

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
August 22, 2022 7:00 PM  
CITY HALL COMMISSION CHAMBER

(meeting taped)

**1. Call to Order**

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

| <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       |
| Jason McHugh           | City Manager                  | Present       |
| Cassandra Smith        | Asst. City Manager/CFO        | Present       |
| Ashley Hunt            | City Attorney                 | Present       |
| Joshua Bills           | City Attorney's Office        | Present       |
| Susan Patterson        | City Clerk                    | Present       |
| Melanie Peavy          | Development Services Director | Present       |
| Randal Parmer          | Chief of Police               | Present       |
| Jeremy Hockenbury      | Public Works Director         | Present       |
| Melissa Tuck           | Human Resource Director       | Present       |
| Mark Odell             | Utility Director              | Present       |
| Amanda Salazar         | Parks & Recreation Director   | Present       |
| Linda Piotrowicz       | Public Engagement Specialist  | Present       |

**2. Consent Agenda/Informational Items**

Consent Agenda Items a through g excluding d were voted on together. Mayor Wolf asked that the letter d be addressed later in the agenda. No comments were offered or received. Vote 5-0.

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <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, Commissioner Elliott, Commissioner Flores, Commissioner Green |

A. Minutes for Approval: July 11, 2022 Regular Commission Meeting

B. Minutes for Approval: July 25, 2022 Regular Commission Meeting

C. Expenditure Report

D. SP 2203-003 Villas at Wildwood

E. Peppertree Terrace Right-of-Way Deed

F. Easement Agreement - Bethany Estates Enterprises

G. Budgeted Financial Items

1. SciText System for VT-SCADA / Warfield Municipal Complex in the Amount of \$19,000
2. Manhole Ring & Covers in the Amount of \$16,893.75
3. Payment Authorization For An Emergency Stormwater Repair in the Amount of \$11,106
4. Approval for the Purchase of One (1) 2022 Ford Escape from Duval Ford in the Amount of \$23,705.00

### 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 2205-005 Wildwood Landing Phase 2

Mayor Wolf read the title of Ordinance O2022-61. The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel D33-045 on 7.35 acres MOL. Second and Final Reading. No comments were offered or received. Vote 5-0.

|                  |                                                                                                                          |
|------------------|--------------------------------------------------------------------------------------------------------------------------|
| <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 |

**B. RZ 2205-005 Wildwood Landing Phase 2**

Mayor Wolf read the title of Ordinance O2022-62. The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR2.5C (Sumter County) to R-3 (City) for parcel D33-045 on 7.35 acres MOL. Second and Final Reading. 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,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

**C. CP 2205-004 Turkey Run**

Mayor Wolf read the title of Ordinance O2022-63. 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 to Central Mixed Use (CMU) for the parcels G05V004, G05V005, and portions of G05V006, G05V007, G05V008, G05V009 & G05V012 on approximately 6 acres MOL. Second and Final Reading. 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> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                               |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

**D. RZ 2205-004 Turkey Run**

Mayor Wolf read the title of Ordinance O2022-65. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from PUD to Central Mixed Use (CMU) for the parcels G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013 on 41.09 acres MOL. Second and Final Reading. 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 |

E. CP 2206-004 Townhomes at Powell

Mayor Wolf read the title of Ordinance O2022-56. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) for the parcels G04-018 & G04-009 on 12.74 acres MOL. Second and Final Reading. 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,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

F. RZ 2206-004 Townhomes at Powell

Mayor Wolf read the title of Ordinance O2022-64. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C, RR1C, and R2M (Sumter County) to CMU (City) for the parcels G04-018 & G04-009 on 12.74 acres MOL. Second and Final Reading. 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 |

G. CP 2206-003 Stokes Industrial

Mayor Wolf read the title of Ordinance O2022-66. The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Public Facilities (City) to Industrial (City) for parcels G07J001 and G07J002 on 0.96 acres MOL. Second and Final Reading. Commissioner Green asked if it was known what was going on the property. Peavy stated that no plans had been submitted yet. 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

H. RZ 2206-003 Stokes Industrial

Mayor Wolf read the title of Ordinance O2022-67. The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from PEU (City) to M-1 (City) for the parcels G07J001 & G07J002 on 0.96 acres MOL. Second and Final Reading. 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,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

I. PD 2205-002 Villas PD Amendment

Mayor Wolf read the title of Ordinance O2022-58. Wildwood BTR, LLC seeks approval from the City Commission for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved in August of 2021 for 182 dwelling units. The owner would like to increase the number of dwelling units to 192, which is allowable under the Future Land Use designation of Medium High-Density Residential at the time of application. Second and Final Reading. 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> | Commissioner Green                                                                                                       |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

5. Public Forum - 4 minute time limit

Skylar Draper made a request for the Commission to consider constructing a skate park. Lee Coffey presented water samples to the Commission and asked when the water quality and appearance would be corrected in the city. Victoria Stechmann also spoke about the water and having more recreation parks closer to the city neighborhoods. Stechmann stated that Millennium Park was too far for children to travel these days. Utility Director Mark Odell stated that when the Oxford WTP and the Peppertree line were put into operation, they had caused problems in the pipes due to the directional flow of water. Odell stated that his department is working on it and will continue to flush all the lines until the water is clear and back to the quality standard that the city and residents have come to expect.

**Consent Agenda Item: 2D SP 2203-003 Villas at Wildwood -**

The applicant seeks approval from the City Commission for the construction of one hundred and ninety-two (192) single-family attached residential units consisting of sixteen (16) one-bedroom units, one hundred and eight (108) two-bedroom units, and sixty-eight (68) three-bedroom units on 18.67 acres MOL. 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, Commissioner Elliott, Commissioner Flores, Commissioner Green |

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

### A. AN 2206-001 Pointe Grande Wildwood

Mayor Wolf read the title of Ordinance O2022-68. The applicant, Tara Tedrow, on behalf of the owner, Sequoia Commercial Center, LLC, has submitted a voluntary annexation application for parcel G33-105. The property to be annexed totals 20 acres MOL and is located on the west side of Marsh Bend Trail and approximately 0.75 miles south of Warm Springs Avenue. First Reading Only. No comments were offered or received. No Vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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### B. AN 2206-003 Evolve at Wildwood

Mayor Wolf read the title of Ordinance O2022-69. The applicant, Evolve Companies, LLC, on behalf of the owners, Donald Jones, Keith Jones, Ronald Jones, Barbara Cash & Dianne Thibodeau, has submitted a voluntary annexation application for parcels D17-050, D17-058, D17-072 & D17-110. The property to be annexed totals 16.69 acres MOL and is located on US 301, approximately 250 feet south of CR 108. First Reading Only. No comments were offered or received. No Vote.

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

### A. Amending the Personnel Rules and Regulations Pertaining to Recruitment

Mayor Wolf read the title of Resolution R2022-13. This Resolution adds language to the Personnel Rules and Regulations addressing hiring individuals with a criminal history. The policy allows for Human Resources and the City Manager to jointly decide if an individual's criminal history will disqualify them from the position they are being considered for. The policy language also enables individual departments to enact more stringent guidelines for hiring individuals with criminal histories. This is necessary for the Police Department in the hiring of police officers and the Parks & Recreation Department, whose employees are actively engaged with minor individuals. 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,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

#### B. Parks & Recreation Background Screening Policy

Mayor Wolf read the title of Resolution R2022-14. The Parks & Recreation Department is continually adding programming for children under the age of eighteen. In addition, the department is working on creating policies and procedures to run its programming more professionally in accordance with accreditation standards. Because recreational programming often involves personal interactions with children under the age of eighteen, the Parks and Recreation Director has determined that the department needs to develop a formal policy to protect minor children. This Resolution establishes a policy for the background screening of any individual who has personal contact with a child under the age of eighteen and sets the criteria for who is eligible to interact with minors on behalf of the City. This policy will better ensure that the City is providing a safe environment for all of those who participate in the City's recreational programming and will help mitigate potential liability issues. 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> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                               |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

