

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 14, 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
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utilities Director	Present
Melissa Tuck	Human Resources Director	Present
Steve Watson	Fleet Services Director	Present
Lynzey McClellan	Assistant CFO	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 - 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: July 22, 2024 Regular Meeting
- C. Breast Cancer Awareness 3K Walk and Community Field Day
- D. Wildwood Rotary Club Thanksgiving 5K
- E. Villages of Southern Oaks Right-of-Way Deed Unit Nos. 235 & 237
- F. PLAT 2408-005 VOSO Unit 242 Final Plat
- G. PLAT 2408-006 VOSO Unit 239 Final Plat
- H. PLAT 2408-007 VOSO Unit 238 Final Plat
- I. SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2
- J. Budgeted Financial Items
 - 1. Purchase of Six (6) 2025 Ford Interceptor Utility Vehicles for the Police Department in the Amount of \$393,261.39
 - 2. Purchase of Two (2) 2025 Ford Explorers for the Police Department in the Amount of \$85,781.11
 - 3. Purchase of One (1) 2024 Ford F250 Crew Cab for the Parks and Rec Department in the Amount of \$51,313.81
 - 4. Purchase of Two (2) 2024 Ford F250s for the Water Department in the Amount of \$127,947.23
 - 5. Purchase of One (1) 2024 Ford F150 for the Parks and Rec Department in the Amount of \$41,138.23
 - 6. Microsoft Licensing Renewal 2 - Year 2 in the Amount of \$64,753.71
 - 7. Replacement of 17 Lift Station PLC Controllers by Process Control Services for the Amount of \$131,325.00

3. Presentations and/or Proclamations

A. Proclaim October 2024 as National Community Planning Month

Mayor Wolf read a proclamation declaring October 2024 as National Community Planning Month. 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

B. Proclaim October 13-19, 2024, as Monarch Awareness Week

Mayor Wolf read a proclamation declaring October 13-19, 2024, as Monarch Awareness Week. 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

C. Proclaim October 21-27, 2024, as Florida City Government Week

Mayor Wolf read a proclamation declaring October 21-27, 2024, as Florida City Government Week. 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

D. 3rd Quarter Team Impact Award July–September

Chief Parmer presented the 3rd Quarter Team Impact Award to Officer James McMann, Officer Cody Lyons, and Trooper David Ramos of the Florida Highway Patrol. Parmer explained how the three individuals had cooperated on an interagency arrest.

E. Re-Accreditation Award Presentation

Chief Parmer presented the certificate of re-accreditation for the police department to Captain Kinder, Lieutenant Hutchins, Audrey Tanner, and Tina Perez, the four individuals who coordinated to maintain the agency's accreditation.

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 2407-001 707 Missouri Ave

Mayor Wolf read the title of Ordinance O2024-53, an ordinance providing for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel G05-029 located at 707 Missouri Ave on 5.63 MOL. 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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2407-001 707 Missouri Ave

Mayor Wolf read the title of Ordinance O2024-54, an ordinance providing for the rezoning of parcel G05-029 located at 707 Missouri Ave from zoning district from RR1 (County) to R-2 (City) on 5.63 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 2408-001 John Papagno Residential

Mayor Wolf read the title of Ordinance O2024-57, an ordinance providing for the annexation of parcel D19-031. The property to be annexed totaled 2.32 acres MOL and was located approximately 0.08 miles east of the CR 209 and CR 214 intersection. No comments were offered or received. Vote 5-0.

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

6. Public Forum - 4 minute time limit

Sumter County Commissioner Craig Estep spoke to the commission, thanking them for the interagency cooperation during the recent storms as well as during the four-year term as commissioner. He also praised City Manager McHugh and city staff in general. Mayor Wolf thanked the commissioner and noted that he was one of few county representatives that frequently attend city meetings.

7. Ordinances First Reading Only (No Vote)

A. PD 2404-001 Convenience Store with Gas Planned Development

Mayor Wolf read the title of Ordinance No. O2024-55 for PD 2404-001. The applicant sought approval from the City Commission for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on parcels G07-076, G07-078, and G07-250. The PD allowed five (5) signs to be located on the property along with requirements to the existing billboard as outlined in the ordinance. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

B. CP 2408-003 John Papagno Residential

Mayor Wolf read the title of Ordinance No. O2024-58 for CP 2408-003. The applicant sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (County) to Residential Mixed Use (City) for parcel D19-031 on 2.32 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

C. RZ 2408-003 John Papagno Residential

Mayor Wolf read the title of Ordinance No. O2024-59 for RZ 2408-003. The applicant sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for parcel D19-031 on 2.32 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

