



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 12, 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. *MINUTES FOR APPROVAL: APRIL 29, 2024 SPECIAL MEETING*

B. *EXPENDITURE REPORT*

C. *PLAT 2304-003 PANDA EXPRESS (BEAUMONT LOT 247) REPLAT*

D. *PLAT 2310-004 TURKEY RUN REPLAT LOTS 4-9 & 12*

- E. *PLAT 2406-001 VOSO UNIT 235 FINAL PLAT*
- F. *PLAT 2406-002 VOSO UNIT 248 FINAL PLAT*
- G. *PLAT 2406-003 VOSO UNIT 237 FINAL PLAT*
- H. *PLAT 2406-004 VOSO UNIT 247 FINAL PLAT*
- I. *RIGHT-OF-WAY DEED BY VILLAGES COMMUNITY DEVELOPMENT DISTRICT NO. 13 - WIDMANN PLACE*
- J. *PERPETUAL EASEMENT – MASTERS AVENUE MONITORING WELL SITE*
- K. *UTILITY EASEMENT - WILDWOOD SUMTER HOLDINGS, INC. (TRIUMPH SOUTH)*

3. Presentations and/or Proclamations

- A. *2024 2ND QUARTER TEAM IMPACT AWARD*

4. Public Hearings - Timed - Legislative

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

- B. ***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 verification of wastewater capacity. However, based on the attached analysis of the wastewater capacity, staff recommends DENIAL of the comprehensive plan amendment to change the future land use at this time.

- C. ***ORDINANCE NO. O2024-42 - 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 2405-002 Michael DeMers

Parcels G18-023, G18-024, G18-025, and G18-026

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 Mobile Home Park (City) to Industrial (City) for the parcels listed above on 0.913 acres of land MOL. This request is accompanied by rezoning request RZ 2405-002 (O2024-43).

Staff recommends approval

- D. ***ORDINANCE NO. O2024-44 - 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 2406-001 Oxford Oaks Professional Plaza

Portion of Parcel D17-069

The applicant is seeking 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 Commercial/ROW (Sumter County) to Commercial (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by rezoning request RZ 2406-001 (O2024-45).

5. Public Hearings - Timed - Quasi-Judicial

- A. ***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 verification of wastewater capacity, subject to the approval of O2024-18, which establishes a future land use appropriate for the proposed zoning. However, based on the attached analysis of the wastewater

capacity, staff recommends **DENIAL** of the rezoning to change the future land use at this time.

- B. **ORDINANCE NO. O2024-43** - 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 2405-002 Michael DeMers

Parcels G18-023, G18-024, G18-025, and G18-026

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from MHP (City) to M-1 (City) for the parcel listed above on 0.913 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2405-002 (O2024-42).

Staff recommends approval

- C. **ORDINANCE NO. O2024-45** - 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 2406-001 Oxford Oaks Professional Plaza

Portion of Parcel D17-069

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from CL/ROW (Sumter County) to C-2 (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2406-001 (O2024-44).

Staff recommends approval

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2024-46** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.121 ACRES LOCATED APPROXIMATELY 0.14 MILES NORTH OF E C 470, WEST ALONG MARSH BEND TRAIL, IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY 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 2405-001 7202 Marsh Bend Trail

The applicant has submitted a voluntary annexation application for parcel K09A010. The property to be annexed totals 7.121 acres and is generally located west along Marsh Bend Trail approximately 0.13 miles north of E C 470. **Staff recommends approval.**

- B. ***ORDINANCE NO. O2024-47 - 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 2402-003 Wildwood Oaks

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 Institutional (City) to Central Mixed Use (City) for parcel G05-183 on 4.681 acres MOL. This request is accompanied by a rezoning request RZ 2402-003 (O2024-48).

The Planning and Zoning Board/Special Magistrate recommends approval with compliance of Sumter County TIA improvements.

- C. ***ORDINANCE NO. O2024-48 - 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 2402-003 Wildwood Oaks

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from INS (City) to CMU (City) for parcel G05-183 on 4.681 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2402-003 (O2024-47).

The Planning and Zoning Board/Special Magistrate recommends approval with compliance of Sumter County TIA improvements.

