



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

David Fontaine – Seat 2

Joe Elliott – Seat 3

Mayor Pro Tem – Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

January 26, 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. 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: DECEMBER 1, 2025 SPECIAL MEETING

C. PLAT 2411-011 DENSAN PARK PH 3 IMPROVEMENT PLAN

D. BUDGETED FINANCIAL ITEMS

1. **REPLACEMENT AND UPGRADE OF TWO LIFT STATION PANELS, STATIONS NO.44-4 (CCC) AND NO. 34 (STEEPLE CHASE) FOR THE AMOUNT OF \$109,545.00**

3. Presentations and/or Proclamations

A. *PROCLAMATION FOR EDWARD LYNUM JR.*

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. ***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.

5. Public Hearings - Timed - Quasi-Judicial

A. ***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.

B. ***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.

A25-4353 - 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 Warms Springs Ave, approximately 346 feet east of the CR 507 and Warm Springs Ave intersection.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-63 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.56 ACRES LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF US HWY 301 AND E C 466, IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD 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.***

A25-4568 - AN - VinSun

Parcel D17-042

The applicant, VinSun LLC on behalf of the owner, Bryan Hoang, has submitted a voluntary annexation application for parcel D17-042. The property to be annexed totals 0.56 acres MOL and is located at the southeast corner of the intersection of US HWY 301 and E C 466.

Staff recommends approval.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2026-3 - A RESOLUTION OF CITY OF WILDWOOD, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION;***

AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Resolution Authorizing the Submission of Application to the State Revolving Loan (SRF) Program for Project WW60021

Staff recommends approval.

- B. ***RESOLUTION NO. R2026-4 - A RESOLUTION OF CITY OF WILDWOOD, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.***

Resolution Authorizing the Submission of Application to the State Revolving Loan (SRF) Program for Project WW60024

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *PERPETUAL UTILITY EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC. D/B/A SECO ENERGY FOR MILLENNIUM PARK*
- B. *SECO ENERGY INFRASTRUCTURE UPGRADES FOR MILLENNIUM PARK PHASE 1&2 IN THE AMOUNT OF \$84,584.05*
- C. *OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS PAY APPLICATION NO. 3 IN THE AMOUNT OF \$95,589.00*
- D. *SIGNATURE DRIVE IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 5 IN THE AMOUNT OF \$179,864.73*
- E. *WORK AUTHORIZATION NO. 32 FOR KIMLEY-HORN TO DESIGN, CONDUCT BID ADMINISTRATION, AND PERMIT THE REROUTING OF THE FEDERAL PRISON 16" FORCE MAIN FOR THE AMOUNT OF \$210,000.00*
- F. *WILDWOOD WRF PHASE 2 ODP (OWNER DIRECT PURCHASE) OF DAVCO GENERATOR AND BLOWERS FOR THE COMBINED AMOUNT OF \$426,000.00*
- G. *AGREEMENT WITH SUMTER COUNTY DRAGON BOAT CLUB*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

A. *LOCAL CONSTRUCTION PROJECTS UPDATE*

B. *REMINDER OF CITY COMMISSION WORKSHOP FOR FEBRUARY 2, 2026
AT 9:00AM*

13. Other Department Reports

A. *DEVELOPMENT SERVICES QUARTERLY REPORT Q1 FY 2026*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

January 31, 2026 - Picnic in the Park at the Wildwood Community Center from
10am to 12pm

February 9, 2026 - City Commission Meeting at City Hall at 9am

February 9, 2026 - Mondays with the Manager at City Hall from 4:30pm to 5:30pm

February 16, 2026 - One Day Fun Day at the Warfield Auditorium from 7:30am to
5:30pm

February 21, 2026 - Father Daughter Dance at the Warfield Auditorium from 5pm
to 8pm

February 23, 2026 - City Commission Meeting at City Hall at 7pm

January 26, 2026 7:00 PM