



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

June 10, 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 25, 2024 REGULAR MEETING*

C. *PLAT 2404-002 VOSO UNIT 149 FINAL PLAT*

D. *PLAT 2404-003 VOSO UNIT 150 FINAL PLAT*

- E. *SP 2305-007 CONVENIENCE STORE WITH GAS (WAWA)*
- F. *RIGHT-OF-WAY DEED FOR VILLAGES OF SOUTHERN OAKS UNIT NOS. 143, 144, 145, 232, 233, AND 234*

G. BUDGETED FINANCIAL ITEMS

- 1. *REHAB AND COATING OF 27 MANHOLES AND 3 LIFT STATION WET WELLS FOR THE AMOUNT OF \$191,610.68*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS

- B. *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.

- C. *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.

- D. **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.

- E. **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.

- F. **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.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***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.

- B. ***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).

The Planning and Zoning Board/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.

- C. ***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.

- D. ***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.

- E. ***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.

- F. ***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.

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

- A. ***ORDINANCE NO. O2024-36 - 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.***

Petition to Amend the Boundary Line of Village Community Development District No. 15

The Board of Supervisors of the Villages No. 15 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance 2023-7 to reflect a net decrease in the size of the District by 2.00 acres, such that the resulting District will total 1,380.4 acres MOL. The net increase in the size of the District has no effect on the City limits.

Staff recommends approval

- B. ***ORDINANCE NO. O2024-37 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF***

THE MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A 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.

Petition to Amend the Boundary Line of Middleton CDD A

The Board of Supervisors of the Middleton Community Development District A (the "District") has petitioned the City of Wildwood to amend Ordinance O2022-35 to reflect a net decrease in the size of the District by 1800.9 acres, such that the resulting District will total 683.7 acres MOL. The net decrease in the size of the District has no effect on the City limits.

Staff recommends approval

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *HIGHFIELD AT TWISTED OAKS DEVELOPER'S AGREEMENT*
- B. *TWISTED OAKS DEVELOPER'S AGREEMENT FIRST AMENDMENT AND RESTATEMENT*
- C. *MAIN STREET PARKING GARAGE OWNER DIRECT PURCHASE INVOICE NO. 2 IN THE AMOUNT OF \$1,122,925.08*
- D. *MUNICIPAL SERVICES COMPLEX PAY APP #22 IN THE AMOUNT OF \$56,908.25*
- E. *PUBLIC WORKS NEW HVAC SYSTEM PAY APPLICATION #3 IN THE AMOUNT OF \$51,367.06*
- F. *ST CLAIR STREET IMPROVEMENTS PROJECT PAY APPLICATION #2 IN THE AMOUNT OF \$84,112.09*
- G. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 5 IN THE AMOUNT OF \$465,212.95*
- H. *INTERLOCAL AGREEMENT WITH THE VILLAGES CHARTER SCHOOL FOR ESTABLISHING AND FUNDING A SCHOOL CROSSING GUARD PROGRAM*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *GRANT UPDATE REPORT FOR JUNE 2024*

13. Other Department Reports

- A. *INFORMATION TECHNOLOGY DEPARTMENT REPORT*
- B. *POLICE DEPARTMENT 2023 ANNUAL REPORT*
- C. *WILDWOOD POLICE DEPARTMENT YEAR TO DATE REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

June 17, 2024 - Chat with a Commissioner: Commissioner Bivins at MLK Community Center from 12pm to 1pm

June 17, 2024 - City Commission Meeting at City Hall at 7pm

June 18, 2024 - Police Department Safety Coalition Meeting at First Baptist Church of Oxford from 10am to 11:30am

June 22, 2024 - Stand-Up Comedy Night at Warfield Auditorium at 6:30pm

June 10, 2024 9:00 AM