



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 28, 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: JULY 15, 2024 COMMISSION WORKSHOP*

C. *MINUTES FOR APPROVAL: AUGUST 2, 2024 SPECIAL COMMISSION MEETING*

D. *MINUTES FOR APPROVAL: AUGUST 12, 2024 REGULAR COMMISSION MEETING*

E. *SP 2312-010 THE RAILYARD*

F. *PLAT 2409-004 VOSO UNIT 185 FINAL PLAT*

G. BUDGETED FINANCIAL ITEMS

1. *PURCHASE OF A SPARE MIXER FOR THE WASTEWATER TREATMENT FACILITY FOR THE AMOUNT OF \$42,218.00*
2. *PURCHASE OF A SPARE GEARBOX FOR THE KRUGER DITCH ROTORS FOR THE AMOUNT OF \$52,231.94*
3. *PURCHASE OF ONE JOHN DEERE GATOR FOR THE PARKS AND REC DEPARTMENT FOR THE AMOUNT OF \$21,535.00*
4. *PURCHASE OF ONE JOHN DEERE 5100E TRACTOR FROM EVERGLADES EQUIPMENT FOR PUBLIC WORKS FOR THE AMOUNT OF \$67,369.44*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- 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. O2024-60** - 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.

- D. ***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.

5. Public Hearings - Timed - Quasi-Judicial

- 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. O2024-59 - 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.

- C. ***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.

- D. ***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.

- E. **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.

- F. **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

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

7. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2024-66** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.286 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CR 152 AND CR 169, IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST; ADDRESSED AS 5127 CR 169, WILDWOOD, FL 34785, 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 2409-002 5127 CR 169

The applicant, Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust, has submitted a voluntary annexation application for parcel G15A098. The property to be annexed totals 0.286 acres MOL, and is located at 5127 CR 169, Wildwood, FL 34785.

Staff recommends approval

- B. **ORDINANCE NO. O2024-68** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED APPROXIMATELY 740 FEET SOUTH OF THE INTERSECTION OF CR 214 AND CR 209, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA; 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 2410-001 Greatest American Hero

Parcel D19-067

The applicant and property owner, Joseph Martelli (TTEE), has submitted a voluntary annexation for parcel D19-067.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *ESRI SGEA THREE-YEAR RENEWAL FOR ENTERPRISE-WIDE MAPPING SOFTWARE*
- B. *HUEY STREET IMPROVEMENTS PROJECT – CHANGE ORDER 4 IN THE*

AMOUNT OF \$21,500

- C. *HUEY STREET IMPROVEMENTS PROJECT - PAYMENT APPLICATION NO. 4 IN THE AMOUNT OF \$168,605.16*
- D. *WELL NO. 3 REPAIR AT THE 501 WATER TREATMENT FACILITY FOR THE AMOUNT OF \$26,971.75*
- E. *PROPOSAL FROM STANTEC TO PERFORM AN IMPACT FEE STUDY FOR \$48,000*

10. General Items for Consideration/Discussion and Other Business

- A. *AGREEMENT FOR TRAFFIC LAW ENFORCEMENT IN BEAUMONT CDD*

11. Appointments

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*
- B. *GRANTS UPDATE REPORT*

13. Other Department Reports

- A. *INFORMATION TECHNOLOGY DEPARTMENT UPDATE OCTOBER 2024*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

November 5, 2024 - Code Enforcement Meeting at City Hall at 1pm

November 9, 2024 - Wildwood Comedy Club at Warfield Auditorium at 6:30pm

November 11, 2024 - City Commission Meeting at City Hall at 9am

October 28, 2024 7:00 PM