



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

June 22, 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: MAY 11, 2026 REGULAR MEETING*

C. *MINUTES FOR APPROVAL: MAY 18, 2026 SPECIAL MEETING*

D. *CONTRACT EXTENSION FOR ELECTRICAL SERVICES - BASE 3, LLC
DBA GIBSON ELECTRIC*

E. *CONTRACT EXTENSION FOR ELECTRICAL SERVICES - ACCURATE*

POWER & TECHNOLOGY, INC.

- F. 26-1168 (SP) VOSO PHASE 31YZ MASTER PLAN
- G. 25-3061 (PLAT) NORTHERN PINES SUBDIVISION IMPROVEMENT PLAT
- H. PINNACLE CHURCH OF GOD ROAD CLOSURE REQUEST

I. BUDGETED FINANCIAL ITEMS

- 1. RECTRAC SOFTWARE STANDARDIZATION AND ACQUISITION FOR PARKS & RECREATION

3. Presentations and/or Proclamations

- A. PARK AND RECREATION MONTH 2026

4. Public Hearings - Timed - Legislative

- A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS

- B. **ORDINANCE NO. O2026-22** - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF THE VILLAGES COMMUNITY DEVELOPMENT DISTRICT NO. 9 (THE "DISTRICT") PURSUANT TO FLORIDA STATUTE 190.046; ENCOMPASSING SECTIONS 13 AND 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST; SECTIONS 1, 2, 3, 4, 8, 9, 10, 11, AND 12 OF TOWNSHIP 19 SOUTH, RANGE 23 EAST; PORTIONS OF TRACTS 9, 13, 14, 15 AND BROWNWOOD BOULEVARD, SUMTER COUNTY, FLORIDA, RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR THE POWERS OF THE DISTRICT; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

26-1971 Village Community Development District No. 9 Boundaries Amendment Petition (6th Amendment)

The Board of Supervisors of the Villages No. 9 Community Development District (the "District") has petitioned the City of Wildwood to provide approval of amending Sumter County Ordinances 04-37, 2010-08, 2011-02, 2016-11, 2018-07 and 2020-07 to reflect the new legal description and amended boundary of the District to reflect a net increase in the size of the District by 9.7 acres, such that the resulting District will total 1,319.5 acres MOL.

Staff recommends approval

- C. **ORDINANCE NO. O2026-23** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING SECTION 4-5 OF THE CITY OF WILDWOOD CODE OF ORDINANCES; TO ESTABLISH CRITERIA TO REGULATE THE DISTANCE BETWEEN SMOKE SHOPS AND CHURCHES OR PLACE OF WORSHIP, PUBLIC/PRIVATE SCHOOLS, LICENSED

DAYCARE FACILITIES, AND CITY-OWNED PUBLIC FACILITIES AND PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICT, AND PROVIDING FOR AN EFFECTIVE DATE.

Smoke Shop Distance Criteria Ordinance

O2026-23 proposes to establish criteria to regulate distance between smoke shop businesses and places of worship, schools, daycare facilities, and city-owned public facilities.

Staff recommends approval

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2026-21 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED APPROXIMATELY 0.34 MILES EAST OF N US 301, APPROXIMATELY 0.17 MILES SOUTH OF E C 462, AND APPROXIMATELY 283 FEET WEST OF CR 217, IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY 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.***

26-1364 (AN) Rainey Construction Land Company, LLC

Parcel D32-161

The applicant, Brandon Matulka, on behalf of the owner, Rainey Construction Land Company, LLC, has submitted a voluntary annexation application for parcel D32-161. The property to be annexed totals 5 acres MOL and is generally located approximately 0.34 miles east of N US 301, approximately 0.17 miles south of E C 462, and approximately 283 feet west of CR 217.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2026-19 - 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.***

26-0559 (SSCP) Myles Enterprises LLC

Parcels: K13-042 & K13-012

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 Agriculture (Sumter County) to Rural Residential (City) for the parcels listed above on 9.77 acres MOL.

The Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2026-20 - 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.***

26-0561 (RZ) Myles Enterprises LLC

Parcels: K13-042 & K13-012

The applicant is approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5 (County) to RR, Rural Residential, (City) for the parcel listed above on 9.77 acres MOL.

Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2026-27 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.40 ACRES LOCATED ON APPROXIMATELY 0.22 MILES EAST OF N US 301, AT THE SOUTHEAST CORNER OF CR 106 AND NE 42ND BLVD'S, IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY 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.***

26-2107 (AN) 40 Magnolia Development

The applicant, Edward Abshier, on behalf of the owner, 40 Magnolia Development has submitted a voluntary annexation application for parcels D17-037, D17-080, D17-096, and D17-124. The property to be annexed totals 3.40 acres MOL and is generally located approximately 0.22 miles east of N

US 301, at the southeast corner of CR 106 and NE 42nd Blvd's intersection.

Staff recommends approval.

- D. **ORDINANCE NO. O2026-29 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 3.08 ACRES LOCATED ON APPROXIMATELY 216 FEET EAST OF THE WARM SPRINGS AVE AND BIGHAM TRL INTERSECTION, SOUTH ALONG WARM SPRINGS AVE, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARY 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.**

26-2159 (AN) Silver Oaks at Warm Springs

The applicant, LPGURP, LLC, on behalf of the owners, KWMPMH, LLC, Brock H. Wagner, & C. Christine Miller, has submitted a voluntary annexation application for parcels G33-015, G33-075, and G33-147. The property to be annexed totals 3.08 acres MOL and is generally located approximately 216 feet east of the Warm Springs Ave and Bigham Trl Intersection, south along Warm Springs Ave.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION NO. 16 IN THE AMOUNT OF \$449,389.03*
- B. *BARWICK STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 1 IN THE AMOUNT OF \$108,277.01*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *CONSTRUCTION PROJECTS UPDATE*
- B. *MEMO REGARDING PROPERTY TAX REFORM*

C. *MARTIN THEATRE REDEVELOPMENT PROJECT PUBLIC MEETING
UPDATE*

13. Other Department Reports

A. *PARKS AND REC COMMUNITY PARTNERSHIPS*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

July 3, 2026 - Happy Birthday America Event at the Wildwood Community Center
from 6pm to 10pm

July 13, 2026 - City Commission Meeting at City Hall at 9am

July 18, 2026 - Picnic in the Park at the Wildwood Community Center from 10am to
12pm

June 22, 2026 7:00 PM