

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 22, 2024 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	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	City Clerk	Present
Randall Parmer	Police Chief	Absent
Aaron Kinder	Captain	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utility Director	Present

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

2. Consent Agenda/Informational Items

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

A. Expenditure Report

B. Minutes for Approval: February 26, 2024 Regular Meeting

C. PLAT 2401-010 VOSO UNIT 151 Final Plat

D. PLAT 2403-002 VOSO Unit 148 Final Plat

E. Woodspring Suites Escrow Agreement

F. Budgeted Financial Items

1. Oxford Water Plant Transfer Tank Cleaning and Hatch Replacement for the Amount of \$21,613.00

3. Presentations and/or Proclamations

A. Proclaim May 11, 2024, as Catherine Steele Latimer Day

Mayor Wolf read aloud the proclamation for Catherine Steele Latimer Day. Ryan Harrison was in attendance to accept the proclamation. No comments were offered or received. Vote 4-0.

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

B. Proclaim the Month of April 2024 as National Fair Housing Month

Mayor Wolf read aloud the proclamation for National Fair Housing Month. In honor of the 56th anniversary of the signing of the Fair Housing Act of 1968, April is designated as Fair Housing Month to recognize legislation established to eliminate discrimination in the sale, rental, and financing of housing based on race, color, religion, sex, disability, familial status, and national origin. No comments were offered or received. Vote 4-0.

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

C. Proclaim April 22, 2024, as Earth Day

Mayor Wolf read aloud the proclamation for Earth Day, which was requested by Commissioner Joe Elliott. No comments were offered or received. Vote 4-0.

RESULT:	Approved
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, 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 that intended to speak during the public hearings.

B. AN 2402-001 Evolve at Wildwood Annexation

Mayor Wolf requested an amendment to the agenda to correct an agenda error by moving Item 5.B. AN 2402-001 Evolve at Wildwood Annexation to ahead of Item 4.B. CP 2402-001 Evolve at Wildwood. This would ensure the correct approval process. Vote 4-0.

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

Mayor Wolf read aloud Ordinance O2024-4, AN 2402-001 Evolve at Wildwood Annexation. The item was presented by Development Services Director Strickland. The applicant, Evolve Companies, LLC, has submitted a voluntary annexation for parcel D17-065. The property to be annexed totals approximately 0.553 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 2402-001 Evolve at Wildwood

Mayor Wolf read aloud Ordinance O2024-7, CP 2402-001 Evolve at Wildwood. The item was presented by Development Services Director Strickland. The applicant, Evolve Companies, LLC, sought 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 High Density Residential (City) for parcel D17-065 on 0.553 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. CP 2402-004 Perez Home Site

Mayor Wolf read aloud Ordinance O2024-14, CP 2402-004 Perez Home Site. The item was presented by Development Services Director Strickland. The applicant, Richard Ortengren, sought approval from the 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. No comments were offered or received. Vote 4-0.

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

D. CP 2402-002 Matteo Oaks

Mayor Wolf read aloud Ordinance O2024-16, CP 2402-002 Matteo Oaks. The item was presented by Development Services Director Strickland. The applicant, Woodrow L. Clymer with Clymer Farner Barley, sought approval from the 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. 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

E. Tri-County Sanitation Franchise Amendment Modification

Mayor Wolf read aloud Ordinance O2024-22, Tri-County Sanitation Franchise Amendment Modification. The item was presented by City Manager McHugh. The proposed ordinance updated the franchise territory to include additional properties 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 are 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%. 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

F. FY24 Second Budget Amendment

Mayor Wolf read aloud Resolution R2024-10, FY24 Second Budget Amendment. The item

was presented by Assistant City Manager/CFO Smith. As discussed at the Commission Workshop on April 15th, 2024, staff recommended a budget amendment for the FY24 budget year. 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

5. Public Hearings - Timed - Quasi-Judicial

A. AN 2401-001 Hernandez Annexation

Mayor Wolf read aloud Ordinance O2024-3, AN 2401-001 Hernandez Annexation. The item was presented by Development Services Director Strickland. The owners/applicants, Aleli and Brenda Hernandez, have submitted a voluntary annexation for parcel G05-029. The property to be annexed totals approximately 5.63 acres MOL. No comments were offered or received. Vote 4-0.

