



## **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**

**August 14, 2023 9:00 AM**

City Hall Commission Chamber

100 N Main Street

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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.

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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. *PLAT 2305-007 VOSO UNIT 205 FINAL PLAT*

C. *GRANT OF EASEMENT - MARSH BEND TRAIL UTILITY CORRIDOR*

- D. *REQUEST FOR ROAD CLOSURE FOR VETERANS DAY PATRIOTIC GOLF CART PARADE CEREMONY*

3. **Presentations and/or Proclamations**

- A. *FY22 AUDIT PRESENTATION BY MAULDIN & JENKINS*
- B. *TEAM IMPACT AWARD RECIPIENT, RONI WOOD, COMMUNITY OUTREACH SPECIALIST*

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

- A. ***ORDINANCE NO. O2023-31 - 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 2305-001 Oxford Oaks Professional Plaza**

**Parcels D17-036 & D17-069**

The applicants are 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) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2305-001 (O2023-32).

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-31 be forwarded to the City Commission for further action.**

- B. ***ORDINANCE NO. O2023-34 - 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 2304-003 Right at Home-504 Stanley**

**PARCEL G05G011**

The applicant, Glenn Fechtenburg of GLEM Properties LLC seeks approval 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 Medium Density Residential (City) to Central Mixed Use (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by rezoning request RZ 2304-003.

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-34 be forwarded to the City Commission for further action.**

- C. **ORDINANCE NO. O2023-36 - 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 2306-002 Karpati Law**

**PARCEL D18-023**

The applicant, Judit Karpati, seeks approval 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 Commercial (Sumter County) to Commercial (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by rezoning request RZ 2304-001.

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-36 be forwarded to the City Commission for further action.**

**5. Public Hearings - Timed - Quasi-Judicial**

- A. **ORDINANCE NO. O2023-32 - 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 2305-001 Oxford Oaks Professional Plaza**

**Parcels D17-036 & D17-069**

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CL – Light Commercial (County) to C-2 - General Commercial Neighborhood (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-001 (O2023-31).

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-32 subject to the approval of O2023-31, which establishes a Future Land Use appropriate to the proposed zoning.**

- B. **ORDINANCE NO. O2023-35 - 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 2304-003 Right at Home-504 Stanley**

**PARCEL G05G011**

The applicant, Glenn Fechtenburg of GLEM Properties LLC, is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-003 (O2023-34).

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-35 subject to the approval of O2023-34, which establishes a Future Land Use appropriate to the proposed zoning.**

- C. ***ORDINANCE NO. O2023-37 - 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 2304-001 Karpati Law**

**PARCEL D18-023**

The applicant, Judit Karpati, is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2306-002 (O2023-36).

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-37 subject to the approval of O2023-36, 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. O2023-28 - 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 2304-002 Pen-a-ckle Pickleball Pavilion**

**PARCEL G16-107**

The applicant, Lamar Underwood, representing MGE Holdings LLC, seeks 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 4 acres MOL. This request is accompanied by rezoning request RZ 2303-003.

**Special Magistrate recommends approval of Ordinance Number O2023-28 contingent upon Sumter County's acceptance of a full transportation impact analysis (TIA) and acceptance of all recommended improvements within the final TIA. As of 8/3/23, a full TIA has been accepted by Sumter County.**

- B. ***ORDINANCE NO. O2023-33 - 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 2303-003 Pen-a-ckle Pickleball Pavilion**

**PARCEL G16-107**

The applicant, Lamar Underwood, representing MGE Holdings LLC, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to C-3 (City) for the parcel listed above on 4 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-002 (O2023-28).

**Special Magistrate recommends approval of Ordinance Number O2023-33 contingent upon Sumter County's acceptance of a full transportation impact analysis and acceptance of all recommended improvements within the final TIA. As of 8/3/23, a full TIA has been accepted by Sumter County.**

- C. ***ORDINANCE NO. O2023-39 - 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 2303-001 Blount Development at Peppertree**

**Parcels D30-016, D30-043, D30-083, & D30-097**

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 & Agricultural (Sumter County) to Medium Density Residential - MDR (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2303-001 (O2023-40).  
**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-39 to be forwarded to the City Commission for further action.**

- D. ***ORDINANCE NO. O2023-40 - 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 2303-001 Blount Development at Peppertree**

**Parcels D30-016, D30-043, D30-083, & D30-097**

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C & A10C (County) to R-2 (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-001 (O2023-39).

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-40 subject to the approval of O2023-39, which establishes a Future Land Use appropriate to the proposed zoning.**

- E. ***ORDINANCE NO. O2023-41 - 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 2306-003 New Horizon Plaza**

**Parcel G18-009**

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 Industrial and Commercial (City) to Commercial (City) for a portion of the parcel listed above on 18.01 acres, MOL. The request is accompanied by rezoning request RZ 2304-004 (O2023-42).

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-41 to be forwarded to the City Commission for further action.**

- F. ***ORDINANCE NO. O2023-42 - 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 2304-004 New Horizon Plaza**

**Parcel G18-009**

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 a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2306-002 (O2023-41).

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-42 subject to the approval of O2023-41, which establishes a Future Land Use appropriate to the proposed zoning.**

- G. ***ORDINANCE NO. O2023-43 - 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 2305-004 Wildwood Land Company**

**PARCEL G05C090**

The applicant, Wildwood Land Company LLC, seeks approval 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 Medium Density Residential (City) to Central Mixed Use (City) for the parcel listed above on 0.53 acres MOL. This request is accompanied by rezoning request RZ 2305-004.

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-43 be forwarded to the City Commission for further action.**

- H. ***ORDINANCE NO. O2023-44 - 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 2305-004 Wildwood Land Company**

**PARCEL G05C090**

The applicant, Wildwood Land Company LLC, is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.53 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-004 (O2023-44).

**Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-44 subject to the approval of O2023-43, which establishes a Future Land Use appropriate to the proposed zoning.**

- I. ***ORDINANCE NO. O2023-45 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA AMENDING AND RESTATING ORDINANCE NO 2017-18, AS AMENDED; RELATING TO THE TRI-COUNTY SOLID WASTE FRANCHISE AGREEMENT; AMENDING EXHIBIT "B" AND EXHIBIT "C"; ESTABLISHING NEW RATES AND FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.***

**Tri-County Sanitation Franchise Agreement Amendment**

**Staff recommends approval.**

**8. Resolutions for Approval**

**9. Financial & Contracts & Agreements**

- A. *INTERLOCAL AGREEMENT WITH EASTPORT COMMUNITY DEVELOPMENT DISTRICT*
- B. *ACCESS CONTROL - CDVI REPLACEMENT SYSTEM IN THE AMOUNT OF \$40,000*
- C. *WORK AUTHORIZATION NO.1 FOR HALFF ENGINEERING TO COMPLETE CLEAN WATERWAYS ACT REPORTS IN THE AMOUNT OF \$59,328.00*
- D. *WASTEWATER TREATMENT PLANT EXPANSION PAY APPLICATION NO. 3 FOR PC CONSTRUCTION IN THE AMOUNT OF \$529,702.00*
- E. *MILLENNIUM PARK REUSE EXTENSION PHASE 1 PAY APPLICATION NO. 1 IN THE AMOUNT OF \$174,736.85*
- F. *EMPLOYMENT CONTRACT FOR POLICE OFFICER RECRUIT U. MAGEE*

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

- A. *REQUEST TO INCREASE CITY ATTORNEY HOURLY RATES*
- B. *POTENTIAL PROPERTY ACQUISITIONS*



**11. Appointments**

**12. City Manager Reports**

A. *CONSTRUCTION PROJECTS UPDATE*

B. *REQUEST SPECIAL CALLED MEETING FOR AUGUST 21, 2023 AT 9AM*

**13. Other Department Reports**

A. *2022 ANNUAL CRIME DATA REPORT*

**14. Commission Members Reports**

**15. City Attorney Reports**

**16. Adjournment**

**Upcoming Events**

August 21, 2023 - Tentative Special Called Meeting at City Hall at 9am

August 26, 2023 - Amnesty Day at Sumter County Public Works from 8am to 2pm

August 26, 2023 - Wild Tots Play Time at Warfield Auditorium from 9am to 11am

August 28, 2023 - City Commission Meeting at City Hall at 7pm

**August 14, 2023 9:00 AM**