



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

October 23, 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. 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: JULY 17, 2023 SPECIAL MEETING*

C. *MINUTES FOR APPROVAL: JULY 24, 2023 REGULAR COMMISSION*

MEETING

3. **Presentations and/or Proclamations**

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

- A. ***ORDINANCE NO. O2023-55 - 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 2308-001 Sheila Bernstein

PARCEL(S) D19-121, D19-027, D19-120 & D19-110

The applicant, Sheila Bernstein, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (County) to Agricultural (City) for the parcel listed above on 37.96 acres MOL. This request is accompanied by rezoning request RZ 2308-001.

The Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-55.

- B. ***ORDINANCE NO. O2023-59 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA, DECLARING CERTAIN REAL PROPERTY AS SURPLUS; DESIGNATING CERTAIN REAL PROPERTY AS ESSENTIAL TO THE CITY; GRANTING THE CITY MANAGER CERTAIN AUTHORIZATIONS AND DIRECTIONS; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

City Property Inventory

Staff recommends approval.

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

- A. ***ORDINANCE NO. O2023-56 - 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 2308-001 Sheila Bernstein

PARCEL(S) D19-121, D19-027, D19-120 & D19-110

The applicant, Sheila Bernstein, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (County) to AG-5 (City) for the parcel listed above on 37.96 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2308-001 (O2023-55).

The Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2023-56 subject to the approval of O2023-55, 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)

- A. ***ORDINANCE NO. O2023-24 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.8 ACRES LOCATED AT THE INTERSECTION OF E SR 44 AND CR 149, IN SECTION 22, 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 2305-001 Summers

Parcel G15C017

The applicant, LPG Urban & Regional Planners, LLC, has submitted a voluntary annexation application for parcel G15C017.

Staff recommends approval of Ordinance O2023-24.

- B. ***ORDINANCE NO. O2023-57 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.744 ACRES LOCATED SOUTH ALONG E C 466, APPROXIMATELY 0.23 MILES WEST OF N US 301, IN SECTION 18, 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 2306-001 Oxford Commons

Parcels D18-019, D18-020, & D18-022

The applicant, William (Bill) A. Ray, on behalf of the owner, KP Properties of Lake County, LLC, has submitted a voluntary annexation application for parcels D18-019, D18-020, and D18-022.

Staff recommends approval.

- C. **ORDINANCE NO. O2023-60** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.8 ACRES LOCATED AT THE INTERSECTION OF E SR 44 AND CR 149, IN SECTION 22, 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 2309-001 Summers Gym

Parcels G15C016

The applicant, Michael Ranking of LPG Urban & Regional Planners, LLC representing the owner, Bryan Summers, has submitted a voluntary annexation application for parcel G15C016.

Staff recommends approval of Ordinance O2023-60.

- D. **ORDINANCE NO. O2023-61** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3 ACRES MOL LOCATED ALONG CR 144, APPROXIMATELY 0.14 MILES EAST OF THE INTERSECTION OF CR 144 AND POWELL ROAD, IN SECTION 4, 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 2309-003 Wildwood East

Parcel G04-013

The applicant, Michael Ranking of LPG Urban & Regional Planners, LLC representing the owner, Southwinds Commercial LTD, has submitted a voluntary annexation application for parcel G04-013.

Staff recommends approval of Ordinance O2023-61.

- E. **ORDINANCE NO. O2023-62** - AN ORDINANCE OF THE CITY OF

WILDWOOD, FLORIDA GRANTING CONSENT FOR THE INCLUSION OF ALL OF ITS INCORPORATED AREA WITHIN ANY DEPENDENT FIRE OR EMS SPECIAL DISTRICT, OR MUNICIPAL BENEFIT OR TAXING UNITS FOR FIRE PREVENTION AND SUPPRESSION AND NON-TRANSPORT AND TRANSPORT EMERGENCY MEDICAL SERVICE CREATED PURSUANT TO SECTION 189.02 FLORIDA STATUTES; APPROVING AN AMENDMENT OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT AND AMENDMENT AND RESTATEMENT OF THE INTERLOCAL BOUNDARY AGREEMENT FIRE SERVICES SUB-AGREEMENT; RENEWING THE INTERLOCAL SERVICE BOUNDARY AGREEMENT FOR A PERIOD OF TWENTY (20) YEARS; PROVIDING FOR RESOLUTION OF CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Modification of the Interlocal Service Boundary Agreement (ISBA) with the Sumter County BOCC

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2023-26 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA APPROVING AN INVENTORY LIST OF MUNICIPALLY OWNED PROPERTY THAT IS APPROPRIATE FOR USE AS AFFORDABLE HOUSING PURSUANT TO SECTION 166.0451, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.***

Approval of City-Owned Property Appropriate for Affordable Housing

Staff recommends approval.

- B. ***RESOLUTION NO. R2023-27 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA, ADOPTING THE STATEWIDE MUTUAL AID AGREEMENT WITH THE STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT; PROVIDING FOR AN EFFECTIVE DATE.***

Adoption of Statewide Mutual Aid Agreement

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ***MILLENNIUM PARK PHASES 1 & 2 - BID AWARD APPROVAL***
- B. ***GRUBER, MCNEIL CONTRACTING, INC INVOICE APPROVAL FOR EMERGENCY REPAIRS ON SCARDINO STREET IN THE AMOUNT OF \$62,544***

- C. *LIFT STATION NO. 8 RELOCATION PROJECT FINAL PAY APPLICATION FOR MARION ROCK IN THE AMOUNT OF \$81,767.83*
- D. *WWTP EXPANSION PHASE 1A PAY APPLICATION NO. 5 FOR PC CONSTRUCTION IN THE AMOUNT OF \$289,077.00*
- E. *REQUEST FOR BLANKET PURCHASE AGREEMENT WITH FERGUSON WATERWORKS FOR WATER METERS IN THE AMOUNT OF \$263,000*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

- A. *INFORMATION TECHNOLOGY UPDATE*
- B. *HUMAN RESOURCES DEPARTMENT REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

October 27, 28, & 31, 2023 - Wildwood Fright Nights at Warfield Auditorium from 8pm to 11pm

October 28, 2023 - Spooktacular at Wildwood Community Center from 10am to 1pm

November 4, 2023 - Touch-a-Truck at Dr. MLK Jr. Park from 10am to 1pm

November 13, 2023 - City Commission Meeting at City Hall at 9am

October 23, 2023 7:00 PM