D. CP 2408-001 Old Wire West

Mayor Wolf read the title of Ordinance No. O2024-60 for CP 2408-001. The applicant sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential (City) to Commercial (City) for parcel G05D061 on 0.298 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

E. RZ 2408-001 Old Wire West

Mayor Wolf read the title of Ordinance No. O2024-61 for RZ 2408-001. The applicant sought approval from the City Commission for a Zoning Map amendment to change the zoning district from R-3 (City) to C-1 (City) for parcel G05D061 on 0.298 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

F. CP 2408-002 Kent's Building

Mayor Wolf read the title of Ordinance No. O2024-62 for CP 2408-002. 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 Medium Density Residential (City) to Commercial (City) for parcel G06L166 on 0.2421 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

G. RZ 2408-002 Kent's Building

Mayor Wolf read the title of Ordinance No. O2024-63 for RZ 2408-002. The applicant sought approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from R-3 (City) to C-1 (City) for parcel G06L166 on 0.242 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

H. AN 2408-003 Oxford Professional Plaza

Mayor Wolf read the title of Ordinance No. O2024-64 for AN 2408-003. The applicant, Lawrence Breech, on behalf of the owner, T-Lynne Properties, LLC, submitted a voluntary annexation application for parcel D20-050. The property to be annexed totaled 3.63 acres MOL and was located approximately 0.36 miles north of the C 472 and N US 301 intersection, located east along N US 301. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

I. CN 2408-001 Voluntary Contraction by De-annexing 230.23 Acres of Land (Villages and Buffalo Hide)

Mayor Wolf read the title of Ordinance No. O2024-65 for CN 2408-001. A voluntary contraction petition was submitted for review and consideration on behalf of the Villages Land Operating Company, LLC and Buffalo Hide and Cattle Company, LLC to de-annex approximately 230.23 acres more or less of real property generally located north of E C-470 and west of Marsh Bend Trail, and south of Sumter County Road 526 and west of SE 42nd Drive. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 28, 2024

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 9 in the Amount of \$320,636.53

Assistant Utility Director Jason Martin presented Pay App No. 9 for the Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main project. 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. Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Change Order No. 4 in the Amount of \$44,057.16

Assistant Utility Director Martin presented Change Order No. 4 for the Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main project. During the installation of the force main there were conflicts with newly installed stormwater structures in the FDOT right of way. Change Order No. 4 was created to divert the force main under the storm drains in conflict. Also, included in the change order was the addition of a geotextile mat to the slopes surrounding the lift station to prevent erosion on the slopes. 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

- C. Request for Blanket Purchase Agreement with Ferguson Waterworks for Water Meters in the Amount of \$300,000

Assistant CFO Lynzey McClellan presented a request for approval of a blanket purchase order with Ferguson Waterworks for water meters to be purchased in the fiscal year. 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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City manager Jason McHugh informed the Commission of the upcoming Welcome to Wildwood web based series, scheduled for October 23, October 30th, and November 6th. All presentations will be held from 3 - 5 p.m. The sessions will be recorded and able to be accessed for those who are not able to attend the virtual presentations.

McHugh also informed the commission that he will be holding his first "Monday with the Manager" on October 21 at 12 p.m. at city hall.

McHugh gave the commission an update on the hurricane Milton response.

- A. Request for a Workshop on October 21, 2024 at 9 AM

City Manager McHugh requested a workshop be scheduled for October 21st at 9 a.m. to discuss

the Utility Master Plan, the housing study, and the charter review process. The general consensus of the commission agreed to the date and time.

13. Other Department Reports

A. Development Services Department Report Update

Development Services Director Strickland presented the DSD quarterly update report.

B. Human Resources Department Report Update

HR Director Melissa Tuck presented the HR quarterly update report.

14. Commission Members Reports

Commissioner Elliott mentioned the upcoming elections and encouraged individuals to get informed. He also mentioned the first Charter Review Committee scheduled for that night at 6 p.m.

Commissioner Green reported that he had received a thank you from the East Central Florida Regional Planning Commission for hosting their September meeting. He also expressed gratitude to the city staff for their Hurricane Milton response. Green also told Sumter County Commissioner Craig Estep that he would be missed.

Commissioner Bivins reported that she had been contacted by a resident about a dog training company that was using a city park for their training activities. McHugh stated that he would look into the issue. Bivins also praised city staff for their hurricane response efforts.

Mayor Wolf also thanked the staff for their hard work during and following the hurricane.

15. City Attorney Reports

None.

16. Adjournment

With no further business to attend to, the meeting was adjourned at 9:57 a.m.

RESULT:	Adjourned
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

Upcoming Events

SEAL

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

BY: Ed Wolf
Ed Wolf, Mayor