

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
September 30, 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	Absent
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

Mayor Wolf called the workshop to order at 9 a.m.

2. General Items For Consideration

A. Determination on Allowing Public Comments

City Manager McHugh stated that the first order of business for the Commission was to make a decision on allowing public comment during the workshop. He noted that typically public comment was not allowed during workshops, but given the amount of public interest in the topic, the Commission may want to consider allowing the public to speak.

Commissioner Elliott stated that he was in favor of public comment. Mayor Wolf asked the other Commissioners if anyone was in favor of involuntary annexation. He also commented on the county's requirements for annexations. McHugh stated that he would have a presentation on annexations once the Commission decided whether to allow public comment. The Commission's consensus was to allow public comment. It was then decided that public comment would be allowed following McHugh's presentation.

3. Item(s) for Discussion

A. Annexations within the Joint Planning Area

City Manager McHugh began a presentation that covered information on the city-county Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA), and how these relate to annexation. McHugh stated that the goal of the presentation was to ensure that staff's operational procedures remain aligned with the Commission's intent.

McHugh described the ISBA, explaining that the agreement memorializes a governance partnership with Sumter County. The ISBA has several sub-agreements, which address all government services such as roads, police, fire, etc. The intent of the ISBA is to minimize redundant government services, thereby providing for efficient use of resources. McHugh stated that the ISBA also establishes a Joint Planning Area (JPA), which identifies the City's future expansion area. The ISBA provides for a process to coordinate annexation and development activities within the JPA. McHugh explained the roads sub-agreement, which determines the ownership and maintenance responsibilities for roads within the city limits. He also explained Chapter 19 of the City's Code of Ordinances which pertains to city-provided utilities. The code requires that properties be annexed when city utilities become available unless the Commission deems annexation not in the best interest of the City. He noted three existing neighborhoods within the JPA where utilities are provided that have not been annexed, one of which is Wildwood Country Resort.

McHugh explained how Sumter County determines when annexation to the City is required, which includes when a property owner seeks a future land use map and/or zoning map amendment, lot splits, and application for building permits for expansion and accessory structures. The annexation is not required for building permits for repairs, medical hardships, and agricultural exemptions. McHugh noted that under these requirements, if a property owner wished to build a shed, it would require annexation. He noted that this had generated some controversy, so he sought Commission input on the subject. If the Commission did not feel that sheds should be included in the required annexation criteria, he would contact the County Administrator to seek a change. In concluding his presentation, McHugh stated that staff did not recommend large-scale annexations of whole neighborhoods and that he felt they were on the right path for acting as the Commission desired.

Mayor Wolf and Commissioner Elliot both requested that McHugh contact the County Administrator to see if he could negotiate taking accessory structures off the table for annexation triggers. McHugh indicated that he would contact the county and make the request.

The Commission then opened the floor to public comment. First to speak was Paul Rullo. Mr. Rullo suggested that the Wildwood Country Resort homeowners should together float a bond for the neighborhood to improve the streets in order to protect the value of their homes. Next to speak was Dale Sayotovich. Mr. Sayotovich stated that there was no official HOA that had power over the neighborhood, and rather than floating a bond, he would like to see the roads maintained through annexation. He stated that property values are being negatively affected and homeowners have resigned to filling potholes themselves. He was glad to hear that the City would not force annexation, but would like to see impact fees waived if they are brought into the city. Allan Harris spoke next. He commented that the city was already providing some services to Wildwood Country Resort, and it would not lose anything by annexing the neighborhood. Lois Bakker then spoke. Ms. Bakker expressed concern that the city had approved the development of land around Wildwood Country Resort and allowed the construction traffic to degrade their neighborhood roads and now the city would not repair the roads. McHugh stated that he would look into that issue. The final speaker was Jacques Scutt. Mr. Scutt stated that Wildwood Country

Resort is geographically and functionally part of Wildwood, and he believed there was a document in existence somewhere that required property owners to annex. He understood that roads would not be fixed immediately upon annexation.

Mayor Wolf thanked the audience members for their respectful comments. Commissioner Elliott asked McHugh if there were any other annexation considerations that should be discussed. McHugh stated that he had highlighted everything he felt was important.

4. Adjournment

With no further business to discuss, the meeting was adjourned at 9:48 a.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

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SEAL

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor