



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

David Fountaine – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

January 12, 2026 7:00 PM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

1. Call to Order

2. Oath of Office to David Fountaine

3. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda at the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: NOVEMBER 24, 2025 REGULAR MEETING*

C. *BUDGETED FINANCIAL ITEMS*

1. *AMI (ADVANCED METERING INFRASTRUCTURE) PURCHASE AND
INSTALLATION OF POTABLE WATER METER READING
COLLECTORS FOR THE AMOUNT OF \$220,990.00*

4. **Presentations and/or Proclamations**

5. **Public Hearings - Timed - Legislative**

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

6. **Public Hearings - Timed - Quasi-Judicial**

A. ***ORDINANCE NO. O2025-44 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.20 ACRES LOCATED ON ROBIN RD, APPROXIMATELY 0.03 MILES EAST OF THE INTERSECTION OF HESTER TRAIL AND ROBIN RD, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

A25-3154 - AN - Fannie Mae

PARCEL G22A15A05

The applicant, Chris Clemans, on behalf of the owner, Federal National Mortgage Association, has submitted a voluntary annexation application for parcel G22A15A05. The property to be annexed totals 0.20 acres MOL and is located on Robin Rd, approximately 0.03 miles east of the intersection of Hester Trail and Robin Rd.

Staff recommends approval of Ordinance O2025-44.

7. **Public Forum - 4 minute time limit**

8. **Ordinances First Reading Only (No Vote)**

A. ***ORDINANCE NO. O2025-45 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

A25-3113 - SSCPA - Fannie Mae

Parcel G22A15A05

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.20 acres MOL. This request is accompanied by a rezoning request A25-3155 (O2025-46).

Special Magistrate recommends approval of O2025-45.

- B. **ORDINANCE NO. O2025-46** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A25-3155 - RZ - Fannie Mae

Parcel G22A15A05

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) and MHP (City) for the parcel listed above on 0.20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3113 (O2025-45).

Special Magistrate recommends approval of O2025-46.

- C. **ORDINANCE NO. O2025-62** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.066 ACRES LOCATED NORTH ALONG WARM SPRINGS AVE, APPROXIMATELY 346 FEET EAST OF THE CR 507 AND WARM SPRINGS AVE INTERSECTION, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A25-4472 - AN - Naimat Jesus Inc

PARCEL G29A144

The applicant, LPG Urban and Regional Planners, LLC, on behalf of the owner, Naimat Jesus, Inc, has submitted a voluntary annexation application for parcel G29A144. The property to be annexed totals 1.066 acres MOL and is generally located north along Warm Springs Ave, approximately 346 feet east of the CR 507 and Warm Springs Ave intersection.

Staff recommends approval.

9. Resolutions for Approval

- A. **RESOLUTION NO. R2025-38** - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DECLARING CERTAIN EQUIPMENT AS SURPLUS; DETERMINING THAT CERTAIN EQUIPMENT IS TO BE DISPOSED OF THROUGH ONLINE AUCTION, DONATION TO A NON-PROFIT ORGANIZATION, RETAINED FOR PARTS, EMPLOYEE PURCHASE, OR JUNK TO BE DISPOSED OF AS TRASH;

PROVIDING FOR AN EFFECTIVE DATE.

IT Surplus Computers & Other Equipment January 2026

A resolution authorizing the disposal / sale of old electronic equipment no longer suitable for use due to age or obsolescence.

Staff recommends approval.

- B. ***RESOLUTION NO. R2026-1 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE CITY OF WILDWOOD CONSULTING ENGINEER'S REPORT: UTILITY SYSTEM ASSESSMENT COMPLETED BY CPH CONSULTING, LLC; PROVIDING FOR AN EFFECTIVE DATE.***

Approval of the 2025 Consulting Engineer's Report: Utility System Assessment Document

Staff recommends approval.

