

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 28, 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

Mayor Wolf called the regular meeting of the Wildwood City Commission to order at 7 p.m. followed by 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:	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 15, 2024 Commission Workshop

C. Minutes for Approval: August 2, 2024 Special Commission Meeting

D. Minutes for Approval: August 12, 2024 Regular Commission Meeting

E. SP 2312-010 The Railyard

F. PLAT 2409-004 VOSO Unit 185 Final Plat

G. Budgeted Financial Items

1. Purchase of a Spare Mixer for the Wastewater Treatment Facility for the Amount of \$42,218.00

2. Purchase of a Spare Gearbox for the Kruger Ditch Rotors for the Amount of \$52,231.94

3. Purchase of One John Deere Gator for the Parks and Rec Department for the Amount of \$21,535.00

4. Purchase of One John Deere 5100E Tractor from Everglades Equipment for Public Works for the Amount of \$67,369.44

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 who intended to speak during the public hearings.

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 consisting of 2.32 acres MOL. No comments 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

C. 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 consisting of 0.298 acres MOL. No comments 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

D. 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 consisting of 0.2421 acres of land MOL. No comments offered or received. Vote 5-0.

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

5. Public Hearings - Timed - Quasi-Judicial

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 seeks 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 the parcels G07-076, G07-078 & G07-250. This PD allows five (5) signs to be located on the property along with requirements to the existing billboard as outlined in the ordinance. Development Services Director Melanie Strickland commented that this item is to set up an agreement to address signage issues that are regulated by State Statute; she noted that the site plan has not been submitted at this time.

Five individuals commented on the agenda item.

Greg Horzewski expressed concerns due to the development being adjacent to his property. He was concerned about tree removal, noise generated from the development, and increased traffic.

Charles "Ed" Buckner expressed support for the development, as it would provide easy access to the individuals in their neighborhood.

Louise Garrison stated that her concern is about the current state of the property as it is overgrown and is attracting unwanted wildlife. She asked that something be done to clean up the property now.

Robert Hall expressed concern about the noise and light that would be generated by the development and requested that a wall be required to block these nuisances from the nearby residential neighborhood.

Mark Solomon expressed concern about the increased traffic that would be generated. He commented that the current traffic levels were excessive and this would only add to it. He was particularly concerned about u-turn traffic that would be generated from the development and the increased risk for accidents related to u-turns.

Mayor Wolf commented that residents would be notified of future public hearings related to the development.

No other 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 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 consisting of 2.32 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

C. 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 consisting of 0.298 acres MOL. No 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

D. 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 consisting of 0.242 acres of land 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

E. 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 is located approximately 0.36 miles north of the C 472 and N US 301 intersection, located east along N US 301. 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. 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. No comments offered/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

6. Public Forum - 4 minute time limit

Kelly Gladson of Oak Grove Village addressed the Commission regarding the aftermath of hurricane Milton in her neighborhood. She stated that several residents were experiencing hardships and she asked if anything was being done to mitigate the flooding conditions. City manager McHugh stated that the Commission had expedited a project to install a pump system which would mitigate the flooding conditions but not eliminate them. He offered to speak to Ms. Gladson more following the meeting.

7. Ordinances First Reading Only (No Vote)

A. AN 2409-002 5127 CR 169

Mayor Wolf read the title of Ordinance No. 2024-66, an ordinance providing for the annexation of parcel G15A098. The applicant, Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust, has submitted a voluntary annexation application for the parcel. The property to be annexed totals 0.286 acres MOL, and is located at 5127 CR 169, Wildwood, FL 34785. First reading only - no vote.

RESULT: FIRST READING	PUBLIC HEARING: November 11, 2024
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B. AN 2410-001 Greatest American Hero

Mayor Wolf read the title of Ordinance No. 2024-66, an ordinance providing for the annexation of parcel D19-067. The applicant and property owner, Joseph Martelli (TTEE), has submitted a voluntary annexation for the parcel. First reading only - no vote.

RESULT: FIRST READING	PUBLIC HEARING: November 11, 2024
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. ESRI SGEA Three-year Renewal for Enterprise-wide Mapping Software

It Director Paul Ketz presented a request for approval of a three-year quote from Environmental Systems Research Institute, Inc. (ESRI) for a Small Government Enterprise Agreement (SGEA) Annual Subscription for the City of Wildwood. ESRI provides the professional mapping software utilized by the City, Sumter County, and the State of Florida. Pricing falls under the Small Municipal and County Government Enterprise Agreement program. The Information Technology department has consulted third-party resellers and confirmed that they cannot offer Enterprise Agreements (as done with Microsoft) and that this program is exclusively available through ESRI, Inc. No comments received/offered. 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. Huey Street Improvements Project – Change Order 4 in the Amount of \$21,500

Public Works Director Jeremy Hockenbury presented Change Order No. 4 for the Huey Street project for approval. The contractor, Art Walker, is requesting Change Order 4 (CO 4) in the amount of \$21,500 for changes in the original scope of work associated with plan revision (No.4) by Kimley-Horn, which proposes installing a new ditch bottom inlet structure (Structure number

EX-H03), to maintain the intended flow of the storm water system. No comments offered/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

- C. Huey Street Improvements Project - Payment Application No. 4 in the Amount of \$168,605.16
Public Works Director Hockenbury presented Pay Application No. 4 for the Huey Street project for approval. Art Walker is requesting Payment Application No. 4 in the amount of \$168,605.16 for site work performed from September 1 through September 30, 2024. The project is 40% completed. No comments offered/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

- D. Well No. 3 Repair at the 501 Water Treatment Facility for the Amount of \$26,971.75
Assistant Utilities Director Jason Martin presented a request for approval of payment for a well repair at the 501 Water Treatment Plant. No comments offered/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. Proposal from Stantec to Perform an Impact Fee Study for \$48,000
Assistant City Manager/CFO Cassandra Smith presented a request to approval an agreement with Stantec to perform an Impact Fee Study. The recent utility revenue sufficiency analysis recommended that the city's impact fees be re-evaluated. Florida statute requires that a study must be done to justify any increase to impact fees. No comments offered/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

10. General Items for Consideration/Discussion and Other Business

A. Agreement for Traffic Law Enforcement in Beaumont CDD

City Manager Jason McHugh presented for approval an agreement for traffic law enforcement within the Beaumont CDD. The agreement gives the City of Wildwood traffic control jurisdiction over the roads in the Beaumont Community Development District, as provided in Section 316.006(3)(b), Florida Statutes. The Beaumont Community Development District petitioned the City to enter into the agreement. Without the agreement, the Wildwood Police Department would not have legal jurisdiction to enforce traffic laws within certain parts of the community. No comments offered/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

11. Appointments

None.

12. City Manager Reports

City manager McHugh stated that the recent "Monday with the Manager" and the recent "Welcome to Wildwood" events went well. He also provided an update on the hurricane Milton response.

A. Local Construction Projects Update

McHugh stated the construction update report was included in the agenda packet for Commission review.

B. Grants Update Report

McHugh stated the grant update report was included in the agenda packet for Commission review.

13. Other Department Reports

A. Information Technology Department Update October 2024

IT Director Ketz presented his department's quarterly report and praised his staff for the great work they have been doing.

14. Commission Members Reports

Commissioner Elliott notified other commissioners that Wildwood would be granted a permanent seat on the Lake Sumter Metropolitan Commission. He also updated the Commission on his committee activities.

Commissioner Green praised staff for coordinating with neighboring communities and providing needed assistance to them for hurricane response.

15. City Attorney Reports

None.

16. Adjournment

With no further business to attend to the meeting was adjourned at 7: 56 p.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
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor