIES, INC*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

A. *SET WORKSHOP FOR APRIL 21, 2025, AT 9:00 AM*

13. Other Department Reports

A. *UTILITY DEPARTMENT QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

April 19, 2025 - Easter Eggstravaganza at Millennium Park from 10:00am to 12:00pm

April 21, 2025 - Mondays with the Manager at the Baker House from 12:00pm to 1:00pm

April 25, 2025 - Arbor Day Celebration at the Wildwood Community Center at 10:00am

April 28, 2025 - City Commission Meeting at City Hall at 7:00pm

April 14, 2025 9:00 AM