



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

May 13, 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: MARCH 4, 2024 COMMISSION WORKSHOP*

C. *MINUTES FOR APPROVAL: MARCH 11, 2024 REGULAR COMMISSION MEETING*

- D. *PLAT 2401-003 VOSO UNIT 115 FINAL PLAT*
- E. *PLAT 2402-005 VOSO UNIT 146 FINAL PLAT*
- F. *PLAT 2403-004 VOSO UNIT 147 FINAL PLAT*
- G. *SP 2301-007 BIGHAM PLAZA*
- H. *SP 2307-007 WW CAVE VEHICULAR MULTI-STORY GARAGE*
- I. *SP 2310-012 BETANCUR ORTHODONTICS*
- J. *SP 2311-009 TRAILWINDS RETIREMENT COMMUNITY*

3. Presentations and/or Proclamations

- A. *PROCLAIM MAY 19-25, 2024, AS NATIONAL PUBLIC WORKS WEEK*
- B. *PROCLAIM MAY 31, 2024, AS CLEVELAND "CONRAD" PORTER 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 - ADOPTION HEARING

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

5. Public Hearings - Timed - Quasi-Judicial

- 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. O2024-23 - AN ORDINANCE AMENDING CITY OF WILDWOOD ORDINANCE NO. O2023-60 TO CORRECT A SCRIVENER'S ERROR PERTAINING TO A TYPOGRAPHICAL ERROR IN THE LEGAL DESCRIPTION; PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.8 ACRES LOCATED AT THE INTERSECTION OF E SR 44 AND CR 149, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD 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 TEXT TO BE CORRECTED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

AN 2309-001 Summers Gym

Parcel G15C016

City Staff is processing Ordinance O2024-23 to correct a scrivener's error found in adopted Ordinance O2023-60, which voluntarily annexed 0.8 acres of land for parcel G15C016.

Staff recommends approval of Ordinance O2024-23.

- C. ***ORDINANCE NO. O2024-25 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF 1.00 ACRE OF LAND LOCATED APPROXIMATELY 315 FEET EAST OF THE INTERSECTION OF CR 217 AND C 44A AND APPROXIMATELY 294 FEET SOUTH OF C 44A, A/K/A "TRACT C" WITHIN PROPERTY LOCATED AT 2865 C-44A WILDWOOD, FL, 34785, IN SECTION 01, TOWNSHIP 19 SOUTH, RANGE 22 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 2403-001 Freeman-Allen Annexation

Parcel F01-116

The applicant, James Hartley with Gooding & Batsel, PLLC, on behalf of property owner Arthur Freeman Jr., has submitted a voluntary annexation for parcel F01-116.

Staff recommends approval.

- D. **ORDINANCE NO. O2024-26 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.125 ACRES LOCATED 5369 LEXINGTON CIR, WILDWOOD, FL 34785, IN SECTION 16, TOWNSHIP 19 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 2403-002 Sarah Empey Annexation

Parcel G16ED001

The applicant/owner, Sarah E. Empey, has submitted a voluntary annexation for parcel G16ED001.

Staff recommends approval

- E. **ORDINANCE NO. O2024-24 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE**

Text Amendment to the City's Land Development Regulations Update

Staff recommends approval of Ordinance O2024-24.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2024-35 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.442 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CR 503 AND 503D, IN SECTION 33, 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.

AN 2404-001 Zheng Home Site

Staff recommends approval.

- B. ***ORDINANCE NO. O2024-27 - 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 2307-002 Densan Park Phase 4

D09-028

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 Medium Density Residential (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by rezoning request RZ 2307-002.

The Planning and Zoning/Special Magistrate recommends approval of Ordinance Number O2024-27 to be considered by the City Commission for further action.

- C. ***ORDINANCE NO. O2024-28 - 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 2307-002 Densan Park Phase 4

D09-028

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-2 (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment request CP 2307-002 (O2024-27).

Special Magistrate recommends approval of Ordinance Number O2024-28 (attached) subject to approval of O2024-27, which establishes a Future Land Use appropriate to the proposed zoning.

- D. ***ORDINANCE NO. O2024-20 - 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 2403-002 Pest Bear Office

The applicant is seeking approval from the City Commission acting to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for parcel G15D009 on 1.86 acres MOL. This request is accompanied by rezoning request RZ 2403-002 (O2024-21).

The Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2024-21 - 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 2403-002 Pest Bear Office

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C (County) to C-3 (City) for parcel G15D009 on 1.86 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2403-002 (O2024-20).

The Special Magistrate recommends approval of O2024-21 subject to the approval of O2024-20, which establishes a future land use appropriate to the proposed zoning.

- F. ***ORDINANCE NO. O2024-29 - 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 2403-003 Freeman-Allen Home Site

F01-116

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 Residential Mixed Use

(City) for the parcel listed above on 1.00 MOL. The request is accompanied by rezoning request RZ 2403-003 (O2024-30).

The Planning and Zoning/Special Magistrate recommends approval of Ordinance O2024-29 to be considered by the City Commission for further action.

- G. ***ORDINANCE NO. O2024-30 - 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 2403-003 Freeman-Allen Home Site

F01-116

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 RMU (City) for the parcel listed above on 1.00 MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2403-003 (O2024-29).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-30 to be considered by the City Commission for further action.

- H. ***ORDINANCE NO. O2024-31 - 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 2403-004 Empey Home Site

G16ED001

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 Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.125 MOL. The request is accompanied by rezoning request RZ 2403-004 (O2024-31).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-31 to be considered by the City Commission for further action.

- I. ***ORDINANCE NO. O2024-32 - 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 2403-004 Empey Home Site

G16ED001

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for the parcel listed above on 0.125ACRES, MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2403-004 (O2024-31)

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-32 to be considered by the City Commission for further action.

- J. ***ORDINANCE NO. O2024-33 - 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 2404-001 301 Lots

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 (County) and Residential Mixed Use (City) to General Commercial (City) for parcels D30-020 and D30-026 on 0.66 acres MOL. This request is accompanied by rezoning request RZ 2404-001 (O2024-34).

The Special Magistrate recommends approval.

- K. ***ORDINANCE NO. O2024-34 - 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 2404-001 301 Lots

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CMU (City) and R4C (County) to C-3 (City) for parcels D30-020 and D30-026 on 0.66 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2404-001 (O2024-33).

The Special Magistrate recommends approval of O2024-34 subject to the approval of O2024-33, which establishes a future land use appropriate to the proposed zoning.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. LAKE DEATON PIER IMPROVEMENTS PROJECT PAY APPLICATIONS 1 AND 2 FOR A TOTAL OF \$192,356.13
- B. PUBLIC WORKS BUILDING NEW HVAC SYSTEM PROJECT PAY APPLICATION 2 IN THE AMOUNT OF \$51,927.94
- C. OSCEOLA FORCEMAIN PROJECT PAY APPLICATION NO. 3 IN THE AMOUNT OF \$61,635.03
- D. PURCHASE AND INSTALLATION OF A 100KW GENERATOR FOR THE ST CLAIR LIFT STATION FOR THE AMOUNT OF \$93,592.42
- E. RELOCATION OF BACKUP GENERATOR FROM ST CLAIR LIFT STATION TO THE INDUSTRIAL DRIVE LIFT STATION FOR THE AMOUNT OF \$32,824.00
- F. REPLACEMENT OF CHEMICAL TANKS AT THE OXFORD WTP FOR THE AMOUNT OF \$66,659.00
- G. PAY APPLICATION NO. 4 FOR THE MAIN STREET PARKING GARAGE IN THE AMOUNT OF \$1,243,101.47

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. LOCAL CONSTRUCTION PROJECTS UPDATE
- B. REQUEST SPECIAL CALLED MEETING FOR MAY 20, 2024, AT 9 AM
- C. MEMO ON CHARTER REVIEW PROCESS

13. Other Department Reports

- A. TEMPORARY SIGN CODE VIOLATIONS
- B. DEVELOPMENT SERVICES DEPARTMENT UPDATE REPORT

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

May 20, 2024 - City Commission Special Meeting at City Hall at 9am

May 22, 2024 - Wildwood PD Memorial Day Community Event at the Wildwood Community Center from 11am to 1pm

May 25, 2024 - Junk in the Trunk at the Wildwood Community Center from 9am to 12pm

June 10, 2024 - City Commission Meeting at City Hall at 9am

May 13, 2024 9:00 AM