

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 10, 2023 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem	Absent
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	Executive Assistant	Present
Terri O'Neal	Planning Manager	Present
Tara Tradd	Code Compliance Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Amanda Salazar	Parks and Recreation Director	Present
Melissa Tuck	HR Director	Present
Gavin Iddings	IT Specialist	Present

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

2. Consent Agenda/Informational Items

No items were removed from the consent agenda. All items A through C were voted on together. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: June 12, 2023 Regular Commission Meeting

C. Extension for Site Plan Approval of SP 2201-002 Oxford Village RV Resort

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

A. CP 2212-001 Thomas Group Planned Development

Mayor Wolf read aloud the title of Ordinance No. O2022-99. The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1, LLC, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for parcel G33-154 on 4.86 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. CP 2302-002 Lucky U Landholding LLC

Mayor Wolf read aloud the title of Ordinance No. O2023-20. The applicant, Michael Rankin of LPG Urban & Regional Planners Inc., representing Nina Jean Driggers Davis, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Commercial (City) for parcels D29-023 and D29-024 on 4.45 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. CP 2304-001 House of Hope

Mayor Wolf read aloud the title of Ordinance No. O2023-22. The applicant, Mary Starkey, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (City) to Commercial (City) for parcel D29B001 on 5.56 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. CP 2303-002 All County Collision

Mayor Wolf read aloud the title of Ordinance No. O2023-25. The applicant, William Poole of Florida Metal Buildings, is seeking 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 Commercial (City) for parcel D08A001 on 1.97 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2212-001 Thomas Group Planned Development

Mayor Wolf read aloud the title of Ordinance No. O2022-100. The applicant, Ryan Thompson of CHW, seeks approval from the City Commission to change the zoning district from RR-1 & A10C (Sumter County) to C-2 (City) for parcel G33-154 on 4.86 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. PD 2212-001 Thomas Group Planned Development

Mayor Wolf read aloud the title of Ordinance No. O2023-19. The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1, LLC seeks approval from the City Commission for a Planned Development (PD) amendment for the development of a multistory

indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet, and a floor area ratio of 0.5, encompassing parcel G33-154 of approximately 4.86 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. RZ 2302-003 Lucky U Landholding LLC

Mayor Wolf read aloud the title of Ordinance No. O2023-21. The applicant, Michael Rankin of LPG Urban & Regional Planners Inc., representing Nina Jean Driggers Davis, is seeking approval from the City Commission to change the zoning district from RR1C, R2C, and CN (Sumter County) to C-3 (City) for parcels D29-023 and D29-024 on 4.45 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. RZ 2304-002 House of Hope

Mayor Wolf read aloud the title of Ordinance No. O2023-23. The applicant, Mary Starkey, is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for parcel D29B001 on 5.56 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

E. RZ 2303-004 All County Collision

Mayor Wolf read aloud the title of Ordinance No. O2023-26. The applicant, William Poole of Florida Metal Buildings, is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for parcel D08A001 on 1.97 acres MOL. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores

AYES: Commissioner Flores, Commissioner Elliott, Mayor Wolf, Commissioner Green
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6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

City Manager Jason McHugh advised the Commission that a first reading had inadvertently been left off the agenda. In order to fix the issue, it can be brought before the Commission at the Special Meeting he planned to request for the first FY24 budget discussion on July 17th. The item's public hearing, which was for the Twisted Oaks Boundary Amendment, had been advertised for July 24th, and this would ensure it makes the advertised hearing date.

A. AN 2305-002 Fostlake #2

Mayor Wolf read aloud the title of Ordinance No. O2023-27. The applicant, Jeffrey Van Rider, on behalf of the owner, Fostlake LLC, has submitted a voluntary annexation application for parcel G22-025. The property to be annexed totals 4.76 acres MOL and is located southwest along CR 148, approximately 0.1 miles southwest of E SR 44, and approximately 1.71 miles north of Warm Springs Ave, in section 22, township 19 south, range 23 east. First reading only. No vote.

RESULT: FIRST READING

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. WWTP Expansion Pay Application No. 2 for PC Construction in the Amount of \$85,124.00

Assistant Utilities Director Jason Martin presented Pay Application No. 2 to PC Construction for the wastewater treatment plant expansion project. No comments were offered or received. Vote 4-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Commissioner Flores, Commissioner Elliott, Mayor Wolf, Commissioner Green

10. General Items for Consideration/Discussion and Other Business

A. Code Enforcement Demolition Request for 300 York Street

Code Compliance Manager Tara Tradd presented a demolition request for a home located at

300 York Street, which suffered a fire in February of 2023. The home is a total loss and has been posted by the Sumter County Building Official as an unsafe structure. Further, a recommendation was received from the Special Magistrate to permit the City to demolish the home. No comments were offered or received. Vote 4-0.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Commissioner Flores, Commissioner Elliott, Mayor Wolf, Commissioner Green

B. Request from The Villages Charter School to Provide School Crossing Guards

City Manager Jason McHugh presented a request from The Villages Charter School for the City to provide crossing guards for the new Charter School location in Middleton. McHugh asked the commission to provide policy direction as to whether providing school crossing guards should become a city function or remain a school function. All options were discussed and weighed by the Commissioners, with input and clarification to questions by the City Manager and Police Chief, including staffing requirements and training, financial impacts of staffing all other schools in Wildwood, and the timeframe in which to do so. Brandon Sullivan was present as a representative of The Villages Charter School to clarify details as needed. No other comments were offered or received. Vote 2-2.

RESULT:	Failed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Commissioner Flores, Commissioner Elliott
NAYES:	Mayor Wolf, Commissioner Green

11. Appointments

None.

12. City Manager Reports

A. Broken Oak Drive Improvements Memo

City Manager McHugh provided an update on the Broken Oak Drive improvements project.

B. Local Construction Projects Update

McHugh provided an update on local projects. Mayor Wolf questioned when the Pleasantdale Drive project would begin. Public Works Director Jeremy Hockenbury provided the status.

C. Request Commission Workshop for July 17, 2023 at 9am

McHugh asked that a special commission meeting be set for July 17th at 9 a.m. to discuss FY24 budget items as well as other miscellaneous items.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott welcomed McHugh back from vacation. He also provided positive comments on the Happy Birthday America event on July 3rd and thanked Parks and Recreation Director Amanda Salazar for her work.

Commissioner Green also commended the July 3rd event. Additionally, his aircraft carrier trip had been postponed, and he's now waiting for a new date.

Mayor Wolf also had positive things to say about the July 3rd event and commended the Parks and Recreation staff for ensuring the event ran smoothly with such a large crowd.

15. City Attorney Reports

None.

16. Adjournment

The meeting was adjourned at 9:42 a.m.

RESULT:	Adjourned
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor