



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

July 22, 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. *MINUTES FOR APPROVAL: APRIL 22, 2024 REGULAR COMMISSION MEETING*

B. *EXPENDITURE REPORT*

C. *SP 2312-007 WILDWOOD TRAINING CENTER (DUKE ENERGY)*

3. Presentations and/or Proclamations

- A. *PROCLAIM THE MONTH OF JULY 2024 AS NATIONAL PARKS AND RECREATION MONTH*

4. Public Hearings - Timed - Legislative

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

- B. ***ORDINANCE NO. O2024-18 - 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 2309-002 Wildwood East

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 Rural Residential (County) to High Density Residential (City) for parcel G04-013 on 2.94 acres MOL. This request is accompanied by rezoning request RZ 2309-002 (O2024-19).

The Planning and Zoning Board/Special Magistrate recommends approval with verification of wastewater capacity. However, based on the attached analysis of the wastewater capacity, staff recommends DENIAL of the comprehensive plan amendment to change the future land use at this time.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2024-19 - 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 2309-002 Wildwood East

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from RR1 (County) to R-5 (City) for parcel G04-013 on 2.94 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment CP 2309-002 (O2024-18).

The Planning and Zoning Board/Special Magistrate recommends approval with verification of wastewater capacity, subject to the approval of O2024-18, which establishes a future land use appropriate for the proposed zoning. However, based on the attached analysis of the wastewater

capacity, staff recommends **DENIAL** of the rezoning to change the future land use at this time.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-42 - 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 2405-002 Michael DeMers

Parcels G18-023, G18-024, G18-025, and G18-026

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment Request to change the Future Land Use Map designation from Mobile Home Park (City) to Industrial (City) for the parcels listed above on 0.913 acres of land MOL. This request is accompanied by rezoning request RZ 2405-002 (O2024-43).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-42 to be forwarded to the City Commission for further action.

- B. ***ORDINANCE NO. O2024-43 - 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 2405-002 Michael DeMers

Parcels G18-023, G18-024, G18-025, and G18-026

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from MHP (City) to M-1 (City) for the parcel listed above on 0.913 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2405-002 (O2024-42).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-43 to be forwarded to the City Commission for further action.

- C. ***ORDINANCE NO. O2024-44 - 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 2406-001 Oxford Oaks Professional Plaza

Portion of Parcel D17-069

The applicant is seeking approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment request to change the Future Land Use Map designation from Commercial/ROW (Sumter County) to Commercial (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by rezoning request RZ 2406-001 (O2024-45).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-44 to be forwarded to the City Commission for further action.

- D. ***ORDINANCE NO. O2024-45 - 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 2406-001 Oxford Oaks Professional Plaza

Portion of Parcel D17-069

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from CL/ROW (Sumter County) to C-2 (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2406-001 (O2024-44).

The Planning and Zoning Board/Special Magistrate recommends approval of Ordinance O2024-45 to be forwarded to the City Commission for further action.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *4,255' OF SANITARY SEWER PIPE LINING FOR CONTINENTAL COUNTRY CLUB GRAVITY SEWER SYSTEM FOR THE AMOUNT OF \$230,687.50*
- B. *REPLACEMENT GEARBOX FOR KRUGER ROTOR FOR THE AMOUNT OF \$52,231.94*
- C. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 7 IN THE AMOUNT OF \$120,993.16*

10. General Items for Consideration/Discussion and Other Business

- A. *EXTENSION OF SITE PLAN APPROVAL FOR SP 2201-002 OXFORD VILLAGES RV RESORT*
- B. *SETTING THE FY25 MILLAGE RATE*

11. Appointments

- A. *CHARTER REVIEW COMMITTEE REMINDER*

12. City Manager Reports

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*
- B. *SET 2ND BUDGET WORKSHOP FOR JULY 29, 2024 AT 9:00AM*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 27, 2024 - Back-to-School Collaborative Community Extravaganza at MLK Park from 12pm to 4pm

July 29, 2024 - Second Budget Workshop at City Hall at 9am

August 3, 2024 - Family Fun Day at the Wildwood Community Center from 10am to 12pm

August 3, 2024 - Junior Master Gardener Session at the Warfield Auditorium from 10:30am to 12pm

August 10, 2024 - Junior Master Gardener Session at the Warfield Auditorium from 10:30am to 12pm

August 12, 2024 - City Commission Meeting at City Hall at 9am

July 22, 2024 7:00 PM