

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 14, 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/Commissioner	Present
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	City Clerk	Present
Lynzey McClellan	Assistant CFO	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Paul Ketz	IT Director	Present
Jason Martin	Assistant Utility Director	Present

Mayor Ed Wolf brought the meeting to order at 9 a.m., followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

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

A. Expenditure Report

B. PLAT 2305-007 VOSO Unit 205 Final Plat

C. Grant of Easement - Marsh Bend Trail Utility Corridor

D. Request for Road Closure for Veterans Day Patriotic Golf Cart Parade Ceremony

3. Presentations and/or Proclamations

A. FY22 Audit Presentation by Mauldin & Jenkins

Assistant CFO Lynzey McClellan introduced Daniel Anderson with Mauldin & Jenkins, who presented the results of the FY22 financial audit. The presentation provided information about the firm, an overview of the audit opinions and other reports contained within the financial statements, and the required communications under the Government Auditing Standards. No questions or comments were offered by the Commission.

B. Team Impact Award Recipient, Roni Wood, Community Outreach Specialist

Police Chief Randall Parmer presented the Team Impact Award to Community Outreach Specialist Roni Wood after highlighting a few of her achievements during her time with the Wildwood Police Department. Additionally, the American Legion Post 18 presented Wood with a certificate of appreciation.

4. Public Hearings - Timed - Legislative

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. 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. 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. 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. 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. 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

5. Public Hearings - Timed - Quasi-Judicial

A. 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. 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

B. 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, is seeking 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. 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

C. RZ 2304-001 Karpati Law

Mayor Wolf read aloud the title of Ordinance O2023-37. The applicant, Judit Karpati, 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 D18-023 on 1.2 acres MOL. 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

6. Public Forum - 4 minute time limit

Wanda Sanchez addressed the Commission about flooding issues at her property located on Powell Street.

7. Ordinances First Reading Only (No Vote)

A. CP 2304-002 Pen-a-ckle Pickleball Pavilion

Mayor Wolf read aloud the title of Ordinance O2023-28. The applicant, Lamar Underwood, representing MGE Holdings LLC, seeks 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 G16-107 on 4 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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B. RZ 2303-003 Pen-a-ckle Pickleball Pavilion

Mayor Wolf read aloud the title of Ordinance O2023-33. The applicant, Lamar Underwood, representing MGE Holdings LLC, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to C-3 (City) for parcel G16-107 on 4 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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C. CP 2303-001 Blount Development at Peppertree

Mayor Wolf read aloud the title of Ordinance O2023-39. The applicant, LPG Urban & Regional Planners, Inc, seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (County) to Medium Density Residential - MDR (City) for parcels D30-016, D30-043, D30-083, and D30-097 on 23.79 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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D. RZ 2303-001 Blount Development at Peppertree

Mayor Wolf read aloud the title of Ordinance O2023-40. The applicant, LPG Urban & Regional Planners, Inc, is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C & A10C (County) to R-2 (City) for parcels D30-016, D30-043, D30-083, and D30-097 on 23.79 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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E. CP 2306-003 New Horizon Plaza

Mayor Wolf read aloud the title of Ordinance O2023-41. The applicant, LPG Urban & Regional Planners, Inc, is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial and Commercial (City) to Commercial (City) for a portion of parcel G18-009 on 18.01 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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F. RZ 2304-004 New Horizon Plaza

Mayor Wolf read aloud the title of Ordinance O2023-42. The applicant, LPG Urban & Regional Planners, Inc, 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 a portion of parcel G18-009 on 18.01 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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G. CP 2305-004 Wildwood Land Company

Mayor Wolf read aloud the title of Ordinance O2023-43. The applicant, Wildwood Land Company 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 G05C090 on 0.53 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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H. RZ 2305-004 Wildwood Land Company

Mayor Wolf read aloud the title of Ordinance O2023-44. The applicant, Wildwood Land Company LLC, is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for parcel G05C090 on 0.53 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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I. Tri-County Sanitation Franchise Agreement Amendment

Mayor Wolf read aloud the title of Ordinance O2023-45. This ordinance amends previously approved Ordinance O2017-18 by amending the rates and fees for the new fiscal year. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 8/28/2023
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Interlocal Agreement with Eastport Community Development District

City Manager Jason McHugh presented the item. The Commission approved the creation of the Eastport Community Development District earlier this year to provide services within portions of The Villages of Southern Oaks. This interlocal agreement between the city and the Eastport Community Development District is consistent with other interlocal agreements the city has with other community development districts within The Villages®. The agreement allows the district to exercise the powers delegated to the district, such as the ability to staff gate/guardhouses. No other comments were offered or received. Vote 5-0.

