

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 25, 2022 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro-Tem	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst. City Manager/CFO	Present
Joshua Bills	City Attorney	Present
Susan Patterson	City Clerk	Present
Captain Walker	Wildwood Police	Present
Melanie Peavy	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Paul Ketz	IT Manager	Present
Amanda Salazar	Parks & Recreation Manager	Present

Mayor Wolf called 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 e were voted on together. No comments were offered or received. Vote 5-0.

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

A. Minutes for Approval: May 23, 2022 Regular Commission Meeting

B. Minutes for Approval: June 6, 2022 City Commission Workshop

C. Minutes for Approval: June 27, 2022 Regular Commission Meeting

D. Expenditure Report

E. Grant of Easement from The Villages Land Company to the City of Wildwood

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed

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

A. 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 & D32-05 on 7.2 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

B. 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. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

C. 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. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

D. 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. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

E. RZ 2205-001 TSG Development - Clay Drain Rd.

Mayor Wolf read the title of Ordinance 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. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

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. Second and Final Reading. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,

Commissioner Elliott, Commissioner Flores, Commissioner Green

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. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

H. CP 2204-003 Bigham Plaza

Mayor Wolf read the title of Ordinance O2022-50. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to South Wildwood Neighborhood Mixed Use (City) for the parcel G33-078 on 0.92 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

I. RZ 2204-002 Bigham Plaza

Mayor Wolf read the title of Ordinance O2022-51. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to NMU-4 (City) for the parcel G33-078 on 0.92 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

J. CP 2206-001 Thomas - Wildwood

Mayor Wolf read the title of Ordinance O2022-52. The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Agriculture (Sumter County) to General Commercial (City) for parcel G33-154 on 4.86 acres MOL. Mayor Wolf stated that the request seems to be a commercial

space in the middle of a residential area. Development Services Director Melanie Peavy stated that when the city first met with the developers, the plan was for a planned development on the 40 acres and a mix of uses for the property. Peavy stated that Zora moved ahead with the residential portion singularly and the rest of the development came in at a different time. Peavy stated that the commissioners were looking at the commercial portion of what once was part of a planned development. Ryan Thompson of CHW, senior project manager and agent for the applicant, stated that the intent was to support the residents around it so they did not have to travel far to stores and shopping. Commissioner Green asked if it would be a strip mall. Thompson stated there were no site plans yet, but it would be like a little center area. City Manager Jason McHugh stated that he understood why the staff has the position it has, but McHugh stated that he had concerns about the commercial stores that could go in there and if the commission voted to approve, anything could go on the property and nothing could be done after the fact. Second and Final Reading. Vote 2-3.

RESULT:	Defeated
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Commissioner Elliott, Commissioner Green
NAYES	Mayor Wolf, Mayor Pro-Tem Bivins, Commissioner Flores

K. RZ 2206-001 Thomas - Wildwood

Ordinance O2022-53 was withdrawn since item O2022-52 was defeated.

L. Tri-County Sanitation Franchise Agreement Amendment

Mayor Wolf read the title of 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. Second and Final Reading. No comments were offered or received. Vote 5-0.

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

M. 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 31st, 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. Second and Final Reading. No comments were

offered or received. Vote 5-0.

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

5. Public Forum - 4 minute time limit

Gene Baker gave an update on the property on 4th Street. Baker stated that participation was slow, but he felt that it would pick up in time. Baker stated that he was getting good feedback from the parents in the neighborhood. Baker has received a lot of input from parents by knocking on doors and getting personal with people. Baker stated that he was pleased working with the city and commission.

6. Ordinances First Reading Only (No Vote)

A. AN 2203-001 Wildwood Apartments

Mayor Wolf read the title of Ordinance O2022-54. The applicant, Highland Engineering, Inc. has submitted a voluntary annexation application for parcels D32-090 & D32-093. The property to be annexed totals 6.11 acres MOL and is located at the northwest intersection of E C 462 and CR 134, approximately 0.51 miles north of Cleveland Ave and 0.7 miles east of N Main St. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
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B. AN 2205-004 Wildwood Landing Phase 2

Mayor Wolf read the title of Ordinance O2022-60. The applicant, Jay Byce on behalf of the owner, Marilyn Escue, has submitted a voluntary annexation application for parcel D33-045. The property to be annexed totals 7.35 acres MOL and is located on the east side of E C 462, north of NE 81st Street. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
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7. Resolutions for Approval

A. Waste Management Rate Adjustment

Mayor Wolf read the title of Resolution R2022-11. Waste Management has submitted a mid-year rate adjustment due to increased fuel prices. Per the City's agreement with Waste Management, a fuel surcharge can be included in the rates charged. Due to recent fuel costs, Waste Management is requesting a fuel surcharge of \$.77 per month, raising the cost of residential service from \$18.76 to \$19.53 per month. It is important to note that this is not

an increase to the rate, it is a fuel surcharge that can be removed if/when conditions change. This rate will be effective on August 1st. In September, Waste Management will submit the annual rate adjustment, which at this time will also include the same fuel surcharge. The full rate sheet for August 1st rates is attached. No comments were offered or received. Vote 5-0.

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

8. Financial & Contracts & Agreements

A. Municipal Services Complex Pay App #14 in the Amount of \$126,395.20

Public Works Director Jeremy Hockenbury presented a request for Municipal Services Complex Pay Application #14. No comments were offered or received. Vote 5-0.

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

B. MLK Splashpad Fence Purchase and Installation in the Amount of \$11,150.00

Parks and Recreation Manager Amanda Salazar presented a request for the MLK Splashpad Fencing and Installation. No comments were offered or received. Vote 5-0.

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

9. General Items for Consideration/Discussion and Other Business

None.

10. Appointments

None.

11. City Manager Reports

City Manager Jason McHugh reminded the commission of the second budget workshop on August 3rd at 9:00 a.m. McHugh also stated that the staff had a productive meeting with the

engineering consultant on the Wastewater Treatment Plant expansion plans. McHugh has scheduled a workshop for the third Monday in September for CPH to come in and give a presentation.

12. Other Department Reports

A. PD Quarterly Report for April to June 2022

13. Commission Members Reports

Commissioner Elliott spoke about handing out flyers for the Wildwood Business Coalition and stated that a great job was done putting the strategic plan together.

Commissioner Green stated that he had a call from some NFL players from the Buccaneers wanting someplace to do some practicing, and he had suggested MLK park, but when the players got there, the gate was locked, and they had to go over to millennium park to practice.

Commissioner Green questioned why the gate was locked. Parks and Recreation Manager Amanda Salazar addressed Commissioner Green's concerns, stating that the gate is locked every day because of the maintenance and expense of the field if it happens to get torn up.

Salazar stated that if someone wants to use the field at any time, they can call, and someone will go and unlock the gate for them. Commissioner Green stated that the park has to be open to use. Salazar stated that there had been issues with trash being dumped on the fields from the bathrooms and four-wheelers doing donuts on the field, which causes costly maintenance. Commissioner Green went out to the field and assessed the situation and also stated that if you set the bar low, that is what you will get. Commissioner Green stated there should be certain park hours. Commissioner Green would like to see a sign posted with a phone number to call if the gates are locked for someone to come and unlock them. Salazar said she would have a sign made and post it on the fields.

14. City Attorney Reports

None.

15. Adjournment

The meeting was adjourned at 7:40 p.m. No comments were offered or received. Vote 5-0.

RESULT:	Adjourned
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	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