



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

March 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: FEBRUARY 13, 2023 REGULAR COMMISSION MEETING*

C. SP 2104-001 DR. HEYDARI MEDICAL OFFICE

D. SP 2203-011 SUNSTOP #351 - WILDWOOD

E. SP 2204-006 SELF STORAGE WILDWOOD

F. BUDGETED FINANCIAL ITEMS

1. GENERATOR PURCHASE FOR LIFT STATIONS 3, 4, 10, 25, AND 26 FOR THE AMOUNT OF \$345,086.00

3. Presentations and/or Proclamations

4. Public Hearings - Timed

- A. **ORDINANCE NO. O2023-6** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.33 ACRES LOCATED WEST ALONG N US 301, APPROXIMATELY 0.62 MILES SOUTH OF CR 222 AND APPROXIMATELY 0.36 MILES NORTH OF C 462 E, IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS 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 2212-001 Stick and Stone Project

Parcel D30-026

Annexation of one (1) parcel contiguous to the City of Wildwood limits and in the Joint Planning Area with Sumter County totaling 0.33 acres MOL.

Staff recommends approval.

5. Public Forum - 4 minute time limit

6. Ordinances First Reading Only (No Vote)

- A. **ORDINANCE NO. O2023-8** - 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 2302-001 RMC Wildwood Ready Mix Plant

Parcel(s) D32-172

The applicant seeks a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning M-1 (City) to M-2 (City) for the parcels listed above on 7.4 acres MOL.

Special Magistrate recommends approval.

- B. **ORDINANCE NO. O2023-10** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.68 ACRES LOCATED APPROXIMATELY 0.27 MILES EAST OF N US 301, APPROXIMATELY 0.06 MILES SOUTH OF E C 466, AND SOUTH ALONG CR 106, IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS 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 2301-001 Oxford Oaks Professional Plaza

Parcels D17-036 & D17-069

Annexation of two (2) parcels contiguous to the City of Wildwood limits and in the Joint Planning Area with Sumter County totaling 3.68 acres, MOL.

Staff recommends approval.

- C. **ORDINANCE NO. O2023-14** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING CITY OF WILDWOOD ORDINANCE O2021-45 TO GRANT A NON-EXCLUSIVE NON-POTABLE WATER IRRIGATION UTILITY FRANCHISE TO THE WILDWOOD UTILITY DEPENDENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; GRANTING SUCH FRANCHISE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Wildwood Utility Dependent District Franchise Agreement Amendment

Staff Recommends Approval

- D. **ORDINANCE NO. O2023-15** - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING AND RESTATING ORDINANCE NO. O2017-23, ORDINANCE NO. O2019-55, ORDINANCE NO. O2020-14, AND ORDINANCE NO. O2022-43; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO SOUTH SUMTER UTILITY COMPANY, LLC,

SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, SOUTH SUMTER ELECTRIC COMPANY, LLC, SOUTH SUMTER GAS COMPANY, LLC, MIDDLETON UTILITY COMPANY, LLC, MIDDLETON WATER CONSERVATION AUTHORITY, LLC, GIBSON PLACE UTILITY COMPANY, LLC, GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, BLUE GOOSE UTILITY COMPANY, LLC, BLUE GOOSE WATER CONSERVATION AUTHORITY, LLC, OKEEHUMKEE UTILITY COMPANY, LLC, AND OKEEHUMKEE WATER CONSERVATION AUTHORITY, LLC, AND THEIR SUCCESSORS AND ASSIGNS (EACH A FRANCHISEE, AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; AMENDING THE FRANCHISE TERRITORY; AMENDING RATES PROVISIONS; AMENDING NOTICE PROVISIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Third Amended and Restated Villages ARD Franchisees Ordinance

Staff Recommends Approval

- E. **ORDINANCE NO. O2023-16** - AN ORDINANCE OF THE CITY OF WILDWOOD , FLORIDA, DECLARING AND IMPLEMENTING A TEMPORARY MORATORIUM UNTIL JANUARY 1, 2024, ON THE ACCEPTANCE, PROCESSING, AND CONSIDERATION OF APPLICATIONS FOR ANY NEW COMPREHENSIVE PLAN AMENDMENTS AND REZONINGS RESULTING IN A REQUEST FOR AN INCREASE OF RESIDENTIAL DENSITY BEYOND EXISTING ZONING ENTITLEMENTS FOR RESIDENTIAL DEVELOPMENT THROUGHOUT ALL OF WILDWOOD; REQUIRING THE CITY TO SEEK ADDITIONAL DATA AND ANALYSIS REGARDING INFRASTRUCTURE AND GROWTH RELATED MATTERS; PROVIDING FOR NON CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Development Moratorium

Staff requests Commission direction.

7. Resolutions for Approval

- A. **RESOLUTION NO. R2023-7** - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA PROVIDING FOR AUTHORIZATION FOR THE CITY TO SUBMIT A GRANT APPLICATION FOR ASSISTANCE UNDER

THE FLORIDA BOATING IMPROVEMENT PROGRAM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Florida Boating Improvement Program Grant Approval

Staff recommends approval

8. Financial & Contracts & Agreements

- A. *KIMLEY-HORN WORK AUTHORIZATION NO. 44 - BARWICK/ST. CLAIR STORM DRAINAGE POND FOR A NOT-TO-EXCEED AMOUNT OF \$72,000*
- B. *ENGINEERING SERVICES FOR CR 209 ODOR CONTROL SYSTEM REPLACEMENT IN THE AMOUNT OF \$59,000.00*
- C. *MOWING AND LANDSCAPE MAINTENANCE CONTRACT APPROVAL REQUEST*
- D. *HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT AMENDMENT #1*

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

- A. *LOCAL INFRASTRUCTURE PROJECTS UPDATE*
- B. *REQUEST TO SET SPECIAL CALLED MEETING FOR MARCH 20, 2023, AT 9AM*

12. Other Department Reports

- A. *HR DEPARTMENT UPDATE*

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

March 20, 2023 - City Commission Special Meeting at City Hall at 9am

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

April 7, 2023 - Adult Flashlight Egg Hunt at Millennium Park from 6pm to 9pm

April 8, 2023 - Easter Eggstravaganza at Millennium Park from 9am to 1pm

April 10, 2023 - City Commission Meeting at City Hall at 9am

March 13, 2023 9:00 AM