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

C. RZ 2402-001 Evolve at Wildwood

Mayor Wolf read aloud Ordinance O2024-8, RZ 2402-001 Evolve at Wildwood. The item was presented by Development Services Director Strickland. The applicant, Evolve Companies, LLC, sought approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to High Density Residential (City) for parcel D17-065 on 0.553 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 2402-004 Perez Home Site

Mayor Wolf read aloud Ordinance O2024-15, RZ 2402-004 Perez Home Site. The item was presented by Development Services Director Strickland. 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. 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

E. RZ 2402-002 Matteo Oaks

Mayor Wolf read aloud Ordinance O2024-17, RZ 2402-002 Matteo Oaks. The item was presented by Development Services Director Strickland. 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. 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

6. Public Forum - 4 minute time limit

Sue Stoltz, resident of the former Wildwood Country Resort, addressed the Commission and expressed her support for item 7.D. AN 2403-002 Sarah Empey Annexation. She and her husband contacted the city for the necessary paperwork to complete the annexation process for themselves as well. She also stated that she would be spreading the word in the community about the opportunity to annex into the city.

Jacques Skutt, also a resident of the former Wildwood Country Resort, addressed the Commission and mirrored Stoltz' wishes. He stated he would like to see the annexation of the entire community rather than lot by lot.

Joseph Deutsch, also a resident of the former Wildwood Country Resort, stated he had concerns about the annexation of one lot at the back of the park rather than annexing the entire park, especially how city services would be provided.

McHugh advised he would address these comments and concerns later in the meeting during City Manager Reports.

7. Ordinances First Reading Only (No Vote)

A. AN 2309-001 Summers Gym

Mayor Wolf read aloud Ordinance O2024-23, AN 2309-001 Summers Gym. The item was presented by Development Services Director Strickland. At the November 13, 2023, regular City Commission meeting, the City Commission approved and adopted Ordinance O2023-60 for the voluntary annexation application for parcel G15C016. The property annexed totals 0.8 acres MOL and is located at the intersection of E SR 44 and CR 149. After adoption of O2023-60 and upon being sent for recording, a typographical error within the legal description was discovered, and the City Attorney determined that a new ordinance was

required to correct the discrepancy on the record. No comments were offered or received. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 05/13/2024
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B. Text Amendment to the City's Land Development Regulations Update

Mayor Wolf read aloud Ordinance O2024-24, Text Amendment to the City's Land Development Regulations Update. The item was presented by Development Services Director Strickland. At the March 11, 2024 regular City Commission Meeting, the City Commission approved and adopted Ordinance O2024-2 for the proposed Text Amendments to the Land Development Regulations necessary to be in compliance with the City's adopted 2050 Comprehensive Plan and the Florida State Statutes. With the adoption of Ordinance O2024-2, Land Development Regulations Chapters 1 through 8 were amended. In the process, it was found that there were software formatting issues on the Chapter 3 zoning tables that did not translate some of the proposed changes and need to be formally rectified on the record via a new ordinance. No comments were offered or received. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 05/13/2024
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C. AN 2403-001 Freeman-Allen Annexation

Mayor Wolf read aloud Ordinance O2024-25, AN 2403-001 Freeman-Allen Annexation. The item was presented by Development Services Director Strickland. Applicant James Hartley with Gooding & Batsel, PLLC on behalf of property owner Arthur Freeman Jr., has submitted a voluntary annexation for parcel F01-116. The property to be annexed totals approximately 1.00 acre of land and is located approximately 295 feet south of C 44A and approximately 315 feet east of the intersection of CR 217 and C 44A, a/k/a "Tract C" within property located at 2865 C-44A, Wildwood, FL 34785. Strickland stated that a letter in support of the annexation was received ahead of the meeting. The letter would be brought back to the next meeting as supporting documentation for the hearing. No further comments were offered or received. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 05/13/2024
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D. AN 2403-002 Sarah Empey Annexation

Mayor Wolf read aloud Ordinance O2024-26, AN 2403-002 Sarah Empey Annexation. The item was presented by Development Services Director Strickland. Applicant/owner Sarah E. Empey has submitted a voluntary annexation for parcel G16ED001. The property to be annexed totals approximately 0.125 acres of land and is located 5369 Lexington Circle, Wildwood, FL 34785. No further comments were offered or received. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING: 05/13/2024
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Exalt Health Developer's Agreement

Development Director Strickland presented the item. The agreement was between the City of Wildwood and Wildwood Rehab, LP, commonly known as Exalt Health. The Exalt Health project was a 40-bed rehabilitation hospital with associated infrastructure. The project would be served by City of Wildwood water and wastewater services and was expected to use 35.3 ERUs. Terms of payment of system development charges (SDCs) were outlined in the agreement. In addition to the infrastructure required to serve the project, the developer agreed to extend sanitary sewer lines to serve the project as was outlined in the developer's agreement. As the developer's cost to construct the improvements would exceed the amount of SDC fees that would be due, the developer would be entitled to SDC credits equal to the actual cost of construction of the improvements. No comments were offered or received. Vote 4-0.

