



## **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**

**October 14, 2024 9:00 AM**

City Hall Commission Chamber

100 N Main Street

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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.

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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.

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## **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: JULY 22, 2024 REGULAR MEETING*

C. *BREAST CANCER AWARENESS 3K WALK AND COMMUNITY FIELD DAY*

- D. *WILDWOOD ROTARY CLUB THANKSGIVING 5K*
- E. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NOS. 235 & 237*
- F. *PLAT 2408-005 VOSO UNIT 242 FINAL PLAT*
- G. *PLAT 2408-006 VOSO UNIT 239 FINAL PLAT*
- H. *PLAT 2408-007 VOSO UNIT 238 FINAL PLAT*
- I. *SP 2401-003 SOUTH WILDWOOD INDUSTRIAL PARK 1C BLDG. 2*

**J. *BUDGETED FINANCIAL ITEMS***

- 1. *PURCHASE OF SIX (6) 2025 FORD INTERCEPTOR UTILITY VEHICLES FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$393,261.39*
- 2. *PURCHASE OF TWO (2) 2025 FORD EXPLORERS FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$85,781.11*
- 3. *PURCHASE OF ONE (1) 2024 FORD F250 CREW CAB FOR THE PARKS AND REC DEPARTMENT IN THE AMOUNT OF \$51,313.81*
- 4. *PURCHASE OF TWO (2) 2024 FORD F250S FOR THE WATER DEPARTMENT IN THE AMOUNT OF \$127,947.23*
- 5. *PURCHASE OF ONE (1) 2024 FORD F150 FOR THE PARKS AND REC DEPARTMENT IN THE AMOUNT OF \$41,138.23*
- 6. *MICROSOFT LICENSING RENEWAL 2 - YEAR 2 IN THE AMOUNT OF \$64,753.71*
- 7. *REPLACEMENT OF 17 LIFT STATION PLC CONTROLLERS BY PROCESS CONTROL SERVICES FOR THE AMOUNT OF \$131,325.00*

**3. Presentations and/or Proclamations**

- A. *PROCLAIM OCTOBER 2024 AS NATIONAL COMMUNITY PLANNING MONTH*
- B. *PROCLAIM OCTOBER 13-19, 2024, AS MONARCH AWARENESS WEEK*
- C. *PROCLAIM OCTOBER 21-27, 2024, AS FLORIDA CITY GOVERNMENT WEEK*
- D. *3RD QUARTER TEAM IMPACT AWARD JULY–SEPTEMBER*
- E. *RE-ACCREDITATION AWARD PRESENTATION*

**4. Public Hearings - Timed - Legislative**

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*
- B. ***ORDINANCE NO. O2024-53 - 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 2407-001 707 Missouri Ave**

**Parcel G05-029**

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 Medium Density Residential (City) for the parcel listed above on 5.63 MOL. The request is accompanied by rezoning request RZ 2407-001 (O2024-54).

**The Planning and Zoning Board/Special Magistrate recommends approval.**

**5. Public Hearings - Timed - Quasi-Judicial**

- A. ***ORDINANCE NO. O2024-54 - 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 2407-001 707 Missouri Ave**

**Parcel G05-029**

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RR1 (County) to R-2 (City) for the parcel listed above on 5.63 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2407-001 (O2024-54).

**The Planning and Zoning Board/Special Magistrate recommends approval.**

- B. ***ORDINANCE NO. O2024-57 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 2.32 ACRES LOCATED APPROXIMATELY 0.08 MILES EAST OF CR 209 AND CR 214 INTERSECTION, IN SECTION 19, TOWNSHIP 18 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 CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

#### **AN 2408-001 John Papagno Residential**

The applicant/owner, John Papagno, has submitted a voluntary annexation application for parcel D19-031. The property to be annexed totals 2.32 acres MOL and is located approximately 0.08 miles east of the CR 209 and CR 214 intersection.

**Staff recommends approval.**

**6. Public Forum - 4 minute time limit**

**7. Ordinances First Reading Only (No Vote)**

- A. ***ORDINANCE NO. O2024-55 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY LG WILDWOOD LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.***

#### **PD 2404-001 Convenience Store with Gas Planned Development**

##### **Parcels G07-076, G07-078 & G07-250**

The applicant seeks approval from the City Commission for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on the parcels listed above. This PD allows five (5) signs to be located on the property which along with requirements to the existing billboard as outlined in the ordinance.

**The Planning and Zoning Board/Special Magistrate recommends approval.**

- B. ***ORDINANCE NO. O2024-58 - 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 2408-003 John Papagno Residential**

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 Agricultural (County) to Residential Mixed Use (City) for parcel D19-031 on 2.32 acres MOL. This request is accompanied by a rezoning request RZ 2408-003.

**The Planning and Zoning Board/Special Magistrate recommends approval.**

- C. **ORDINANCE NO. O2024-59** - 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 2408-003 John Papagno Residential**

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for parcel D19-031 on 2.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2408-003 (O2024-58).

**The Planning and Zoning Board/Special Magistrate recommends approval.**

- D. **ORDINANCE NO. O2024-60** - 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 2408-001 Old Wire West**

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.298 acres MOL. The request is accompanied by rezoning request RZ 2408-001 (O2024-61).

**The Planning and Zoning Board/Special Magistrate recommends approval.**

- E. **ORDINANCE NO. O2024-61** - 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.

**RZ 2408-001 Old Wire West**

The applicant seeks approval from the City Commission for a Zoning Map amendment to change the zoning district from R-3 (City) to C-1 (City) for the parcel listed above on 0.298 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-001 (O2024-60).

**The Planning and Zoning Board/Special Magistrate recommends approval.**

- F. **ORDINANCE NO. O2024-62** - 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 2408-002 Kent's Building**

**Parcel G06L166**

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 Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.2421 acres of land MOL. This request is accompanied by rezoning request RZ 2408-002 (O2024-63).

**The Planning and Zoning Board/Special Magistrate recommends approval.**

- G. **ORDINANCE NO. O2024-63** - 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 2408-002 Kent's Building**

**Parcel G06L166**

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from R-3 (City) to C-1 (City) for the parcel listed above on 0.242 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-002 (O2024-62).

**The Planning and Zoning Board/Special Magistrate recommends approval.**

- H. **ORDINANCE NO. O2024-64** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.63 ACRES LOCATED AP APPROXIMATELY 0.36 MILES NORTH OF THE C 472 AND N US 301 INTERSECTION, LOCATED EAST ALONG N US 301, IN SECTION 20, TOWNSHIP 18 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 CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

### **AN 2408-003 Oxford Professional Plaza**

The applicant, Lawrence Breech, on behalf of the owner, T-Lynne Properties, LLC, has submitted a voluntary annexation application for parcel D20-050. The property to be annexed totals 3.63 acres MOL and is located approximately 0.36 miles north of the C 472 and N US 301 intersection, located east along N US 301.

**Staff recommends approval.**

- I. ***ORDINANCE NO. O2024-65 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE CITY BOUNDARY BY DE-ANNEXING APPROXIMATELY 230.23 ACRES MORE OF LESS OF REAL PROPERTY, GENERALLY LOCATED NORTH OF E C 470 AND WEST OF MARSH BEND TRAIL, AND SOUTH OF SUMTER COUNTY ROAD 526 AND WEST ON SE 42ND DRIVE, MORE PARTICULARLY AND LEGALLY DESCRIBED ON COMPOSITE EXHIBIT A AS EXHIBIT A-1 AND EXHIBIT A-2, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR THE AMENDMENT OF CITY BOUNDARIES TO CONTRACT THE SUBJECT PROPERTY FROM THE CITY BOUNDARIES; PROVIDING FOR THE AMENDMENT OF CITY'S JOINT PLANNING AREA; PROVIDING FOR IMPLEMENTATION, APPORTIONMENT AND NOTICE TO APPROPRIATE AGENCIES; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.***

**CN 2408-001 Voluntary Contraction by De-annexing 230.23 Acres of Land (Villages and Buffalo Hide)**

**Staff recommends approval**

### **8. Resolutions for Approval**

### **9. Financial & Contracts & Agreements**

- A. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 9 IN THE AMOUNT OF \$320,636.53*
- B. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN CHANGE ORDER NO. 4 IN THE AMOUNT OF \$44,057.16*
- C. *REQUEST FOR BLANKET PURCHASE AGREEMENT WITH FERGUSON WATERWORKS FOR WATER METERS IN THE AMOUNT OF \$300,000*

### **10. General Items for Consideration/Discussion and Other Business**

**11. Appointments**

**12. City Manager Reports**

A. *REQUEST FOR A WORKSHOP ON OCTOBER 21, 2024 AT 9 AM*

**13. Other Department Reports**

A. *DEVELOPMENT SERVICES DEPARTMENT REPORT UPDATE*

B. *HUMAN RESOURCES DEPARTMENT REPORT UPDATE*

**14. Commission Members Reports**

**15. City Attorney Reports**

**16. Adjournment**

**Upcoming Events**

October 21, 2024 - City Commission Workshop at City Hall at 9am

October 25, 2024 - Halloween Spooktacular at Wildwood Community Center from  
6pm to 8pm

October 28, 2024 - City Commission Regular Meeting at City Hall at 7pm

**October 14, 2024 9:00 AM**