

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 8, 2024 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
John Walker	Captain	Present
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utilities Director	Present
Courtney Kellem	Parks & Recreation Director	Present

Mayor Wolf called 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 - N 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

- A. Expenditure Report
- B. Minutes for Approval: January 22, 2024 Regular Commission Meeting
- C. Minutes for Approval: February 12, 2024 Regular Commission Meeting
- D. Termination of Agreement and Release of Easement for The Villages Land Company
- E. PLAT 2401-006 VOSO Unit 232 Final Plat
- F. PLAT 2401-007 VOSO Unit 143 Final Plat
- G. PLAT 2401-009 VOSO Unit 144 Final Plat
- H. PLAT 2402-001 VOSO Unit 145 Final Plat
- I. SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2
- J. SP 2305-013 SmarterSpace Storage at Twisted Oaks
- K. SP 2307-009 Wawa Wildwood - Turkey Run
- L. SP 2309-007 Gresco North Lot Expansion
- M. SP 2302-009 204 Webster Street Commercial Site Development Permit Extension Request
- N. Middleton Right-of-Way Deed Unit No. 3B

3. Presentations and/or Proclamations

- A. Proclaim April 7-13, 2024 as Wildwood Middle High School Science Celebration Week
Mayor Wolf read aloud a proclamation for Science Celebration Week at Wildwood Middle High School. WMHS staff and students from the team were in attendance at the meeting. Mayor Wolf recognized Emily Keeler, who had been a teacher for 36+ years, as well as Principal Rodney Rucker, and expressed his pride in them and their students. No further 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
--------------	---

B. Proclaim April 26, 2024, as Arbor Day

Mayor Wolf read aloud a proclamation celebrating Arbor Day, held on the last Friday in April each year. 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

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members who intended to speak during the public hearings.

B. CP 2310-001 Wildwood III - **TRANSMITTAL HEARING**

Mayor Wolf read the title of Ordinance No. O2024-10, CP 2310-001 Wildwood III. The ordinance reading was a transmittal hearing, which would then be sent to the State for review. The item was presented by Assistant Development Services Director Then. The applicant, M&S Dev, LLC, sought approval from the City of Wildwood City Commission for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Residential Mixed Use (City) to Medium Density Residential (City) for parcels G06-007, G06-012, G06-012A, and G06-204 on 55.73 acres MOL. Then provided an overview of the transportation analysis for the project. Mayor Wolf asked for clarification on the number of trips the project was estimated to generate on CR 44A. Then responded that the report stated approximately 176 a.m. trips and 206 p.m. would be added during peak hours, which was still considered an acceptable level of service. She also provided an overview of the reasoning behind city staff's recommendation of approval. There was a discussion held regarding the widening and condition of CR 44A, projects that had already been approved in that area, and right of way along CR 44A. Commissioner Elliott questioned City Manager McHugh if the TIA could be used for future planning for CR 44A. McHugh responded that the TIA was done for that specific development, but the city could look at traffic on CR 44A as a whole at a different time. Mayor Wolf requested a workshop be held to discuss the traffic and future developments. No further comments were offered or received. Vote 5-0.

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

C. CP 2312-001 Boulder Square - **TRANSMITTAL HEARING**

Mayor Wolf read the title of Ordinance No. O2024-12, CP 2312-001 Boulder Square. The ordinance reading was a transmittal hearing, which would then be sent to the State for review. The item was presented by Assistant Development Services Director Then. The applicant,

PFD Twisted Sisters, LLC, sought approval from the City of Wildwood City Commission for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County), Commercial (City), and Neighborhood Commercial (City) to Low Density Residential (City) for parcels F01A008, F01-101, G06-185, G06-186, and G06-187 on 83.97 acres MOL. Then provided an overview of the transportation analysis for the project, and advised the applicant was willing to dedicate much-needed right of way (ROW) from CR 209 to CR 44A, connecting the two roads and providing relief of added traffic on US 301. An extensive discussion was held regarding the density, concerns regarding traffic and development, the ROW being offered by the project developer, and the possibility of construction of a road connecting CR 209 and CR 44A. The developer, Dwight Sadhoff with Project Finance and Development, spoke to the commission, offered an overview of the project, and addressed some of the concerns that had been brought forward. The commission, City Manager, and developer further discussed the project's impact on the area as well as the ROW needed to extend the road. Mayor Wolf stated on record he was not comfortable with the project. No further discussion. Vote 4-1, Mayor dissenting.

