



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

August 26, 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: MAY 13, 2024 REGULAR COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: MAY 20, 2024 SPECIAL COMMISSION MEETING*

- D. *PLAT 2406-006 VOSO UNIT 244 FINAL PLAT*
- E. *PLAT 2406-007 VOSO UNIT 246 FINAL PLAT*
- F. *PLAT 2407-002 VOSO UNIT 243 FINAL PLAT*
- G. *PLAT 2407-003 VOSO UNIT 183 FINAL PLAT*
- H. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEEDS UNIT NO. 142*
- I. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEEDS UNIT NOS. 148, 149, AND 150*
- J. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEEDS UNIT NO. 236*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. *ORDINANCE NO. O2024-46 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.121 ACRES LOCATED APPROXIMATELY 0.14 MILES NORTH OF E C 470, WEST ALONG MARSH BEND TRAIL, IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY 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 2405-001 7202 Marsh Bend Trail

The applicant has submitted a voluntary annexation application for parcel K09A010. The property to be annexed totals 7.121 acres and is generally located west along Marsh Bend Trail approximately 0.13 miles north of E C 470.
Staff recommends approval.

- C. *ORDINANCE NO. O2024-47 - 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 2402-003 Wildwood Oaks

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 Institutional (City) to Central Mixed Use (City) for parcel G05-183 on 4.681 acres MOL. This request is accompanied by a rezoning request RZ 2402-003 (O2024-48).

The Planning and Zoning Board/Special Magistrate recommends approval with compliance of Sumter County TIA improvements.

- D. ***ORDINANCE NO. O2024-49 - 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 2403-001 Wildwood Micro Hospital - CONTINUE TO A DATE CERTAIN OF SEPTEMBER 9, 2024 @ 7:00 PM, 100 N. MAIN ST., WILDWOOD, FL, 34785 PER APPLICANT'S REQUEST

Parcel G19-003

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 Industrial (City) to Commercial (City) for the parcel listed above on 44.0 acres MOL. This request is accompanied by a rezoning request RZ 2403-001 (O2024-50).

Staff recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2024-48 - 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 2402-003 Wildwood Oaks

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from INS (City) to CMU (City) for parcel G05-183 on 4.681 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2402-003 (O2024-47).

The Planning and Zoning Board/Special Magistrate recommends approval with compliance of Sumter County TIA improvements.

- B. ***ORDINANCE NO. O2024-50 - 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 2403-001 Wildwood Micro Hospital - CONTINUE TO A DATE CERTAIN OF SEPTEMBER 9, 2024 @ 7:00 PM, 100 N. MAIN ST., WILDWOOD, FL, 34785 PER APPLICANT'S REQUEST

Parcel G19-003

The applicant is seeking approval from the City of Wildwood City Commission to change the zoning designation from M-1 (City) to C-3 (City) for the parcels listed above on 44.0 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2403-001 (O2024-49).

Staff recommends approval

- 6. Public Forum - 4 minute time limit**
- 7. Ordinances First Reading Only (No Vote)**
- 8. Resolutions for Approval**

- A. *RESOLUTION NO. R2024-17 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE.***

IT Surplus Computers & Other Equipment August 2024

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *HUEY STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION 2 IN THE AMOUNT OF \$152,873.22***
- B. *ASHLEY WATER TREATMENT PLANT WELL NO. 2 PROJECT PAY APPLICATION NO. 3 (FINAL PAY APP) FOR THE AMOUNT OF \$13,850.00***
- C. *PURCHASE OF A 60HP EMERGENCY TRANSFER PUMP FROM XYLEM FOR THE AMOUNT OF \$106,304.10***
- D. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 8 IN THE AMOUNT OF \$271,111.83***

- E. *MAIN STREET PARKING GARAGE PAY APP NO. 7 IN THE AMOUNT OF \$179,170.93*
- F. *CHANGE ORDER/INVOICE APPROVAL IN THE AMOUNT OF \$176,523.84 REGARDING THE BLOUNT/PARKVIEW DEVELOPERS AGREEMENT*

10. General Items for Consideration/Discussion and Other Business

- A. *PRELIMINARY 2024 POPULATION ESTIMATE FOR THE CITY OF WILDWOOD (BEBR)*

11. Appointments

12. City Manager Reports

- A. *PARKING GARAGE RIBBON CUTTING EVENT*
- B. *WELCOME TO WILDWOOD 2024*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

September 7, 2024 - Wildwood PD Suicide Awareness & Prevention Walk at Wildwood Community Center at 8am

September 7, 2024 - '50s Sock Hop at Warfield Auditorium from 6pm to 9pm

September 9, 2024 - City Commission Meeting at City Hall at 7pm

September 11, 2024 - 9/11 Memorial Stair Climb at The Iron Village Gym at 8:30am

September 23, 2024 - City Commission Meeting at City Hall at 7pm

August 26, 2024 7:00 PM