



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

September 12, 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. Public Hearings - Timed

- A. ***RESOLUTION NO. R2022-17 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES FOR CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.***

FY23 Tentative Millage Adoption

Staff recommends approval.

- B. **RESOLUTION NO. R2022-18** - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2023; PROVIDING FOR AN EFFECTIVE DATE.

FY23 Tentative Budget Adoption

Staff recommends approval.

- C. **ORDINANCE NO. O2022-68** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 20 ACRES LOCATED ON WEST OF MARSH BEND TRAIL AND APPROXIMATELY 0.75 SOUTH OF WARM SPRINGS AVENUE, IN SECTION 33, 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 2206-001 Pointe Grande Wildwood

Parcel G33-105

The applicant, Tara Tedrow, on behalf of the owner, Sequoia Commercial Center, LLC, has submitted a voluntary annexation application for parcel G33-105. The property to be annexed totals 20 acres MOL and is located on the west side of Marsh Bend Trail and approximately 0.75 miles south of Warm Springs Avenue.

Staff recommends approval.

- D. **ORDINANCE NO. O2022-69** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 16.71 ACRES LOCATED ON US 301 SOUTH OF CR 108, IN SECTION 17, 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 2206-003 Evolve at Wildwood

Parcels D17-050, D17-058, D17-072 & D17-110

The applicant, Evolve Companies, LLC, on behalf of the owners, Donald Jones, Keith Jones, Ronald Jones, Barbara Cash & Dianne Thibodeau, has submitted a voluntary annexation application.

Staff recommends approval.

3. 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. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY-DEEDS*

C. *SP 2112-012 SOLAMAR AT WILDWOOD (FKA VILLAGE POINTE)*

D. *SP 2204-001 OCALA EYE MEDICAL OFFICE BUILDING & AMBULATORY SURGERY CENTER*

E. *SP 2202-003 WILDWOOD STORAGE*

F. *BUDGETED FINANCIAL ITEMS*

1. *WASTEWATER CAMERA SYSTEM IN THE AMOUNT OF \$35,437.00*

2. *MANHOLE REHAB BY RCM UTILITIES IN THE AMOUNT OF \$59,700.00*

4. Presentations and/or Proclamations

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

A. *ORDINANCE NO. 02022-70 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 20 ACRES LOCATED ON THE WEST SIDE OF CR 209 AND APPROXIMATELY 0.25 MILES SOUTH OF E C 462, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 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 2206-002 Tillman Villas

PARCEL C36-005

The owner, Carol Bennett, has submitted a voluntary annexation application for parcel C36-005. The property to be annexed totals 20 acres MOL and is located on the west side of CR 209 and approximately 0.25 miles south of E C 462.

Staff recommends approval.

- B. ***ORDINANCE NO. O2022-80 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.2 ACRES LOCATED WEST OF N US 301 ALONG CR 201 APPROXIMATELY 0.1 MILES NORTH OF E C 466, IN SECTION 18, 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 2207-001 Karpati Law

Parcel D18-023

The applicant, Judit Karpati, seeks approval from the Commission on behalf of the owners, GLK Holding Group LLC, for a voluntary annexation application for the parcel listed above on 1.2 acres MOL.

Staff recommends approval.

- C. ***ORDINANCE NO. O2022-73 - 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 2203-002 Wildwood Apartments

Parcels: D32-093 & D32-090

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 Medium Density Residential (City) for the parcels listed above on 6.11 acres MOL. This request is accompanied by rezoning request RZ 2203-002.

Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2022-74 - 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 2203-002 Wildwood Apartments

Parcels: D32-093 & D32-090

The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning district from RR1C (Sumter County) to R-3 (City) for the parcels listed above on 6.11 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2203-002.

Special Magistrate recommends approval, subject to approval of O2022-73, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2022-71 - 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 2203-003 Highfield at Twisted Oaks

Parcels D30-030, D30-080, D30-031, D30-047 & D30-091

The applicant seeks approval and a favorable recommendation from the City Commission for a Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Medium High Density Residential (City) for the parcels listed above on 104.35 acres MOL.

Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2022-72 - 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 2203-003 Highfield at Twisted Oaks

Parcels D30-030, D30-080, D30-031, D30-047 & D30-091

The applicant seeks approval and favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C and RR5C (Sumter County) to R-4 (City) for the parcels listed above on

104.35 acres MOL.

Special Magistrate recommends approval.

- G. ***ORDINANCE NO. O2022-76 - 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 2110-002 One Hundred Oaks

Parcels G19-011, G19-020 & G30-048

The applicant seeks a approval from the City Commission for a Large Scale Comprehensive Plan Amendment to change the Future Land Use from Industrial and Low Density Residential to Medium Density Residential (MDR) for parcels G19-011, G19-020 and G30-048, on 118.92 acres MOL. This request is accompanied by rezoning request RZ 2110-002 (O2022-77).

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2022-76.

- H. ***ORDINANCE NO. O2022-77 - 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 2110-002 One Hundred Oaks

Parcels G19-011,G19-020 & G30-048

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from PUD and R-1 to R-3 for the parcels listed above on 118.92 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment CP 2110-002 (O2022-76).

Special Magistrare recommends approval.

- I. ***ORDINANCE NO. O2022-78 - 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 2206-005 Evolve at Wildwood

Parcels: D17-050, D17-058, D17-072 & D17-110

The applicant seeks approval from the Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcels listed above on 16.7 acres MOL. This request is accompanied by rezoning request RZ 2206-005.

Special Magistrate recommends approval.

- J. ***ORDINANCE NO. O2022-79 - 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 2206-005 Evolve at Wildwood

Parcels: D17-050, D17-058, D17-072 & D17-110

The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning district from RR1C & RR5C (Sumter County) to R-5 (City) for the parcels listed above on 16.7 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-005.

Special Magistrate recommends approval, subject to approval of O2022-78, which establishes a Future Land Use appropriate to the proposed zoning.

- K. ***ORDINANCE NO. O2022-75 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA AMENDING AND RESTATING ORDINANCE NO 2017-18, AS AMENDED; 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.

- L. ***ORDINANCE NO. O2022-81 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA PROVIDING FOR AN INCREASE TO THE ANNUAL SALARY OF THE CITY COMMISSION MEMBERS PURSUANT TO SECTION 3-6 OF THE CITY CHARTER; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.***

Increase to the Annual Salary of City Commission Members

Staff recommends approval.

7. Resolutions for Approval

- A. ***RESOLUTION NO. R2022-12 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AUTHORIZING AMENDMENTS TO THE FEE SCHEDULE FOR USE OF PARKS & RECREATION AMENITIES; PROVIDING FOR AN EFFECTIVE DATE.***

Modification to the Parks & Recreation Fee Schedule

Staff recommends approval.

- B. ***RESOLUTION NO. R2022-19 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA APPROVING THE PROPOSED FY2022-23 BUDGET OF THE WILDWOOD UTILITY DEPENDENT DISTRICT.***

Approval of Wildwood Utility Dependent District FY2022-23 Budget

Staff recommends approval.

8. Financial & Contracts & Agreements

- A. *MLK SPLASH PAD PAY APP #1 IN THE AMOUNT OF \$223,828.54*
- B. *KIMLEY HORN AMENDMENT #1 TO WORK AUTHORIZATION #36 FOR CLAY DRAIN RD IN THE AMOUNT OF \$12,200.00*
- C. *CR 209 WATER MAIN EXTENSION PAY APP NO. 3 IN THE AMOUNT OF \$111,334.41*
- D. *MUNICIPAL PARKING LOT (DOWNTOWN PARKING LOT) PAY APP #2 IN THE AMOUNT OF \$72,711.00*
- E. *CONTRACT FOR RECIPIENT OF OFFICER AJ JOHNSON MEMORIAL SCHOLARSHIP*

9. General Items for Consideration/Discussion and Other Business

- A. *NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT REFUND IN THE AMOUNT OF \$24,101.81*
- B. *PRELIMINARY 2022 POPULATION ESTIMATE FOR THE CITY OF WILDWOOD (BEER)*

10. Appointments

11. City Manager Reports

- A. *CONSTRUCTION PROJECTS UPDATE*
- B. *SET SPECIAL CALLED MEETING FOR SEPTEMBER 19TH AT 9AM*

12. Other Department Reports

- A. *INFORMATION TECHNOLOGY QUARTERLY REPORT*
- B. *PUBLIC WORKS QUARTERLY REPORT*
- C. *PARKS & RECREATION QUARTERLY REPORT*

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

September 16, 2022 - Wildwood Street Sweepers Clean-up Event at 8:30am

September 19, 2022 - City Commission Special Called Meeting at 9am

September 26, 2022 - City Commission Meeting at 7pm

October 4, 2022 - Sumter County Sheriff's Office National Night Out at 5pm

September 12, 2022 7:00 PM