



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

April 22, 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: FEBRUARY 26, 2024 REGULAR MEETING*

C. *PLAT 2401-010 VOSO UNIT 151 FINAL PLAT*

D. *PLAT 2403-002 VOSO UNIT 148 FINAL PLAT*

E. WOODSPRING SUITES ESCROW AGREEMENT

F. **BUDGETED FINANCIAL ITEMS**

1. OXFORD WATER PLANT TRANSFER TANK CLEANING AND HATCH REPLACEMENT FOR THE AMOUNT OF \$21,613.00

3. **Presentations and/or Proclamations**

- A. PROCLAIM MAY 11, 2024, AS CATHERINE STEELE LATIMER DAY
- B. PROCLAIM THE MONTH OF APRIL 2024 AS NATIONAL FAIR HOUSING MONTH
- C. PROCLAIM APRIL 22, 2024, AS EARTH DAY

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

- A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS
- B. **ORDINANCE NO. O2024-7** - 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 2402-001 Evolve at Wildwood

D17-065

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 Commercial (Sumter County) to High Density Residential (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001(O2024-8).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2024-7.

- C. **ORDINANCE NO. O2024-14** - 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 2402-004 Perez Home Site

D19-047

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 Rural Residential (City) for the parcel listed above on 4.57 MOL. The request is accompanied by rezoning request RZ 2402-004 (O2024-15).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-14.

- D. ***ORDINANCE NO. O2024-16 - 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 2402-002 Matteo Oaks

C36-102

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 Low Density Residential (City) for the parcel listed above on 19.89 acres MOL. This request is accompanied by rezoning request RZ 2402-002 (O2024-15).

The Planning and Zoning Board/Special Magistrate recommends approval for Ordinance Number O2024-16.

- E. ***ORDINANCE NO. O2024-22 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING AND RESTATING ORDINANCE NO. O2017-18, ORDINANCE NO. O2019-8, ORDINANCE NO. O2019-50, ORDINANCE NO. O2020-15, ORDINANCE NO. O2020-62, ORDINANCE NO. O2022-55, AND ORDINANCE NO. O2023-45; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING A FRANCHISE TO TRI-COUNTY SANITATION, LLC, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN SOLID WASTE COLLECTION, CURBSIDE RECYCLING AND YARD WASTE COLLECTION SERVICE TO SERVE THE AREA SET FORTH IN THIS AGREEMENT; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISE SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.***

Tri-County Sanitation Franchise Amendment Modification

Staff recommends approval.

- F. ***RESOLUTION NO. R2024-10 - A RESOLUTION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2023-2024 BUDGET; AUTHORIZING THE CITY MANAGER OR HIS***

DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

FY24 Second Budget Amendment

Staff recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

- A. **ORDINANCE NO. O2024-3** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5.63 ACRES LOCATED AT 707 MISSOURI AVENUE, APPROXIMATELY 150 FEET EAST OF THE INTERSECTION OF STANLEY AVENUE AND MISSOURI AVENUE, IN SECTION 05, TOWNSHIP 19 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 2401-001 Hernandez Annexation

Parcel G05-029

The applicants, Brenda and Aleli Hernandez, have submitted a voluntary annexation for parcel G05-029.

Staff recommends approval

- B. **ORDINANCE NO. O2024-4** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.553 ACRES LOCATED AT 4117 CR 108, OXFORD, FL 34484, 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 2402-001 Evolve at Wildwood Annexation

Parcel D17-065

The applicant, Evolve Companies, LLC, has submitted a voluntary annexation for parcel D17-065.

Staff recommends approval.

- C. **ORDINANCE NO. O2024-8 - 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 2402-001 Evolve at Wildwood

D17-065

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from commercial (Sumter County) to R-5 (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by Small Scale Comprehensive Plan Amendment request CP 2402-001(O2024-7).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.

- D. **ORDINANCE NO. O2024-15 - 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 2402-004 Perez Home Site

D19-047

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 Rural Residential (City) for the parcel listed above on 4.57 MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2402-004 (O2024-14).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2024-15 (attached) subject to approval of O2024-14, which establishes a Future Land Use appropriate to the proposed zoning.