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

B. Purchase of Replacement Gearbox Assembly for 50' Walker Clarifier in the Amount of \$28,500.00

Assistant Utility Director Martin presented the item. One of the 50' Walker clarifier gearboxes at the Wastewater Treatment Facility had a catastrophic failure and needed to be replaced. Utility Department staff made the immediate repairs to the equipment by installing a spare gearbox. Staff requested to replace the spare gearbox to be prepared in the event of future failures. No comments were offered or received. Vote 4-0.

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

C. St. Clair Street Improvements Project Payment Application #1 in the Amount of \$199,846.04

Public Works Director Hockenbury presented the item. The St. Clair Street Improvement project received approval from the Commission and was awarded to DB Civil Construction, LLC on December 13, 2023. DB Civil Construction submitted Pay Application #1 for completed site work for the period of March 1 to March 31, 2024, putting the project at approximately 27% completion. No comments were offered or received. Vote 4-0.

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

D. Community Center HVAC Project – Kimley-Horn Work Authorization #7 in the Amount of \$56,500

Public Works Director Hockenbury presented the item. The Community Center Chilled Water System went out for bid in December 2023. Only one responsive proposal was received, in the amount of \$1,362,000. However, the decision was made to proceed with a new design for Direct Expansion Split Units, similar to the existing HVAC equipment. The new design would provide the Community Center with a cost-effective, energy-efficient, and modern system to replace the outdated existing equipment. The City requested a proposal from Kimley-Horn for the new system design. City Manager McHugh clarified the work authorization was for the design only, not construction. No comments were offered or received. Vote 4-0.

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

E. Agreement with Anfield Consulting for Professional Consulting and Lobbying Services

Assistant City Manager/CFO Smith presented the item. In October 2023, City Manager McHugh met with Edgar Fernandez, a representative of Anfield Consulting. Fernandez was a lobbyist with extensive knowledge of utility infrastructure projects and the legislative process in Tallahassee. He was instrumental in securing a \$9.25M water quality grant and \$2M state appropriation for the wastewater treatment plant. He expressed his plans to meet with representatives from FDEP on the City's behalf to discuss the upcoming grant cycle which should be opening up in May. Staff believed it to be in the City's best interest to enter into an agreement with Anfield Consulting for lobbying services during the next fiscal year. Fernandez was in attendance at the meeting and introduced himself to the Commission. He also provided a short update on the upcoming legislative process. No comments were offered or received. Vote 4-0.

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

F. Approval of Grant Agreement with Florida Department of Environmental Protection for the WRF: BNR and Capacity Expansion Improvements - Phase I (WWTP Project) in the amount of \$9,250,000

Assistant City Manager/CFO Smith presented the item. The City submitted a grant application to the State of Florida under the Water Quality grant program. The City was notified that it has been awarded \$9.25M toward construction of Phase I of the new plant. The grant agreement must be approved in order to receive the grant funds. No comments were offered or received. Vote 4-0.

RESULT:	Approved
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green
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10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

A. FY25 Budget Calendar

City Manager McHugh presented the FY25 Budget Calendar. He advised he would continue to check in with the Commission to ensure those dates were acceptable as the budget season progressed.

McHugh provided a brief overview of the items to be discussed at the upcoming special meeting scheduled for April 29, 2024. He also thanked the residents of the former Wildwood Country Resort, and advised that total annexation could be considered but did come with some big challenges that would need to be addressed and discussed by the Commission. He anticipated a possible workshop to discuss those challenges.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott shared that he presided over Teen Court on April 18, 2024, and he hoped to have made a difference with the defendants and parents involved.

Commissioner Green stated a few residents contacted him regarding the use of the Fourth Street center. McHugh responded that it was currently being used by a group under contract a couple of days a week, but he would discuss the schedule with the Parks & Recreation Director and report back. Green also mentioned that at the most recent East Central Florida Regional Planning Council meeting, they requested one of the meetings be held at Wildwood City Hall in September.

15. City Attorney Reports

A. Update on Title for City-Owned Parcel on Lee Street

City Attorney Bills presented the item. There were a few issues that came back with the title search, and they would be working with the City Manager to try to resolve them. Bills stated it was unclear how long the process would take, as it depended on what was found while researching.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:48 p.m.

RESULT:	Adjourned
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
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