- C. ***RESOLUTION NO. R2026-2 - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING AND SUPPLEMENTING RESOLUTION NO. R2013-29, AS PREVIOUSLY SUPPLEMENTED; AUTHORIZING AND APPROVING THE NEGOTIATED SALE OF NOT TO EXCEED \$90,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF CITY OF WILDWOOD, FLORIDA UTILITY SYSTEM REVENUE BONDS, SERIES 2026A TO FINANCE A PORTION OF CERTAIN WATER AND WASTEWATER PROJECTS, INCLUDING WITHOUT LIMITATION THE EXPANSION OF A WASTEWATER TREATMENT FACILITY, A NEW WASTEWATER TREATMENT FACILITY AND WASTEWATER CAPACITY IMPROVEMENTS, CAPITALIZING INTEREST, AND TO PAY TRANSACTION COSTS, ALL SUBJECT TO THE SATISFACTION OF CERTAIN CONDITIONS CONTAINED HEREIN AND SUBJECT TO THE TERMS AND CONDITIONS OF A BOND PURCHASE CONTRACT; APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH BOND PURCHASE CONTRACT, A CONTINUING DISCLOSURE CERTIFICATE, AND A REGISTRAR AND PAYING AGENT AGREEMENT; DELEGATING TO THE MAYOR-COMMISSIONER THE AUTHORITY TO AWARD THE SALE OF SUCH BONDS TO JEFFERIES LLC, ON BEHALF OF ITSELF, J.P. MORGAN SECURITIES LLC, AND TRUIST SECURITIES, INC. PURSUANT TO A NEGOTIATED SALE AND SUBJECT TO THE CONDITIONS AND TERMS SET FORTH HEREIN AND IN THE BOND PURCHASE CONTRACT; AUTHORIZING THE CITY TO OPT TO INSURE ALL, A PORTION OF OR NONE OF THE BONDS WITH A POLICY OF FINANCIAL GUARANTY INSURANCE, WHICHEVER IS IN THE BEST FINANCIAL INTEREST OF THE CITY; APPOINTING THE INSURER WITH RESPECT TO SUCH BONDS AND APPROVING THE FORM OF AND AUTHORIZING EXECUTION AND DELIVERY OF A CREDIT ENHANCEMENT AGREEMENT; APPROVING THE FORM AND DISTRIBUTION OF A PRELIMINARY OFFICIAL***

STATEMENT AND APPROVING THE EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT; APPOINTING THE PAYING AGENT AND REGISTRAR PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Approving the Negotiated Sale of Utility System Revenue Bonds in an Amount not to Exceed \$90,000,000

Staff Recommends Approval.

10. Financial & Contracts & Agreements

- A. *MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION 10 IN THE AMOUNT OF \$590,553.99*
- B. *MILLENNIUM PARK PHASE 1 & 2 PROJECT CHANGE ORDER 9 IN THE AMOUNT OF \$27,856.58*
- C. *MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION 11 IN THE AMOUNT OF \$547,568.25*
- D. *AUTHORIZATION TO EXECUTE THE DUKE ENERGY LIGHTING SERVICE AGREEMENT AND APPROVE CIAC FUNDING IN THE AMOUNT OF \$303,496.19 FOR MILLENNIUM PARK PHASE 1 & 2*
- E. *SIGNATURE DRIVE IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 4 IN THE AMOUNT OF \$127,691.40*
- F. *PAY APPLICATION NO. 10 FOR PHASE ONE OF THE WATER RECLAMATION FACILITY PROJECT IN THE AMOUNT OF \$1,149,608.96*
- G. *WORK AUTHORIZATION NO. 31 FOR KIMLEY-HORN TO MODIFY THE CITY'S SWFWMD PERMIT FOR THE AMOUNT OF \$85,500*
- H. *WILDWOOD WRF PHASE 2 ODP (OWNER DIRECT PURCHASE) OF EQUIPMENT FOR THE COMBINED AMOUNT OF \$1,714,772.14*
- I. *EMPLOYMENT CONTRACT FOR POLICE OFFICER RECRUIT WESTON HOFFMAN*

11. General Items for Consideration/Discussion and Other Business

- A. *PROCEDURE FOR APPOINTMENT OF MAYOR PRO TEM*

12. Appointments

- A. *SELECTION OF MAYOR PRO TEM*

13. City Manager Reports

- A. *SET WORKSHOP FOR FEBRUARY 2, 2026 AT 9:00 AM*

14. Other Department Reports

15. Commission Members Reports

16. City Attorney Reports

17. Adjournment

Upcoming Events

January 17, 2026 - Dr. Martin Luther King Jr. Celebration at the Dr. Martin Luther King Jr. Community Center at 12pm

January 26, 2026 - City Commission Meeting at City Hall at 7:00pm

February 2, 2026 - City Commission Workshop at City Hall at 9am

January 12, 2026 7:00 PM