



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 26, 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. R2022-20 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.***

FY23 Final Millage Adoption

Staff recommends approval.

- B. ***RESOLUTION NO. R2022-21 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE BUDGET FOR FISCAL YEAR 2023; PROVIDING FOR AN EFFECTIVE DATE.***

FY23 Final Budget Adoption

Staff recommends approval.

- C. ***ORDINANCE NO. O2022-70 - 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.

- D. ***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.

- E. ***ORDINANCE NO. 02022-74 - 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.

- F. ***ORDINANCE NO. 02022-75 - 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.

- G. ***ORDINANCE NO. 02022-78 - 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.

- H. ***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.

- I. ***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.

- J. ***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.

- K. ***ORDINANCE NO. O2022-88 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 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 2208-001 Village CDD No. 15

The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as the Village Community Development District No. 15.

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. *MINUTES FOR APPROVAL: JULY 18, 2022 SPECIAL MEETING*
- B. *MINUTES FOR APPROVAL: AUGUST 3, 2022 COMMISSION WORKSHOP*
- C. *MINUTES FOR APPROVAL: AUGUST 8, 2022 REGULAR COMMISSION MEETING*
- D. *MINUTES FOR APPROVAL: AUGUST 22, 2022 REGULAR COMMISSION MEETING*
- E. *EXPENDITURE REPORT*
- F. *SP 2104-003 KEYS AT WILDWOOD I (FKA KEYS AT THE VILLAGES I)*
- G. *PUBLIC WORKS DIRECTOR JOB DESCRIPTION*
- H. ***BUDGETED FINANCIAL ITEMS***
 - 1. *POLICE - LAPTOP PURCHASE*

4. Presentations and/or Proclamations

- A. *PROCLAIM OCTOBER 2022 AS NATIONAL FAMILY HISTORY MONTH*
- B. *PROCLAIM OCTOBER 2022 AS NATIONAL COLONIAL HERITAGE MONTH*

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

7. Resolutions for Approval

- A. ***RESOLUTION NO. R2022-22 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA PROVIDING FOR INCREASES TO THE SOLID WASTE USER CHARGE; RESCINDING RESOLUTION NO. R2022-11; PROVIDING FOR AN EFFECTIVE DATE.***

Waste Management Rate Adjustment

Staff recommends approval.

- B. ***RESOLUTION NO. R2022-23 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR INCREASES TO THE WATER, WASTEWATER, AND IRRIGATION USER CHARGES AND FACILITY AVAILABILITY BASE RATES; PROVIDING FOR AN EFFECTIVE DATE.***

FY23 Water and Wastewater Rates

Staff recommends approval.

- C. ***RESOLUTION NO. R2022-24 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR INCREASES TO THE RECLAIMED WATER USER CHARGE ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.***

FY23 Reclaimed Water Rates

Staff recommends approval.

- D. ***RESOLUTION NO. R2022-25 - A RESOLUTION OF THE CITY OF WILDWOOD FLORIDA ADOPTING THE CITY OF WILDWOOD STRATEGIC PLAN 2023 – 2027; PROVIDING FOR AN EFFECTIVE DATE.***

City of Wildwood Strategic Plan 2023-2027

Staff recommends approval.

8. Financial & Contracts & Agreements

- A. *SANITARY SEWER PIPE LINING FOR PLEASANTDALE DRIVE IN THE AMOUNT OF \$71,115.00*
- B. *REPAIR OF WASTEWATER SCADA AND OTHER PERIPHERALS IN THE AMOUNT OF \$10,054*
- C. *MUNICIPAL SERVICES COMPLEX PAY APP #16 IN THE AMOUNT OF \$38,823.06*
- D. *R12 REUSE PUMP REPAIR IN THE AMOUNT OF \$13,985.29*

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

12. Other Department Reports

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

October 10, 2022 - City Commission Meeting at 9am

October 8, 2022 - Christmas with a Cop Golf Tournament at Tierra Del Sol Golf & Country Club at 10:30am

October 15, 2022 - Homecoming at the Baker House Event at 10am

October 24, 2022 - City Commission Meeting at 7pm

September 26, 2022 7:00 PM