



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

September 11, 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. Public Hearings - Timed - Legislative

- A. ***RESOLUTION NO. R2023-13 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES FOR CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.***

FY24 Tentative Millage Adoption

Staff recommends approval.

- B. ***RESOLUTION NO. R2023-14 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR AN EFFECTIVE DATE.***

FY24 Tentative Budget Adoption

Staff recommends approval.

3. 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. *SP 2303-014 TDSE BUILDING*
- C. *SP 2111-005 LEO AT WILDWOOD (FKA KEYS AT WILDWOOD II)*
- D. *SP 2302-002 PANDA EXPRESS - BEAUMONT*
- E. *PLAT 2212-005 WILDWOOD LANDINGS PHASE 2 IMPROVEMENT PLAN*
- F. *PLAT 2305-005 TWISTED OAKS TOWNHOMES IMPROVEMENT PLAN*
- G. *PLAT 2307-002 VOSO UNIT 210 FINAL PLAT*
- H. *PLAT 2307-003 VOSO UNIT 227 FINAL PLAT*
- I. *PLAT 2307-005 VOSO UNIT 215 FINAL PLAT*
- J. *PLAT 2307-007 VOSO UNIT 214 FINAL PLAT*

4. Presentations and/or Proclamations

- A. *PROCLAIM SEPTEMBER 17-23, 2023, AS CONSTITUTION WEEK*

5. Public Hearings - Timed - Quasi-Judicial

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2023-48 - 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 2307-001 Isaiah 43:19 LLC

PARCEL(S) G05-068

The applicant Merideth Nagel of Isaiah 43:19 LLC seeks approval from the City Commission 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 1.225 acres MOL. This request is accompanied by rezoning request RZ 2307-001.

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-48 be forwarded to the City Commission for further action.

- B. ***ORDINANCE NO. O2023-49 - 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 2307-001 Isaiah 43:19 LLC

PARCEL(S) G05-068

The applicant Merideth Nagel of Isaiah 43:19 LLC is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 1.225 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2307-001 (O2023-48).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-49 subject to the approval of O2023-48, which establishes a Future Land Use appropriate to the proposed zoning.

- C. ***ORDINANCE NO. O2023-50 - 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 2308-002 Fostlake #2

PARCEL(S) G22-025

The applicant, Fostlake 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 (County) to Residential Mixed Use (City) for the parcel listed above on 3.76 acres MOL. This request is accompanied by rezoning request RZ 2308-002.

Special Magistrate recommends approval and a favorable recommendation

of Ordinance Number O2023-50 be forwarded to the City Commission for further action.

- D. **ORDINANCE NO. O2023-51** - 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 2308-002 Fostlake #2

PARCEL(S) G22-025

The applicant Fostlake LLC is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for the parcel listed above on 3.76 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2308-002 (O2023-50).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-51 subject to the approval of O2023-50, which establishes a Future Land Use appropriate to the proposed zoning.

- E. **ORDINANCE NO. O2023-52** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 19.6 ACRES MOL LOCATED ALONG CR 104, APPROXIMATELY 0.19 MILES WEST OF THE INTERSECTION OF CR 101 AND CR 104, IN SECTION 9, TOWNSHIP 18 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 2307-001 Densan Park Phase 4

Parcel D09-028

The applicant, Densan Partners, LLC, on behalf of the owners Allen J. and Julie R. Katra, has submitted a voluntary annexation application for parcel D09-028.

Staff recommends approval of Ordinance O2023-52.

- F. **ORDINANCE NO. O2023-53** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 37.96 ACRES MOL LOCATED ALONG CR 216, APPROXIMATELY 0.63 MILES WEST OF THE INTERSECTION OF N US 301 AND CR 216, IN SECTION 19, TOWNSHIP 18 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 2308-001 Sheila Bernstein

Parcels D19-121, D19-027, D19-120, & D19-110

The applicant and owner, Sheila Bernstein, has submitted a voluntary annexation application for parcels D19-121, D19-027, D19-120, and D19-110.

Staff recommends approval of Ordinance O2023-53.

- G. ***ORDINANCE NO. O2023-54 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; ADOPTING AND APPROVING THE FOURTH AMENDMENT TO CONTRACT FOR SOLID WASTE AND RECYCLING SERVICES; AMENDING SECTIONS 2.C. COMMERCIAL UNITS, SECTION 2.G. CHANGE IN THE COST OF DOING BUSINESS, SECTION 4.D. EXCLUSIVE RIGHTS, AND SECTION 5 DURATION OF THE CONTRACT; DELETING SECTION 2.I. FUEL ADJUSTMENT COMPONENT; AMENDING EXHIBIT "A" (COMMERCIAL RATES); PROVIDING FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.***

Approval of Fourth Amendment to City of Wildwood - Waste Management Contract

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2023-15 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES INCURRED WITH PROCEEDS OF A FUTURE TAX-EXEMPT FINANCING; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.***

Approval of Reimbursement Resolution for Wastewater Treatment Plant Expenses

Staff recommends approval.

- B. ***RESOLUTION NO. R2023-17 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA PROVIDING FOR INCREASES TO THE SOLID WASTE USER CHARGE; RESCINDING RESOLUTION NO. R2023-12; PROVIDING FOR AN EFFECTIVE DATE.***

Waste Management Rate Adjustment for FY24

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *AGREEMENT WITH BRYANT MILLER OLIVE P.A. FOR BOND COUNSEL SERVICES*
- B. *PLEASANTDALE DRIVE PAY APP #2 IN THE AMOUNT OF \$240,706.65*
- C. *PLEASANTDALE DRIVE PAY APP #3 IN THE AMOUNT OF \$203,053.23*
- D. *OWNER DIRECT PURCHASE OF EQUIPMENT FOR THE CONTINENTAL MASTER LIFT STATION IN THE AMOUNT OF \$540,827.50*
- E. *APPROVAL OF CONSULTING ENGINEER'S REPORT FOR THE UTILITY SYSTEM REVENUE BOND ACQUISITION IN THE AMOUNT OF \$149,885*

10. General Items for Consideration/Discussion and Other Business

- A. *PRELIMINARY 2023 POPULATION ESTIMATE FOR THE CITY OF WILDWOOD (BEBR)*

11. Appointments

12. City Manager Reports

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

September 22, 2023 - Adult Stand-up Comedy Show at the Warfield Auditorium at 6:30 p.m.

September 25, 2023 - City Commission Meeting at City Hall at 7 p.m.

October 7, 2023 - Wildwood PD Golf Tournament at the Southern Oaks Championship Golf Course at 9 a.m.

October 9, 2023 - City Commission Meeting at City Hall at 9 a.m.

September 11, 2023 7:00 PM