



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 25, 2024 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: NOVEMBER 27, 2023 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: DECEMBER 11, 2023 REGULAR MEETING*

D. *MINUTES FOR APPROVAL: JANUARY 8, 2024 REGULAR MEETING*

- E. *EXTENSION FOR SITE PLAN APPROVAL OF SP 2111-003 MAINSTAY SUITE 37 ROOM ADDITION*
- F. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NO. 229*
- G. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NO. 230*
- H. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NO. 231*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*
- B. ***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 Local Planning Agency/Planning and Zoning Board/Special Magistrate 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 recommends approval of Ordinance Number O2024-5 to be forwarded to the City Commission for further action.

- 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 recommends approval of Ordinance Number O2024-7 to be forwarded to the City Commission for further action.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***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 of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.

- B. ***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 Magistrate 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 of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.

- C. ***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

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

8. Resolutions for Approval

- A. **RESOLUTION NO. R2024-7 - A RESOLUTION OF THE CITY OF WILDWOOD FLORIDA; ADOPTING THE CAPITAL PROJECTS AND MAJOR INITIATIVES PRIORITIZATION MATRIX TO ASSIST WITH THE ANNUAL BUDGET PROCESS; PROVIDING FOR AN EFFECTIVE DATE.**

Resolution Adopting the Capital Projects and Major Initiatives Prioritization Matrix

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. ASHLEY WATER TREATMENT PLANT WELL NO. 2 PROJECT PAY APPLICATION NO. 1 FOR THE AMOUNT OF \$212,325.00
- B. OSCEOLA FORCE MAIN PROJECT PAY APPLICATION NO. 1 IN THE AMOUNT OF \$83,680.79
- C. ANNUAL TESTING AND MAINTENANCE OF CITY-OWNED GENERATORS BY RING POWER FOR THE AMOUNT OF \$101,208.43
- D. STORMWATER CONVEYANCE SYSTEM TELEVISIONING, JETTING, AND VACTORING SERVICES
- E. PLEASANTDALE DRIVE IMPROVEMENTS PROJECT PAY APPLICATION NO. 8 IN THE AMOUNT OF \$60,234.94
- F. BROKEN OAK DRIVE IMPROVEMENTS PROJECT PAY APPLICATION NO. 5

IN THE AMOUNT OF \$20,487.14

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

A. *REQUEST FOR TWO CITY COMMISSION WORKSHOPS IN APRIL 2024*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

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

April 22, 2024 - City Commission Meeting at City Hall at 7pm

March 25, 2024 7:00 PM