



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

June 27, 2022 7:00 PM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - 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 on 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. *BUDGETED FINANCIAL ITEMS*

1. *MIMECAST RENEWAL 2022*

2. WASTEWATER TREATMENT PLANT REJECT POND CLEANING FOR \$20,000.00

3. PURCHASE 30 MANHOLE RINGS AND COVERS FOR \$15,000.00

3. **Presentations and/or Proclamations**

A. PROCLAIM THE MONTH OF JULY 2022 AS PARKS AND RECREATION MONTH

4. **Public Hearings - Timed**

A. **ORDINANCE NO. 02022-36** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED ON E SR 44 APPROXIMATELY 0.8 MILES EAST OF S. BUENA VISTA BLVD., IN SECTION 15, 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 2204-002 Hydrologic Wildwood

G15-012

Annexation of one (1) parcel contiguous to the city limits and in the Joint Planning Area with Sumter County totaling 5 acres MOL.

Staff recommends approval.

B. **ORDINANCE NO. 02022-37** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.2 ACRES LOCATED ON C 462, APPROXIMATELY 0.7 MILES EAST OF N US 301, IN SECTION 32, TOWNSHIP 18 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 2205-003 Encounter Expansion

PARCELS D32A003, D32-158 & D32-057

Annexation of three (3) parcels in the Joint Planning Area with Sumter County totaling 7.2 acres MOL.

Staff recommends approval of Ordinance O2022-37.

- C. **ORDINANCE NO. O2022-42** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 20 ACRES LOCATED ON CLAY DRAIN ROAD, APPROXIMATELY 0.5 MILES EAST OF N US 301, IN SECTION 17, 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 2205-001 TSG Development - Clay Drain

PARCEL G17-014

Annexation of one (1) parcel in the Joint Planning Area with Sumter County totaling 20 acres MOL.

Staff recommends approval of Ordinance O2022-42.

- D. **ORDINANCE NO. O2022-39** - 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 2112-001 Bellweather Multifamily

Parcels D08F005 & D08F003

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Residential (LDR) and Medium Density Residential (MDR) to Medium High Density Residential (MHDR) on 42.74 acres.

Special Magistrate recommends approval.

- E. **ORDINANCE NO. O2022-41** - 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 2112-001 Bellweather Multifamily

Parcels D08F005 & D08F003

The applicant seeks approval from the City Commission for a zoning map amendment to change the zoning district from R-1 & R-3 to R-4 for parcels D08F005 & D08F003. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 2112-001, Ordinance O2022-39).

Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2022-38 - 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 2203-004 WoodSpring Suites Oxford

Parcels D17-060 & D17-136

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Commercial (Sumter County) to General Commercial (City) on 2.69 acres.

Special Magistrate recommends approval.

- G. ***ORDINANCE NO. O2022-40 - 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 2203-004 WoodSpring Suites Oxford

Parcels D17-060 & D17-136

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from Commercial Light (Sumter County) to C-3 (City) for parcels D17-060 & D17-136. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 2203-004, Ordinance O2022-38).

Special Magistrate recommends approval.

- H. ***ORDINANCE NO. O2022-43 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING AND RESTATING ORDINANCE NO. O2017-23, ORDINANCE NO. O2019-55 AND ORDINANCE O2020-14; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO SOUTH SUMTER***

UTILITY COMPANY, LLC, SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, SOUTH SUMTER ELECTRIC COMPANY, LLC, SOUTH SUMTER GAS COMPANY, LLC, MIDDLETON UTILITY COMPANY, LLC, MIDDLETON WATER CONSERVATION AUTHORITY, LLC, GIBSON PLACE UTILITY COMPANY, LLC, AND GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, THEIR SUCCESSORS AND ASSIGNS (EACH A FRANCHISEE, AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; AMENDING THE FRANCHISE TERRITORY; AMENDING NOTICE PROVISIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Second Amended and Restated Villages ARD Franchisees Ordinance

Staff recommends approval.

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

7. Resolutions for Approval

A. MORATORIUM OUTPATIENT TREATMENT

8. Financial & Contracts & Agreements

A. THE VILLAGES OF SOUTHERN OAKS 163 AGREEMENT 9TH AMENDMENT - AREAS A, B & C

B. SUMTER HORIZON LLC / FREEDOM PLAZA - MODIFICATION OF DEVELOPER'S AGREEMENT

C. WILDWOOD VILLAGES APARTMENTS - PIONEERING AGREEMENT

D. PAY APPLICATION NO. 1 FOR DOWNTOWN MUNICIPAL PARKING LOT IN THE AMOUNT OF \$64,536.30

E. OWNER DIRECT PURCHASE CONTROL PANEL & EQUIPMENT FOR ASHLEY WTP WELL 2 FOR \$65,680.00

F. SANITARY GRAVITY SEWER PIPE LINING FOR JACKSON STREET FOR \$204,898.00

G. CITY HALL HVAC RENOVATION PAY APP #3 IN THE AMOUNT OF

\$150,602.15

- H. CITY HALL HVAC RENOVATION PAY APP #4 IN THE AMOUNT OF \$58,274.10

9. General Items for Consideration/Discussion and Other Business

- A. CODE ENFORCEMENT - REQUEST FOR LIEN RELEASE - 401 MARTIN LUTHER KING JR., AVENUE
- B. USE OF FOURTH STREET OUTREACH CENTER

10. Appointments

11. City Manager Reports

- A. CONSTRUCTION PROJECTS UPDATE

12. Other Department Reports

- A. UTILITY DEPARTMENT QUARTERLY REPORT JANUARY-MARCH 2022

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

July 3, 2022 - Happy Birthday America at Millennium Park from 5-10pm

July 4, 2022 - Independence Day - City Hall Closed

July 11, 2022 - City Commission Meeting at 9am

June 27, 2022 7:00 PM