

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 24, 2023 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Director	Present
Randall Parmer	Police Chief	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utilities Director	Present

Mayor Wolf brought the meeting to order at 7 p.m., followed by the invocation by Commissioner Bivins and the Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the consent agenda. Items A through F were voted on together. 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

A. PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan

B. PLAT 2305-003 VOSO Unit 202 Final Plat

C. PLAT 2305-008 VOSO Unit 203 Final Plat

D. PLAT 2305-009 VOSO Unit 207 Final Plat

E. PLAT 2306-002 VOSO Unit 208 Final Plat

F. PLAT 2306-003 VOSO Unit 217 Final Plat

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

A. AN 2305-002 Fostlake #2

Mayor Wolf read aloud the title of Ordinance O2023-27. The applicant, Jeffrey Van Rider, on behalf of the owner, Fostlake LLC, has submitted a voluntary annexation application for parcel G22-025 on 4.76 acres, MOL. 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. Twisted Oaks CDD Modification

Mayor Wolf read aloud the title of Ordinance O2023-38. The Board of Supervisors of the Twisted Oaks Pointe Community Development District (the District) has petitioned the City of Wildwood to amend the boundary of Ordinance O2022-57, totaling 339.322 acres MOL. The current petition proposes to amend the boundaries of the District by adding 100.113 acres to the District, resulting in a total of 439.435 acres MOL. 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

None.

6. Public Forum - 4 minute time limit

Wanda Sanchez spoke to the Commission about flooding issues she is having on her property on Powell Street. No other comments were offered or received from the public.

7. Ordinances First Reading Only (No Vote)

A. CP 2305-001 Oxford Oaks Professional Plaza

Mayor Wolf read aloud the title of Ordinance O2023-31. The applicants, Luisa Betancur and Rodolfo De Anda, are seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for parcels D17-036 and D17-069 on 3.68 acres MOL. First reading only. No vote.

RESULT:	FIRST READING
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B. RZ 2305-001 Oxford Oaks Professional Plaza

Mayor Wolf read aloud the title of Ordinance O2023-32. The applicants, Luisa Betancur and Rodolfo De Anda, are seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CL - Light Commercial (County) to C-2 - General Commercial Neighborhood (City) for parcels D17-036 and D17-069 on 3.68 acres MOL. First reading only. No vote.

RESULT:	FIRST READING
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C. CP 2304-003 Right at Home-504 Stanley

Mayor Wolf read aloud the title of Ordinance O2023-34. The applicant, Glenn Fechtenburg of GLEM Properties LLC, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential (City) to Central Mixed Use (City) for parcel G05G011 on 0.25 acres MOL. First reading only. No vote.

RESULT:	FIRST READING
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D. RZ 2304-003 Right at Home-504 Stanley

Mayor Wolf read aloud the title of Ordinance O2023-35. The applicant, Glenn Fechtenburg of GLEM Properties LLC, seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for parcel G05G011 on 0.25 acres MOL. First reading only. No vote.

RESULT:	FIRST READING
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E. CP 2306-002 Karpati Law

Mayor Wolf read aloud the title of Ordinance O2023-36. The applicant, Judit Karpati, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for parcel D18-023 on 1.2 acres MOL. First reading only. No vote.

RESULT:	FIRST READING
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F. RZ 2304-001 Karpati Law

Mayor Wolf read aloud the title of Ordinance O2023-37. The applicant, Judit Karpati, seeks 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 D18-023 on 1.2 acres MOL. First reading only. No vote.

RESULT:	FIRST READING
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Pleasantdale Drive Pay App #1 in the Amount of \$38,712.50

Public Works Director Jeremy Hockenbury presented Pay App No. 1 for DB Civil Construction for the Pleasantdale Drive improvement project. No comments were offered or received. Vote 5-0.

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

B. Ashley Water Treatment Plant Well No. 2 Change Order No. 1 for the Amount of \$28,485.00

Assistant Utilities Director Jason Martin presented Change Order No. 1 from Citrus Well Drilling for additional work required to yield a higher water flow from the Ashley Water Treatment Plant Well No. 2. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
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. Setting the FY24 Millage Rate

Assistant City Manager/CFO Cassandra Smith presented the draft DR-420 which sets the millage rate for the fiscal year. The DR-420 indicates the proposed millage rate of 2.8287, which is the rollback rate, as previously discussed at the Commission's special meeting on July 17th. After the submittal of the DR-420 to the County Property Appraiser, the millage rate can be lowered by action of the Commission, but it cannot be raised above the rate stated in the DR-420. 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. Code Enforcement - Request for Lien Release for 101 & 107 S Main Street

Development Services Director Melanie Peavy presented the request for the release of liens on properties located at 101 and 107 S Main Street. The City purchased 101 and 107 S Main Street, known as the Pesco and Carrie properties. These properties are part of the new downtown master plan and will be the site for the Railyard commercial complex. The properties had several unsafe structures and were accruing daily fines for those violations. The City demolished the structures and has requested the liens be released. No comments were offered or received. Vote 5-0.

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

11. Appointments

None.

12. City Manager Reports

A. Request City Commission Special Meeting for July 31, 2023 at 9am

City Manager McHugh reminded the Commission about the upcoming second budget meeting to focus attention on the Utility Revenue Fund with a financial analysis presentation from Stantec and a presentation from CPH on the construction activities at the wastewater treatment plant. After that, Assistant City Manager/CFO Cassandra Smith will provide an update on the Capital Improvement Fund and other changes to the General Fund that were made since the first budget meeting.

McHugh then addressed the flooding concerns of Ms. Sanchez. Funding has been identified in the budget to address stormwater improvements throughout the city. The stormwater

master plan has been received and is currently being reviewed by staff. McHugh anticipates a workshop around October with the Commission to discuss and prioritize the projects identified with flooding issues in the master plan.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott encouraged residents to visit the city's website to view the new informative dashboard. He also attended a meeting with the Sumter County Undersheriff and the Lake County Sheriff to discuss general sheriff responsibilities.

Commissioner Green became the Chair of the ECFRPC and led his first meeting last week. He also commented on recent mandates by the Florida Department of Education.

15. City Attorney Reports

None.

16. Adjournment

The meeting was adjourned at 7:24 p.m. No comments were offered or received. Vote 5-0.

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

SEAL

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

BY: Ed Wolf
Ed Wolf, Mayor