



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 24, 2023 7:00 PM

City Hall Commission Chamber

100 N Main Street

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.

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.

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. *BUDGETED FINANCIAL ITEMS*

1. *UTILITY REVENUE SUFFICIENCY ANALYSIS PROPOSAL IN THE*

AMOUNT OF \$25,000

2. *POLICE BODY CAMERA SYSTEM RENEWAL - BODYWORN BY UTILITY, INC. IN THE AMOUNT OF \$127,231*

3. **Presentations and/or Proclamations**

- A. *PROCLAIM MAY 2023 AS NATIONAL HISTORIC PRESERVATION MONTH*

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

- A. ***ORDINANCE NO. O2022-97 - 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 2206-002 Wildwood Place

Parcel(s) D19-014 & D19-043

The applicant, Ryan Thompson of CHW professional consultants on behalf of the owner HWY 301/216 LLC seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Low-Density Residential & Residential Mixed use (City) to General Commercial & Medium High-Density Residential (City) for the parcels listed above on 34.75 acres MOL. This request is accompanied by a rezoning request RZ 2206-002.

Special Magistrate recommends approval.

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

- A. ***ORDINANCE NO. O2022-98 - 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 2206-002 Wildwood Place

Parcel(s) D19-014 & D19-043

The applicant, Ryan Thompson of CHW professional consultants on behalf of the owner HWY 301/216 LLC seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-4 (City) for the parcels listed above on 34.75 acres MOL.

Special Magistrate recommends approval.

- B. **ORDINANCE NO. O2023-9 - 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 HWY 301/216, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

PD 2206-001 Wildwood Place

Parcel(s) D19-014 & D19-043

The applicant, Ryan Thompson of CHW professional consultants on behalf of the owner HWY 301/216 LLC, seeks approval from the City Commission for a Planned Development (PD) on property currently zoned NMU-7, R-2 & C-3. This request runs concurrently with CP/RZ 2206-002 which seeks to change both the Future Land Use and Zoning to a mix of High-Density Residential and Commercial.

Special Magistrate recommends approval.

- C. **ORDINANCE NO. O2023-13 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA 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 WORD FAMILY LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

PD 2301-001 Trailwinds Village Planned Development Amendment

Parcel(s) G04LRI-002

The owner/applicant Word Family, LLC seeks approval from the City Commission for a Planned Development (PD) amendment on property zoned CMU within the Trailwinds PD. Consisting of a modification to the subject parcel reducing the required western buffer from 20' to 5'.

Special Magistrate recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2023-17 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 23.79 ACRES LOCATED SOUTH ALONG CR 222, APPROXIMATELY 0.38 MILES WEST OF N US 301, AND APPROXIMATELY 0.40 MILES EAST OF CR 209, IN SECTION 30, 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 2303-001 Blount Development at Peppertree

Parcels D30-016, D30-043, D30-083, and D30-097

The applicant, LPG Urban & Regional Planners, Inc on behalf of the owners, Israel and Lucinda Daves, Rick Blount & Company, Inc, and Blount Development Peppertree, LLC, has submitted a voluntary annexation application for parcels D30-016, D30-043, D30-083, and D30-097, on 23.79 acres MOL.

Staff recommends approval.

- B. ***ORDINANCE NO. 02023-18 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4 ACRES LOCATED SOUTH ALONG C 44A, APPROXIMATELY 0.14 MILES NORTH OF E SR 44, IN SECTION 16, 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 CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

AN 2303-002 Pen-a-ckle Pickleball Pavilion

Parcels G16-107

The applicant, Lamar Underwood, on behalf of the owners, MGE Holdings LLC, seeks approval from the Commission for a voluntary annexation application for the parcel listed above on 4 acres MOL.

Staff recommends approval

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *RFQ #2023-08 CONTINUING ARCHITECTURAL SERVICES*
- B. *ANNUAL LEASE AGREEMENT WITH DM7 CATTLE COMPANY*
- C. *DEMOLITION OF THE OLD POLICE DEPARTMENT BUILDING IN THE AMOUNT OF \$52,650*
- D. *AMENDED AND RESTATED MEMORANDUM OF AGREEMENT FOR PEPPERTREE NORTH*

E. *TERMINATION OF MEMORANDUMS OF AGREEMENT - EARLY
RETIREMENT, LLC (PEPPERTREE NORTH) AND CITY OF WILDWOOD*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

A. *REQUEST SPECIAL COMMISSION MEETING FOR MAY 1, 2023 AT 7PM*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

April 28, 2023 - Arbor Day Celebration at City Hall at 10am

May 1, 2023 - Tentative Special Commission Meeting at City Hall at 7pm

May 8, 2023 - City Commission Meeting at City Hall at 9am

April 24, 2023 7:00 PM