



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

October 24, 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: AUGUST 29, 2022 CITY COMMISSION WORKSHOP*

B. *MINUTES FOR APPROVAL: SEPTEMBER 12, 2022 REGULAR COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: SEPTEMBER 19, 2022 SPECIAL CALLED MEETING*

D. *EXPENDITURE REPORT*

E. *PLAT 2207-005 TRIUMPH SOUTH PHASE 1 PARTIAL RE-PLAT*

F. *BUDGETED FINANCIAL ITEMS*

1. *PURCHASE OF TWO (2) FORD F350S FOR THE WATER DEPARTMENT*
2. *PURCHASE OF ONE (1) FORD F350 FOR THE WASTEWATER DEPARTMENT*
3. *PURCHASE OF ONE (1) TORO GROUNDMASTER FOR THE PARKS AND REC DEPARTMENT*
4. *MUSCO CONTROL LINK FOR MILLENNIUM PARK BASEBALL FIELDS IN THE AMOUNT OF \$12,500.00*
5. *MANHOLE REHAB - RCM UTILITIES IN THE AMOUNT OF \$57,134.00*
6. *MICROSOFT LICENSING RENEWAL - MS365 YEAR 3*
7. *PURCHASE OF TRAFFICJET PRINTER IN THE AMOUNT OF \$46,391.95*
8. *APPROVAL TO ENTER INTO AN AGREEMENT WITH JUSTFOIA FOR PUBLIC RECORDS REQUEST SOFTWARE IN THE AMOUNT OF \$7,935.00*

3. Presentations and/or Proclamations

A. *PROCLAIM OCTOBER 24, 2022 AS KATRINA BROOKS DAY*

4. Public Hearings - Timed

A. ***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.

Request to continue to a date certain of November 28, 2022 at 100 N Main Street, Wildwood, FL 34785 at 7PM.

- B. ***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.

Request to continue to a date certain of November 28, 2022 at 100 N Main Street, Wildwood, FL 34785 at 7PM.

- C. ***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).

Request to continue to a date certain of November 28, 2022 at 100 N Main Street, Wildwood, FL 34785 at 7PM.

- D. ***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).

Request to continue to a date certain of November 28, 2022 at 100 N Main Street, Wildwood, FL 34785 at 7PM.

- E. ***ORDINANCE NO. O2022-82 - 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 2207-001 Tillman Villas

PARCEL C36-005

The applicant is seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcels listed above on 20 acres MOL. This request is accompanied by rezoning request RZ 2207-001.

Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2022-83 - 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 2207-001 Tillman Villas

PARCEL C36-005

The applicant is seeking approval from the City Commission to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2207-001.

Special Magistrate recommends approval, subject to the approval of O2022-82, which establishes a Future Land Use appropriate to the proposed zoning.

- G. ***ORDINANCE NO. O2022-84 - 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 2208-001 Commander's Pointe

PARCEL C13-109

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential & Neighborhood Commercial (City) to High Density Residential and Commercial (City) for the parcels listed above on 47.47 acres MOL. This request is accompanied by rezoning request RZ 2208-001.

Special Magistrate recommends approval.

- H. ***ORDINANCE NO. O2022-85 - 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 2208-001 Commander's Pointe

PARCEL C13-109

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning C-2A (City) to R-5 & C-3 (City) for the parcels listed above on 47.47 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2208-001.

Special Magistrate recommends approval, subject to approval of O2022-84, which establishes a Future Land Use appropriate to the proposed zoning.

- I. ***ORDINANCE NO. O2022-89 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY .99 ACRES LOCATED ALONG CR 509 AND WARM SPRINGS AVE, APPROXIMATELY 1 MILE EAST OF THE INTERSECTION OF WARM SPRINGS AVE AND N US 301, IN SECTION 32, 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 2209-003 VPSD #46

Parcels G32-008 & G32-027

The owner/applicant, Village Center Community Development District, seeks approval from the Commission for a voluntary annexation application for the parcel listed above on .99 acres MOL.

Staff recommends approval.

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2022-94 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.72 ACRES LOCATED APPROXIMATELY 0.38 MILES SOUTH OF E C 470 AND AT THE SOUTHWEST INTERSECTION OF E C 470 AND SE 88TH TERRACE IN SECTION 13, TOWNSHIP 20 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 2209-004 VOSO 10th Amendment

PARCELS K13-010 & K13-015

The applicant, The Villages Land Company, LLC, has submitted a voluntary annexation application for parcels K13-010 and K13-015. The property to be annexed totals 7.72 acres MOL. Parcel K13-010 is located approximately 0.38 miles south of E C 470 and parcel K13-015 is located at the southwest intersection of E C 470 and SE 88th Terrace.

Staff recommends approval.

7. Resolutions for Approval

- A. ***RESOLUTION NO. R2022-29 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR***

AN EFFECTIVE DATE.

Surplus Computer and Other Equipment October 2022

Staff recommends approval.

8. Financial & Contracts & Agreements

- A. *MUNICIPAL SERVICES COMPLEX PAY APP #17 IN THE AMOUNT OF \$59,470.30*
- B. *CHANGE ORDER #3 FOR CR 209 WATER MAIN EXTENSION PHASE 1 CREDIT FOR \$132,541.81*
- C. *WILDWOOD COUNTRY RESORT LIFT STATION RELOCATION CHANGE ORDER #2 FOR \$10,208.00*
- D. *FERGUSON WATER WORKS WATER METER PURCHASE FOR \$97,486.60*
- E. *2" STEEL WATER MAIN REPLACEMENT ON MILRAY, 2ND, 3RD, AND EVANS STREETS FOR \$24,500.00*
- F. *BALL FABRICS WINDSCREEN PRODUCTION AND INSTALLATION AT MILLENNIUM PARK BASEBALL FIELDS IN THE AMOUNT OF 12,973.22*
- G. *RELEASE OF CODE ENFORCEMENT LIEN FOR 604 MILRAY DRIVE*

9. General Items for Consideration/Discussion and Other Business

- A. *DONATION OF TWO (2) DODGE CHARGERS TO THE CEDAR KEY POLICE DEPARTMENT*

10. Appointments

11. City Manager Reports

- A. *SET WORKSHOP FOR OCTOBER 31, 2022 AT 9:00AM*

12. Other Department Reports

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

October 28, 2022 - Friday Night Fall Ball at Millennium Park Ball Fields at 6pm

October 29, 2022 - Spooktacular at Millennium Park at 6pm

October 31, 2022 - City Commission Workshop at 9am

November 14, 2022 - City Commission Meeting at 9am

October 24, 2022 7:00 PM