



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

July 10, 2023 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. 102, forty-eight (48) hours in advance of the meeting.

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.

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: JUNE 12, 2023 REGULAR COMMISSION MEETING*

- C. *EXTENSION FOR SITE PLAN APPROVAL OF SP 2201-002 OXFORD VILLAGE RV RESORT*

3. **Presentations and/or Proclamations**

4. **Public Hearings - Timed - Legislative**

- A. ***ORDINANCE NO. O2022-99 - 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 2212-001 Thomas Group Planned Development

PARCEL(S) G33-154

The applicant, Ryan Thompson, representing Thomas Group Investments #1 LLC, seeks 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 the parcel listed above on 4.86 acres MOL. This request is accompanied by rezoning request RZ 2212-001 and Planned Development agreement PD 2212-001.

Special Magistrate recommends approval of Ordinance Number O2022-99.

- B. ***ORDINANCE NO. O2023-20 - 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 2302-002 Lucky U Landholding LLC

PARCEL(S) D29-023 & D29-024

The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Commercial (City) for the parcels listed above on 4.45 acres MOL. This request is accompanied by rezoning request RZ 2302-003.

Special Magistrate recommends approval of Ordinance Number O2023-20.

- C. ***ORDINANCE NO. O2023-22 - 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 2304-001 House of Hope

PARCEL(S) D29B001

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (City) to Commercial (City) for the parcels listed above on 5.56 acres MOL. This request is accompanied by rezoning request RZ 2304-002.

Special Magistrate recommends approval of Ordinance Number O2023-22.

- D. ***ORDINANCE NO. O2023-25 - 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 2303-002 All County Collision

PARCEL D08A001

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 Commercial (City) for the parcels listed above on 1.97 acres MOL. This request is accompanied by rezoning request RZ 2303-004.

Special Magistrate recommends approval of Ordinance Number O2023-25.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2022-100 - 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 2212-001 Thomas Group Planned Development

PARCEL(S) G33-154

The applicant seeks approval from the City Commission to change the zoning district from RR-1 & A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small

Scale Comprehensive Plan amendment CP 2212-001 and Planned Development agreement PD 2212-001.

Special Magistrate recommends approval of Ordinance Number O2022-100 subject to the approval of O2022-99, which establishes a Future Land Use appropriate to the proposed zoning.

- B. ***ORDINANCE NO. O2023-19 - AN ORDINANCE OF THE CITY OF WILDWOOD 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 THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE***

PD 2212-001 Thomas Group Planned Development

PARCEL G33-154

The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1 LLC seeks approval from the City Commission for a Planned Development (PD) amendment for the development of a multi-story indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels.

Special Magistrate recommends approval of Ordinance O2023-19.

- C. ***ORDINANCE NO. O2023-21 - 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 2302-003 Lucky U Landholding LLC

PARCEL(S) D29-023 & D29-024

The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis is seeking approval from the City Commission to change the zoning district from RR1C, CN, and R2C (Sumter County) to C-3 (City) for the parcel listed above on 4.45 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2302-002 (O2023-20).

Special Magistrate recommends approval of Ordinance Number O2023-21 subject to the approval of O2023-20, which establishes a Future Land Use appropriate to the proposed zoning.

- D. ***ORDINANCE NO. O2023-23 - 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 2304-002 House of Hope

PARCEL(S) D29B001

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for the parcel listed above on 5.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-001 (O2023-22).

Special Magistrate recommends approval of Ordinance Number O2023-23 subject to approval of O2023-22, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2023-26 - 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 2303-004 All County Collision

PARCEL D08A001

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.97 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-002 (O2023-25).

Special Magistrate recommends approval of Ordinance Number O2023-26 (attached) subject to approval of O2023-25, which establishes a Future Land Use appropriate to the proposed zoning.

6. **Public Forum - 4 minute time limit**
7. **Ordinances First Reading Only (No Vote)**

- A. ***ORDINANCE NO. O2023-27 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.76 ACRES LOCATED SOUTHWEST ALONG CR 148, APPROXIMATELY 0.1 MILES SOUTHWEST OF E SR 44, AND APPROXIMATELY 1.71 MILES NORTH OF WARM SPRINGS AVE, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; 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 2305-002 Fostlake #2

Parcel G22-025

The applicant, Jeffrey Van Rider, on behalf of the owner, Fostlake LLC, has submitted a voluntary annexation application for parcel G22-025 on 4.76 acres, MOL.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *WWTP EXPANSION PAY APPLICATION NO. 2 FOR PC CONSTRUCTION IN THE AMOUNT OF \$85,124.00*

10. General Items for Consideration/Discussion and Other Business

- A. *CODE ENFORCEMENT DEMOLITION REQUEST FOR 300 YORK STREET*
B. *REQUEST FROM THE VILLAGES CHARTER SCHOOL TO PROVIDE SCHOOL CROSSING GUARDS*

11. Appointments

12. City Manager Reports

- A. *BROKEN OAK DRIVE IMPROVEMENTS MEMO*
B. *LOCAL CONSTRUCTION PROJECTS UPDATE*
C. *REQUEST COMMISSION WORKSHOP FOR JULY 17, 2023 AT 9AM*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 17, 2023 - First Budget Workshop at City Hall at 9am

July 22, 2023 - Back to School Summer Bash at the Wildwood Community Center
from 10am to 1pm

July 24, 2023 - City Commission Meeting at City Hall at 7pm

July 10, 2023 9:00 AM