

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 12, 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
Marco 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
Melanie Peavy	Development Services Director	Present
Randal Parmer	Chief of Police	Present
Jeremy Hockenbury	Public Works Director	Present
Mark Odell	Utility Director	Present
David Perry	Outreach Officer	Present
Lynzey McClellan	Asst. Chief Financial Officer	Present
Amanda Salazar	Parks & Recreation Director	Present
Paul Ketz	IT Director	Present
Linda Piotrowicz	Public Engagement Specialist	Present

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

2. Public Hearings - Timed

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

A. FY23 Tentative Millage Adoption

Mayor Wolf read the title of Resolution R2022-17. A Resolution of the City of Wildwood, Florida Adopting the Tentative Levying of Ad Valorem Taxes for the City of Wildwood. As discussed during budget workshops, the millage rate for FY23 has been advertised at a rate of 3.0000. This rate is a 7.6% decrease from the FY22 millage rate of 3.2478. However, due to the Florida statute, this will be advertised as a tax increase because the rate is above the rolled-back rate of 2.8684. The proposed millage rate supports the FY23 operating budget as well as the transfer to the Capital Improvement Fund from which the major approved capital projects are funded. No comments were offered or received. Vote 4-1.

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

B. FY23 Tentative Budget Adoption

Mayor Wolf read the title of Resolution R2022-18. A Resolution of the City of Wildwood, Florida Adopting the Tentative Budget for the Fiscal Year 2023. The FY2023 budget is being presented for official approval by the Commission. As discussed at budget workshops, the budget was produced in accordance with State Statutes and in support of city-wide goals. The budget incorporates a millage rate of 3.0000 mills, which is 7.6% less than the current year's millage rate of 3.2478. 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

C. 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. Development Services Director Melanie Peavy stated that she had received some questions from the surrounding residents. Peavy stated that the site plans have not been submitted yet but that it would be zoned for high-density residential. Lena Cummings stated that she is against the annexation being adopted until the residents know what the site plans will look like. Cummings did not want to see any two or three-story buildings on the property. Peter Knack stated that he understood that the property adjacent to his was only 20 acres, and now he is being told the property is a total of 40 acres. Terry Wooding spoke against the annexation because of the applicant's proposed land use and the modification of the zoning that would allow 15 units per acre. Wooding read from the city's LDR statement of intent and felt that if the project was to proceed, it would go against the city's LDR statement of intent. Wooding felt that annexation should be denied until the applicant presented the site plans for the proposed project. Mike Bach stated that his house sits right in the middle of both developer's projects and stated he was against the annexation and the project. Bach asked what the other project was going to be, and Peavy stated that it

was the Zora project, which would be BFR (Build for Rent). Bach stated that there was not enough housing in the area for people that work. Logan Opsahl, the representative for the applicant, stated that he appreciated the residents' feedback. Opsahl stated that there would be a zoom meeting on Thursday, September 15, 2022, at 5:30 p.m. Opsahl stated that he would provide that information to the residents after the meeting. Scott Bower stated he did not know why Opsahl did not just tell them what was proposed instead of waiting until Thursday. Bowers is against the annexation and read from the LDR statement and felt the project would limit the residents' privacy that they now have in the area. Bower would like the city to limit the zoning of the property to R-1 or R-2. Carla Carder-Knack stated she was not happy with the Zora project and the proposed annexation and project now. Carder-Knack would like to know why Opsahl is not sharing the site plan information with the residents at this time. Opsahl stated that the builder did not know what was going to be permitted on the property once it was annexed and what the zoning would allow. Rod James asked if there was a reason why the applicant would want the City of Wildwood to annex the property and not Sumter County. City Manager McHugh stated that the city has an Interlocal Service Boundary Area Joint Planning Agreement with Sumter County. McHugh stated that the parcel fell within the JPA area and that Sumter County would have some input on the traffic and roadways at the time of the site plan. Edward Galuski stated that the price that the applicant pays for the property should not have any bearing on the use of the property. Comments were heard and put in the records. Vote 5-0.

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

D. 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. 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

3. Consent Agenda/Informational Items

Consent Agenda Items a thru f were voted on together. 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

A. Expenditure Report

B. Villages of Southern Oaks Right-of-Way-Deeds

C. SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

D. SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center

E. SP 2202-003 Wildwood Storage

F. Budgeted Financial Items

1. Wastewater Camera System in the Amount of \$35,437.00

2. Manhole Rehab by RCM Utilities in the Amount of \$59,700.00

4. Presentations and/or Proclamations

None.

5. Public Forum - 4 minute time limit

Gene Baker spoke on communication and dialogue. Dale Hemeon asked why the TRIM notice he received listed taxes being paid to the City of Wildwood. Mayor Wolf stated that all new developments that the Villages are building would be in the City of Wildwood. Steve Creach asked what the speed limits were on Spanish Harbor Drive and Loblolly Lane, particularly behind Lowes, because of the speeding. McHugh stated that the city would look into it and that he knew that area. Willie Hooks stated that his water is so bad that it is staining everything.

6. Ordinances First Reading Only (No Vote)

A. AN 2206-002 Tillman Villas

Mayor Wolf read the title of Ordinance O2022-70. The owner, Carol Bennett, has submitted a voluntary annexation application for parcel C36-005. The property to be annexed totals 20 acres MOL and is located on the west side of CR 209 and approximately 0.25 miles south of E C 462. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

B. AN 2207-001 Karpati Law

Mayor Wolf read the title of Ordinance O2022-80. The applicant, Judit Karpati, on behalf of the owners, GLK Holding Group LLC, has submitted a voluntary annexation application for parcel D18-023. The property to be annexed totals 1.2 acres MOL and is located on CR 201, approximately 0.6 miles west of N US 301. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

C. CP 2203-002 Wildwood Apartments

Mayor Wolf read the title of Ordinance O2022-73. 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 Medium Density Residential (City) for the parcels D32-093 & D32-090 on 6.11 acres MOL. First Reading Only. No comments were offered or received. No Vote

RESULT:	FIRST READING
----------------	----------------------

D. RZ 2203-002 Wildwood Apartments

Mayor Wolf read the title of Ordinance O2022-74. The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning district from RR1C (Sumter County) to R-3 (City) for the parcels D32-093 & D32-090 on 6.11 acres MOL. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

E. CP 2203-003 Highfield at Twisted Oaks

Mayor Wolf read the title of Ordinance O2022-71 Highfield at Twisted Oaks. The applicant seeks approval and a favorable recommendation from the City Commission for a Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Medium High-Density Residential (City) for the parcels D30-

030, D30-080, D30-031, D30-047 & D30-091 on 104.35 acres MOL. This item was moved to Public Hearings due to transmittal to the state. No comments were offered or received. Vote 5-0.

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

F. RZ 2203-003 Highfield at Twisted Oaks

Mayor Wolf read the title of Ordinance O2022-72. The applicant seeks approval and favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C and RR5C (Sumter County) to R-4 (City) for the parcels D30-030, D30-080, D30-031, D30-047 & D30-091 on 104.35 acres MOL. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

G. CP 2110-002 One Hundred Oaks

Mayor Wolf read the title of Ordinance O2022-76. The applicant seeks approval from the City Commission for a Large Scale Comprehensive Plan Amendment to change the Future Land Use from Industrial and Low-Density Residential to Medium Density Residential (MDR) for parcels G19-011, G19-020, and G30-048, on 118.92 acres MOL. This item was moved to Public Hearing due to the transmittal to the state. No comments were offered or received. Vote 5-0.

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

H. RZ 2110-002 One Hundred Oaks

Mayor Wolf read the title of Ordinance O2022-77. The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from PUD and R-1 to R-3 for the parcels G19-011, G19-020 & G30-048 on 118.92 acres MOL. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

I. CP 2206-005 Evolve at Wildwood

Mayor Wolf read the title of Ordinance O2022-78. The applicant seeks approval from the Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High-Density Residential (City) for the parcels D17-050, D17-058, D17-072 & D17-110 on 16.7 acres MOL. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

J. RZ 2206-005 Evolve at Wildwood

Mayor Wolf read the title of Ordinance O2022-79. The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning district from RR1C & RR5C (Sumter County) to R-5 (City) for the parcels D17-050, D17-058, D17-072 & D17-110 on 16.7 acres MOL. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

