

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 10, 2023 9:00 AM
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
Ashley Hunt	City Attorney	Present
Melanie Peavy	Development Services Dir.	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Chief of Police	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 through h were approved together with one vote.

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. Minutes for Approval: March 20, 2023 Special Meeting

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

D. SP 2111-003 Mainstay Suite 37 Room Addition

E. SP 2206-010 Oxford Overnight

F. SP 2210-001 CVS Wildwood (Wildwood Crossing)

G. PLAT 2205-003 Wildwood Landing Improvement Plan

H. Budgeted Financial Items

1. Recodification Services and Self-Publishing Software from CivicPlus in the Amount of \$20,485.99

3. Presentations and/or Proclamations

A. Team Impact Awards Presented to Sgt. Kris Bentz and Officer Justin Pope

Chief Parmer presented the Team Impact Award to Sgt. Kris Bentz and Officer Justin Pope. The American Legion presented challenge coins and certificates to both Impact Award recipients.

B. Proclaim April 28, 2023, as Arbor Day

Mayor Wolf read the Proclamation Proclaiming April 28, 2023, as Arbor Day.

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

4. Public Hearings - Timed - Legislative

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

A. Wildwood Utility Dependent District Franchise Agreement Amendment

Mayor Wolf read the title of Ordinance O2023-14. The City adopted Ordinance O2021-45, which provided a non-exclusive potable water and wastewater and sewer utility franchise to the Wildwood Utility Dependent District ("WUDD"). WUDD currently provides utility services to properties within The Villages of Southern Oaks and seeks an amendment to the franchise agreement to include non-potable irrigation water. No comments were offered or received. Vote 5-0.

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

B. Third Amended and Restated Villages ARD Franchisees Ordinance

Mayor Wolf read the title of Ordinance O2023-15. The ordinance modifies the existing non-exclusive franchise agreement the City has with the various private utility companies affiliated with The Villages of Southern Oaks. The proposed modifications list Blue Goose Utility Company, LLC, Blue Goose Water Conservation Authority, LLC, Okeehumkee Utility Company, LLC, and Okeehumkee Water Conservation Authority, LLC as new Franchisees subject to the agreement. The proposed changes also include provisions concerning rate adjustments and other non-substantive changes. No comments were offered or received. 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

5. Public Hearings - Timed - Quasi-Judicial

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. 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. 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. 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

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. CP 2206-002 Wildwood Place

Mayor Wolf read the title of Ordinance O2022-97. 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, Low-Density Residential & Residential Mixed use (City) to General Commercial & Medium High-Density Residential (City) for the parcels D19-014 and D19-043 on 34.75 acres MOL. Mayor Wolf commented on the width of CR 216 and feels the county should be made responsible to widen the road. No other comments were offered or received. First Reading Only. No Vote.

RESULT:	FIRST READING
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B. RZ 2206-002 Wildwood Place

Mayor Wolf read the title of Ordinance O2022-98. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-4 (City) for the parcels D19-014 and D19-043 on 34.75 acres MOL. No comments were offered or received. First Reading Only. No Vote.

RESULT:	FIRST READING
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C. PD 2206-001 Wildwood Place

Mayor Wolf read the title of Ordinance O2023-9. HWY 301/216, LLC seeks approval from the City Commission for a Planned Development (PD). This is for a multi-family residential development of a maximum of 300 dwelling units, encompassing approximately 25 acres MOL. This will be accompanied by commercial retail and offices along US 301, on 9.75 acres MOL, with around 6.95 acres of open space. No comments were offered or received. First Reading Only. No Vote.

RESULT:	FIRST READING
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D. PD 2301-001 Trailwinds Village Planned Development Amendment

Mayor Wolf read the title of Ordinance O2023-13. Word Family, LLC seeks approval from

the City Commission for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved on February 28, 2022. The owner would like to amend the western buffer requirement for parcel G04LRI-002, to match surrounding parcels G04LCO-001, G04LOF-001, and G04LOF-002. Approval of this amendment will restate Ordinance O2020-1 in its entirety, with the sole modification being the change of the western buffer from 20' to 5' for parcel G04LRI-002. No comments were offered or received. First Reading Only. No Vote.

RESULT:	FIRST READING
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Municipal Services Complex Pay App #20 in the Amount of \$113,469.48

Public Works Director Jeremy Hockenbury presented a request for the Municipal Services Complex Pay App # 20.

