



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 8, 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. *MINUTES FOR APPROVAL: JUNE 13, 2022 REGULAR COMMISSION MEETING*

B. *EXPENDITURE REPORT*

C. *SP 2109-002 MCDONALD'S AT BUSINESS PARK 44*

- D. *SP 2201-002 OXFORD VILLAGE RV RESORT*
- E. *SP 2202-002 BETHANY ESTATES MEDICAL COMPLEX*
- F. *NON-EXCLUSIVE ASSIGNMENT OF EASEMENT FROM THE VILLAGES LAND COMPANY, LLC TO THE CITY OF WILDWOOD*
- G. *1ST AMENDMENT TO THE CPH ARCHITECTURAL AGREEMENT*
- H. *1ST AMENDMENT TO THE CPH ENGINEERING AGREEMENT*

I. *BUDGETED FINANCIAL ITEMS*

- 1. *APPROVAL FOR THE PURCHASE OF A FUEL STATION CANOPY AT THE MUNICIPAL SERVICES COMPLEX FROM TDSE, INC IN THE AMOUNT OF \$22,482.95*
- 2. *TUITION REIMBURSEMENT FOR OFFICER DAVID PERRY*

3. Presentations and/or Proclamations

4. Public Hearings - Timed

- 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.

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2022-61 - 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 2205-005 Wildwood Landing Phase 2

PARCEL D33-045

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel D33-045 on 7.35 acres MOL. This request is accompanied by rezoning request RZ 2205-005 (O2022-62).

Special Magistrate recommends approval of Ordinance Number O2022-61, contingent upon the approval of AN 2205-004.

- B. ***ORDINANCE NO. O2022-62 - 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 2205-005 Wildwood Landing Phase 2

PARCEL D33-045

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR2.5C (Sumter County) to R-3 (City) for the parcel listed above on 7.35 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2205-005 (O2022-61).

Special Magistrate recommends approval of Ordinance Number O2022-62, subject to approval of O2022-61, which establishes a Future Land Use appropriate to the proposed zoning and contingent upon the approval of AN 2205-004.

- C. ***ORDINANCE NO. O2022-66 - 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 2206-003 Stokes Industrial

Parcels G07J001 & G07J002

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Public Facilities (City) to Industrial (City) for parcels G07J001 and G07J002 on 0.96 acres MOL. This request is accompanied by rezoning request RZ 2206-003 (O2022-67).

Special Magistrate recommends approval of Ordinance Number O2022-66.

- D. ***ORDINANCE NO. O2022-67 - 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 2206-003 Stokes Industrial

PARCELS G07J001 & G07J002

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from PEU (City) to M-1 (City) for the parcel listed above on 0.96 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-003 (O2022-66).

Special Magistrate recommends approval of Ordinance Number O2022-66 subject to approval of O2022-67, which establishes a Future Land Use

appropriate to the proposed zoning.

- E. **ORDINANCE NO. O2022-63** - 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 2205-004 Turkey Run

Parcels G05V004, G05V005 and portions of G05V006, G05V007, G05V008, G05V009 & G05V012

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Central Mixed Use (CMU) for the parcels listed above on approximately 6 acres MOL.

Special Magistrate recommends approval.

- F. **ORDINANCE NO. O2022-65** - 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 2205-004 Turkey Run

PARCELS G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012 & G05V013

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from PUD to Central Mixed Use (CMU) for the parcels listed above on 41.09 acres MOL.

Special Magistrate recommends approval of Ordinance Number O2022-65.

- G. **ORDINANCE NO. O2022-56** - 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 2206-004 Townhomes at Powell

Parcels G04-018 & G04-009

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) for the parcels listed above on 12.74 acres MOL.

Special Magistrate recommends approval.

- H. ***ORDINANCE NO. 02022-64 - 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 2206-004 Townhomes at Powell

Parcels G04-018 & G04-009

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C, RR1C and R2M (Sumter County) to CMU (City) for the parcels listed above on 12.74 acres MOL.

Special Magistrate recommends approval.

- I. ***ORDINANCE NO. 02022-58 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WILDWOOD BTR, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.***

PD 2205-002 Villas PD Amendment

Parcel G05-032

The applicant seeks approval from the City Commission for a Planned Development (PD) amendment on property zoned R-4 consisting of 192 residential units on 18.66 acres MOL.

Special Magistrate recommends approval.

7. Resolutions for Approval

8. Financial & Contracts & Agreements

- A. *WILDWOOD COUNTRY RESORT LIFT STATION #8 RELOCATION PAY APP #2 FOR THE AMOUNT OF \$136,350.00*
- B. *COLLECTIONS INVENTORY STOCK PARTS IN THE AMOUNT OF \$14,955.17*

9. General Items for Consideration/Discussion and Other Business

- A. *JUSTIFICATION FOR SOLE SOURCE PURCHASING*

- B. *LIFT STATION #6 (PETERS STREET) PUMP REPAIR IN THE AMOUNT OF \$10,760.47*
- C. *OWNER DIRECT PURCHASE WELL PUMP # 2 ASHLEY WTP IN THE AMOUNT OF \$85,000.00*
- D. *MEMO FROM CHIEF PARMER - POLICE OFFICER STARTING PAY RECOMMENDATION*

10. Appointments

11. City Manager Reports

- A. *CONSTRUCTION PROJECTS UPDATE*
- B. *PRESS RELEASE FROM FDOT - NORTHERN TURNPIKE EXTENSION UPDATE*

12. Other Department Reports

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

August 22, 2022 - City Commission Meeting at 7pm

September 5, 2022 - Labor Day - City Offices Closed

September 12, 2022 - City Commission Meeting at 7pm

August 8, 2022 9:00 AM