



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 25, 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. *MINUTES FOR APPROVAL: MAY 23, 2022 REGULAR COMMISSION MEETING*

B. *MINUTES FOR APPROVAL: JUNE 6, 2022 CITY COMMISSION WORKSHOP*

- C. *MINUTES FOR APPROVAL: JUNE 27, 2022 REGULAR COMMISSION MEETING*
- D. *EXPENDITURE REPORT*
- E. *GRANT OF EASEMENT FROM THE VILLAGES LAND COMPANY TO THE CITY OF WILDWOOD*

3. **Presentations and/or Proclamations**

4. **Public Hearings - Timed**

- A. ***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.

- B. ***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.

- C. ***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.

- 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. O2022-44 - 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.

- G. ***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.

- H. ***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.

- I. ***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.

- J. ***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.

- K. ***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.

- L. **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.

- M. **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.

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2022-54** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 6.11 ACRES LOCATED AT THE NORTHWEST INTERSECTION OF E C 462 AND CR 134, APPROXIMATELY 0.51 MILES NORTH OF CLEVELAND AVE AND 0.7 MILES EAST OF N MAIN ST, 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 2203-001 Wildwood Apartments

Parcels D32-090 & D32-093

The applicant, Highland Engineering, Inc. has submitted a voluntary

annexation application. The property to be annexed totals 6.11 acres MOL and is located at the northwest intersection of E C 462 and CR 134, approximately 0.51 miles north of Cleveland Ave and 0.7 miles east of N Main St.

Staff recommends approval of Ordinance O2022-54.

- B. ***ORDINANCE NO. O2022-60 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.35 ACRES LOCATED ON THE EAST SIDE OF E C 462, NORTH OF NE 81ST STREET, IN SECTION 33, 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 2205-004 Wildwood Landing Phase 2

PARCEL D33-045

The applicant, Jay Byce on behalf of the owner, Marilyn Escue, has submitted a voluntary annexation application for parcel D33-045. The property to be annexed totals 7.35 acres MOL and is located on the east side of E C 462, north of NE 81st Street.

Staff recommends approval of Ordinance O2022-60.

7. Resolutions for Approval

- A. ***RESOLUTION NO. R2022-11 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA PROVIDING FOR INCREASES TO THE SOLID WASTE USER CHARGE; RESCINDING RESOLUTION NO. R2021-28; PROVIDING FOR AN EFFECTIVE DATE.***

Waste Management Rate Adjustment

Staff recommends approval.

8. Financial & Contracts & Agreements

- A. ***MUNICIPAL SERVICES COMPLEX PAY APP #14 IN THE AMOUNT OF \$126,395.20***
- B. ***MLK SPLASHPAD FENCE PURCHASE AND INSTALLATION IN THE AMOUNT OF \$11,150.00***

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

12. Other Department Reports

A. *PD QUARTERLY REPORT FOR APRIL TO JUNE 2022*

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

August 3, 2022 - Second Budget Workshop at 9am

August 8, 2022 - City Commission Meeting at 9am

August 22, 2022 - City Commission Meeting at 7pm

July 25, 2022 7:00 PM