



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 17, 2024 7:00 PM

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: APRIL 8, 2024 REGULAR MEETING*

C. *PLAT 2401-005 LIVANO WILDWOOD FINAL PLAT*

D. *PLAT 2403-001 HIGHFIELD AT TWISTED OAKS PHASE 1 FINAL PLAT*

- E. *PLAT 2403-006 TWISTED OAKS TOWNHOMES PH 1 FINAL PLAT*
- F. *SP 2305-011 TWISTED OAKS AMENITY CENTER*
- G. *SP 2309-003 EXALT HEALTH 40 BED REHABILITATION HOSPITAL AT WILDWOOD*
- H. *SP 2309-006 WILDWOOD ACRES PAVILION*
- I. *SP 2401-001 TWISTED OAKS APARTMENTS*
- J. *SP 2401-007 CHIPOTLE @ SIGNATURE DRIVE*
- K. *SP 2401-008 FIFTH THIRD BANK - PINELLAS PLAZA*

3. Presentations and/or Proclamations

- A. *PROCLAIM JUNE 17-23, 2024, AS WILDWOOD POLLINATOR WEEK*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. ***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 - ADOPTION HEARING

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

- C. ***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

- D. ***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

5. Public Hearings - Timed - Quasi-Judicial

- A. ***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).

The Planning and Zoning Board/Special Magistrate recommends approval subject to the approval of O2024-12, 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. O2024-18 - 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 2309-002 Wildwood East

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 Map designation from Rural Residential (County) to High Density Residential (City) for parcel G04-013 on 2.94 acres MOL. This request is accompanied by rezoning request RZ 2309-002 (O2024-19).

The Planning and Zoning Board/Special Magistrate recommends approval with the condition of verification of wastewater capacity.

- B. ***ORDINANCE NO. O2024-19 - 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 2309-002 Wildwood East

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR1 (County) to R-5 (City) for parcel G04-013 on 2.94 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment CP 2309-002 (O2024-18).

The Planning and Zoning Board/Special Magistrate recommends approval with the condition of the verification of wastewater capacity, subject to the approval of O2024-18, which establishes a future land use appropriate for the proposed zoning.

- C. ***ORDINANCE NO. O2024-38 - 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 2404-002 Cheng Zheng Home Site

Parcel G33-063

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment request to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for the parcel listed above on 0.442 acres of land MOL. This request is accompanied by rezoning request RZ 2404-003 (O2024-39).

The Planning and Zoning Board/Special Magistrate recommends approval.

- D. **ORDINANCE NO. O2024-39** - 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 2404-003 Cheng Zheng Home Site

Parcel G33-063

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning district from RR5C (Sumter County) to R-1 (City) for the parcel listed above on 0.442 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2404-002 (O2024-38).

The Planning and Zoning Board/Special Magistrate recommends approval.

- E. **ORDINANCE NO. O2024-40** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.17 ACRES LOCATED APPROXIMATELY 445 LINEAR FEET EAST OF N US 301, APPROXIMATELY 467 LINEAR FEET SOUTH OF CR 106, IN SECTION 17, TOWNSHIP 18 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 2406-001 Oxford Oaks Professional Plaza

Portion of Parcel D17-69

Annexation of portion of a vacated right-of-way contiguous to the City of Wildwood limits and in the Joint Planning Area with Sumter County totaling approximately 0.17 acres, MOL.

Staff recommends approval.

- F. **ORDINANCE NO. O2024-41** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, RELATING TO STOPPING, STANDING AND PARKING; AMENDING SECTION 12-91(1)(K) AND (2)(F) OF THE CITY OF

WILDWOOD CODE CONCERNING NO STOPPING, STANDING AND PARKING DESIGNATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Parking Ordinance

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2024-11 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA; AUTHORIZING ACCEPTANCE OF GRANT FUNDS IN THE AMOUNT OF \$50,000 FROM SECO ENERGY FOUNDATION FOR THE SAVING MORE LIVES INITIATIVE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS IN FURTHERANCE OF THE GRANT ACCEPTANCE; AUTHORIZING THE CITY MANAGER TO APPROVE ALL EXPENDITURES RELATED TO THE GRANT; PROVIDING FOR AN EFFECTIVE DATE.***

Police Department Grant Acceptance

Staff recommends approval.

- B. ***RESOLUTION NO. R2024-12 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA APPOINTING ASSISTANT CITY MANAGER AS ACTING CITY MANAGER PURSUANT TO SECTION 4-3 OF THE CITY CHARTER FOR A PERIOD OF TWO WEEKS IN THE ABSENCE OF THE CITY MANAGER.***

Temporarily Appointing Acting City Manager

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ***KIMLEY-HORN AMENDMENT 6 TO WORK AUTHORIZATION 18 FOR BARWICK ST., ST. CLAIR ST., AND HUEY ST. IMPROVEMENTS***
- B. ***OSCEOLA FORCEMAIN PROJECT FINAL PAY APPLICATION FOR THE AMOUNT OF \$32,201.45***
- C. ***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. *SET FIRST FY 25 BUDGET WORKSHOP FOR JULY 15, 2024, AT 9:00AM*

B. *LOCAL INFRASTRUCTURE PROJECTS CONSTRUCTION UPDATE - JUNE 2024*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

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

July 3, 2024 - Happy Birthday America Celebration and Fireworks at the Wildwood Community Center from 5pm to 9pm

July 4, 2024 - Independence Day - City Hall Closed

July 8, 2024 - City Commission Meeting at City Hall at 9am

June 17, 2024 7:00 PM