

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 17, 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	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
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utilities Director	Present
Wendy Then	Assistant Development Services 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 - K 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: April 8, 2024 Regular Meeting
- C. PLAT 2401-005 Livano Wildwood Final Plat
- D. PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat
- E. PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat
- F. SP 2305-011 Twisted Oaks Amenity Center
- G. SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood
- H. SP 2309-006 Wildwood Acres Pavilion
- I. SP 2401-001 Twisted Oaks Apartments
- J. SP 2401-007 Chipotle @ Signature Drive
- K. SP 2401-008 Fifth Third Bank - Pinellas Plaza

3. Presentations and/or Proclamations

- A. Proclaim June 17-23, 2024, as Wildwood Pollinator Week
Mayor Wolf read a proclamation declaring the week of June 17–23 as Wildwood Pollinator Week. 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

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 2312-001 Boulder Square - **ADOPTION HEARING**
Mayor Wolf read aloud Ordinance O2024-12, CP 2312-001 Boulder Square. The item was

presented by Assistant Development Services Director Wendy Then. The applicant 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. 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

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

Mayor Wolf read aloud Ordinance O2024-36, a petition to amend the boundary line of Village Community Development District No. 15. The item was presented by Development Services Director Melanie Strickland. The Board of Supervisors of the Villages No.15 Community Development District (the "District") petitioned the City of Wildwood to amend Ordinance 2023-7 to reflect a net increase in the size of the District by 2.00 acres, such that the resulting District will total 1,380.4 acres MOL. The net increase in the size of the District had no effect on the City limits. 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. Petition to Amend the Boundary Line of Middleton CDD A

Mayor Wolf read aloud Ordinance O2024-37, a petition to amend the boundary line of Middleton CDD A. The item was presented by Development Services Director Melanie Strickland. The Board of Supervisors of the Middleton Community Development District A (the "District") petitioned the City of Wildwood to amend Ordinance O2022-35 to reflect a net decrease in the size of the District by 1800.9 acres, such that the resulting District would total 683.7 acres MOL. The net decrease in the size of the District had no effect on the City limits. 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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2312-001 Boulder Square

Mayor Wolf read aloud Ordinance O2024-13, RZ 2312-001 Boulder Square. The item was presented by Assistant Development Services Director Wendy Then. The applicant 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. 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

None.

7. Ordinances First Reading Only (No Vote)

A. CP 2309-002 Wildwood East

Mayor Wolf read aloud Ordinance O2024-18, CP 2309-002 Wildwood East. The item was presented by Development Services Director Melanie Strickland. The applicant 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 (County) to High Density Residential (City) for parcel G04-013 on 2.94 acres MOL. Mayor Wolf called the Commission's attention to the Special Magistrate's recommendation regarding wastewater capacity. He stated he would like additional input from staff for the public hearing at the next meeting, and believed it may be best to have a moratorium with exceptions, or other safeguard in place. Commissioner Elliott quoted statements from a letter from the City Manager and agreed with the Mayor that there should be something in place, but was unsure what that would look like. A short discussion was held regarding possible steps moving forward regarding development and the city's wastewater capacity. No further comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: 07/08/2024
------------------------------	-----------------------------------

B. RZ 2309-002 Wildwood East

Mayor Wolf read aloud Ordinance O2024-19, RZ 2309-002 Wildwood East. The item was presented by Development Services Director Melanie Strickland. The applicant 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 parcel G04-013 on 83.97 acres MOL. No comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: 07/08/2024
------------------------------	-----------------------------------

C. CP 2404-002 Cheng Zheng Home Site

Mayor Wolf read aloud Ordinance O2024-38, CP 2404-002 Cheng Zheng Home Site. The item was presented by Development Services Director Melanie Strickland. The applicant sought approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment request to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for parcel G33-063 on

0.442 acres of land MOL. No comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: 07/08/2024
------------------------------	-----------------------------------

D. RZ 2404-003 Cheng Zheng Home Site

Mayor Wolf read aloud Ordinance O2024-39, RZ 2404-003 Cheng Zheng Home Site. The item was presented by Development Services Director Melanie Strickland. The applicant sought approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning district from RR5C (Sumter County) to R-1 (City) for parcel G33-063 on 0.442 acres of land MOL. No comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: 07/08/2024
------------------------------	-----------------------------------

E. AN 2406-001 Oxford Oaks Professional Plaza

Mayor Wolf read aloud Ordinance O2024-40, AN 2406-001 Oxford Oaks Professional Plaza. The item was presented by Development Services Director Melanie Strickland. The ordinance provided for the annexation of a portion of a vacated right-of-way contiguous to the City of Wildwood limits and in the Joint Planning Area with Sumter County totaling approximately 0.17 acres, MOL. No comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: 07/08/2024
------------------------------	-----------------------------------

F. Parking Ordinance

Mayor Wolf read aloud Ordinance O2024-41, an ordinance amending parking regulations. The ordinance made changes to where on-street parking is allowed. No comments were offered or received. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: 07/08/2024
------------------------------	-----------------------------------

8. Resolutions for Approval

A. Police Department Grant Acceptance

Mayor Wolf read the title of Resolution No. R2024-11, a resolution accepting a grant that provides funds for the police department to conduct community outreach activities. The item was presented by Assistant City Manager Cassandra Smith. The grant was awarded by SECO Energy in the amount of \$50,000. 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

B. Temporarily Appointing Acting City Manager

Mayor Wolf read the title of Resolution No. R2024-12, a resolution designating the assistant city manager as the acting city manager during a two-week absence of the city manager. The

item was presented by City Manager Jason McHugh. McHugh stated that he would be out of the country from June 22 – July 7, 2024, while on vacation. Therefore, it would be pertinent to officially designate an acting city manager should an event happen that requires the city manager's authority to act. 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

9. Financial & Contracts & Agreements

A. Kimley-Horn Amendment 6 to Work Authorization 18 for Barwick St., St. Clair St., and Huey St. Improvements

Public Works Director Jeremy Hockenbury presented the item. Hockenbury stated that the amendment authorizes Kimley Horn to provide construction phase services on the Barwick St., St. Clair St., and Huey St. Improvements project. 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

B. Osceola Forcemain Project Final Pay Application for the Amount of \$32,201.45

Assistant Utilities Director Martin presented the item. The Osceola force main and St. Clair lift station improvement project was identified in the FY24 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. Construction was completed and the final pay application, No. 4, was presented for approval. 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. Agreement with The Villages Charter School for Establishing and Funding a School Crossing Guard Program

City Manager McHugh presented an agreement with The Villages Charter School establishing a School Crossing Guard Program that would be staffed and administered by the Wildwood Police Department and would provide school crossing guards for all schools within the City's jurisdictional boundary. The agreement established a shared funding arrangement for the program. No comments were offered or received. Vote 4-1.

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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

A. Set First FY 25 Budget Workshop for July 15, 2024, at 9:00am

City Manager McHugh reminded the commission that the first budget workshop was scheduled for July 15, 2024, at 9 a.m., which was consistent with the budget calendar that was previously presented.

B. Local Infrastructure Projects Construction Update - June 2024

City Manager McHugh presented the local infrastructure projects update for June.

McHugh also stated that he sent out a notification regarding the FY24-25 state budget and the city's legislative appropriations request to help fund the wastewater treatment plant project. Unfortunately, the request was vetoed along with many other utility infrastructure projects, so the city would not be receiving any funding. Additionally, he reminded everyone about the upcoming Happy Birthday America event and fireworks show.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott stated that the qualifying period for the election cycle had closed, and he was officially running unopposed. He thanked everyone for their support, spoke about input from the public on the government, and urged the public to get involved in the election process.

Commissioner Green stated there was an upcoming ECFRPC meeting, and that he does have an opponent in the election race.

15. City Attorney Reports

None.

16. Adjournment

With no further business to attend to, the meeting was adjourned at 7:35 p.m.

RESULT:	Adjourned
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

Upcoming Events

SEAL

ATTEST:

Jessica Barnes
Jessica Barnes, City Clerk

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

BY:

Ed Wolf
Ed Wolf, Mayor