



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

July 24, 2023 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. 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. *PLAT 2208-003 HIGHFIELD AT TWISTED OAKS IMPROVEMENT PLAN*

B. *PLAT 2305-003 VOSO UNIT 202 FINAL PLAT*

C. *PLAT 2305-008 VOSO UNIT 203 FINAL PLAT*

D. *PLAT 2305-009 VOSO UNIT 207 FINAL PLAT*

E. *PLAT 2306-002 VOSO UNIT 208 FINAL PLAT*

F. *PLAT 2306-003 VOSO UNIT 217 FINAL PLAT*

3. **Presentations and/or Proclamations**

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

- A. ***ORDINANCE NO. O2023-27 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.76 ACRES LOCATED SOUTHWEST ALONG CR 148, APPROXIMATELY 0.1 MILES SOUTHWEST OF E SR 44, AND APPROXIMATELY 1.71 MILES NORTH OF WARM SPRINGS AVE, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; 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 2305-002 Fostlake #2

Parcel G22-025

The applicant, Jeffrey Van Rider, on behalf of the owner, Fostlake LLC, has submitted a voluntary annexation application for parcel G22-025 on 4.76 acres, MOL.

Staff recommends approval.

- B. ***ORDINANCE NO. O2023-38 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF TWISTED OAK POINTE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO FLORIDA STATUTE 190.046; RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.***

Twisted Oaks CDD Modification

Staff recommends approval of the petition to amend the boundary for Twisted Oaks Pointe Community Development District.

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

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

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

- A. ***ORDINANCE NO. O2023-31 - 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 2305-001 Oxford Oaks Professional Plaza

Parcels D17-036 & D17-069

The applicants are seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2305-001 (O2023-32).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-31 be forwarded to the City Commission for further action.

- B. ***ORDINANCE NO. O2023-32 - 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 2305-001 Oxford Oaks Professional Plaza

Parcels D17-036 & D17-069

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CL – Light Commercial (County) to C-2 - General Commercial Neighborhood (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-001 (O2023-31).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-32 subject to the approval of O2023-31, which establishes a Future Land Use appropriate to the proposed zoning.

- C. ***ORDINANCE NO. O2023-34 - 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 2304-003 Right at Home-504 Stanley

PARCEL(S) G05G011

The applicant, Glenn Fechtenburg of GLEM Properties LLC seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential (City) to Central Mixed Use (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by rezoning request RZ 2304-003.

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-34 be forwarded to the City Commission for further action.

- D. ***ORDINANCE NO. O2023-35 - 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 2304-003 Right at Home-504 Stanley

PARCEL(S) G05G011

The applicant Glenn Fechtenburg of GLEM properties LLC is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-003 (O2023-34)

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-35 subject to the approval of O2023-34, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2023-36 - 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 2306-002 Karpati Law

PARCEL(S) D18-023

The applicant, Judit Karpati, seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by rezoning request RZ 2304-001.

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-36 be forwarded to the City Commission for further action

- F. ***ORDINANCE NO. O2023-37 - 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 2304-001 Karpati Law

PARCEL(S) D18-023

The applicant Judit Karpati is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2306-002 (O2023-36)

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-37 subject to the approval of O2023-36, which establishes a Future Land Use appropriate to the proposed zoning.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *PLEASANTDALE DRIVE PAY APP #1 IN THE AMOUNT OF \$38,712.50*
B. *ASHLEY WATER TREATMENT PLANT WELL NO. 2 CHANGE ORDER NO. 1 FOR THE AMOUNT OF \$28,485.00*

10. General Items for Consideration/Discussion and Other Business

- A. *SETTING THE FY24 MILLAGE RATE*
B. *CODE ENFORCEMENT - REQUEST FOR LIEN RELEASE FOR 101 & 107 S MAIN STREET*

11. Appointments

12. City Manager Reports

- A. *REQUEST CITY COMMISSION SPECIAL MEETING FOR JULY 31, 2023 AT 9AM*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 31, 2023 - City Commission Special Meeting at City Hall at 9am

August 12, 2023 - Family Fun Day at Warfield Auditorium from 9am to 12pm

August 14, 2023 - City Commission Meeting at City Hall at 9am

July 24, 2023 7:00 PM