



## **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**

**January 9, 2023 7:00 PM**

City Hall Commission Chamber

100 N Main Street

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Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

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F.S.S. 286.0105A - 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. Oath of Office to Mayor Ed Wolf, Commissioner Pamala Harrison-Bivins, and Commissioner Marcos Flores by Judge Paul Militello**
- 3. Selection of Mayor Pro Tem**
- 4. 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 on 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. *PLAT 2211-003 MIDDLETON UNIT 1 FINAL PLAT*

**C. *BUDGETED FINANCIAL ITEMS***

1. *LIFT STATION FENCE REPAIRS FOR THE AMOUNT OF \$19,920.00*
2. *LIFT STATION WET WELL REHAB AND SAFETY HATCH REPLACEMENTS IN THE AMOUNT OF \$77,147.00*
3. *WWTF INTERNAL REUSE PUMP REPLACEMENT IN THE AMOUNT OF \$35,569.80*

**5. Presentations and/or Proclamations**

**6. Public Hearings - Timed**

- A. ***ORDINANCE NO. O2022-90 - 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 2209-001 VPSD #46**

**Parcel(s) G32-008 & G32-027**

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to PF – Public Facilities (City) for the parcels listed above on .99 acres MOL. This request is accompanied by rezoning request RZ 2209-001.

**Special Magistrate recommends approval.**

- B. ***ORDINANCE NO. O2022-91 - 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 2209-001 VPSD #46**

**Parcel(s) G32-008 & G32-027**

The applicant seeks approval from the City Commission for a zoning map amendment to change the zoning R2M & R4M (Sumter County) to IN (City) for the parcels listed above on 0.99 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2209-001.

**Special Magistrate recommends approval, subject to the approval of**

**O2022-90, which establishes a Future Land Use appropriate to the proposed zoning.**

- C. **ORDINANCE NO. O2022-96 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY TURKEY RUN II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**PD 2205-001 Turkey Run PD Amendment**

LPG Urban & Regional Planners, Inc is seeking approval from the City Commission for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed use PD's and include a list of permitted uses. Turkey Run is a mixed-use project that was approved with a zoning change to PUD. PUD/PD's are now an overlay zoning, which has caused the need to simultaneously apply for a rezoning CMU for underlying zoning. The rezoning to CMU was approved at the Commission meeting on August 22, 2022.

**Special Magistrate recommends approval of the PD amendment, contingent on the resolution of outstanding comments.**

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

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

- A. **ORDINANCE NO. O2023-1 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING EASTPORT COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**CDD 2211-001 Eastport Community Development District**

**Staff recommends approval of the Petition to Establish Eastport Community Development District.**

- B. **ORDINANCE NO. O2023-2 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD**

*OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

**CDD 2211-002 Middleton Downtown**

**Staff recommends approval of the Petition to Establish Middleton Downtown Community Development District.**

**9. Resolutions for Approval**

**10. Financial & Contracts & Agreements**

- A. *CITY HALL HVAC RENOVATION PAY APP #5 IN THE AMOUNT OF \$19,358.10*
- B. *CR 209 WATER MAIN EXTENSION PHASE NO. 1 PAY APP NO. 5 IN THE AMOUNT OF \$186,732.72*
- C. *RFQ #2023-02 - PROFESSIONAL ARCHITECTURAL SERVICES FOR RECREATION AND COMMUNITY OUTREACH CENTER*

**11. General Items for Consideration/Discussion and Other Business**

- A. *CONSTRUCTION FINANCING OPTION WITH G3 DEVELOPMENT*

**12. Appointments**

**13. City Manager Reports**

- A. *2022-2023 TAX FLYER*
- B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

**14. Other Department Reports**

**15. Commission Members Reports**

**16. City Attorney Reports**

**17. Adjournment**

**Upcoming Events**

January 14, 2023 - Dr. King BBQ Festival at MLK Park from 10am to 2pm

January 23, 2023 - City Commission Meeting at 7pm

January 27, 2023 - Paint and Sip Event at Wildwood Community Center from 6pm to 9pm

**January 9, 2023 7:00 PM**