

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 13, 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
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utilities Director	Present

Mayor 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 - J 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. Expenditure Report

B. Minutes for Approval: March 4, 2024 Commission Workshop

C. Minutes for Approval: March 11, 2024 Regular Commission Meeting

D. PLAT 2401-003 VOSO Unit 115 Final Plat

E. PLAT 2402-005 VOSO Unit 146 Final Plat

F. PLAT 2403-004 VOSO Unit 147 Final Plat

G. SP 2301-007 Bigham Plaza

H. SP 2307-007 WW Cave Vehicular Multi-story Garage

I. SP 2310-012 Betancur Orthodontics

J. SP 2311-009 Trailwinds Retirement Community

3. Presentations and/or Proclamations

B. Proclaim May 31, 2024, as Cleveland "Conrad" Porter Day

Mayor Wolf read aloud the proclamation for Cleveland "Conrad" Porter Day. There were no representatives in attendance to accept the proclamation. 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

A. Proclaim May 19-25, 2024, as National Public Works Week

Mayor Wolf read aloud the proclamation for National Public Works Week. Public Works Director Jeremy Hockenbury was in attendance to accept the proclamation. 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

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. CP 2310-001 Wildwood III - **ADOPTION HEARING**

Mayor Wolf read aloud Ordinance O2024-10, CP 2310-001 Wildwood III. The item was presented by Development Services Director Melanie Strickland. 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. Kevin Reali, a representative for the applicant, provided a short presentation on the details of the item, including property information, existing and proposed future land use, property constraints, surrounding uses, land use comparison, and comprehensive plan consistency. Wolf and Strickland discussed what the next steps of the project would look like.

Resident Norma King addressed the commission with her concerns about the development of the property. She submitted a letter to the Development Services Department that included all the concerns she brought to the commission. She also submitted two signed letters of non-support on behalf of her neighbors - one from Elizabeth Marchand and the other from the Raines family. Mike Rumer, owner of the self-storage facility at 924 Kilgore Street, also addressed the commission regarding his concerns about the project. He supports the project, but also wanted to ensure his property would not be negatively affected. He also suggested an extension of the sidewalk along CR 44A. A short discussion was held regarding growth on the west side of US 301 and traffic plans for those projects. No further 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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2312-002 Wildwood III

Mayor Wolf read aloud Ordinance O2024-11, RZ 2312-002 Wildwood III. The item was presented by Development Services Director Melanie Strickland. 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. 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. 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 Melanie 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. 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 reconcile the discrepancy on the record. 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. 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 Melanie 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. Annexation into the city is appropriate because the property is located within the City's Joint Planning Area with Sumter County, which interlocal agreement allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of an "enclave." No comments were offered or received. Vote 5-0.

RESULT:	Adopted
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

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 Melanie Strickland. Applicant/owner Sarah E. Empey has submitted a voluntary annexation for parcel G16ED001. Annexation into the city is appropriate because the property is located within the City's Joint Planning Area with Sumter County, which interlocal agreement allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of an "enclave." 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

E. 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 Melanie 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 needed to be formally rectified on the record via a new ordinance. 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

6. Public Forum - 4 minute time limit

Steven Gerard Sidlovsky addressed the commission regarding a personhood resolution. He requested that the commission consider adopting the resolution. He provided further information regarding his cause and the upcoming legislation.

Resident Norma King addressed the commission again regarding a concern she forgot to include earlier. She questioned the commission if the city considered contacting CSX to work together on a walker overpass.