- D. ***ORDINANCE NO. O2024-49 - 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 2403-001 Wildwood Micro Hospital

Parcel G19-003

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 Industrial (City) to Commercial (City) for the parcel listed above on 44.0 acres MOL. This request is accompanied by a rezoning request RZ 2403-001 (O2024-50).

Staff recommends approval.

- E. ***ORDINANCE NO. O2024-50 - 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 2403-001 Wildwood Micro Hospital

Parcel G19-003

The applicant is seeking approval from the City of Wildwood City Commission to change the zoning designation from M-1 (City) to C-3 (City) for the parcels listed above on 44.0 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2403-001 (O2024-49).

Staff recommends approval

- F. ***ORDINANCE NO. O2024-52 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ADOPTING A NEW FEE SCHEDULE FOR THE USE OF CITY PARKS AND FACILITIES; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.***

Updated Parks and Recreation Fee Schedule

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2024-15 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING AMENDMENTS TO THE CO-SPONSORSHIP POLICY PROVIDING A LIST OF PARAMETERS FOR ORGANIZATIONS SEEKING FEE WAIVERS; PROVIDING FOR AN***

EFFECTIVE DATE.

Updated Parks and Recreation Co-Sponsorship Policy

Staff recommends approval.

- B. ***RESOLUTION NO. R2024-16 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING AMENDMENTS TO THE RULES AND REGULATIONS FOR RECREATION FACILITY RENTALS; PROVIDING FOR AN EFFECTIVE DATE.***

Updated Parks and Recreation Rules and Regulations for Facility Rentals

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *INTENT TO AWARD THE CR 501 WTP IRON FILTER PROJECT TO SGS CONTRACTING SERVICES, INC FOR THE AMOUNT OF \$2,715,700.00*
- B. *KIMLEY HORN WORK AUTHORIZATION NO. 10 - CR 501 WTP IRON FILTER CONSTRUCTION ADMINISTRATION FOR THE AMOUNT OF \$58,500.00*
- C. *REPLACEMENT OF TWO HACH COMPOSITE SAMPLERS FOR THE CONTINENTAL WWTP FOR THE AMOUNT OF \$22,204.00*
- D. *AMENDMENT AND RENEWAL OF AGREEMENTS WITH THE HEART OF FLORIDA FOR BIOSOLIDS DISPOSAL*
- E. *KIMLEY-HORN AMENDMENT 2 FOR WORK AUTHORIZATION #36 FOR CLAY DRAIN RD & SIGNATURE DR. IN THE AMOUNT OF \$69,900.00*
- F. *HUEY STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION #1 IN THE AMOUNT OF \$476,100.49*
- G. *JACKSON STREET IMPROVEMENTS PROJECT WORK AUTHORIZATION #11 FOR BIDDING AND CONSTRUCTION SUPPORT SERVICES IN THE AMOUNT OF \$50,000*
- H. *LAKE DEATON PIER IMPROVEMENTS PROJECT PAY APPLICATION #3 IN THE AMOUNT OF \$191,638.19*
- I. *CONSTRUCTION CONTRACT WITH GARNEY COMPANIES, INC FOR THE WASTEWATER TREATMENT PLANT PROJECT*

10. General Items for Consideration/Discussion and Other Business

- A. *PEPPER TREE VILLAGE - NO STREET PARKING REQUEST*

11. Appointments

- A. *DESIGNATION OF THE CITY OF WILDWOOD'S VOTING DELEGATE FOR THE FLC 2024 ANNUAL BUSINESS SESSION*

12. City Manager Reports

- A. *SET FY 25 THIRD BUDGET WORKSHOP FOR AUGUST 19, 2024 AT 9:00AM*
- B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

August 15, 2024 - Wildwood Police Department Safety Coalition Meeting at Rock of Ages Church from 10am to 11:30am

August 17, 2024 - Junior Master Gardener Session 1 at Warfield Auditorium from 10:30am to 12pm

August 17, 2024 - Girls' Night Out at the Wildwood Community Center from 6pm to 9pm

August 24, 2024 - Junior Master Gardener Session 1 at Warfield Auditorium from 10:30am to 12pm

August 26, 2024 - City Commission Meeting at City Hall at 7pm

August 12, 2024 9:00 AM