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

B. Memorandum of Agreement (MOA) for Landscaping and Irrigation Maintenance for the Buena Vista Boulevard South Extension

City Manager Jason McHugh presented a Memorandum of Agreement for Landscaping and Irrigation Maintenance for the Buena Vista Boulevard South Extension. McHugh explained that this area was part of the Interlocal Service Boundary Agreement with Sumter County and was not part of any of The Villages Districts by way of the road being constructed. Therefore, the City has established an agreement with the District staff that they will maintain that section of roadway, and the City will reimburse them throughout the year. McHugh stated that he would work on getting that section into a District Boundary. Commissioner Elliott questioned paying for the District's increased standards. McHugh stated that staff feels it is in the best interest to maintain it; otherwise, it will have to be removed and let die. No other comments were offered or received. Vote 4-1.

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

C. Temporary Construction Easement Agreement

Mayor Wolf relinquished the gavel to Mayor Pro Tem Bivins due to a conflict of interest. Development Services Director Melanie Peavy explained this was a temporary utility construction easement where access was needed to property belonging to the Mayor. The agreement states that the property will be returned to the state to which it was found before the construction was done and that no compensation would be given for the use of the temporary construction easement. City Manager Jason McHugh stated that this was consistent with other easement agreements.

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

10. General Items for Consideration/Discussion and Other Business

A. Code Enforcement Request for Lien Release - 615 Fourth Street

Development Services Director Melanie Peavy presented a request for a Code Enforcement Lien Release on 615 Fourth Street. Peavy stated that the property had been out of compliance for several years, but the property had recently been sold and brought into compliance. Commissioner Elliott stated that it is a weak position for the City to dismiss the lien and requested that the commission deny the release. Commissioner Green asked if Commissioner Elliott would like the new owner to pay the lien amount. Commissioner Elliott stated that he would like to see the seller pay the fine. Peavy stated that the seller was a financial institution and that the property was a foreclosure. Peavy also stated that Code Enforcement was not a way for the City to make money. It is a way to bring properties into compliance. Commissioner Elliott stated that it was a way to encourage people to obey the ordinances and regulations within the City. Mayor Wolf stated that the City has had years of experience trying to get liens paid, and it doesn't always happen, and although it isn't right in the long run, it does benefit the City by having the property brought into compliance. No other comments were offered or received. Vote 4-1.

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

B. Code Enforcement Request for Lien Release - 700 N Warfield Avenue - Stroud Property

Development Services Director Melanie Peavy presented a request for a Code Enforcement Lien Release on 700 North Warfield Avenue. Peavy stated that this property had a fire several years ago and that this was to clean up paperwork.

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

11. Appointments

None.

12. City Manager Reports

City Manager Jason McHugh thanked Parks and Recreation Director Amanda Salazar and her Department for the Easter events this past weekend.

A. Welcome to Wildwood Event on April 19, 2023

City Manager Jason McHugh mentioned the upcoming Welcome to Wildwood Program.

B. Request to Set Special Meeting for April 17, 2023 at 9am

City Manager Jason McHugh requested a Special Meeting on April 17, 2023, at 9:00 a.m.

C. Construction Projects Update

City Manager Jason McHugh mentioned the Construction Projects Update in the agenda packets. McHugh stated that there had been a good turnout on Thursday for the Broken Oak Community meeting.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott thanked Parks and Recreation Director Amanda Salazar and her department for the Easter weekend events. Commissioner Elliott would like the City Manager to review the Ordinances on Golf Carts in the City. Commissioner Elliott mentioned House Bill 405, Non-partisan municipal elections, and House Bill 37, Financial Disclosure. Commissioner Green mentioned the new law passed that it is no longer a requirement to have a concealed carry permit and his concern about how this will affect policing. Commissioner Elliott stated that in order to comply with reciprocal states, a concealed carry permit is needed. Commissioner Green also mentioned that lobbying restrictions have increased. Commissioner Green stated that Maya's Law will make apartment complexes do employee background checks. Commissioner Green stated that Worker's Compensation Laws have changed, and rates have increased. Mayor Wolf commented on the meeting with Langley Health.

15. City Attorney Reports

City Attorney Hunt stated that there is a Form 8B to fill out for the Mayor to recuse himself on the matter of the Temporary Easement.

16. Adjournment

The meeting was adjourned at 9:49 a.m.

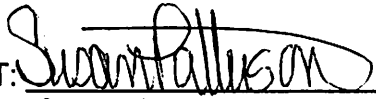
RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

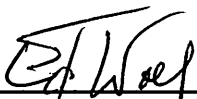
SEAL

ATTEST:



Susan Patterson, City Clerk

BY:



Ed Wolf, Mayor