



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

February 23, 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: JANUARY 12, 2026 REGULAR MEETING

C. MINUTES FOR APPROVAL: JANUARY 26, 2026 REGULAR MEETING

D. BUDGETED FINANCIAL ITEMS

- 1. GENERATOR PURCHASE AND INSTALLATION FOR LIFT STATIONS
44-4 AT CONTINENTAL AND 51 AT OXFORD POINT FOR THE**

AMOUNT OF \$154,706.00

3. **Presentations and/or Proclamations**

A. *PROCLAIM MARCH 2026 AS IRISH AMERICAN HERITAGE MONTH*

4. **Public Hearings - Timed - Legislative**

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

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

A. ***ORDINANCE NO. O2025-64 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR THE MONARCH RANCH NORTH PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY 75 TURNPIKE BDC, LLC AND 75 TURNPIKE VDC, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE***

25-4023 - PD - Monarch Ranch North

The applicant seeks approval from the City of Wildwood City Commission for a Planned Development (PD) for Monarch Ranch North on approximately 49.406 acres, MOL. This PD provides general provisions to the Land Development Regulations (LDR), including, but not limited to, limiting the maximum industrial square footage to 500,000 SF and modifying the tree mitigation requirement. There are also provisions to the Design District Standards (DDS), including, but not limited to, modifying the open space requirement. All the provisions are outlined in detail within the ordinance provided in the staff report.

The Planning and Zoning Board/Special Magistrate recommends approval.

B. ***ORDINANCE NO. O2026-1 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.14 ACRES LOCATED ON APPROXIMATELY 0.26 MILES SOUTH OF THE E SR 44 AND S BUENA VISTA BLVD INTERSECTION, APPROXIMATELY 157 FEET WEST OF S BUENA VISTA BLVD AND APPROXIMATELY 195 FEET EAST OF HERITAGE BLVD, IN SECTION 16, 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.***

25-4472 - AN - 5229 Hartford Lane

The applicants/owners, John T. and Kathleen M. Collins, have submitted a voluntary annexation application for parcel G16EC002, located within the Wildwood Country Resort Community, in the Heritage Wood 'N Lake Estate Subdivision on 0.14 acres, MOL.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2026-2 - 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.***

25-4474 - CP - 5229 Hartford Lane

The applicants/owners are 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 of Wildwood) for parcel G16EC002 on 0.14 acres MOL. This request is accompanied by rezoning request, ordinance number O2026-3.

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2026-3 - 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.***

25-4473 - RZ - 5229 Hartford Lane

The applicants/owners are seeking approval from the City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcel G16EC002 on 0.14 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request, ordinance number O2026-2.

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2026-4 - 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.

25-4569 - CP - VinSun

Parcel D17-042

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by rezoning request 25-4570 (O2026-5).

The Planning and Zoning Board/Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2026-5 - 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.***

25-4570 - RZ - VinSun

D17-042

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CH (Sumter County) to C-3 (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-4569 (O2026-4).

The Planning and Zoning Board/Special Magistrate recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *SIGNATURE DRIVE IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 6 IN THE AMOUNT OF \$43,038.63*
- B. *OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS PAY APPLICATION NO. 4 IN THE AMOUNT OF \$103,854.00*
- C. *MILLENNIUM PARK PHASE 1 & 2 PROJECT CHANGE ORDER NO. 16 IN THE AMOUNT OF \$74,444.40*
- D. *MILLENNIUM PARK BALLFIELDS POLE B6 MUSCO LIGHT REPAIRS FOR THE AMOUNT OF \$42,250*

E. *AMENDMENT NO. 6 TO THE PRECONSTRUCTION SERVICES AGREEMENT WITH GARNEY COMPANIES, INC*

10. General Items for Consideration/Discussion and Other Business

A. *25-2335 - SP - MONARCH RANCH BUILDING 1*

11. Appointments

12. City Manager Reports

A. *CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

A. *INFORMATION TECHNOLOGY 2025 Q4 QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

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

March 15, 2026 - WPD Bass Fishing Tournament at Lake Panasoffkee Lodge All Day

March 16, 2026 - Mondays with the Manager at the Warfield Auditorium from 7:30am to 8:30am

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

February 23, 2026 7:00 PM