

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
March 6, 2023 9:00 AM
CITY HALL COMMISSION CHAMBER**

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Joshua Bills	City Attorney	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst. City Manager/CFO	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Dir.	Present
Randall Farmer	Police Chief	Present

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. Consent Agenda/Informational Items

None.

3. Presentations and/or Proclamations

A. Development Update

Development Services Director Melanie Peavy gave a development update on the growth and development in the City of Wildwood and how it is impacting the city's infrastructure. The purpose of the update was to ascertain direction from the Commission and how they would like staff to handle the growth in the city going forward. Peavy and McHugh explained that the most current population projections exceed the recently adopted 2050 Comprehensive Plan projections. Peavy stated what can be seen and what can be applied currently is what has been seen over the last two years. Peavy stated that 8200 plus units are currently under construction/development review. Peavy stated that there are no affordable housing units being built at this time. Peavy stated the challenges for the city are utilities, transportation, and rapid growth. Peavy stated the city's responsibilities, according to the Wildwood Comprehensive Plan, are to provide water, wastewater, solid waste, stormwater drainage, and parks and recreation. Peavy went over the objectives of the City's responsibilities for transportation. Peavy went over the projected water and wastewater demand in future years. Peavy stated that wastewater flow projections and the impact of new development on the

wastewater treatment plant would need to be considered. McHugh stated that it would take four to five years to complete the new expansion of the wastewater treatment plant. Peavy stated that the City of Wildwood's development impacts the regional transportation network. Peavy stated that the traffic impact analysis, which is required on every project submitted, will now be reviewed at the comprehensive plan land use amendment level instead of at the site plan level, so it can be thoroughly reviewed to see what the maximum level may be. Peavy stated that the city has several transportation mitigation agreements with FDOT, Sumter County, and The Villages. Advanced Traffic Management System (ATMS) current activities include Bluetooth detectors for travel time information, implementing new time-of-day coordinated signal timing, and a study to document travel times and delays on C466 and C466A. Future activities include pursuing grant funding to expand the ATMS network.

Peavy stated the question is, where to go from here? Peavy provided options that include Option 1: Continuing with the current development review and consideration pattern. Restrict development based on the Commission's intended outcomes. Option 2: Temporarily suspend FLUM and Zoning Map Amendments, which would change the designation; this would not impact existing entitlements and development rights, and development can still occur in accordance with the property's existing FLUM designation and zoning. Option 3: Temporarily suspend FLUM and Zoning Map Amendments, which would increase residential density. Peavy stated that this would leave out the nonresidential uses but focuses on the impact of the residential density and new residential developments. This would not impact existing entitlements and development rights, and development can still occur in accordance with the property's existing FLUM designation and zoning. This would only impact residential properties; applications for amendments to commercial and industrial facilities could still be considered. Option 4. Seek Additional Data. Peavy stated that if the city wanted to seek additional data, it would need to be contracted out and not something that could be done in-house.

Mayor Wolf asked for a motion to accept Option 2 along with Option 4. Commissioner Elliott made a motion, and Commissioner Bivins seconded the motion. Commissioner Flores stated that he was for Option 1 to continue as the city is currently doing with development. Commissioner Green was in agreement to continue with the current development policy. Vote 3-2.

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

4. Public Hearings - Timed

None.

5. Public Forum - 4 minute time limit

None.

6. Ordinances First Reading Only (No Vote)

None.

7. Resolutions for Approval

None.

8. Financial & Contracts & Agreements

A. WWTP CMAR Contract with PC Construction

City Manager Jason McHugh presented the recommendation to enter into a contract with PC Construction for Construction Manager at Risk.

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

9. General Items for Consideration/Discussion and Other Business

A. Commission Meeting Rules and Order

City Manager Jason McHugh stated that the agenda packet also included a draft for Commission Meeting Rules and Orders for the Commissioners to review and suggest any items they felt needed to be added or changed.

RESULT:	NO VOTE TAKEN
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10. Appointments

None.

11. City Manager Reports

None.

12. Other Department Reports

None.

13. Commission Members Reports

None.

14. City Attorney Reports

None.

15. Adjournment

The meeting adjourned at 10:23 a.m.

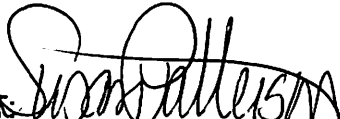
RESULT:	Adjourned
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST:



Susan Patterson, City Clerk

BY:



Ed Wolf, Mayor