



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 11, 2022 9:00 AM

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. *SP 2112-002 WILDWOOD PROFESSIONAL PLAZA*

C. *PLAT 2204-004 VOSO UNIT 105 FINAL PLAT*

D. *BUDGETED FINANCIAL ITEMS*

1. *OWNER DIRECT PURCHASE WELL PUMP # 2 ASHLEY WTP IN THE AMOUNT OF \$85,000.00*
2. *MANHOLE REHAB - RCM UTILITIES IN THE AMOUNT OF \$58,995.00*

3. **Presentations and/or Proclamations**

A. *POLICE DEPARTMENT TEAM IMPACT AWARD PRESENTATIONS*

4. **Public Hearings - Timed**

- A. *THE VILLAGES OF SOUTHERN OAKS 163 AGREEMENT 9TH AMENDMENT - AREAS A, B & C*
- B. ***ORDINANCE NO. O2022-29 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE 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 2203-005 VOSO 9th Amendment - ADOPTION HEARING

Parcels G16-009, G16-010, G16-063, G16-066, G16D007, portion of G23-008A, K10-009, K13-003, K13-004, K13-005, K13-007, K13-011, K13-013, K13-017, K13-018, K13-031, K13-040, K20-007, K20-008, K20-009, K20-010, K29-003 & K29-027 as well as CR 470 ROW - ADOPTION HEARING

The applicant seeks approval from the City Commission for adoption of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map designation from LDR, LMDR, COM, AG-5 (City) and AG (Sumter County) to Age Restricted Development (ARD) on 643.7 acres and Policy 1.1.23 text amendment. **Special Magistrate recommends approval.**

- C. ***ORDINANCE NO. O2022-32 - 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 2203-005 VOSO 9th Amendment

Parcels G16-009, G16-010, G16-063, G16-066, G16D007, portion of G23-008A, K10-009, K13-003, K13-004, K13-005, K13-007, K13-011, K13-013, K13-017, K13-018, K13-031, K13-040, K20-007, K20-008, K20-009, K20-010, K29-003 & K29-027 as well as CR 470 ROW

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning designation from R-1, R-2, C-3, AG-5 (City)

and A10C, RR5C, RR5 (County) to ARD (City) for the parcels listed. This rezoning request is in relation to a concurrent Large Scale Comprehensive Plan amendment - CP 2203-005. **Special Magistrate recommends approval.**

5. **Public Forum - 4 minute time limit**

6. **Ordinances First Reading Only (No Vote)**

- A. ***ORDINANCE NO. O2022-57 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CDD 2108-002 Twisted Oaks Pointe

The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for Twisted Oaks Pointe, to be referred to as Twisted Oaks Pointe Community Development District.

Staff recommends approval.

- B. ***ORDINANCE NO. O2022-50 - 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 2204-003 Bigham Plaza

Parcel G33-078

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Neighborhood Commercial (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by rezoning request RZ 2204-002. The requested FLU designation, South Wildwood Neighborhood Mixed Use, has now become the Neighborhood Commercial Future Land Use designation in the newly adopted 2050 Comprehensive Plan.

Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2022-51 - 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 2204-002 Bigham Plaza

Parcel G33-078

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to NMU-4 (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2204-003.

Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2022-46 - 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 2205-001 TSG Development - Clay Drain Rd.

Parcels G17-014 & G18-001

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) for the parcels listed above on 30 acres MOL.

Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2022-48 - 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 2205-001 TSG Development - Clay Drain Rd.

Parcels G17-014 & G18-001

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) and MHP (City) to M-1 (City) for the parcels listed above on 30 acres MOL.

Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2022-45 - 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 2205-003 Encounter Expansion

Parcels D32A003, D32-158 & D32-057

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Public Facilities (City) for the parcels listed above on 7.2 acres MOL.

Special Magistrate recommends approval.

- G. ***ORDINANCE NO. O2022-47 - 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 2205-003 Encounter Expansion

Parcels D32A003, D32-158 & D32-057

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to Institutional (City) for the parcel listed above on 7.2 acres MOL.

Special Magistrate recommends approval.

- H. ***ORDINANCE NO. O2022-52 - 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 2206-001 Thomas - Wildwood

Parcel G33-154

The applicant is seeking a favorable recommendation from the City Commission to change the zoning district from RR1 and A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-001 (O2022-52).

Special Magistrate recommends approval.

- I. **ORDINANCE NO. O2022-53** - 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 2206-001 Thomas - Wildwood

Parcel G33-154

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 and A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-001 (O2022-52).

Special Magistrate recommends approval.

- J. **ORDINANCE NO. O2022-44** - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY KL TWISTED OAKS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

PD 2106-002 Twisted Oaks PD Amendment (formerly O'Dell PD)

Parcels D31-006, D31-007, D31-008, D31-029, D31-030 & D31-039 with portions of D31-036 & D31-016

The applicant seeks approval from the City Commission for a Planned Development Amendment on property zoned NMU-7 consisting of 1,260 residential units along with commercial, light industrial, and recreational spaces, on 387.29 acres MOL.

Special Magistrate recommends approval.

- K. **ORDINANCE NO. O2022-49** - 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 FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

LDR Staff Revisions

Special Magistrate recommends approval.

- L. **ORDINANCE NO. O2022-59** - AN ORDINANCE OF THE CITY OF

WILDWOOD FLORIDA, ADOPTING ILLICIT DISCHARGE AND CONNECTION STORMWATER ORDINANCE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Stormwater Illicit Discharge and Connection Ordinance

Staff recommends approval.

- M. ***ORDINANCE NO. O2022-55 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA AMENDING AND RESTATING ORDINANCE NO 2017-18; RELATING TO THE TRI-COUNTY SOLID WASTE FRANCHISE AGREEMENT; AMENDING EXHIBIT "B" AND EXHIBIT "C"; ESTABLISHING NEW RATES AND FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.***

Tri-County Sanitation Franchise Agreement Amendment

Staff recommends approval.

7. Resolutions for Approval

8. Financial & Contracts & Agreements

- A. *WILDWOOD COUNTRY RESORT LIFT STATION # 8 RELOCATION PAY APP #1 IN THE AMOUNT OF \$21,825.00*
- B. *REQUEST FOR PROPOSALS (RFP) APPROVAL FOR CUSTODIAL SERVICES*
- C. *REQUEST FOR PROPOSALS (RFP) APPROVAL FOR PRESSURE WASHING SERVICES*
- D. *MILLENNIUM PARK PHASE II ENGINEERING AND ARCHITECTURAL SERVICES AGREEMENT IN THE AMOUNT OF \$398,750*

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

- A. *REQUEST SPECIAL CALLED MEETING FOR JULY 18, 2022 AT 9AM*

12. Other Department Reports

- A. *HR QUARTERLY REPORT APRIL THROUGH JUNE 2022*

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

July 25, 2022 - City Commission Meeting at 7pm

August 6, 2022 - Amnesty Day at Sumter County Fairgrounds 8am to 2pm

August 8, 2022 - City Commission Meeting at 9am

July 11, 2022 9:00 AM