#### C. Correcting Erroneously Recorded Ordinance O2022-52

Mayor Wolf read the title of Resolution R2022-15. At the July 25th Commission meeting, Ordinance No. O2022-52 failed to gain a majority vote; therefore, it was not adopted. In error, the Ordinance was executed and sent to the Clerk of Court to be recorded. The error was discovered, but the Clerk of Court had already processed the Ordinance and had been recorded. This Resolution is the necessary measure to correct the error. 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,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

**D. Correcting Erroneously Recorded Ordinance O2022-53**

Mayor Wolf read the title of Resolution R2022-16. At the July 25th Commission meeting, Ordinance No. O2022-53 was not acted upon due to the companion ordinance failing to gain a majority vote. In error, the Ordinance was executed and sent to the Clerk of Court to be recorded. The error was discovered, but the Ordinance had already been processed by the Clerk of Court and had been recorded. This Resolution is the necessary measure to correct the error. 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,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

**8. Financial & Contracts & Agreements**

**A. Quote for Services to Amend the City of Wildwood Land Development Regulations for the Not-to-Exceed Amount of \$40,000**

Development Services Director Melanie Peavy presented ECFRPC Quote for Services to Amend the City of Wildwood Land Development Regulations. Commissioner Elliott dissented due to a lack of RFP and because "government should not compete with the private sector." No comments were offered or received. Vote 4-1.

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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 Green |
| <b>NAYES:</b>    | Commissioner Elliott                                                          |

**B. Municipal Services Complex Pay App #15 in the Amount of \$84,666.22**

Public Works Director Jeremy Hockenbury presented Municipal Services Complex Pay App # 15. No comments were offered or received. Vote 5-0.

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



Commissioner Elliott, Commissioner Flores, Commissioner Green

**C. City of Coleman Interlocal Services Boundary Agreement**

City Manager Jason McHugh presented the City of Coleman Interlocal Services Boundary Agreement for Approval. 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 |

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

None.

**10. Appointments**

None.

**11. City Manager Reports**

City Manager Jason McHugh mentioned the upcoming events that the Parks and Recreation Department would be presenting. McHugh asked the Commission for guidance on the ability to serve alcohol during parks and recreations planned events in October. Mayor Wolf asked for a motion to approve alcohol during the October events. Vote 5-0.

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

**A. Set Third Budget Workshop for August 29th at 9am**

City Manager Jason McHugh reminded the Commission of the workshop on Monday, August 29, 2022.

**12. Other Department Reports**

A. Development Services Update April 22 to June 22

**13. Commission Members Reports**

Commissioner Elliott stated that he had received some complaints about employees being where they should not be and would like to know what the policy is for reviewing the GPS tracking of city vehicles. Commissioner Elliott stated he also received a compliment from a citizen that had donated to city events and thanked Parks and Recreation Director Amanda Salazar for sending a thank you basket to the citizen. Commissioner Elliott also stated that he had attended an Ethics Class that is required once a year.

Commissioner Green stated that although the City welcomes complaints from citizens, the City also needs to recognize all the great things that the City has done and accomplished through the years.

Mayor Wolf stated his apology again for the water quality.

**14. City Attorney Reports**

None.

**15. Adjournment**

The meeting was adjourned at 8:05 p.m.

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|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                                                                        |
| <b>MOVER:</b>    | Commissioner Flores                                                                                                   |
| <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 |

**Upcoming Events**

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

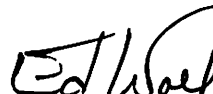
SEAL

ATTEST:



Susan Patterson, City Clerk

BY:



Ed Wolf, Mayor