



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

April 10, 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: MARCH 20, 2023 SPECIAL MEETING*

C. *MINUTES FOR APPROVAL: MARCH 27, 2023 REGULAR COMMISSION*

MEETING

- D. SP 2111-003 MAINSTAY SUITE 37 ROOM ADDITION
- E. SP 2206-010 OXFORD OVERNIGHT
- F. SP 2210-001 CVS WILDWOOD (WILDWOOD CROSSING)
- G. PLAT 2205-003 WILDWOOD LANDING IMPROVEMENT PLAN

H. BUDGETED FINANCIAL ITEMS

- 1. RECODIFICATION SERVICES AND SELF-PUBLISHING SOFTWARE FROM CIVICPLUS IN THE AMOUNT OF \$20,485.99

3. Presentations and/or Proclamations

- A. TEAM IMPACT AWARDS PRESENTED TO SGT. KRIS BENTZ AND OFFICER JUSTIN POPE
- B. PROCLAIM APRIL 28, 2023, AS ARBOR DAY

4. Public Hearings - Timed - Legislative

- A. **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.

- B. **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.

5. Public Hearings - Timed - Quasi-Judicial

- A. **ORDINANCE NO. 02023-11** - 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 CR 470, SOUTH AND EAST OF CR 500, AND APPROXIMATELY 0.38 MILES WEST OF MARSH BEND TRAIL, IN SECTION 10, 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 2302-001 470 Werlmaker

Parcels K09A006

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

Staff recommends approval.

- B. **ORDINANCE NO. 02023-12** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.45 ACRES LOCATED ALONG N US 301 AND CR 126, APPROXIMATELY 0.14 MILES SOUTH OF CR 124, IN SECTION 29, TOWNSHIP 18 SOUTH,

RANGE 23 WEST; 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 2302-002 Lucky U Landholding LLC

Parcels D29-023 & D29-024

The applicant, LPG Urban & Regional Planners LLC, on behalf of the owners, Nina Jean Driggers Davis et al, seeks approval from the Commission for a voluntary annexation application for the parcel listed above on 4.45 acres MOL.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2022-97 - 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 2206-002 Wildwood Place

Parcel(s) D19-014 & D19-043

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, Low-Density Residential & Residential Mixed use (City) to General Commercial & Medium High-Density Residential (City) for the parcels listed above on 34.75 acres MOL. This request is accompanied by a rezoning request RZ 2206-002

Special Magistrate recommends approval

- B. ***ORDINANCE NO. O2022-98 - 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 2206-002 Wildwood Place

Parcel(s) D19-014 & D19-043

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-4 (City) for the parcels listed above on 34.75 acres MOL

Special Magistrate recommends approval.

- C. ***ORDINANCE NO. 02023-9 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY HWY 301/216, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.***

PD 2206-001 Wildwood Place

Parcel(s) D19-014 & D19-043

The applicant seeks City Commission for a Planned Development (PD) on property currently zoned NMU-7, R-2 & C-3. This request runs concurrently with CP/RZ 2206-002 which seeks to change both the Future Land Use and Zoning to a mix of High-Density Residential and Commercial.

Special Magistrate recommends approval.

- D. ***ORDINANCE NO. 02023-13 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WORD FAMILY LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.***

PD 2301-001 Trailwinds Village Planned Development Amendment

Parcel(s) G04LRI-002

The applicant seeks approval from the City Commission for a Planned Development (PD) amendment on property zoned CMU within the Trailwinds PD. Consisting of a modification to the subject parcel reducing the required western buffer from 20' to 5'.

Special Magistrate recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. ***MUNICIPAL SERVICES COMPLEX PAY APP #20 IN THE AMOUNT OF \$113,469.48***
- B. ***MEMORANDUM OF AGREEMENT (MOA) FOR LANDSCAPING AND IRRIGATION MAINTENANCE FOR THE BUENA VISTA BOULEVARD***

SOUTH EXTENSION

C. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

10. General Items for Consideration/Discussion and Other Business

- A. CODE ENFORCEMENT REQUEST FOR LIEN RELEASE - 615 FOURTH STREET*
- B. CODE ENFORCEMENT REQUEST FOR LIEN RELEASE - 700 N WARFIELD AVENUE - STROUD PROPERTY*

11. Appointments

12. City Manager Reports

- A. WELCOME TO WILDWOOD EVENT ON APRIL 19, 2023*
- B. REQUEST TO SET SPECIAL MEETING FOR APRIL 17, 2023 AT 9AM*
- C. CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

April 17, 2023 - Tentative Special Meeting at City Hall at 9am

April 19, 2023 - Welcome to Wildwood Event at City Hall from 1pm to 8pm

April 24, 2023 - City Commission Meeting at City Hall at 7pm

April 10, 2023 9:00 AM