- E. **ORDINANCE NO. O2024-17 - 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 2402-002 Matteo Oaks

C36-102

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-1 (City) for the parcel listed above on 19.89 acres MOL. This request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment request CP 2402-002 (O2024-16).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance Number O2024-17 (attached) subject to approval of O2024-16, 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. O2024-23 - AN ORDINANCE AMENDING CITY OF WILDWOOD ORDINANCE NO. O2023-60 TO CORRECT A SCRIVENER'S ERROR PERTAINING TO A TYPOGRAPHICAL ERROR IN THE LEGAL DESCRIPTION; PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.8 ACRES LOCATED AT THE INTERSECTION OF E SR 44 AND CR 149, IN SECTION 22, TOWNSHIP 19 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 TEXT TO BE CORRECTED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

AN 2309-001 Summers Gym

Parcel G15C016

City Staff is processing Ordinance O2024-23 to correct a scrivener's error found in adopted Ordinance O2023-60, which voluntarily annexed 0.8 acres of land for parcel G15C016.

Staff recommends approval of Ordinance O2024-23.

- B. ***ORDINANCE NO. O2024-24 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE***

Text Amendment to the City's Land Development Regulations Update

Staff recommends approval of Ordinance O2024-24.

- C. **ORDINANCE NO. O2024-25** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF 1.00 ACRE OF LAND LOCATED APPROXIMATELY 315 FEET EAST OF THE INTERSECTON OF CR 217 AND C 44A AND APPROXIMATELY 294 FEET SOUTH OF C 44A, A/K/A "TRACT C" WITHIN PROPERTY LOCATED AT 2865 C-44A WILDWOOD, FL, 34785, IN SECTION 01, TOWNSHIP 19 SOUTH, RANGE 22 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 2403-001 Freeman-Allen Annexation

Parcel F01-116

The applicant, James Hartley with Gooding & Batsel, PLLC, on behalf of property owner Arthur Freeman Jr., has submitted a voluntary annexation for parcel F01-116.

Staff recommends approval.

- D. **ORDINANCE NO. O2024-26** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.125 ACRES LOCATED 5369 LEXINGTON CIR, WILDWOOD, FL 34785, IN SECTION 16, TOWNSHIP 19 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 2403-002 Sarah Empey Annexation

Parcel G16ED001

The applicant/owner, Sarah E. Empey, has submitted a voluntary annexation for parcel G16ED001.

Staff recommends approval

8. **Resolutions for Approval**
9. **Financial & Contracts & Agreements**

- A. *EXALT HEALTH DEVELOPER'S AGREEMENT*
- B. *PURCHASE OF REPLACEMENT GEARBOX ASSEMBLY FOR 50' WALKER CLARIFIER IN THE AMOUNT OF \$28,500.00*
- C. *ST. CLAIR STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION #1 IN THE AMOUNT OF \$199,846.04*
- D. *COMMUNITY CENTER HVAC PROJECT – KIMLEY-HORN WORK AUTHORIZATION #7 IN THE AMOUNT OF \$56,500*
- E. *AGREEMENT WITH ANFIELD CONSULTING FOR PROFESSIONAL CONSULTING AND LOBBYING SERVICES*
- F. *APPROVAL OF GRANT AGREEMENT WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE WRF: BNR AND CAPACITY EXPANSION IMPROVEMENTS - PHASE I (WWTP PROJECT) IN THE AMOUNT OF \$9,250,000*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *FY25 BUDGET CALENDAR*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

- A. *UPDATE ON TITLE FOR CITY-OWNED PARCEL ON LEE STREET*

16. Adjournment

Upcoming Events

April 26, 2024 - Arbor Day Celebration at Public Works at 10am

April 27, 2024 - DEA National Rx Take Back Day at Wildwood Police Department
from 10am to 2pm

April 29, 2024 - City Commission Workshop at City Hall at 9am

May 13, 2024 - City Commission Meeting at City Hall at 9am

April 22, 2024 7:00 PM