K. Tri-County Sanitation Franchise Agreement Amendment

Mayor Wolf read the title of Ordinance O2022-75. An Ordinance amending and restating O2017-18 grants Tri-County Sanitation, LLC a non-exclusive franchise for solid waste services within The Villages® development, which is lying south of SR 44. Section 11 of the Ordinance allows for an annual adjustment to fees on October 1st equal to 100% of the Consumer Price Index (CPI), First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

L. Increase to the Annual Salary of City Commission Members

Mayor Wolf read the title of Ordinance O2022-81. As discussed by the City Commission at the final budget workshop, an increase in Commissioner's salaries is desired. Pursuant to the City Charter, increases to Commissioner's salaries must be done by ordinance and become effective as of the "date of commencement of the term of Commission Members elected at the next General Election." The proposed salary increase has been drafted to comply with these requirements. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
----------------	----------------------

7. Resolutions for Approval

A. Modification to the Parks & Recreation Fee Schedule

Mayor Wolf read the title of Resolution R2022-12. The Parks and Recreation department requests an update to the fee schedule for field rentals, programs and activities, and rental buildings. This includes updating any building deposits and adding new locations for community members to rent. Commissioner Elliott asked if the fees were in the budget. Parks and Recreation Director Amanda Salazar stated that they were. 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

B. Approval of Wildwood Utility Dependent District FY2022-23 Budget

Mayor Wolf read the title of Resolution R2022-19. Ordinance No. 2021-16, creating the Wildwood Utility Dependent District, was adopted by the City Commission in March 2021. The Ordinance mandates that the Wildwood Utility Dependent District submit its annual budget to the City Manager by July 15th and that the City Commission approve or veto the budget by September 15th of each year. The Wildwood Utility Dependent District has submitted its FY2022-23 budget and is seeking approval. The budget is attached to the Resolution. 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

8. Financial & Contracts & Agreements

A. MLK Splash Pad Pay App #1 in the Amount of \$223,828.54

Public Works Director Jeremy Hockenbury presented a request for MLK Splash Pad Pay App #1. Commissioner Green stated that it was smaller than he thought it would be. 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. Kimley Horn Amendment #1 to Work Authorization #36 for Clay Drain Rd in the Amount of \$12,200.00

Public Works Director Jeremy Hockenbury presented a request for Kimley Horn Amendment # 1 to Work Authorization #36. 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

- C. CR 209 Water Main Extension Pay App No. 3 in the Amount of \$111,334.41

Utility Director Mark Odell presented a request for CR 209 Water Main Extension Pay App # 3. 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

- D. Municipal Parking Lot (Downtown Parking Lot) Pay App #2 in the Amount of \$72,711.00

Development Services Director Melanie Peavy presented a request for Municipal Parking Lot Pay App # 2. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	None

- E. Contract for Recipient of Officer AJ Johnson Memorial Scholarship

Chief Parmer presented the contract recipient of the Officer AJ Johnson Memorial Scholarship, Tyler Jackson. Chief Parmer also congratulated David Perry on his promotion

to Sergeant. 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

9. General Items for Consideration/Discussion and Other Business

A. North Sumter County Utility Dependent District Refund in the Amount of \$24,101.81

Assistant Chief Financial Officer Lynzey McClellan presented a request to pay a refund to North Sumter County Utility Dependent District. 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

B. Preliminary 2022 Population Estimate for the City of Wildwood (BEBR)

Development Services Director Melanie Peavy presented a request to accept the Preliminary 2022 Population estimate for the City of Wildwood (BEBR). No comments were offered or received.

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

10. Appointments

None.

11. City Manager Reports

City Manager Jason McHugh stated that the comment period for the Strategic Plan was closed.

A. Construction Projects Update

B. Set Special Called Meeting for September 19th at 9am

City Manager Jason McHugh stated that the meeting would be a discussion about the Wastewater Treatment Plant Expansion and the water issues the city is having at this time.

12. Other Department Reports

A. Information Technology Quarterly Report

B. Public Works Quarterly Report

C. Parks & Recreation Quarterly Report

13. Commission Members Reports

Commissioner Elliott gave an update on the Wildwood Business Coalition. Commissioner Elliott commented on the 9/11 ceremony. Commissioner Green said he would attend the Regional Planning Committee meeting on September 21st.

14. City Attorney Reports

None.

15. Adjournment

The meeting was adjourned at 8:33 p.m.

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