7. Ordinances First Reading Only (No Vote)

A. AN 2404-001 Zheng Home Site

Mayor Wolf read aloud the title of Ordinance O2024-35, AN 2404-001 Zheng Home Site. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING	PUBLIC HEARING: 06/10/2024
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B. CP 2307-002 Densan Park Phase 4

Mayor Wolf read aloud the title of Ordinance O2024-27, CP 2307-002 Densan Park Phase 4. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING	PUBLIC HEARING: 06/10/2024
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C. RZ 2307-002 Densan Park Phase 4

Mayor Wolf read aloud the title of Ordinance O2024-28, RZ 2307-002 Densan Park Phase 4. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING	PUBLIC HEARING: 06/10/2024
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D. CP 2403-002 Pest Bear Office

Mayor Wolf read aloud the title of Ordinance O2024-20, CP 2403-002 Pest Bear Office. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING

PUBLIC HEARING: 06/10/2024

E. RZ 2403-002 Pest Bear Office

Mayor Wolf read aloud the title of Ordinance O2024-21, RZ 2403-002 Pest Bear Office. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING

PUBLIC HEARING: 06/10/2024

F. CP 2403-003 Freeman-Allen Home Site

Mayor Wolf read aloud the title of Ordinance O2024-29, CP 2403-003 Freeman-Allen Home Site. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING

PUBLIC HEARING: 06/10/2024

G. RZ 2403-003 Freeman-Allen Home Site

Mayor Wolf read aloud the title of Ordinance O2024-30, RZ 2403-003 Freeman-Allen Home Site. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING

PUBLIC HEARING: 06/10/2024

H. CP 2403-004 Empey Home Site

Mayor Wolf read aloud the title of Ordinance O2024-31, CP 2403-004 Empey Home Site. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING

PUBLIC HEARING: 06/10/2024

I. RZ 2403-004 Empey Home Site

Mayor Wolf read aloud the title of Ordinance O2024-32, RZ 2403-004 Empey Home Site. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING

PUBLIC HEARING: 06/10/2024

J. CP 2404-001 301 Lots

Mayor Wolf read aloud the title of Ordinance O2024-33, CP 2404-001 301 Lots. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING

PUBLIC HEARING: 06/10/2024

K. RZ 2404-001 301 Lots

Mayor Wolf read aloud the title of Ordinance O2024-34, RZ 2404-001 301 Lots. The item was presented by Development Services Director Strickland. First reading only - no vote.

RESULT: FIRST READING

PUBLIC HEARING: 06/10/2024

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Lake Deaton Pier Improvements Project Pay Applications 1 and 2 for a Total of \$192,356.13

Public Works Director Hockenbury presented the item. The Lake Deaton Pier Improvement Project was approved by the Commission and awarded to Fender Marine Construction, Inc. on December 14, 2023. Fender Marine requested Pay Application 1 in the amount of \$103,857.81 and Pay Application 2 in the amount of \$88,498.32 for site work performed through April 16, 2024. 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. Public Works Building New HVAC System Project Pay Application 2 in the Amount of \$51,927.94

Public Works Director Hockenbury presented the item. The Public Works Building New HVAC System Project was approved by the Commission and awarded to Air Mechanical & Service Corporation Inc. (AMSCO), on February 23, 2024. AMSCO requested Pay Application 2 in the amount of \$51,927.94 for equipment and site work performed through May 3, 2024. No 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

C. Osceola Forcemain Project Pay Application No. 3 in the Amount of \$61,635.03

Assistant Utilities Director Martin presented the item. The Osceola forcemain 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 forcemain. The commission awarded the project to Art Walker Construction Inc. on January 22, 2024. Art Walker Construction Inc. requested Pay Application 3 in the amount of \$61,635.03. 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
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- D. Purchase and Installation of a 100KW Generator for the St Clair Lift Station for the Amount of \$93,592.42

Assistant Utilities Director Martin presented the item. On January 22, 2024, the commission approved the Osceola forcemain project. Utility Department staff would perform the lift station upgrades for the St Clair lift station in-house. The new generator would provide continuous, uninterrupted service and increase reliability during storm and emergency events. Staff requested to purchase the generator via the Sourcewell Cooperative Pricing Agreement through Ring Power Caterpillar. A discussion was held regarding the increase in size of the generator and lift station. No further 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

- E. Relocation of Backup Generator from St Clair Lift Station to the Industrial Drive Lift Station for the Amount of \$32,824.00

Assistant Utilities Director Martin presented the item. On January 22, 2024, the commission approved the Osceola forcemain project. Utility Department staff would perform the lift station upgrades for the St Clair lift station in-house. After the purchase of the new 100KW generator, staff requested the relocation of the 40KW generator from the St Clair lift station to the Industrial Drive lift station. Martin added that doing the lift station upgrades in-house would save the city approximately \$420,000. 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

- F. Replacement of Chemical Tanks at the Oxford WTP for the Amount of \$66,659.00

Assistant Utilities Director Martin presented the item. Two chemical storage tanks at the Oxford Water Treatment Facility for acid and chlorine had failures and needed to be replaced. The tanks' life expectancy is 10 years and were just beyond the 5-year manufacturer's warranty. Staff contacted the city's Chemical Feed Maintenance and Repair vendor, Guardian Equipment, to obtain replacement quotes. Staff recommended replacing the failed tanks with the proposed Houston Polyethylene tanks, which have a 30-year life expectancy. Staff also requested to increase the tank size from 1,500 gallons to 2,000 gallons to accommodate the designed plant build-out, which would avoid the need for another tank replacement when the next plant expansion occurs. 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
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G. Pay Application No. 4 for the Main Street Parking Garage in the Amount of \$1,243,101.47

Development Services Director Strickland presented the item. In August 2023, the City Commission approved a design-build contract with FINFROCK Construction, LLC for the construction of the Main Street Parking Garage. FINFROCK requested Pay Application No. 4 in the amount of \$1,243,101.47 together with an associated conditional waiver and release of lien upon progress payment of the same amount. Commissioner Elliott complimented the progress on the parking garage. Mayor Wolf provided comments on the development of the downtown area. A short discussion was held regarding the downtown area. No further 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

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 his local construction projects update.

B. Request Special Called Meeting for May 20, 2024, at 9 AM

City Manager McHugh requested a commission meeting for May 20th and provided an overview of items he anticipated to be included on that agenda.

C. Memo on Charter Review Process

City Manager McHugh provided a memo with a tentative schedule for the charter review process.

He also addressed the concerns that Wildwood Country Resort residents brought to the commission recently regarding annexing into the city. He advised that he planned to schedule a workshop to discuss this topic sometime in July.

13. Other Department Reports

A. Temporary Sign Code Violations

Development Services Director Strickland presented a report created by Development Services and the Code Compliance Division. She explained the process that Code Compliance follows to correct temporary sign code violations and how they work with the sign owners. She also provided staff's recommendation of not making any changes to the code. A discussion was held regarding signage and businesses within the Community Redevelopment Agency (CRA).

B. Development Services Department Update Report

Development Services Director Strickland provided a department update report. The purpose of the update was to highlight trends in growth and development for both residential and commercial projects as well as emphasize compliance of all projects in accordance with applicable state and local regulations. Additionally, the Code Compliance Division was dedicated to preventing unsightly and unsafe neighborhood conditions by proactively educating residents and investigating complaints to ensure compliance with state statutes, City of Wildwood Land Development Regulations, and the Code of Ordinances.

14. Commission Members Reports

Commissioner Elliott spoke about his assignment to The Villages Autistic Center Board. He advised they planned to open in January 2025 with K-5 offered.

Commissioner Green discussed his next meeting with the East Central Florida Regional Planning Council and his upcoming 'Chat with a Commissioner' lunch.

Mayor Wolf questioned staff regarding how much right-of-way was received from the developer of the property on CR 213. McHugh advised the agreement was still being worked on. Wolf felt strongly about planning for that road widening and felt setbacks should be increased for property along that road. Strickland responded with the upcoming project of updating Chapter 6 of the Code of Ordinances regarding roadways.

Officer Ruhl, a representative for the Conrad Porter Day proclamation, arrived at the meeting, and addressed the commission. She would be taking over the area that Officer Porter handled once he retired.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 10:20 a.m.

RESULT:	Adjourned
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Elliott
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