



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

November 28, 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: OCTOBER 24, 2022 REGULAR COMMISSION MEETING*

B. *MINUTES FOR APPROVAL: OCTOBER 31, 2022 SPECIAL MEETING*

C. *MINUTES FOR APPROVAL: NOVEMBER 14, 2022 REGULAR COMMISSION*

MEETING

D. EXPENDITURE REPORT

E. **BUDGETED FINANCIAL ITEMS**

1. WILDWOOD COMMUNITY CENTER CAMERA SYSTEM IN THE AMOUNT OF \$14,090.00
2. EQ TANK CLEANING BY AMERICAN PIPE & TANK IN THE AMOUNT OF \$118,000.00
3. SIDEWALK REMEDIATION AND CONDITION SURVEY SERVICES FOR A NOT-TO-EXCEED AMOUNT OF \$50,000

3. **Presentations and/or Proclamations**

- A. PROCLAIM DECEMBER 9, 2022, AS CREATING A BUZZ THROUGH COMMUNITY SERVICE DAY

4. **Public Hearings - Timed**

- A. **RESOLUTION NO. R2022-32** - A RESOLUTION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2021-2022 BUDGET; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

FY22 Final Budget Amendment

Staff recommends approval.

- B. **RESOLUTION NO. R2022-34** - A RESOLUTION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2022-2023 BUDGET; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

FY23 First Budget Amendment

Staff recommends approval.

- C. **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.

- D. ***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.

Staff recommends approval of the rezoning to R-4, pursuant to the execution of restrictive covenants, which the applicant has voluntarily agreed to.

- E. ***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.

- F. ***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).

Staff recommends approval of the rezoning to R-3, pursuant to the execution of restrictive covenants, which the applicant has voluntarily agreed to.

- G. ***ORDINANCE NO. O2022-92 - 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 2208-002 Twisted Oaks Multi-Family

Parcels D31-016, D31-002 & D31-003

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 (City) to High Density Residential and Commercial (City) for the parcels listed above on 19.15 acres residential MOL and 3.12 acres commercial MOL. This request is accompanied by rezoning request RZ 2208-002.

Special Magistrate recommends approval.

- H. ***ORDINANCE NO. O2022-93 - 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 2208-002 Twisted Oaks Multi-Family

Parcels D31-016, D31-002 & D31-003

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning from C-3 (City) to R-5 & C-3 (City) for the parcels listed above on 21.24 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2208-002.

Special Magistrate recommends approval, subject to approval of O2022-92, which establishes a Future Land Use appropriate to the proposed zoning.

- I. ***ORDINANCE NO. O2022-95 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED ALONG E C 470, SOUTH AND EAST OF CR 500 AND APPROXIMATELY 0.5 MILES WEST OF MARSH BEND TRAIL, IN SECTION 9, TOWNSHIP 20 NORTH, 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 2209-002 A&A Plaza

Parcel K09A004

The owner/applicant, A&A Brothers LLC seeks approval from the Commission for a voluntary annexation application for the parcel listed above on 5 acres MOL.

Staff recommends approval.

5. **Public Forum - 4 minute time limit**
6. **Ordinances First Reading Only (No Vote)**
7. **Resolutions for Approval**

- A. ***RESOLUTION NO. R2022-33 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA PERTAINING TO THE ADOPTION OF WATER METER INSTALLATION CHARGES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE***

Water Meter Installation Charges

Staff recommends approval.

8. **Financial & Contracts & Agreements**

- A. *REQUEST FOR BLANKET PURCHASE AGREEMENT WITH FERGUSON WATERWORKS IN THE AMOUNT OF \$210,000*
- B. *WATER AND WASTEWATER TREATMENT PLANT CHEMICALS BID RESULTS*
- C. *CR 209 WATER MAIN EXTENSION PHASE NO. 1 PAY APP NO. 4 IN THE AMOUNT OF \$136,952.87*
- D. *WILDWOOD PROFESSIONAL PLAZA - DEVELOPER'S AGREEMENT*

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

- A. *CONSTRUCTION PROJECTS UPDATE*

12. Other Department Reports

- A. *NPDES MS4 YEAR 1 REPORT*

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

December 2, 2022 - Winterfest at City Hall from 6pm to 9pm

December 10, 2022 - Annual Holiday Parade Beginning at Wildwood Elementary at 9am

December 12, 2022 - City Commission Meeting at 9am

December 16, 2022 - Cookies with Santa at the Wildwood Community Center from 6:30pm to 8:30pm

November 28, 2022 7:00 PM