

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 27, 2025 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	Utilities Deputy Director	Present
Paul Ketz	IT Director	Present

Mayor Wolf called 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 - E were approved. Motion by Commissioner Bivins, seconded by Commissioner Green, to approve the consent agenda. Motion passed unanimously.

RESULT:	Passed
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

A. Expenditure Report

B. SP 2204-004 Freedom Fellowship Church

C. SP 2408-008 Citizen's First Bank Office Building

D. Right-of-Way Deed for Intermediate Drive - Update

E. Budgeted Financial Items

1. Chemical Storage Tank Replacement for the CR 501 Water Treatment Plant in the Amount of \$35,558.00

3. Presentations and/or Proclamations

A. Proclaim February 2025 as Black History Month

Mayor Wolf read a proclamation declaring February 2025 as Black History Month in Wildwood. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve the proclamation. Motion carried unanimously.

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

B. Gene Baker - S.P.I.R.I.T. and L.O.V.E. Outreach Ministries

Representative Gene Baker was unable to attend the meeting, so the item was skipped.

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. The Villages of Southern Oaks 163 Agreement 11th Amendment for Areas A, B, and C

Mayor Wolf read the title of the item onto the record. Development Services Director Strickland presented the 11th amendment to the 163 agreement for The Villages of Southern Oaks, adding 9.75 acres to the project. This was the first of two required public hearings. Project representative, Darrin Taylor, was present and provided comments on the history of the project up to the point of the hearing. No further comments were offered or received. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the 11th amendment to the 163 agreement. Motion carried unanimously.

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

C. CP 2410-003 Floeter House

Mayor Wolf read the title of Ordinance No. O2024-81. Development Services Director Strickland presented the small-scale future land use map amendment to change 0.182 acres from Rural Residential to Mobile Home Park for the Floeter House property. No comments were offered or received. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to approve Ordinance 2024-81. Motion carried unanimously.

RESULT:	Passed
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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2410-003 Floeter House

Mayor Wolf read the title of Ordinance No. O2024-82. Development Services Director Strickland presented the zoning map amendment to rezone 0.182 acres for the Floeter House property to allow construction of a residential unit. No comments were offered or received. Motion by Commissioner Green, seconded by Commissioner Bivins, to adopt Ordinance No. O2024-82. Motion carried unanimously.

RESULT:	Passed
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

B. PD 2312-001 Wildwood III Planned Development

Mayor Wolf read the title of Ordinance No. O2024-72. Development Services Director Strickland presented the planned development ordinance for the 55.73-acre Wildwood III project at the corner of CR 213 and CR 44. No comments were offered or received. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Ordinance No. O2024-72. Motion carried unanimously.

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

C. AN 2412-001 Wieckhorst

Mayor Wolf read the title of Ordinance No. O2024-94. Development Services Director Strickland presented the voluntary annexation of the 2.5-acre Wieckhorst property to allow the construction of a single-family residence. No comments were offered or received. Motion by Commissioner Green, seconded by Commissioner Bivins, to adopt Ordinance No. O2024-94. Motion carried unanimously.

RESULT:	Passed
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. AN 2404-002 Johary Real Estate Services

Mayor Wolf read the title of Ordinance No. O2024-95. Development Services Director Strickland presented the voluntary annexation of 2 acres on Warm Springs Avenue for Johary Real Estate Services. No comments were offered or received. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Ordinance No. O2024-95. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
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 2410-002 Kylie

Mayor Wolf read the title of Ordinance No. O2024-84, an ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for parcel G05-258 on 4.82 acres MOL. First reading only, no vote taken.

RESULT:	FIRST READING	PUBLIC HEARING:	February 10, 2025
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B. RZ 2410-002 Kylie

Mayor Wolf read the title of Ordinance No. O2024-85, an ordinance for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for parcel G05-258 on 4.82 acres MOL. First reading only, no vote taken.

RESULT:	FIRST READING	PUBLIC HEARING:	February 10, 2025
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C. CP 2411-002 Megan Stover Storage

Mayor Wolf read the title of Ordinance No. O2024-86, an ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (City) to Central Mixed Use (City) for parcel G15D009 on 2 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING

PUBLIC HEARING: February 10, 2025

D. RZ 2411-002 Megan Stover Storage

Mayor Wolf read the title of Ordinance No. O2024-87, an ordinance for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for parcel G15D009 on 2 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING

PUBLIC HEARING: February 10, 2025

E. CP 2411-001 VOSO 11th Amendment SSCP

Mayor Wolf read the title of Ordinance No. O2024-88, an ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (City) to Age Restricted Development Mixed Use (City) for parcel G16-005 and a portion of parcel G16-100 on 9.745 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING

PUBLIC HEARING: February 10, 2025

F. RZ 2411-001 VOSO 11th Amendment Rezoning

Mayor Wolf read the title of Ordinance No. O2024-89, an ordinance changing the zoning designation from RR5C and RPUD (County) to ARD (City) for parcel G16-005 and a portion of parcel G16-100 on 9.745 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING

PUBLIC HEARING: February 10, 2025

G. CP 2410-004 Oxford Professional Plaza

Mayor Wolf read the title of Ordinance No. O2024-92, an ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for parcel D20-050 on 3.63 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING

PUBLIC HEARING: February 10, 2025

H. RZ 2410-004 Oxford Professional Plaza

Mayor Wolf read the title of Ordinance No. O2024-93, an ordinance for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (City) for parcel D20-050 on 3.63 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING

PUBLIC HEARING: February 10, 2025

I. CP 2412-002 Wieckhorst

Mayor Wolf read the title of Ordinance No. O2024-97, an ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Estate Residential (City) for parcel G29A239 on 2.5 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING

PUBLIC HEARING: February 10, 2025

J. RZ 2412-002 Wieckhorst

Mayor Wolf read the title of Ordinance No. O2024-98, an ordinance for a Zoning Map amendment to change the zoning district from RR1 (Sumter County) to ER (City) for parcel G29A239 on 2.5 acres MOL. First reading only, no vote taken.

RESULT: FIRST READING

PUBLIC HEARING: February 10, 2025

8. Resolutions for Approval

A. IT Surplus Computers & Other Equipment January 2025

Mayor Wolf read the title of Resolution No. R2025-5. IT Director Ketz presented the resolution to declare certain IT equipment as surplus and authorize its disposal. No comments were offered or received. Motion by Commissioner Green, seconded by Commissioner Bivins, to adopt Resolution No. R2025-5. Motion carried unanimously.

RESULT: Passed

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

B. Resolution in Support of Legislative Appropriation Request for the Water Reclamation Facility

Mayor Wolf read the title of Resolution No. R2025-7. City Manager McHugh presented the resolution which would authorize him to coordinate legislative appropriation requests for up to \$4 million for the water reclamation facility project. No comments were offered or received. Motion by Commissioner Green, seconded by Commissioner Elliott, to adopt Resolution No. R2025-7. Motion carried unanimously.

RESULT: Passed

MOVER: Commissioner Green

SECONDER: Commissioner Elliott

AYES: Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

A. Huey Street Improvements Project - Payment Application 7 in the Amount of \$169,769.77

Public Works Director Hockenbury presented pay application #7 for \$169,769.77 for the Huey Street Improvements Project. No comments were offered or received. Motion by Commissioner

Flores, seconded by Commissioner Bivins, to approve pay application #7. Motion carried unanimously.

RESULT:	Passed
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. Change Order No. 1 for Rotor and Shaft Replacement Project for the Amount of \$39,965.25
Utilities Deputy Director Martin presented change order #1 for \$39,965.25 for the rotor and shaft replacement project at the wastewater treatment plant. No comments were offered or received. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve change order #1. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
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. Request for an Additional Employee in the Public Works Department
City Manager McHugh requested approval to hire an additional inspector position in the Public Works Department to handle roadway turnovers and development inspections. No comments were offered or received. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve hiring an additional Public Works employee. Motion carried unanimously.

RESULT:	Passed
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 provided updates on local construction projects and grant applications. He requested a workshop on February 3rd at 9:00 am to discuss the community compactor for downtown businesses and the Wildwood Country Resort community.

Commissioner Elliott commented on the grant report, stating that he believed the staff were doing a great job. He would like to see how the city compared to other cities.

A. Local Construction Projects Update

B. Grant Report

C. Set Workshop for February 3, 2025, at 9:00 a.m.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott reported on attending several recent community events and serving as a judge for student competitions. He suggested aligning city events more closely with actual holiday dates when possible.

Commissioner Green reported on attending a Martin Luther King Jr. event in Atlanta, Georgia.

Commissioner Bivins commented on the success of the recent Martin Luther King Jr. celebration in Wildwood.

Commissioner Flores reported on his appointment as treasurer of the Withlacoochee Regional Water Authority.

Mayor Wolf proposed that, rather than holding two fireworks displays per year, the city combines them into a show in July.

15. City Attorney Reports

City Attorney Hunt reported that the closing for the G3 Railyard Project was expected in the next 2–3 weeks. He also noted that the City Manager's contract was up for renewal and requested direction on addressing that at the February 3rd workshop.

16. Adjournment

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

RESULT:	Passed
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

Upcoming Events



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes BY: Ed Wolf
Jessica Barnes, City Clerk Ed Wolf, Mayor