



## **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 27, 2023 7:00 PM**

City Hall Commission Chamber

100 N Main Street

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Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

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F.S.S. 286.0105A - 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.

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## **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 9, 2023 REGULAR COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: JANUARY 23, 2023 REGULAR COMMISSION MEETING*

**D. BUDGETED FINANCIAL ITEMS**

1. *CHEMICAL PUMP SKID REPLACEMENT IN THE AMOUNT OF \$73,896.00*
2. *MULTI-WAY STOP WARRANT ANALYSIS AT CR 209 AND CR 202*

**3. Presentations and/or Proclamations**

A. *PROCLAIM MARCH 2023 AS IRISH AMERICAN HERITAGE MONTH*

**4. Public Hearings - Timed**

A. *VOSO 10TH AMENDMENT CHAPTER 163*

B. ***ORDINANCE NO. O2022-101 - 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 2212-002 6083 County Rd Wildwood**

**Parcel(s) G15-012**

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 5 acres MOL. This request is accompanied by rezoning request RZ 2212-002.

**Special Magistrate recommends approval.**

C. ***ORDINANCE NO. O2022-102 - 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 2212-002 6083 County Rd Wildwood**

**Parcel(s) G15-012**

The applicant seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above

on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002.

**Special Magistrate recommends approval.**

- D. **ORDINANCE NO. O2022-103 - 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 2211-001 SWC Multi-family Huey Street**

**G05-148, G05-151, G05-157 & G05M001**

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 Medium Density Residential & Central Mixed Use (City) to High Density Residential (City) for the parcels listed above on 21.59 acres MOL. This request is accompanied by rezoning request RZ 2211-001.

**Special Magistrate recommends approval.**

- E. **ORDINANCE NO. O2022-104 - 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 2211-001 SWC Multi-family Huey Street**

**G05-148, G05-151, G05-157 & G05M001**

Southern Waters Capital is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103).

**Special Magistrate recommends approval.**

- F. **ORDINANCE NO. O2023-3 - 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 2212-003 Pointe Grande Wildwood**

**Parcel(s) G33-105**

The applicant seeks a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcels listed above on 20 acres MOL. This request is accompanied by rezoning request RZ 2212-003.

**Special Magistrate recommends approval.**

- G. ***ORDINANCE NO. O2023-4 - 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 2212-003 Pointe Grande Wildwood**

**Parcel(s) G33-105**

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-003.

**Special Magistrate recommends approval.**

- H. ***ORDINANCE NO. O2023-5 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.97 ACRES LOCATED EAST ALONG N US 301, APPROXIMATELY 0.26 MILES NORTH OF E C 466 AND APPROXIMATELY 0.02 MILES WEST OF CR 105, IN SECTION 8, TOWNSHIP 18 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 2212-002 All County Collison**

**Parcel D08A001**

Annexation of one (1) parcel in the Joint Planning Area with Sumter County totaling 1.97 acres MOL.

**Staff recommends approval.**

- I. **ORDINANCE NO. O2023-7 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 PURSUANT TO FLORIDA STATUTE 90.046; RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**CDD 2301-001 VCDD No 15 Boundary Amendment**

The Board of Supervisors of the Villages No. 15 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance 2022-88 to reflect a net decrease in the size of the District by 1,117.2 acres, such that the resulting District will total 1,378.4 acres MOL. The net decrease in the size of the District has no effect on the City limits.

**Staff recommends approval.**

**5. Public Forum - 4 minute time limit**

**6. Ordinances First Reading Only (No Vote)**

- A. **ORDINANCE NO. O2023-6 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.33 ACRES LOCATED WEST ALONG N US 301, APPROXIMATELY 0.62 MILES SOUTH OF CR 222 AND APPROXIMATELY 0.36 MILES NORTH OF C 462 E, IN SECTION 30, 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.**

**AN 2212-001 Stick and Stone Project**

**Parcel D30-026**

Annexation of one (1) parcel contiguous to the City of Wildwood limits and in the Joint Planning Area with Sumter County totaling 0.33 acres MOL.

**Staff recommends approval.**

**7. Resolutions for Approval**

**8. Financial & Contracts & Agreements**

A. *TWISTED OAKS DEVELOPER'S AGREEMENT*

B. *FUNDING AUTHORIZATION FOR PAVEMENT REHABILITATION*

9. **General Items for Consideration/Discussion and Other Business**

10. **Appointments**

11. **City Manager Reports**

A. *SET SPECIAL CALLED MEETING FOR MARCH 6, 2023 AT 9AM*

12. **Other Department Reports**

13. **Commission Members Reports**

14. **City Attorney Reports**

15. **Adjournment**

**Upcoming Events**

March 4, 2023 - Art in the Park at City Hall from 9am to 1pm

March 6-10, 2023 - Spring Break Camp at the Jackson Street Community Center  
from 7:30am to 5:30pm

March 13, 2023 - City Commission Meeting at 9am

**February 27, 2023 7:00 PM**