



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

March 11, 2024 9:00 AM

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: NOVEMBER 13, 2023 REGULAR MEETING*

C. *PLAT 2207-002 NEW HORIZON PLAZA IMPROVEMENT PLAN*

D. *PLAT 2207-003 DENSAN PARK PHASE 2 IMPROVEMENT PLAT PLAN*

- E. *PLAT 2305-004 TILLMAN VILLAS IMPROVEMENT PLAN*
- F. *PLAT 2308-004 TWISTED OAKS PHASE 1 & 2 FINAL PLAT*
- G. *SP 2305-002 PREMIER PSYCHOLOGICAL SERVICES*
- H. *SP 2306-007 TRAILWINDS VILLAGE - THE WILDS PHASE 3*
- I. *SP 2308-005 HOUSE OF HOPE*

3. Presentations and/or Proclamations

- A. *PROCLAIM MARCH 17-23, 2024, AS FLORIDA SURVEYORS AND MAPPERS WEEK*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2024-2 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE***

Text Amendment to the City's Land Development Regulations

Staff is seeking approval from the City of Wildwood City Commission for the proposed Text Amendments to the Land Development Regulations second and final reading made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan.

The Planning and Zoning Board/Special Magistrate recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's 2050 Comprehensive Plan.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-5 - 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 2305-003 Lien Nails, LLC

D32-173

The applicant is seeking approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map Designation from Low Medium Density Residential (City) to Public Facilities (PF) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request RZ 2305-003.

The Planning and Zoning Board/Special Magistrate as the Local Planning Agency recommends approval and a favorable recommendation of Ordinance Number O2024-5 to be forwarded to the City Commission for further action.

- B. ***ORDINANCE NO. O2024-6 - 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 2305-003 Lien Nails**D32-173**

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from Low Medium Density Residential R-1 (City) to Institutional (City) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request CP 2305-003.

The Planning and Zoning Board/Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.

- C. ***ORDINANCE NO. O2024-7 - 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 2402-001 Evolve at Wildwood**D17-065**

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001.

The Planning and Zoning Board/Special Magistrate, as the Local Planning

Agency, recommends approval and a favorable recommendation of Ordinance Number O2024-7 to be forwarded to the City Commission for further action.

- D. ***ORDINANCE NO. O2024-8 - 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 2402-001 Evolve at Wildwood

D17-065

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from commercial (Sumter County) to R-5 (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001.

The Planning and Zoning Board/Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2024-9 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.688 ACRES LOCATED AT THE NORTHEAST CORNER OF CR 209 AND CR 222, IN SECTION 19, 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 2402-002 Perez Home Site

Parcel D19-047

The applicant, Richard Ortengren, has submitted a voluntary annexation for parcel D19-047.

Staff recommends approval

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2024-6 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADDING POLICY 8.31 SAFETY IN PRIVATE SPACES OF THE CITY OF WILDWOOD PERSONNEL RULES AND REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.***

Resolution to Add Policy 8.31 Safety in Private Spaces to the City of Wildwood Policies and Procedures Manual

Staff recommends approval

9. Financial & Contracts & Agreements

- A. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 4 IN THE AMOUNT OF \$257,482.33 AND CHANGE ORDER NO. 1 AND NO. 2*
- B. *APPROVAL TO AWARD REQUEST FOR PROPOSAL (RFP) #2024-18 CHEMICAL FEED SYSTEMS MAINTENANCE AND REPAIR SERVICES*
- C. *APPROVAL TO AWARD HOUSING NEEDS STUDY PROPOSAL TASKS 1 AND 2 IN THE AMOUNT OF \$50,000.00 TO GAI CONSULTANTS, INC.*
- D. *APPROVAL OF PROPOSAL FROM UTILITY ENGINEERING SERVICES FOR CONSTRUCTION MATERIALS TESTING SERVICES FOR THE MAIN STREET PARKING GARAGE - NOT TO EXCEED \$32,730.50*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *GRANT UPDATE REPORT FOR MARCH 2024*
- B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

- A. *HUMAN RESOURCES QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

March 22, 2024 - Adult Flashlight Egg Hunt at Wildwood Community Center from 7pm to 9pm

March 25, 2024 - City Commission Meeting at City Hall at 7pm

March 30, 2024 - Easter Eggstravaganza at the Millennium Park Baseball Fields from 10am to 12pm

April 8, 2024 - City Commission Meeting at City Hall at 9am

March 11, 2024 9:00 AM