

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
July 11, 2022 9:00 AM  
CITY HALL COMMISSION CHAMBER

(meeting taped)

**1. Call to Order**

| <b>ATTENDANCE</b>      | <b>TITLE</b>               | <b>STATUS</b> |
|------------------------|----------------------------|---------------|
| Ed Wolf                | Mayor                      | Present       |
| Pamala Harrison-Bivins | Mayor Pro-Tem              | Present       |
| Joe Elliott            | Commissioner               | Present       |
| Marcos Flores          | Commissioner               | Present       |
| Julian Green           | Commissioner               | Present       |
| Ashley Hunt            | City Attorney              | Present       |
| Jason McHugh           | City Manager               | Present       |
| Susan Patterson        | City Clerk                 | Present       |
| Melanie Peavy          | Development Svcs Director  | Present       |
| Randall Parmer         | Chief of Police            | Present       |
| Thomas Rigwood         | Asst Public Works Director | Present       |
| Jeremy Hockenbury      | Public Works Director      | Present       |
| Joshua Bills           | Attorneys Office           | Present       |

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

**2. Consent Agenda/Informational Items**

The Consent Agenda items a thru d were voted on together. City Manager Jason McHugh asked for item D1 to be tabled until a later date. No comments were offered or received. Vote 5-0.

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                        |
| <b>MOVER:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

A. Expenditure Report

B. SP 2112-002 Wildwood Professional Plaza

C. PLAT 2204-004 VOSO Unit 105 Final Plat

D. Budgeted Financial Items

1. Owner Direct Purchase Well Pump # 2 Ashley WTP in the Amount of \$85,000.00

2. Manhole Rehab - RCM Utilities in the Amount of \$58,995.00

### **3. Presentations and/or Proclamations**

A. Police Department Team Impact Award Presentations

Chief Parmer presented Stacey Wrightam and Adam Barker with the Team Impact Award. The American Legion also presented Stacey Wrightam and Adam Barker with Certificates of Achievement.

### **4. Public Hearings - Timed**

Mayor Wolf swore in Development Services Director Melanie Peavy and audience members.

A. The Villages of Southern Oaks 163 Agreement 9th Amendment - AREAS A, B & C

Mayor Wolf read the title of The Villages of Southern Oaks 163 Agreement 9th Amendment - Areas A, B, C. This agreement between the City of Wildwood and The Villages Land Company, LLC, covers the Villages of Southern Oaks project. The Villages of Southern Oaks is a large-scale master-planned development. The agreement was originally executed by the City Commission on May 8, 2017. Peavy stated that this was a 163 Agreement and that recently the Utility Franchise Agreement Exhibit 7 had been updated. No comments were offered or received. Vote 5-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                           |
| <b>MOVER:</b>    | Commissioner Green                                                                                                       |
| <b>SECONDER:</b> | Commissioner Flores                                                                                                      |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

B. CP 2203-005 VOSO 9th Amendment - **ADOPTION HEARING**

Mayor Wolf read the title of Ordinance O2022-29. The applicant seeks approval from the City Commission for the adoption of a Large Scale Comprehensive Plan Map Amendment to Revise Future Land Use Element Policy 1.1.23 (now Policy 1.5.5) to remove the acreage and map from this Policy. And to Re-designate approximately 643 acres on the City's Future Land Use Map to the Age-Restricted Development (ARD) land use category. No comments were offered or received. Vote 5-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                        |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

C. RZ 2203-005 VOSO 9th Amendment

Mayor Wolf read the title of Ordinance O2022-32. The Villages Land Company, LLC seeks approval from the City Commission for a Zoning Map Amendment to rezone 643 acres from R-1, R-2, C-3, AG-5 (City), and A10C, RR5C, RR5 (County) to ARD (City). No comments were offered or received. Vote 5-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                        |
| <b>MOVER:</b>    | Commissioner Flores                                                                                                   |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**5. Public Forum - 4 minute time limit**

None.

**6. Ordinances First Reading Only (No Vote)**

A. CDD 2108-002 Twisted Oaks Pointe

Mayor Wolf read the title of Ordinance O2022-57. The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for Twisted Oaks Pointe. The project consists of approximately 339.289 acres of land, including approximately 955 residential dwelling units. First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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B. CP 2205-001 TSG Development - Clay Drain Rd.

Mayor Wolf read the title of Ordinance O2022-46. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) for the parcels G17-014 & G18-001 on 30 acres MOL. First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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C. RZ 2205-001 TSG Development - Clay Drain Rd.

Mayor Wolf read the title of Ordinance of O2022-48. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) and MHP (City) to M-1 (City) for the parcels G17-014 & G18-001 on 30 acres MOL. First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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D. CP 2205-003 Encounter Expansion

Mayor Wolf read the title of Ordinance O2022-45. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Public Facilities (City) for the parcels D32A003, D32-158 & D32-057 on 7.2 acres MOL First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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E. RZ 2205-003 Encounter Expansion

Mayor Wolf read the title of Ordinance O2022-47. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to Institutional (City) for the parcels D32A003, D32-158 & D32-057 on 7.2 acres MOL. First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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F. PD 2106-002 Twisted Oaks PD Amendment (formerly O'Dell PD)

Mayor Wolf read the title of Ordinance O2022-44. Kolter Group Acquisitions, LLC

(Applicant), on behalf of KL Twisted Oaks, LLC (Owner), seeks approval from the City Commission for a Planned Development (PD) amendment. This is an amendment to the O'Dell Planned Development, originally approved in 2008, which has been amended and extended several times. First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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G. LDR Staff Revisions

Mayor Wolf read the title of Ordinance O2022-49. Staff seeks approval from the City Commission to revise the City's Land Development Regulations. Upon review of the Land Development Regulations, it was determined that the LDRs needed to be revised due to changes in the conditional use permit application, procedural changes, upcoming Comprehensive Plan changes, and updating and modifying some definitions. The proposed revisions are attached as Exhibit A and are listed by topic as Exhibit B. First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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H. Stormwater Illicit Discharge and Connection Ordinance

Mayor Wolf read the title of Ordinance O2022-59. The Florida Department of Environmental Protection (FDEP) issued a Phase II Municipal Separate Storm Sewer System (MS4) permit on March 31<sup>st</sup>, 2021. As part of the stormwater permit, the City is required to adopt an ordinance to establish a policy prohibiting illicit discharge connections and dumping of non-stormwater discharges into the City's MS4. City staff has coordinated with consulting engineers, Kimley-Horn, to develop the proposed ordinance O2022-59. First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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I. Tri-County Sanitation Franchise Agreement Amendment

Mayor Wolf read the title Ordinance O2022-55. The City passed Ordinance O2017-18 on April 10, 2017, granting Tri-County Sanitation, LLC a non-exclusive franchise for solid waste services within The Villages®' development lying south of SR 44. Section 11 of the Ordinance allows for a semi-annual adjustment to fees for increases or decreases in fuel costs to the Franchisee. The Franchisee has not requested a fuel rate adjustment from the City within the last six months and is now requesting an adjustment effective August 1, 2022. First Reading Only. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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**7. Resolutions for Approval**

None.

## 8. Financial & Contracts & Agreements

- A. Wildwood Country Resort Lift Station # 8 Relocation Pay App #1 in the Amount of \$21,825.00

City Manager Jason McHugh presented a request for Wildwood Country Resort Lift Station Pay App # 8. No comments were offered or received. Vote 5-0.

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|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                        |
| <b>MOVER:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>SECONDER:</b> | Commissioner Elliott                                                                                                  |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

- B. Request for Proposals (RFP) Approval for Custodial Services

Assistant Public Works Director Thomas Rigwood presented a request for RFP approval for Custodial Services. No comments were offered or received. Vote 5-0.

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|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                        |
| <b>MOVER:</b>    | Commissioner Elliott                                                                                                  |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

- C. Request for Proposals (RFP) Approval for Pressure Washing Services

Assistant Public Works Director Thomas Rigwood presented a request for RFP approval for Pressure Washing Services. No comments were offered or received. Vote 5-0.

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|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                        |
| <b>MOVER:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

- D. Millennium Park Phase II Engineering and Architectural Services Agreement in the Amount of \$398,750

Public Works Director Jeremy Hockenbury presented a request for Millennium Park Phase II Engineering and Architectural Services Agreement. No comments were offered or received.

Vote 5-0.

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|------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                           |
| <b>MOVER:</b>    | Commissioner Green                                                                                                       |
| <b>SECONDER:</b> | Commissioner Elliott                                                                                                     |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

## **9. General Items for Consideration/Discussion and Other Business**

None.

## **10. Appointments**

None.

## **11. City Manager Reports**

### **A. Request Special Called Meeting for July 18, 2022 at 9am**

City Manager Jason McHugh requested a special meeting be scheduled on July 18, 2022, at 9:00 a.m. McHugh stated that Coleman would be considering Wildwood as their wastewater provider and would have more information at the August meeting. McHugh stated that information on the Downtown Master Plan implementation would be forthcoming soon. McHugh also stated that COVID is back and to take precautions.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                           |
| <b>MOVER:</b>    | Commissioner Green                                                                                                       |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                               |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

## **12. Other Department Reports**

### **A. HR Quarterly Report April through June 2022**

## **13. Commission Members Reports**

Commissioner Elliott gave an update on the Wildwood Business Coalition. Commissioner Green gave praise for the City's event on July 3rd. Commissioner Bivins also gave praise to the fireworks event. Commissioner Bivins thanked Officer David Perry for helping the Mt. Moriah Church and for some great suggestions on home safety. Mayor Wolf also thanked Parks and Recreation for the 4th of July Fireworks event and all the departments for their help.

## **14. City Attorney Reports**

None.

## 15. Adjournment

The meeting was Adjourned at 9:32 a.m. No comments were offered or received. Vote 5-0.

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|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                        |
| <b>MOVER:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>SECONDER:</b> | Commissioner Flores                                                                                                   |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

## Upcoming Events

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: \_\_\_\_\_  
Susan Patterson, City Clerk

BY: \_\_\_\_\_  
Ed Wolf, Mayor