RESULT:	Transmitted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
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

Emily Keeler with Wildwood Middle High School commended the commission for thinking diligently about the impact of its decisions on the county and city. She also commented on the traffic impacts as well as the positive impacts on the surrounding business that growth brings. Keeler then commended her students for the exceptional things they did at the science fair. She then recognized the boosters that were also in attendance at the meeting.

Steve Sidlovsky addressed the commission and spoke about his pro-life movement. He provided a proposed personhood resolution that he would like to see passed by the commission. Mayor Wolf began a discussion among the commissioners about whether they wanted to include the resolution on the agenda. Commissioner Elliott voiced his opinion that he would not be willing to do so. Mayor Wolf stated he agreed with Sidlovsky's stance, and was willing to entertain a motion to add the resolution. The request died for lack of a motion.

7. Ordinances First Reading Only (No Vote)

A. RZ 2312-002 Wildwood III

Mayor Wolf read the title of Ordinance No. O2024-11, RZ 2312-002 Wildwood III. The applicant, M&S Dev, LLC, sought approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from NMU-7 (City) to R-3 (City) with a proposed planned development overlay PD 2312-001 for parcels G06-007, G06-012, G06-012A, and G06-204 on 55.73 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 04/22/2024
----------------	----------------------	-----------------------------------

B. RZ 2312-001 Boulder Square

Mayor Wolf read the title of Ordinance No. O2024-13, RZ 2312-001 Boulder Square. The applicant, PFD Twisted Sisters, LLC, sought approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from A10C (County), R2C (County), C-2 (City), and C-2A (City) to R-1 (City) for parcels F01A008, F01-101, G06-185, G06-186, and G06-187 on 83.97 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 04/22/2024
----------------	----------------------	-----------------------------------

C. CP 2402-004 Perez Home Site

Mayor Wolf read the title of Ordinance No. O2024-14, CP 2402-004 Perez Home Site. The applicant, Richard Ortengren, sought approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Rural Residential (City) for parcel D19-047 on 4.57 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 04/22/2024
----------------	----------------------	-----------------------------------

D. RZ 2402-004 Perez Home Site

Mayor Wolf read the title of Ordinance No. O2024-15, RZ 2402-004 Perez Home Site. The applicant, Richard Ortengren, sought approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to Rural Residential (City) for parcel D19-047 on 4.57 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 04/22/2024
----------------	----------------------	-----------------------------------

E. CP 2402-002 Matteo Oaks

Mayor Wolf read the title of Ordinance No. O2024-16, CP 2402-002 Matteo Oaks. The applicant, Woodrow L. Clymer with Clymer Farner Barley, sought approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for parcel C36-102 on 19.89 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 04/22/2024
----------------	----------------------	-----------------------------------

F. RZ 2402-002 Matteo Oaks

Mayor Wolf read the title of Ordinance No. O2024-17, RZ 2402-002 Matteo Oaks. The applicant, Woodrow L. Clymer with Clymer Farner Barley, sought approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for parcel C36-102 on 4.57 acres MOL. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 04/22/2024
----------------	----------------------	-----------------------------------

G. Tri-County Sanitation Franchise Amendment Modification

Mayor Wolf read the title of Ordinance No. O2024-22, Tri-County Sanitation Franchise

Amendment Modification. The proposed ordinance updated the franchise territory to include additional properties that had been acquired by The Villages® as part of their continued expansion. The ordinance also established new rates that would be effective on October 1, 2024, and established how future rate increases would be processed through the City. Rate increases are tied to various aspects of the Consumer Price Index and require a modification to the franchise ordinance only if the increase exceeds 10%. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 04/22/2024
----------------	----------------------	-----------------------------------

8. Resolutions for Approval

A. Surplus CR 209 Lift Station Generator

Mayor Wolf read the title of Resolution No. R2024-8 for the surplus CR 209 lift station generator. The item was presented by Assistant Utilities Director Jason Martin. Martin stated the CR 209 lift station was being upgraded, and a new generator was included in the project. The generator to be considered surplus is aged, and the control panel needed to be replaced, which led to its inclusion in the upgrade. Martin advised it would be sold via an online auction to the highest bidder. Mayor Wolf commended Martin on the job he was doing with the lift station. No further 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. IT Surplus Computers & Other Equipment April 2024

Mayor Wolf read the title of Resolution No. R2024-9 for IT surplus computers and other equipment. The resolution declared certain computers, cell phones, and peripheral equipment as surplus and provided for methods of disposal of said equipment for auction or disposal. Any equipment deemed to be of continued use would be offered for employee purchase, listed on a surplus auction site, or donated. No comments were offered or received. Vote 5-0.

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

9. Financial & Contracts & Agreements

A. Main Street Parking Garage Owner Direct Purchase Invoice No. 1 in the Amount of \$1,195,050.00

Development Services Director Strickland presented the item. At the December 11, 2023, meeting, the Commission approved the Owner Direct Purchase of materials for the Main Street Parking Garage Project from Finrock Industries, LLC to include precast items in the amount of \$2,317,975.08, resulting in a tax savings of \$66,672.57. Finrock Industries, LLC submitted a direct purchase invoice for materials produced thus far in the amount of

\$1,195,050.00. A short discussion was held regarding the status and progress of this project. No further 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. Pay Application No. 3 for the Main Street Parking Garage in the Amount of \$405,432.50
Development Services Director Strickland presented the item. In August 2023, the City Commission approved a design-build contract with FINFROCK Construction, LLC for construction of the Main Street Parking Garage. Presented was Pay Application No. 3 in the amount of \$405,432.50 together with an associated conditional waiver and release of lien upon progress payment of the same amount. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

- C. Approval to Award Request for Proposals (RFP) for Biosolids Processing Rental Agreement
Assistant Utilities Director Martin presented the item. He explained the city's wastewater treatment facility belt press process, which was estimated at approximately 50 years old, and is reaching its end of life. There had been a recent equipment failure, which prompted Martin to determine if there were companies staff could rent the equipment from in emergency situations. He stated that an RFP for those services was issued by the city, and received responses from three vendors. A selection committee evaluated the proposals based on qualifications and cost, and scored Merrell Bros., Inc. highest. Staff recommended awarding the Rental Agreement to Merrell Bros., Inc. Mayor Wolf and Commissioner Elliott clarified that the company would only be used in emergency cases. No further comments were offered or received. Vote 5-0.

RESULT:	Approved
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. Osceola Force Main Project Pay Application No. 2 in the Amount of \$122,522.72
Assistant Utilities Director Martin presented the item. The Osceola force main and St. Clair lift station improvement project was identified in this year's budget to reroute the sanitary sewer flows from the Huey Street gravity system to the Trailwinds force main. The commission awarded the project to Art Walker Construction Inc. on January 22, 2024. Presented was Pay Application No. 2 in the amount of \$122,522.72. 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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

A. Local Construction Projects Update

City Manager McHugh presented the item. The report provided an infrastructure projects update for April 2024. No comments were offered or received.

B. Request to Cancel May 27, 2024, Commission Meeting

City Manager McHugh presented a request to cancel the second meeting in May, which was scheduled to fall on Memorial Day. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

13. Other Department Reports

A. Public Works Department Report

Public Works Director Hockenbury presented the item. He stated there had been many discussions about infrastructure as of late, so his team put together the PowerPoint to provide an update on all the projects. He also gave kudos to his compliance staff for their hard work. The presentation included information on road construction and stormwater inspections, drainage improvement requirements, and roadway base failures due to rain and other factors. He explained the compliance team's involvement in the Scardino St project, provided examples of the inspections that the Stormwater Coordinator completes, and advised the commission that the team attends community outreach events to create awareness. No comments were offered or received.

B. Utility Department Report

Assistant Utilities Director Martin presented the item. His report provided an overview of the projects the team inspects and what those inspections entailed. Mayor Wolf gave special thanks to the Utilities Department for discovering code violations in the development projects and bringing them to the attention of the inspectors to avoid major issues later. No further comments were offered or received.

14. Commission Members Reports

Commissioner Elliott stated that his Chat with a Commissioner lunch was scheduled for April 15, 2024, and had been handing out flyers for the event. On April 8 and 9, 2024, he attended an institute to learn more about the Lake-Sumter Metropolitan Planning Organization. He provided an overview of what the LSMPO was involved in. Elliott also explained his vote on the transmittal hearing earlier in the meeting.

Commissioner Green stated he would be the chair for the upcoming East Central Florida Regional Planning Council meeting on April 17, 2024.

Commissioner Bivins stated regarding the transmittal hearing, that she feels the commission needs to pay special attention to development on the west side of US 301 moving forward. She would like to see a lower impact on residents.

Mayor Wolf commented on the traffic impacts and potential of development in that area. He also spoke about a friend that had recently passed.

15. City Attorney Reports

None.

16. Adjournment

The meeting was adjourned at 11:08 a.m.

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

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor