

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 27, 2023 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
Ashley Hunt	City Attorney	Present
Randall Parmer	Police Chief	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Dir.	Present
Jeremy Hockenbury	Public Works Director	Present

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

2. Consent Agenda/Informational Items

Consent Agenda Items a thru h were voted on together. 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. Expenditure Report

B. Minutes for Approval: February 6, 2023 City Commission Workshop

C. Minutes for Approval: February 27, 2023 Regular Commission Meeting

D. Minutes for Approval: March 6, 2023 Special Meeting

E. Minutes for Approval: March 13, 2023 Regular Commission Meeting

F. PLAT 2212-003 Warm Springs Plaza Final Plat

G. PLAT 2212-006 Fenney Professional Plaza Final Plat

H. Budgeted Financial Items

1. SentinelOne Security Suite Renewal for 2023-2026 in the Amount of
\$73,342.75

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

Mayor Wolf swore in Development Services Director Melanie Peavy

A. CDD 2211-001 Eastport Community Development District

Mayor Wolf read the title of Ordinance O2023-1. The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as Eastport Community Development District. The project consists of approximately 50.35 acres of land, including approximately 250,000 square feet of commercial space, with the possibility of additional mixed uses, including residential. 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

B. CDD 2211-002 Middleton Downtown

Mayor Wolf read the title of Ordinance O2023-2. The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as Middleton Downtown Community Development District. The project consists of approximately 61.14 acres of land, including approximately 350,000 square feet of commercial space, with the possibility of additional mixed uses, including residential. 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

5. Public Hearings - Timed - Quasi-Judicial

A. AN 2301-001 Oxford Oaks Professional Plaza

Mayor Wolf read the title of Ordinance O2023-10. The applicant, Rodolfo De Anda, on behalf of owners Oxford Oaks Plaza, LLC and Oxford Oaks Investments, LLC, has submitted a voluntary annexation application for parcels D17-036 and D17-069. The property to be annexed totals 3.68 acres, MOL, and is located approximately 0.27 miles east of N US 301, approximately 0.06 miles south of E C 466, and south along CR 106, in section 17, township 18 south, range 23 east. 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

B. RZ 2302-001 RMC Wildwood Ready Mix Plant

Mayor Wolf read the title of Ordinance O2023-8. The applicant seeks a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning from M-1 (City) to M-2 (City) for parcel D32-172 on 7.4 acres MOL. 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

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. AN 2302-001 470 Werlmaker

Mayor Wolf read the title of Ordinance O2023-11. The applicant, Werlmaker Investments LLC, has submitted a voluntary annexation application for parcel K09A006. The property to be annexed totals 5 acres MOL and is located along E C 470, south and east of CR 500 and approximately 0.38 miles west of Marsh Bend Trail. First Reading Only. No Vote. No comments were offered or received.

RESULT:	FIRST READING
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B. AN 2302-002 Lucky U Landholding LLC

Mayor Wolf read the title of Ordinance O2023-12. The applicant, LPG Urban & Regional Planners LLC, on behalf of the owners, Nina Jean Driggers Davis et al., has submitted a voluntary annexation application for parcels D29-023 and D29-024. The property to be annexed totals 4.45 acres MOL and is located along the intersection of N US 301 and CR 126, approximately 0.14 miles south of CR 124. First Reading Only. No Vote. No comments were offered or received.

RESULT:	FIRST READING
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8. Resolutions for Approval

A. Surplus of Onan Generator with Transfer Switch from the Old Police Department Building

Mayor Wolf read the title of Resolution R2023-9. This resolution declares certain equipment as surplus for March 2023 and determines the means for disposal, which will be an auction through Public Surplus. This Onan generator with a transfer switch is being removed from the old police department building. Commissioner Elliott asked if the generator was worth keeping. Public Works Director Jeremy Hockenbury stated that Fleet Services Director Steve Watson determined that it would not be beneficial to keep the generator. Mayor Wolf also asked that the equipment not be given away. City Manager Jason McHugh stated that it would be put up for auction. No other 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

9. Financial & Contracts & Agreements

A. Pleasantdale Drive Roadway Rehabilitation Project Award in the Amount of \$1,208,827

Public Works Director Jeremy Hockenbury presented a request to award the Pleasantdale Drive Roadway Rehabilitation Project to DB Civil. 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

B. Construction of Wildwood PD Monument Sign in the Amount of \$24,850

Development Services Director Melanie Peavy presented the request for the construction of the Wildwood PD Monument Sign. Commissioner Elliott asked if a digital sign had been considered for the location instead of having a sign that looked like the one on the east entrance to the city. Peavy stated that they had not considered an electronic sign as it was desired that the sign be consistent with the other signs throughout the city department. No other 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. Kimley-Horn Work Authorization No. 45 - Geotechnical Engineering Services and Utility Locates for Recreation and Community Outreach Center in the Amount of \$27,000

Assistant City Manager Cassandra Smith presented the request for Kimley-Horn Work Authorization #45 Geotechnical Engineering Services and Utility Locates for Recreation and Community Outreach Center. Commissioner Elliott stated that he understands the process of this project, but he expressed concern that the City may incur numerous small expenses on the project, which will add up over time before it can be determined if the project will come to fruition based on the current escalated costs. City Manager Jason McHugh stated that a geotechnical study would need to be done on the property, whether the city put a building or a soccer field on the land. McHugh stated that various financial items would be discussed at a special meeting called in the future. Commissioner Bivins stated that if the city waited two or three years, what might the cost be at that time?

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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City Manager Jason McHugh reminded the Commission of the Welcome to Wildwood event on April 19, 2023. McHugh also mentioned another informational event on Broken Oak Drive on April 6, 2023.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott thanked the Wildwood Police Department for the great work they did over the weekend on a drug raid. Also, the Wildwood Business Coalition met on March 23, 2023, and they were excited about the changes being made to the downtown area.

15. City Attorney Reports

None.

16. Adjournment

The meeting adjourned at 7:25 p.m.

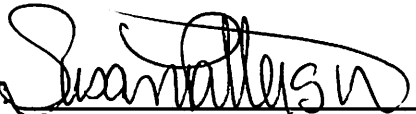
RESULT:	Adjourned
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

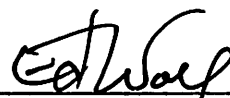
CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTESTS


Susan Patterson, City Clerk

BY:


Ed Wolf, Mayor