



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 25, 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. 286.0105 - 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

- A. ***RESOLUTION NO. R2023-18 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.***

FY24 Final Millage Adoption

Staff recommends approval.

- B. ***RESOLUTION NO. R2023-19 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR AN EFFECTIVE DATE.***

FY24 Final 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. *MINUTES FOR APPROVAL: JUNE 26, 2023 REGULAR COMMISSION MEETING*
- C. *MINUTES FOR APPROVAL: JULY 10, 2023 REGULAR COMMISSION MEETING*
- D. *SP 2304-005 TRAILWINDS VILLAGE - SHOPPES III*
- E. *PLAT 2307-006 VOSO UNIT 206 FINAL PLAT*
- F. *PLAT 2308-001 VOSO UNIT 213 FINAL PLAT*
- G. *PLAT 2308-002 VOSO UNIT 219 FINAL PLAT*
- H. *PLAT 2308-005 VOSO UNIT 220 FINAL PLAT*
- I. *PLAT 2308-006 VOSO UNIT 218 FINAL PLAT*
- J. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT 202*
- K. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEEDS UNITS 203, 204, 205, 207, & 208*
- L. *EXTENSION FOR SITE PLAN APPROVAL SP 2202-003 WILDWOOD STORAGE*
- M. *ACCEPTANCE AND APPROVAL OF MAINTAINED RIGHT-OF-WAY SURVEY MAP FROM GRAY'S ADDITION TO WILDWOOD TO COUNTY ROAD 213*
- N. ***BUDGETED FINANCIAL ITEMS***
 - 1. *HEADWORKS DRUM SCREEN CONTROL PANEL REPLACEMENT IN THE AMOUNT OF \$46,594.00*
 - 2. *MICROSOFT LICENSING RENEWAL IN THE AMOUNT OF \$56,176.66*

4. Presentations and/or Proclamations

- A. *PROCLAIM OCTOBER 2023 AS NATIONAL COLONIAL HERITAGE MONTH*
- B. *PROCLAIM OCTOBER 21, 2023 AS KATRINA BROOKS DAY*

5. **Public Hearings - Timed - Legislative**

- 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. O2023-50 - 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.

- C. ***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.

- D. **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.

- E. **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.

6. Public Hearings - Timed - Quasi-Judicial

- A. ***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.

- B. ***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.

7. Public Forum - 4 minute time limit

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

9. **Resolutions for Approval**

- A. ***RESOLUTION NO. R2023-22 - A RESOLUTION OF THE CITY OF WILDWOOD FLORIDA ADOPTING THE FY23 UTILITY REVENUE SUFFICIENCY ANALYSIS; PROVIDING FOR AN EFFECTIVE DATE.***

Adoption of FY23 Utility Revenue Sufficiency Analysis

Staff recommends approval.

- B. ***RESOLUTION NO. R2023-20 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR INCREASES TO THE WATER, WASTEWATER, AND IRRIGATION USER CHARGES AND FACILITY AVAILABILITY BASE RATES; PROVIDING FOR AN EFFECTIVE DATE.***

FY24 Water and Wastewater Rates

Staff recommends approval.

- C. ***RESOLUTION NO. R2023-21 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR INCREASES TO THE RECLAIMED WATER USER CHARGE ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.***

FY24 Reclaimed Water Rates

Staff recommends approval.

- D. ***RESOLUTION NO. R2023-23 - A RESOLUTION OF THE CITY OF WILDWOOD FLORIDA ADOPTING THE COMPENSATION AND CLASSIFICATION STUDY FROM EVERGREEN SOLUTIONS, LLC; PROVIDING FOR AN EFFECTIVE DATE.***

Adoption of Evergreen Solutions, LLC Compensation and Classification Study for City of Wildwood

Staff recommends approval.

- E. ***RESOLUTION NO. R2023-24 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA APPROVING THE PROPOSED FY2022-23 BUDGET OF THE WILDWOOD UTILITY DEPENDENT DISTRICT.***

Approval of Wildwood Utility Dependent District FY2023-24 Budget

Staff recommends approval.

10. Financial & Contracts & Agreements

- A. *MILLENNIUM PARK REUSE EXTENSION PHASE 1 PAY APPLICATION NO. 2 IN THE AMOUNT OF \$197,446.18*
- B. *WORK AUTHORIZATION NO. 3 FOR HALFF ENGINEERING TO COMPLETE A SERVICE LINE INVENTORY REPORT FOR THE AMOUNT OF \$64,036.00*
- C. *BID AND CONSTRUCTION SUPPORT SERVICES FOR THE COMMUNITY CENTER HVAC PROJECT IN THE AMOUNT OF \$40,640.00*
- D. *BROKEN OAK DRIVE IMPROVEMENTS PROJECT NOTICE OF INTENT TO AWARD IN THE AMOUNT OF \$397,930.10*

11. General Items for Consideration/Discussion and Other Business

12. Appointments

13. City Manager Reports

- A. *CONSTRUCTION PROJECTS UPDATE*
- B. *GRANT UPDATE REPORT FOR SEPTEMBER 2023*

14. Other Department Reports

15. Commission Members Reports

16. City Attorney Reports

17. Adjournment

Upcoming Events

October 7, 2023 - Wildwood PD Annual Golf Tournament at Southern Oaks

Championship Golf Course at 9am

October 7, 2023 - Astronomy Night at the Wildwood Community Center from 2pm-10pm

October 9, 2023 - City Commission Meeting at City Hall at 9am

September 25, 2023 7:00 PM