



**CITY COMMISSION - CITY OF WILDWOOD**

**Mayor/Commissioner – Ed Wolf – Seat 1**

David Fontaine – Seat 2

Joe Elliott – Seat 3

Mayor Pro Tem/Commissioner – Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

**Agenda**

**Regular Meeting**

**April 27, 2026 7:00 PM**

City Hall Commission Chamber

100 N Main Street

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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.

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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.

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**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: APRIL 13, 2026 REGULAR MEETING*

C. *25-2484 - SP - CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS*

D. *PD 2206-001 WILDWOOD PLACE PLANNED DEVELOPMENT EXTENSION REQUEST*

- E. *WILDWOOD ASSEMBLY OF GOD, INC UTILITY EASEMENT AGREEMENT WITHIN WILDWOOD OAKS SUBDIVISION*
- F. *EXALT HEALTH REHAB HOSPITAL AND CSX EASEMENT AGREEMENT*
- G. *CITY OF WILDWOOD AND SUMTER COUNTY SCHOOL BOARD GRANT OF UTILITY EASEMENT & WILDWOOD REHAB LP AND SUMTER COUNTY SCHOOL BOARD GRANT OF TEMP. CONSTRUCTION EASEMENT (EXALT HEALTH REHAB)*
- H. *SP 2410-004 EXALT HEALTH REHAB HOSPITAL OFFSITE FORCE MAIN EXTENSION*

**3. Presentations and/or Proclamations**

- A. *PROCLAIM MAY 2026 AS AMYOTROPHIC LATERAL SCLEROSIS (ALS) AWARENESS MONTH*

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

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*
- B. ***RESOLUTION NO. R2026-7 - A RESOLUTION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.***

**FY26 Second Budget Amendment**

**Staff recommends approval.**

- C. ***ORDINANCE NO. O2026-14 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 PURSUANT TO FLORIDA STATUTE 90.046; RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

**26-1211 Village CDD No. 15 Boundaries Amendment Petition**

The Board of Supervisors of the Villages No. 15 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance No. O2024-36 to reflect a net decrease in the size of the District by 11.2 acres, such that the resulting District will total 1,369.2 acres MOL. The net decrease in the size of the District has no effect on the City limits.

**Staff recommends approval.**

- D. **ORDINANCE NO. O2026-15 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 PURSUANT TO FLORIDA STATUTE 190.046; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**26-1243 Village CDD No.16 Boundaries Amendment Petition**

The Board of Supervisors of the Villages No. 16 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance No. O2025-4 to reflect a net increase in the size of the District by 13.6 acres, such that the resulting District will total 1,329.7 acres MOL. The net increase in the size of the District has no effect on the City limits.

**Staff recommends approval.**

- E. **ORDINANCE NO. O2026-17 - AN ORDINANCE GRANTING TO DUKE ENERGY FLORIDA, LLC D/B/A DUKE ENERGY, A NON-EXCLUSIVE UTILITY RIGHTS OF WAY UTILIZATION FRANCHISE; PRESCRIBING THE TERMS AND CONDITIONS RELATED TO THE OCCUPANCY OF MUNICIPAL STREETS AND RIGHTS OF WAY IN THE CITY OF WILDWOOD, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC SERVICE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

**Duke Energy Franchise Agreement**

**Staff recommends approval.**

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

- A. **ORDINANCE NO. O2026-11 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.16 ACRES LOCATED ON SEMINOLE PATH, APPROXIMATELY 0.92 MILES SOUTHWEST OF E SR 44, 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.**

**26-1203- AN - 72 Seminole Path**

**Parcel G22AO009**

The applicant and owner, Carl D. Sgro and Doreen D. Sgro, have submitted a voluntary annexation application for parcel G22AO009. The property to be annexed totals 0.16 acres MOL and is located on Seminole Path,

approximately 0.92 miles southwest of E SR 44.  
**Staff recommends approval.**

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

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

- A. ***ORDINANCE NO. O2026-8 - 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.***

**25-4603-SSCP-Small RV Wildwood**

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 Public Facilities to Mobile Home Park (City of Wildwood) for parcel D32-173 on 10 acres MOL. This request is accompanied by a rezoning request 25-4602.

**The Planning and Zoning Board/Special Magistrate, acting as the Local Planning Agency, recommends denial.**

- B. ***ORDINANCE NO. O2026-9 - 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.***

**25-4602-RZ-Small RV Wildwood**

The applicant is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from IN to MHP (City of Wildwood) for parcel D32-173 on 10 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-4603.

**The Planning and Zoning Board/Special Magistrate recommends denial.**

- C. ***ORDINANCE NO. O2026-12 - 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.***

**26-1204 - SSCPA - 72 Seminole Path**

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 0.16 acres MOL. This request is accompanied by a rezoning request 26-1205 – RZ (O2026-13).

**Special Magistrate recommends approval.**

- D. ***ORDINANCE NO. O2026-13 - 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.***

**26-1205 - RZ - 72 Seminole Path**

**Parcel G22A0009**

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.16 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-1204 – SSCPA (O2026-12).

**Special Magistrate recommends approval.**

- E. ***ORDINANCE NO. O2026-16 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

**26-1378 Establishment of Middleton CDD B**

The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as the Middleton Community Development District B, encompassing 595.5 acres, MOL.

**Staff recommends approval**

**8. Resolutions for Approval**

- A. ***RESOLUTION NO. R2026-6 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE VACATION OF A PORTION OF RIGHT-OF-WAY OF CR 569; PROVIDING FOR***

*CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE AND RECORDING.*

**25-4729 Right-of-Way Abandonment for Portion of CR 569**

Buffalo Hide and Cattle Company, LLC has requested a petition to abandon a portion of right-of-way of CR 569. The potential right-of-way to be abandoned is adjacent to and surrounded by only properties owned by Buffalo Hide and Cattle Company, LLC, on parcel Q10-001. The abandonment of said right-of-way shall not limit access of any person to their real property.

**Staff recommends approval.**

- B. ***RESOLUTION NO. R2026-8 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE PURCHASING POLICY PREVIOUSLY ADOPTED VIA RESOLUTION R2020-11, AND REVISED VIA RESOLUTION R2023-6; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.***

**Purchasing Policy Update**

**Staff recommends approval.**

- C. ***RESOLUTION NO. R2026-9 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, EXPRESSING THE CITY'S CONCERNS REGARDING PROPERTY TAX REFORM; ENCOURAGING RESIDENTS TO EDUCATE THEMSELVES ON THE ISSUE; PROVIDING FOR FINDINGS; PROVIDING FOR TRANSMITTAL, CORRECTIONS, AND AN EFFECTIVE DATE.***

**Resolution Opposing Property Tax Reform**

**Staff recommends approval.**

- D. ***RESOLUTION NO. R2026-10 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING A CONTINUING DISCLOSURE POLICY; PROVIDING FOR AN EFFECTIVE DATE.***

**Adoption of Policy for Disclosure Policies and Procedures**

**Staff recommends approval.**

- E. ***RESOLUTION NO. R2026-11 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING A CASH HANDLING POLICY; PROVIDING FOR AN EFFECTIVE DATE.***

**Adoption of Cash Handling Policy**

**Staff recommends approval.**

**9. Financial & Contracts & Agreements**

- A. *MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION NO. 14 IN THE AMOUNT OF \$308,021.52*
- B. *NORTH OLD WIRE WATER MAIN REPLACEMENT PAY APP NO. 2 FOR THE AMOUNT OF \$199,612.33*
- C. *NORTH OLD WIRE WATER MAIN REPLACEMENT PROJECT CHANGE ORDER NO. 1 IN THE AMOUNT OF \$38,073.37*

**10. General Items for Consideration/Discussion and Other Business**

**11. Appointments**

**12. City Manager Reports**

- A. *LOCAL CONSTRUCTION PROJECTS UPDATE*

**13. Other Department Reports**

**14. Commission Members Reports**

**15. City Attorney Reports**

**16. Adjournment**

**Upcoming Events**

May 1, 2026 - Derby Party at the Historic Baker House from 6pm to 8pm

May 8, 2026 - Kids' Night Out at the Wildwood Community Center from 5pm to 9pm

May 11, 2026 - City Commission Meeting at City Hall at 9am

**April 27, 2026 7:00 PM**