



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

August 28, 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. 103, 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. *MINUTES FOR APPROVAL: JUNE 5, 2023 WORKSHOP*

C. *PLAT 2306-005 VOSO UNIT 212 FINAL PLAT*

D. *PLAT 2306-006 VOSO UNIT 211 FINAL PLAT*

E. *PLAT 2306-007 VOSO UNIT 209 FINAL PLAT*

F. *PLAT 2306-008 VOSO UNIT 216 FINAL PLAT*

3. **Presentations and/or Proclamations**

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

- A. ***ORDINANCE NO. O2023-28 - 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 2304-002 Pen-a-ckle Pickleball Pavilion

PARCEL G16-107

The applicant, Lamar Underwood, representing MGE Holdings LLC, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 4 acres MOL. This request is accompanied by rezoning request RZ 2303-003. **Special Magistrate recommends approval of Ordinance Number O2023-28 contingent upon Sumter County's acceptance of a full transportation impact analysis (TIA) and acceptance of all recommended improvements within the final TIA. As of 8/3/23, a full TIA has been accepted by Sumter County.**

- B. ***ORDINANCE NO. O2023-39 - 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 2303-001 Blount Development at Peppertree

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

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (Sumter County) to Medium Density Residential - MDR (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2303-001 (O2023-40). **Special Magistrate recommends approval and a favorable recommendation**

of Ordinance Number O2023-39 to be forwarded to the City Commission for further action.

- C. **ORDINANCE NO. O2023-41** - 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 2306-003 New Horizon Plaza

Parcel G18-009

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial and Commercial (City) to Commercial (City) for a portion of the parcel listed above on 18.01 acres, MOL. The request is accompanied by rezoning request RZ 2304-004 (O2023-42).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-41 to be forwarded to the City Commission for further action.

- D. **ORDINANCE NO. O2023-43** - 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 2305-004 Wildwood Land Company

PARCEL G05C090

The applicant, Wildwood Land Company 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 0.53 acres MOL. This request is accompanied by rezoning request RZ 2305-004.

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-43 be forwarded to the City Commission for further action.

5. Public Hearings - Timed - Quasi-Judicial

- A. **ORDINANCE NO. O2023-33** - 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 2303-003 Pen-a-ckle Pickleball Pavilion

PARCEL G16-107

The applicant, Lamar Underwood, representing MGE Holdings LLC, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to C-3 (City) for the parcel listed above on 4 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-002 (O2023-28).

Special Magistrate recommends approval of Ordinance Number O2023-33 contingent upon Sumter County's acceptance of a full transportation impact analysis and acceptance of all recommended improvements within the final TIA. As of 8/3/23, a full TIA has been accepted by Sumter County.

- B. ***ORDINANCE NO. O2023-40 - 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 2303-001 Blount Development at Peppertree

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

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C & A10C (County) to R-2 (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-001 (O2023-39).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-40 subject to the approval of O2023-39, which establishes a Future Land Use appropriate to the proposed zoning.

- C. ***ORDINANCE NO. O2023-42 - 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 2304-004 New Horizon Plaza

Parcel G18-009

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2306-002 (O2023-41).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-42 subject to the approval of O2023-41, which establishes a Future Land Use appropriate to the proposed zoning.

- D. ***ORDINANCE NO. O2023-44 - 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 2305-004 Wildwood Land Company

PARCEL G05C090

The applicant, Wildwood Land Company 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 0.53 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-004 (O2023-44).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-44 subject to the approval of O2023-43, 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)**
8. **Resolutions for Approval**
9. **Financial & Contracts & Agreements**
 - A. *HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) PREVENTATIVE MAINTENANCE AND REPAIR SERVICES*
 - B. *FUNDING AUTHORIZATION FOR PAVEMENT REJUVENATION SERVICES*
 - C. *PURCHASE OF REPLACEMENT GEAR BOX ASSEMBLY FOR NORTH CLARIFIER IN THE AMOUNT OF \$27,500.00*
 - D. *KIMLEY-HORN WORK AUTHORIZATION NO.1 FOR CONSTRUCTION ADMINISTRATION OF THE CONTINENTAL WWTF LIFT STATION AND SR 44 FORCE MAIN PROJECT FOR \$84,750.00*
 - E. *IRRIGATION METER SUPPLIES FOR 60 NEW INSTALLS IN THE AMOUNT*

OF \$29,395.20

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

A. *UPDATED STOP-CONTROL AT INTERSECTION OF 4TH STREET AND ROSS STREET*

B. *CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

September 2, 2023 - Wildwood PD Suicide Awareness Walk at the Wildwood Community Center from 8am to 11am

September 9, 2023 - Community Cleanup Event at City Hall from 8:30am to 11am

September 9, 2023 - Nana & Pop Pop Sock Hop at the Wildwood Community Center from 5pm to 8pm

September 11, 2023 - Wildwood PD Stair Climb Event at The Iron Village Gym at 8:30am

September 11, 2023 - City Commission Meeting at City Hall at 7pm

August 28, 2023 7:00 PM