



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 8, 2024 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 22, 2024 REGULAR COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: FEBRUARY 12, 2024 REGULAR COMMISSION MEETING*

- D. *TERMINATION OF AGREEMENT AND RELEASE OF EASEMENT FOR THE VILLAGES LAND COMPANY*
- E. *PLAT 2401-006 VOSO UNIT 232 FINAL PLAT*
- F. *PLAT 2401-007 VOSO UNIT 143 FINAL PLAT*
- G. *PLAT 2401-009 VOSO UNIT 144 FINAL PLAT*
- H. *PLAT 2402-001 VOSO UNIT 145 FINAL PLAT*
- I. *SP 2302-010 SOUTH WILDWOOD INDUSTRIAL PARK, LOT 5A BLDG 2*
- J. *SP 2305-013 SMARTERSPACE STORAGE AT TWISTED OAKS*
- K. *SP 2307-009 WAWA WILDWOOD - TURKEY RUN*
- L. *SP 2309-007 GRESCO NORTH LOT EXPANSION*
- M. *SP 2302-009 204 WEBSTER STREET COMMERCIAL SITE DEVELOPMENT PERMIT EXTENSION REQUEST*
- N. *MIDDLETON RIGHT-OF-WAY DEED UNIT NO. 3B*

3. Presentations and/or Proclamations

- A. *PROCLAIM APRIL 7-13, 2024 AS WILDWOOD MIDDLE HIGH SCHOOL SCIENCE CELEBRATION WEEK*
- B. *PROCLAIM APRIL 26, 2024, AS ARBOR DAY*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*
- B. ***ORDINANCE NO. O2024-10 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE-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 2310-001 Wildwood III - TRANSMITTAL HEARING

Parcels G06-007, G06-012, G06-012A, & G06-204 - TRANSMITTAL HEARING

The applicant seeks approval from the City of Wildwood City Commission for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Residential Mixed Use (City) to Medium Density Residential (City) for the parcels listed above on 55.73 acres MOL. This request is accompanied by rezoning request RZ 2312-002 (O2024-11) with a planned development overlay, PD 2312-001.

Special Magistrate recommends approval.

- C. **ORDINANCE NO. O2024-12 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE 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 2312-001 Boulder Square - TRANSMITTAL HEARING

Parcels F01A008, F01-101, G06-185, G06-186, & G06-187 - TRANSMITTAL HEARING

The applicant seeks approval from the City of Wildwood City Commission for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County), Commercial (City), and Neighborhood Commercial (City) to Low Density Residential (City) for the parcels listed above on 83.97 acres MOL. This request is accompanied by rezoning request RZ 2024-13.

The Planning and Zoning Board/Special Magistrate recommends approval.

5. **Public Hearings - Timed - Quasi-Judicial**
6. **Public Forum - 4 minute time limit**
7. **Ordinances First Reading Only (No Vote)**

- A. **ORDINANCE NO. O2024-11 - 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 2312-002 Wildwood III

Parcels G06-007, G06-012, G06-012A, & G06-204

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from NMU-7 (City) to R-3 (City) with a proposed planned development overlay PD 2312-001 for the parcels listed above on 55.73 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment request CP 2310-001 (O2024-10).

Special Magistrate recommends approval subject to the approval of O2024-10, which establishes a Future Land Use appropriate to the proposed zoning.

- B. **ORDINANCE NO. O2024-13 - 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 2312-001 Boulder Square

Parcels F01A008, F01-101, G06-185, G06-186, & G06-187

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from A10C (County), R2C (County), C-2 (City), and C-2A (City) to R-1 (City) for the parcels listed above on 83.97 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment request CP 2312-001 (O2024-12).

Special Magistrate recommends approval subject to the approval of O2024-12, which establishes a future land use appropriate to the proposed zoning.

- C. ***ORDINANCE NO. O2024-14 - 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 2402-004 Perez Home Site

D19-047

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 designation from Agriculture (Sumter County) to Rural Residential (City) for the parcel listed above on 4.57 MOL. The request is accompanied by rezoning request RZ 2402-004 (O2024-15).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-14.

- D. ***ORDINANCE NO. O2024-15 - 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 2402-004 Perez Home Site

D19-047

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR5C (Sumter

County) to Rural Residential (City) for the parcel listed above on 4.57 MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2402-004 (O2024-14).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2024-15 (attached) subject to approval of O2024-14, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2024-16 - 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 2402-002 Matteo Oaks

C36-102

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for the parcel listed above on 19.89 acres MOL. This request is accompanied by rezoning request RZ 2402-002 (O2024-15)..

The Planning and Zoning Board/Special Magistrate recommends approval for Ordinance Number O2024-16.

- F. ***ORDINANCE NO. O2024-17 - 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 2402-002 Matteo Oaks

C36-102

The applicant seeks approval from the City of Wildwood City Commission for a zoning map amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for the parcel listed above on 19.89 acres MOL. This request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment request CP 2402-002 (O2024-16).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2024-17 (attached) subject to approval of O2024-16, which establishes a Future Land Use appropriate to the proposed zoning.

- G. ***ORDINANCE NO. O2024-22 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. O2017-18, ORDINANCE NO. O2019-8, ORDINANCE NO. O2019-50,***

ORDINANCE NO. O2020-15, ORDINANCE NO. O2020-62, ORDINANCE NO. O2022-55, AND ORDINANCE NO. O2023-45; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING A FRANCHISE TO TRI-COUNTY SANITATION, LLC, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN SOLID WASTE COLLECTION, CURBSIDE RECYCLING AND YARD WASTE COLLECTION SERVICE TO SERVE THE AREA SET FORTH IN THIS AGREEMENT; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISE SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Tri-County Sanitation Franchise Amendment Modification

Staff recommends approval.

8. Resolutions for Approval

- A. **RESOLUTION NO. R2024-8** - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION OR DONATION TO A NONPROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.

Surplus CR 209 Lift Station Generator

Staff recommends approval.

- B. **RESOLUTION NO. R2024-9** - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.

IT Surplus Computers & Other Equipment April 2024

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. MAIN STREET PARKING GARAGE OWNER DIRECT PURCHASE INVOICE NO. 1 IN THE AMOUNT OF \$1,195,050.00
- B. PAY APPLICATION NO. 3 FOR THE MAIN STREET PARKING GARAGE IN THE AMOUNT OF \$405,432.50

- C. *APPROVAL TO AWARD REQUEST FOR PROPOSALS (RFP) FOR BIOSOLIDS PROCESSING RENTAL AGREEMENT*
- D. *OSCEOLA FORCE MAIN PROJECT PAY APPLICATION NO. 2 IN THE AMOUNT OF \$122,522.72*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*
- B. *REQUEST TO CANCEL MAY 27, 2024, COMMISSION MEETING*

13. Other Department Reports

- A. *PUBLIC WORKS DEPARTMENT REPORT*
- B. *UTILITY DEPARTMENT REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

April 15, 2024 - City Commission Workshop at City Hall at 9am

April 16, 2024 - Wildwood Police Department Safety Coalition Meeting at
Adamsville Baptist Church from 10:00am to 11:30am

April 20, 2024 - Wildwood Police Department 5K Autism Timed Run/Walk Starting
at City Hall at 7:15am

April 22, 2024 - City Commission Meeting at City Hall at 7pm

April 26, 2024 - Arbor Day Celebration at Public Works at 10am

April 29, 2024 - City Commission Workshop at City Hall at 9am

April 8, 2024 9:00 AM