

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 24, 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
Susan Patterson	City Clerk	Present
Ashley Hunt	City Attorney	Present
Randall Parmer	Chief of Police	Present
Melanie Peavy	Development Services Dir.	Present
Joshua Bills	City Attorney	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 and B were approved with one vote. 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. Budgeted Financial Items

1. Utility Revenue Sufficiency Analysis Proposal in the Amount of \$25,000

2. Police Body Camera System Renewal - BodyWorn by Utility, Inc. in the Amount of \$127,231

3. Presentations and/or Proclamations

A. Proclaim May 2023 as National Historic Preservation Month

Mayor Wolf read the Proclamation proclaiming May 2023 as National Historic Preservation Month.

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

4. Public Hearings - Timed - Legislative

A. CP 2206-002 Wildwood Place

Mayor Wolf read the title of Ordinance O2022-97 Wildwood Place. The applicant, Ryan Thompson of CHW professional consultants on behalf of the owner of HWY 301/216 LLC 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. Second and Final Reading. 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

5. Public Hearings - Timed - Quasi-Judicial

Mayor Wolf swore in Development Services Director Melanie Peavy.

A. RZ 2206-002 Wildwood Place

Mayor Wolf read the title of Ordinance O2022-98. Rezoning Wildwood Place. The applicant, Ryan Thompson of CHW professional consultants on behalf of the owner HWY 301/216 LLC 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. 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

B. PD 2206-001 Wildwood Place

Mayor Wolf read the title of Ordinance O2023-9. PD Wildwood Place. The applicant, Ryan Thompson of CHW professional consultants on behalf of the owner of 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. 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. PD 2301-001 Trailwinds Village Planned Development Amendment

Mayor Wolf read the title of Ordinance O2023-13. PD Trailwinds Village Planned Development Amendment. The owner/applicant 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. 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

6. Public Forum - 4 minute time limit

Peggy Jones asked for a variance to the city code that states you may no longer have a septic tank hook-up if you are on city water and sewer lines. Jones is having to replace her lift station pump for the second time since she went on city water and sewer. Jones stated that she did not understand that she would need to pay for and be responsible for maintaining the lift station pump. City Manager Jason McHugh stated that the code is not a city but a state code. McHugh stated that he would speak with Ms. Jones after the commission meeting.

Brad Dinkins thanked the commission for how they opened the meeting with a prayer and the pledge of allegiance.

7. Ordinances First Reading Only (No Vote)

A. AN 2303-001 Blount Development at Peppertree

Mayor Wolf read the title of Ordinance O2023-17. Blount Development at Peppertree. The applicant, LPG Urban & Regional Planners, Inc, on behalf of the owners, Israel and Lucinda Daves, Rick Blount & Company, Inc, and Blount Development Peppertree, LLC, has submitted a voluntary annexation application for parcels D30-016, D30-043, D30-083, and D30-097. The property to be annexed totals 23.79 acres MOL and is located south along CR 222, approximately 0.38 miles west of N US 301, and approximately 0.40 miles east of CR 209 in section 30, township 18 south, range 23 east. Development Services Director Melanie Peavy stated that there had been several letters received from residents that were opposed to the project. First Reading Only. No other comments were offered or received. No Vote.

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

B. AN 2303-002 Pen-a-ckle Pickleball Pavilion

Mayor Wolf read the title of Ordinance O2023-18. Pen-a-ckle Pickleball Pavilion. The applicant, Lamar Underwood, on behalf of the owners of MGE Holdings, LLC, has submitted a voluntary annexation application for parcel G16-107. The property to be annexed totals 4 acres MOL and is located south along C 44A. Approximately 0.14 miles north of E SR 44. First Reading Only. No comments were offered or received. No Vote.

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

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. RFQ #2023-08 Continuing Architectural Services

Assistant City Manager Cassandra Smith presented a request for the City Manager to negotiate contracts with the two top firms, CPH, LLC., and Ohlson Lavoie Corporation for RFQ # 2023-08, Continuing Architectural Services. 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. Annual Lease Agreement with DM7 Cattle Company

Assistant City Manager Cassandra Smith presented a request for the renewal of the DM7 Cattle Company Annual Lease Agreement. 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. Demolition of the Old Police Department Building in the Amount of \$52,650

Public Works Director Jeremy Hockenbury presented a request for the demolition of the old Police Department Building. Hockenbury stated that they had received three bids initially, but at the request of the bidders, there was an asbestos report on the building required. Hockenbury stated that after the report came back, there was one bid for the project, which was Patriot Demolition. 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

D. Amended and Restated Memorandum of Agreement for PepperTree North

Development Services Director Melanie Peavy presented a request for the Amended and Restated Memorandum of Agreement for Peppertree North. 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. Termination of Memorandums of Agreement - Early Retirement, LLC (PepperTree North) and City of Wildwood

Development Services Director Melanie Peavy presented a request for the Termination of Memorandums of Agreement - Early Retirement, LLC (Peppertree North) and the City of Wildwood. 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,

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City Manager Jason McHugh stated that the Welcome to Wildwood presentation went well. McHugh stated that G3 would be starting work on the parking lot next to Bargains and Blessings for geotechnical work. McHugh stated that G3 had obtained the demolition permits for the buildings across the street, tentatively scheduled for sometime in May.

A. Request Special Commission Meeting for May 1, 2023 at 7pm

City Manager Jason McHugh requested a special meeting scheduled for May 1, 2023, at 7:00 p.m.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Green stated that he had attended the Regional Planning Committee meeting and learned that grants are available. Commissioner Bivins reminded everyone of the grand opening of the new splash pad on Saturday, April 29th, at 9:00 a.m. Mayor Wolf congratulated the staff on the great job done for Welcome to Wildwood.

15. City Attorney Reports

None.

16. Adjournment

The meeting was adjourned at 7:45 p.m.

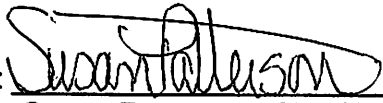
RESULT:	Adjourned
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

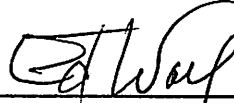
SEAL

ATTEST:



Susan Patterson, City Clerk

BY:



Ed Wolf, Mayor