



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

February 13, 2023 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 at 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. *MINUTES FOR APPROVAL: DECEMBER 12, 2022 REGULAR COMMISSION MEETING*

C. *PLAT 2205-001 TWISTED OAKS IMPROVEMENT PLAN*

D. *PLAT 2212-004 MIDDLETON UNIT 2 FINAL PLAT*

E. *BUDGETED FINANCIAL ITEMS*

1. *FUNDING APPROVAL FOR AN HVAC REPLACEMENT PROJECT IN THE AMOUNT OF \$38,610*

2. *FUNDING APPROVAL FOR MLK PARK CONCESSION STAND ELECTRICAL SERVICES IN THE AMOUNT OF \$30,834*

3. *KIMLEY-HORN WORK AUTHORIZATION NUMBER 43 FOR NPDES MS4 ANNUAL PERMIT IN THE AMOUNT OF \$19,700*

3. Presentations and/or Proclamations

A. *BAKER HOUSE VOLUNTEER APPRECIATION*

B. *WILDWOOD POLICE DEPARTMENT OFFICER OF THE YEAR - OFFICER GARTH LAYNE*

C. *PROCLAIM FEBRUARY 19-25, 2023 AS ENGINEERS WEEK*

4. Public Hearings - Timed

A. ***RESOLUTION NO. R2023-2*** - 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 Second Budget Amendment

Staff recommends approval.

B. *VOSO 10TH AMENDMENT CHAPTER 163*

C. ***ORDINANCE NO. O2022-105*** - 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 2211-002 VOSO 10th Amendment

K13-010 & K13-015

The Villages Development Company, LLC 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 Age Restricted Development (City) for the parcels listed above on 7.72 acres MOL. This request is accompanied by rezoning request RZ 2211-002.

Staff recommends approval.

- D. ***ORDINANCE NO. O2022-106 - 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 2211-002 VOSO 10th Amendment

K13-010 & K13-015

The Villages Development Company, LLC is seeking approval from the City Commission for a Zoning Map Amendment to rezone 7.72 acres from RR5C (County) to ARD (City). This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-002 (O2022-105)

Staff recommends approval subject to the approval of O2022-105, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2023-7 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 PURSUANT TO FLORIDA STATUTE 90.046; RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CDD 2301-001 VCDD No 15 Boundary Amendment

The Board of Supervisors of the Villages No. 15 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance 2022-88 to reflect a net decrease in the size of the District by 1,117.2 acres, such that the resulting District will total 1,378.4 acres MOL. The net decrease in the size of the District has no effect on the City limits.

Staff recommends approval.

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2022-101 - 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 2212-002 6083 County Rd Wildwood

Parcel(s) G15-012

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 5 acres MOL. This request is accompanied by rezoning request RZ 2212-002.

Special Magistrate recommends approval.

- B. ***ORDINANCE NO. 02022-102 - 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 2212-002 6083 County Rd Wildwood

Parcel(s) G15-012

The applicant seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002.

Special Magistrate recommends approval.

- C. ***ORDINANCE NO. 02022-103 - 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 2211-001 SWC Multi-family Huey Street

G05-148, G05-151, G05-157 & G05M001

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 Medium Density Residential & Central Mixed Use (City) to High Density Residential (City) for the parcels listed above on 21.59 acres MOL. This request is accompanied by rezoning request RZ 2211-001.

Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2022-104 - 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 2211-001 SWC Multi-family Huey Street

G05-148, G05-151, G05-157 & G05M001

Southern Waters Capital is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103).

Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2023-3 - 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 2212-003 Pointe Grande Wildwood

Parcel(s) G33-105

The applicant seeks a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate 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 2212-003.

Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2023-4 - 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 2212-003 Pointe Grande Wildwood

Parcel(s) G33-105

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment 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 2212-003.

Special Magistrate recommends approval.

- G. ***ORDINANCE NO. O2023-5 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.97 ACRES LOCATED EAST ALONG N US 301, APPROXIMATELY 0.26 MILES NORTH OF E C 466 AND APPROXIMATELY 0.02 MILES WEST OF CR 105, IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS 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 2212-002 All County Collison

Parcel D08A001

Annexation of one (1) parcel in the Joint Planning Area with Sumter County totaling 1.97 acres MOL.

Staff recommends approval.

7. Resolutions for Approval

- A. ***RESOLUTION NO. R2023-4 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA PROVIDING FOR DECREASES TO THE SOLID WASTE USER CHARGE; RESCINDING RESOLUTION NO. R2022-22; PROVIDING FOR AN EFFECTIVE DATE.***

Waste Management Rate Adjustment

Staff recommends approval.

- B. ***RESOLUTION NO. R2023-5 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN VEHICLES AS SURPLUS; DETERMINING THAT CERTAIN VEHICLES AND EQUIPMENT ARE TO BE DISPOSED OF THROUGH ONLINE AUCTION OR DONATION TO A NONPROFIT ORGANIZATION IF THERE IS A NEED AND JUNK TO BE DISPOSED OF AS TRASH; PROVIDING FOR AN EFFECTIVE DATE***

Surplus Vehicles February 2023

Staff recommends approval.

- C. ***RESOLUTION NO. R2023-6 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE PURCHASING POLICY PREVIOUSLY ADOPTED AS AUTHORIZED IN ORDINANCE O2020-19, SECTION 2-7, CITY OF WILDWOOD CODE OF ORDINANCES; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.***

Purchasing Policy Update

Staff recommends approval.

8. Financial & Contracts & Agreements

- A. *AGREEMENT FOR THE FUTURE INSTALLATION OF PEDESTRIAN SIDEWALK - CR 214*
- B. *CHANGE ORDER WITH EARTHSCAPES UNLIMITED, INC. IN THE AMOUNT OF \$100,272.59 REGARDING THE BLOUNT/PARKVIEW SHARED STORMWATER POND CONSTRUCTION*
- C. *IMPACT FEE REIMBURSEMENT TO CHANCE WILDWOOD OWNER, LLC*
- D. *CITY HALL HVAC RENOVATION PAY APP #6 IN THE AMOUNT OF \$34,585.40*
- E. *REQUEST FOR BLANKET PURCHASE AGREEMENT WITH RCM UTILITIES IN THE AMOUNT OF \$165,000.00*
- F. *CR 209 WATER MAIN EXTENSION PHASE NO. 1 PAY APP NO. 6 IN THE AMOUNT OF \$207,096.89*
- G. *LIFT STATION NO. 8 RELOCATION PROJECT PAY APP NO. 6 FOR MARION ROCK IN THE AMOUNT OF \$58,016.47*
- H. *RFQ #2023-03 CONSTRUCTION MANAGER AT RISK SERVICES FOR WILDWOOD WRF EXPANSION AND BNR IMPROVEMENTS*
- I. *OLC AGREEMENT FOR DESIGN SERVICES FOR THE RECREATION AND COMMUNITY OUTREACH CENTER IN THE AMOUNT OF \$28,400.00*

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

A. *CONSTRUCTION PROJECTS UPDATE*

12. Other Department Reports

A. *FINANCE END-OF-YEAR REPORT*

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

February 26, 2023 - Black History Month Celebration at the Wildwood Community Center from 2pm to 7pm

February 27, 2023 - City Commission Meeting at City Hall at 7pm

March 4, 2023 - Art in the Park at City Hall from 9am to 1pm

February 13, 2023 9:00 AM