

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
SPECIAL CALLED MEETING  
MAY 16, 2011 – 5:30 P.M.  
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Special session, May 16, 2011 at 5:30 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark, Allen and Strickland. Also present were: City Manager Smith, City Clerk Jacobs, City Attorney Blair, Police Chief Reeser, Development Services Director Peavy, Development Services Coordinator McHugh and AVT Law.

The meeting was called to order by Mayor Wolf with Commissioner Allen giving the invocation and the audience joining in the Pledge of Allegiance to the American Flag.

1. TIMED ITEMS AND PUBLIC HEARINGS  
None at this time
2. REPORTS AND PUBLIC INPUT

SPECIAL PRESENTATIONS:

- (1) Presentation of LDR's by Melanie Peavy, DSD (Attachment on file)  
DSD Peavy explained the purpose of the LDR and that it must contain at a minimum "specific and detailed provision necessary or desirable to implement the adopted comprehensive plan". The LDR is to - regulate the use of land and water, ensure the compatibility of adjacent land uses, regulate the subdivision of the land, provide for protection of potable water well-fields, regulate areas subject to seasonal and periodic flooding and provide for drainage and Stormwater management, ensure the protection of environmentally sensitive land, regulate signage, address concurrency, ensure safe and convenient on-site vehicular and pedestrian traffic flow, maintain the existing density of residential properties or recreational vehicle parks, and address all other specific and detailed provisions necessary to implement the adopted comprehensive plan.

A process-procedure change was to eliminate the Subdivision Advisory Committee (SAC) and implement the Project Review Committee. The PRC will review plans and take action as a review group. They will also act as an advisory committee to make recommendations to the Commission on changes to Code and LDR's. Will review commercial and industrial as well as the residential plans. The PRC will be comprised of the City Manager, Developments Services Director, Water Director, Wastewater Director, Public Works Director, Police Chief, Sumter County Building and Fire Chief, and outside utilities representatives.

Minor changes to the Planning & Zoning Board and Board of Adjustment. The Code Enforcement Board has been eliminated and the Board of Adjustment will hear and decide appeals and take action on code enforcement cases. The Planning and Zoning Board will review comprehensive plan amendments as the local planning agency. They will review rezoning, subdivisions, site plans, conditional use permits, variances and special exceptions. The Special Magistrate will still be in place unless the Commission decides otherwise.

All Zoning Districts updated to be in compliance with the 2035 comprehensive plan. These updates are reflected on the maps.

Significant change is to the downtown commercial by separating into four districts – C1, C2, C2A and C3. C1 will affect most property owners in the downtown. The zoning will no longer allow the heavier type commercial uses. It will be more specialty shops, restaurants, offices and be more accessible to pedestrians and not automobiles.

Mayor Wolf asked how this would affect those property owners who annexed in and thought they had mixed use. DSD Peavy – most of those who annexed in have mixed use. Noted that the General mixed use category caused a lot of trouble during the Comp Plan amendment. The General mixed went away with the amendment and the City now has seven or eight new mixed use categories with different intensity and density. The zoning type is dependent on location. Most of those who annexed in with General Mixed use will be in some type of mixed use, with exception of the smaller property owners who did not qualify for mixed use to begin with.

C2 – is commercial neighborhood such as retail, restaurant, and services. C2A is commercial mixed use. C3 is commercial highway such as big box stores, large retailers, services. Read list of additional zoning categories. Other significant changes in zoning are temporary uses and special events. Noted Density Bonuses.

Noted that Community Residential Homes are permitted uses by State Statute. These are only for dependent persons and persons with disability. Code does not propose a provision for emergency shelters or homes for the destitute. It is staff's recommendation that these type facilities be considered and staff will look for Commission direction in the future in meeting those community needs.

Planned Development section has been completely revised. Any property within a mixed use zoning will require development plan approval. Planned Development will be shown as overlays on the zoning map to give the Commission more control of the type of development within those districts.

Design standards have been updated for consistency with the Comprehensive Plan and Code.

Signs standards are included in the design standards. No major changes have been made to Design standards since their adoption in 2007. They have been updated for compliance.

LDR has been reviewed by City engineers, outside engineers, developers, City Attorney and Special Magistrate. Kimley Horn has worked with water, wastewater and public works detailing the technical standards and bringing them up to date.

Staff will hold a Public Workshop on May 24 for review and questions by the property owners and residents. Staff will make any last minute changes and bring

back to the Commission for adoption by Ordinance.

Mayor Wolf – is something is found to be missing or needing change after the LDR is adopted, what is the procedure for change? Wants to be sure there is room for discussion and compromise.

DSD Peavy – the first opportunity to make changes will be in the fall when the City enters into the JPA with Sumter County. Will have the opportunity to make changes to the Comp Plan at that time if the State will allow. We will be looking for changes and asking the Commission for changes as staff sees problems come up.

CM Smith noted it is a living document so it can be changed when the Commission sees it necessary. Have to get this in place.

In response to comment from Commission, DSD Peavy noted that the design standards are not being changed, just incorporated into the LDR document and that the Design Standards have been in effect for five years. Those who were present at the last regular meeting were aware of those standards when they set up their businesses.

(2) Discussion/decision regarding City LOGO – Board Option (Attachment on file)

CM Smith – reminded Commission they awarded the \$500 to the person recommended by the selection committee. Asking direction from the Commission to move forward for logo on letterhead, vehicles, uniforms, etc. Mayor Wolf noted you could have different logo on vehicles from letterhead.

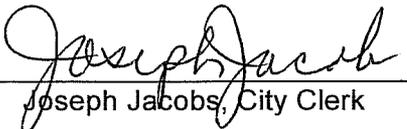
Motion by Commissioner Allen, second by Commissioner Bivins that staff do a request for information with a professional advertising company to create a City Logo that will last at least 10-15 years and based on Commission and staff input. Motion carried by unanimous vote.

3. NEW BUSINESS – ACTION REQUIRED  
None

4. ADJOURN:  
Upon a motion by Commissioner Clark, second by Commissioner Allen the meeting was adjourned.

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ATTEST:   
Joseph Jacobs, City Clerk

  
Ed Wolf, Mayor