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

B. Access Control - CDVI Replacement System in the Amount of \$40,000

IT Director Paul Ketz presented the item. Staff is seeking approval to purchase a new CDVI Access Control system with installation, training, and configuration from Security Solutions of Central Florida, the city's approved security and low voltage wiring contractor. The Police Department is currently using the eMerge 50p system, which was unexpectedly declared End Of Life (EOL) by Nortek, the product manufacturer, in June 2021. However, the successor product, Linear e3, uses a visually outdated interface which causes confusion when adding new users and access control cards. Therefore, staff worked with the Security and Access Control provider to identify a new access control system that could meet the city's needs and become a new standard for future replacements. There was a discussion regarding the longevity of the proposed system. No other 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

C. Work Authorization No.1 for Halff Engineering to Complete Clean Waterways Act Reports in the Amount of \$59,328.00

Assistant Utility Director Jason Martin presented the item. On June 12th, 2023, the Florida Department of Environmental Protection (FDEP) ordered all local governments within the basin management action plan areas to develop a wastewater treatment plan/onsite sewage treatment and disposal system remediation plan. This plan will identify sources of nutrient pollution in the basin management areas in which the City's service area is located. Staff contracted Halff, one of the city's consulting engineering firms, to complete this report before the FDEP deadline of February 2024. There was a discussion regarding the state requirements and the impact on the city's operations and community. No other comments were offered or received. Vote 5-0.

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

D. Wastewater Treatment Plant Expansion Pay Application No. 3 for PC Construction in the Amount of \$529,702.00

Assistant Utility Director Jason Martin presented the item. In March 2023, the city awarded the Wastewater Treatment Plant expansion project to PC Construction Co., acting as the project construction manager at risk. This item requests approval of pay application no. 3 for the project. 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

E. Millennium Park Reuse Extension Phase 1 Pay Application No. 1 in the Amount of \$174,736.85

Assistant Utility Director Jason Martin presented the item. In May of 2023, the city awarded Phase 1 of the Millennium Park Reuse project to Pave-Rite, Inc. This item requests approval of pay application no.1 for this project. No comments were offered or received. Vote 5-0.

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

F. Employment Contract for Police Officer Recruit U. Magee

Police Chief Randall Parmer presented the item. The Wildwood Police Department recently conducted interviews to select one individual to receive the annual A.J. Johnson Police Scholarship. At the conclusion of the process, the recipient chosen was Umar Magee. This item requests approval of the employment contract. Mayor Wolf commended the Police Department and welcomed Magee. No other 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

10. General Items for Consideration/Discussion and Other Business

A. Request to Increase City Attorney Hourly Rates

The Hunt Law Firm submitted a request to increase the hourly billing rates for the City Attorney. The City Manager recommends the rate increases become effective October 1, 2023 to coincide with the new fiscal year. No comments were offered or received. Vote 5-0.

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

B. Potential Property Acquisitions

City Manager Jason McHugh opened by requesting direction from the Commission to possibly acquire two properties. Two individuals contacted McHugh to gauge interest in potentially acquiring properties adjacent to city-owned properties. Mr. Jonathan Zier asked if the city might be interested in two duplexes on York Street adjacent to Dr. Martin Luther King, Jr. Community Center. The second individual, Mr. John Christian, asked if the city might be interested in his church (formerly the Martin Theatre) on Main Street adjacent to the city's gazebo and parking lot. Acquisition of either property may facilitate the continuation of the city's redevelopment plans associated with the Downtown Master Plan. However, no specific use has been identified at this time. The Commission discussed the possible uses of the properties, and authorized the City Manager to further explore the properties for potential opportunities. No other comments were offered or received. Vote 5-0.

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

11. Appointments

None.

12. City Manager Reports

A. Construction Projects Update

City Manager Jason McHugh provided an update on the local construction projects.

B. Request Special Called Meeting for August 21, 2023 at 9am

City Manager Jason McHugh requested to set the third budget discussion for Monday, August 21, 2023 at 9 a.m. In addition to the last budget presentation, there will be a discussion regarding Waste Management and its contract with the city. He also hopes to have the

design-build contract for the parking garage ready for the Commission's approval. There appeared to be a few scheduling issues, so it was determined that the meeting would be scheduled at a later date.

McHugh also provided an update on the interlocal agreement with the City of Coleman to designate Wildwood as the provider of sewer services. He then commended the Police Department for assisting the schools with opening for the new school year. He received various positive feedback from residents about traffic control and school crossings running smoothly. Mayor Wolf added comments regarding the same.

13. Other Department Reports

A. 2022 Annual Crime Data Report

Police Chief Randall Parmer presented the annual report. He also added positive comments to the school openings. Mayor Wolf again commended the Police Department staff. No other comments were offered or received.

14. Commission Members Reports

Commissioner Green discussed his attendance at the Florida League of Cities (FLC) Annual Conference, including the newly passed Live Local Act and city infrastructure needs.

Commissioner Elliott also attended the conference, discussed various items he learned, and expressed his interest in creating a local FLC chapter.

15. City Attorney Reports

None.

16. Adjournment

The meeting was adjourned at 10:00 a.m.

RESULT:	Adjourned
MOVER:	Commissioner Flores
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

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor