

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 10, 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
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Courtney Kellem	Parks & Recreation 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 - G were voted on together. 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

A. Expenditure Report

B. Minutes for Approval: March 25, 2024 Regular Meeting

C. PLAT 2404-002 VOSO Unit 149 Final Plat

D. PLAT 2404-003 VOSO Unit 150 Final Plat

E. SP 2305-007 Convenience Store with Gas (Wawa)

F. Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 143, 144, 145, 232, 233, and 234

G. Budgeted Financial Items

1. Rehab and Coating of 27 Manholes and 3 Lift Station Wet Wells for the Amount of \$191,610.68

3. Presentations and/or Proclamations

None.

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 2403-002 Pest Bear Office

Mayor Wolf read aloud Ordinance O2024-20, CP 2403-002 Pest Bear Office. The item was presented by Development Services Director Melanie Strickland. The applicant, Megan Stover, sought approval from the City Commission to change the Future Land Use Map designation from Rural Residential (County) to Commercial (City) for parcel G15D009 on 1.86 acres MOL. Resident Alan Eslick, addressed the commission regarding the project. He stated he received notification letters from the city regarding the property and project. He had concerns regarding the use of the property as it is very close to his home's well, specifically regarding the chemicals that may be used or stored on site and who would be responsible for ensuring safety. Strickland stated for the record that at the point of the hearing, a site plan had not yet been entertained, and his concerns would be taken under advisement at that time. No further comments were offered or discussed. 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

C. CP 2307-002 Densan Park Phase 4

Mayor Wolf read aloud Ordinance O2024-27, CP 2307-002 Densan Park Phase 4. The item

was presented by Development Services Director Melanie Strickland. The applicant, Dennis Ferguson with Densan Park Partners, LLC, 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 Medium Density Residential (City) for parcel D09-028 on 19.68 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

D. CP 2403-003 Freeman-Allen Home Site

Mayor Wolf read aloud Ordinance O2024-29, CP 2403-003 Freeman-Allen Home Site. The item was presented by Development Services Director Melanie Strickland. The applicant, James Hartley with Gooding and Batsel, PLLC, 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 Residential Mixed Use (City) for parcel F01-116 on 1.00 acre 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

E. CP 2403-004 Empey Home Site

Mayor Wolf read aloud Ordinance O2024-31, CP 2403-004 Empey Home Site. The item was presented by Development Services Director Melanie Strickland. The applicant, Sarah E. Empey, 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 Rural Residential (Sumter County) to Mobile Home Park (City) for parcel G16ED001 on 0.125 acre 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

F. CP 2404-001 301 Lots

Mayor Wolf read aloud Ordinance O2024-33, CP 2404-001 301 Lots. The item was presented by Development Services Director Melanie Strickland. The applicant, Danon J. Slinkard, Trustee of the Blue Water Trust UTD, sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) and Residential Mixed Use (City) to General Commercial (City) for parcels D30-020 and D30-026 on 0.66 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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2403-002 Pest Bear Office

Mayor Wolf read aloud Ordinance O2024-21, RZ 2403-002 Pest Bear Office. The item was presented by Development Services Director Melanie Strickland. The applicant, Megan Stover, sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C (County) to C-3 (City) for parcel G15D009 on 1.86 acres MOL. City Manager McHugh stated for the public and commission, that if the commission were to approve the zoning at this stage, there would not be another opportunity for the public to argue the allowable uses for the property. A short discussion was held regarding the allowable uses under the proposed zoning in the Land Development Regulations, and the process of the project moving forward. 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

B. RZ 2307-002 Densan Park Phase 4

Mayor Wolf read aloud Ordinance O2024-28, RZ 2307-002 Densan Park Phase 4. The item was presented by Development Services Director Melanie Strickland. The applicant, Dennis Ferguson w/ Densan Park Partners, LLC, 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-2 (City) for parcel D09-028 on 19.68 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

C. RZ 2403-003 Freeman-Allen Home Site

Mayor Wolf read aloud Ordinance O2024-30, RZ 2403-003 Freeman-Allen Home Site. The item was presented by Development Services Director Melanie Strickland. The applicant, James Hartley with Gooding and Batsel, PLLC, sought approval from the City Commission for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to RMU (City) for parcel F01-116 on 1.00 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

D. RZ 2403-004 Empey Home Site

Mayor Wolf read aloud Ordinance O2024-32, RZ 2403-004 Empey Home Site. The item was presented by Development Services Director Melanie Strickland. The applicant, Sarah E. Empey, sought approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for parcel G16ED001 on 0.125 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

E. RZ 2404-001 301 Lots

Mayor Wolf read aloud Ordinance O2024-34, RZ 2404-001 301 Lots. The item was presented by Development Services Director Melanie Strickland. The applicant, Danon J. Slinkard, Trustee of the Blue Water Trust UTD, sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from CMU (City) and R4C (County) to C-3 (City) for parcels D30-020 and D30-026 on 0.66 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

F. AN 2404-001 Zheng Home Site

Mayor Wolf read aloud Ordinance O2024-35, AN 2404-001 Zheng Home Site. The item was presented by Development Services Director Melanie Strickland. Applicant Mei Chen on behalf of property owner Cheng Lei Zheng, has submitted a voluntary annexation for parcel G33-063. The property to be annexed totals approximately 0.442 acres of land and is located at the northwest corner of the intersection of CR 503 and CR 503D. 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

6. Public Forum - 4 minute time limit

Mary Lazich addressed the commission and introduced herself as a candidate for Sumter County Commission District 1. She provided her background and experience in government.

7. Ordinances First Reading Only (No Vote)

A. Petition to Amend the Boundary Line of Village Community Development District No. 15

Mayor Wolf read aloud Ordinance O2024-36, Petition to Amend the Boundary Line of Village Community Development District No. 15. The item was presented by Development Services Director Melanie Strickland. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: 06/17/2024
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B. Petition to Amend the Boundary Line of Middleton CDD A

Mayor Wolf read aloud Ordinance O2024-37, Petition to Amend the Boundary Line of Middleton CDD A. The item was presented by Development Services Director Melanie Strickland. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: 06/17/2024
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Highfield at Twisted Oaks Developer's Agreement

Development Services Director Strickland presented the item. The attached developer's agreement is between the City of Wildwood and KL Highfield, LLC, commonly known as the Highfield at Twisted Oaks Development. The Highfield at Twisted Oaks project consists of 394 single-family detached residential units. Terms of the agreement were developed and finalized in consultation with the utility department, city engineer, and city attorney. No 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. Twisted Oaks Developer's Agreement First Amendment and Restatement

Development Services Director Strickland presented the item. The amendment to the developer's agreement outlined water main improvements to be constructed by the developer and the ERU allocations the project changes impact. 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

- C. Main Street Parking Garage Owner Direct Purchase Invoice No. 2 in the Amount of \$1,122,925.08

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 \$1,122,952.08. 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

- D. Municipal Services Complex Pay App #22 in the Amount of \$56,908.25

Public Works Director Hockenbury presented the item. The payment request was for the final retainage of the Municipal Services Complex construction project. The project was completed and all closeout items provided. 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

- E. Public Works New HVAC System Pay Application #3 in the Amount of \$51,367.06

Public Works Director Hockenbury presented the item. The new Public Works Building HVAC System Project was approved by the Commission and awarded to Air Mechanical & Service Corporation Inc. (AMSCO) on February 23, 2024. The final Payment Application #3 was for equipment and site work performed through May 28, 2024. The project was completed. No 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

- F. St Clair Street Improvements Project Pay Application #2 in the Amount of \$84,112.09

Public Works Director Hockenbury presented the item. The St Clair Street Improvement project was approved by the Commission and awarded to DB Civil Construction, LLC on December 13, 2023. Pay Application #2 was for completed site work from April 1 through April 25, 2024. The project was approximately 54% complete. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

- G. Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 5 in the Amount of \$465,212.95

Assistant Utilities Director Martin presented the item. Martin stated that the FDOT project along SR 44 had progressed enough to allow the city to begin its work on the force main. Additionally, the lift station equipment had all been delivered, so it was approximately 60-70% complete. 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

- H. Interlocal Agreement with The Villages Charter School for Establishing and Funding a School Crossing Guard Program

City Manager McHugh requested that the item be tabled until the next commission meeting on June 17, 2024, as there were additional details that needed to be addressed with the city attorney's office. No comments were offered or received. Vote 5-0.

RESULT:	Tabled
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

None.

11. Appointments

None.

12. City Manager Reports

- A. Grant Update Report for June 2024

City Manager McHugh presented the report. He provided an overview of the SECO grant the Police Department was able to acquire.

McHugh reminded the commission of the upcoming commission meeting on Monday, June 17, 2024, and advised that he would be putting together a resolution to appoint Assistant City Manager/CFO Cassandra Smith as Interim City Manager while he was out of the country in case of an emergency. Additionally, he stated staff had been working diligently on the upcoming fiscal year budget.

13. Other Department Reports

A. Information Technology Department Report

IT Director Ketz presented his department's report. He provided an overview of his department's productivity and projects in the first quarter.

B. Police Department 2023 Annual Report

Police Chief Parmer presented his department's annual report for 2023. He provided an overview of the individual divisions within his department as well as statistical data seen throughout the year.

C. Wildwood Police Department Year To Date Report

Police Chief Parmer presented his department's first quarter report. He provided an overview of the statistical data produced by his department.

14. Commission Members Reports

Commissioner Elliott stated he attended a recent meeting for The Villages Homeowners Association, where the City Manager, Public Works Director, and Police Chief gave a presentation on Wildwood. He received many positive comments after the presentation. He also spoke about a language translator app for his phone.

Commissioner Green gave kudos to Linda Piotrowicz for the recent Chat with a Commissioner she organized. He had many attendees and positive feedback afterward.

Mayor Wolf stated there was an animal control issue by CR 466A and St. Clair Street. He had received some complaints and requests for help. He requested that staff look into ways to help the residents.

15. City Attorney Reports

None.

16. Adjournment

With no further business, the meeting was adjourned at 9:49 a.m.

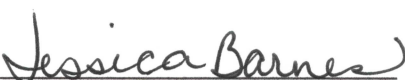
RESULT:	Adjourned
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST:


Jessica Barnes, City Clerk

BY:


Ed Wolf, Mayor