



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

David Fountaine – 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

July 27, 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: JULY 13, 2026 REGULAR MEETING*

C. *25-1500 PRESTON PLACE COMMERCIAL SITE*

D. *25-3741- SP - INDIAN OAKS SELF STORAGE*

E. *WUDD FY26-27 PROPOSED BUDGET*

F. *GRANT OF UTILITY EASEMENT TO DUKE ENERGY FLORIDA, LLC FOR*

THE WATER RECLAMATION FACILITY

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. Public Hearings - Timed - Quasi-Judicial

A. ***ORDINANCE NO. 02026-30 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 13.44 ACRES LOCATED ON CR 217, APPROXIMATELY 0.09 MILES NORTH OF THE INTERSECTION OF CR 217 AND C 44A, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 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.***

26-1976 - (AN) Wildwood 50-Unit Subdivision

Parcel F01-100

The applicant and owner, AD Wildwood LLC, has submitted a voluntary annexation application for parcel F01-100. The property to be annexed totals 13.28 acres MOL and is located on the east side of CR 217, approximately 0.09 miles northeast of the intersection of CR 217 and C 44A.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

A. ***ORDINANCE NO. 02026-25 - 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.***

26-2004 (CP) Rainey Construction Land Company, LLC

The applicant is seeking approval from the City of Wildwood's City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to

Industrial (City of Wildwood) for parcel D32-161 on a total of 5 acres MOL. This request is accompanied by rezoning request 26-2002, ordinance number O2026-26.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency recommends approval.

- B. ***ORDINANCE NO. O2026-26 - 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.***

26-2002 (RZ) Rainey Construction Land Company, LLC

The applicant is seeking approval from the City of Wildwood's City Commission for a Zoning Map Amendment to change the zoning district from ID (Sumter County) to M-1 (City of Wildwood) for parcel D32-161 on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-2004 (CP), O2026-25.

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2026-31 - 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.***

26-2163 (CP) Silver Oaks at Warm Springs

The applicant is seeking approval from the City of Wildwood's City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Central Mixed Use (City of Wildwood) for parcels G33-015, G33-075, and G33-147 on 3.18 acres MOL. This request is accompanied by rezoning request 26-2161, ordinance number O2026-32.

The Planning and Zoning Board/Special Magistrate as the Local Planning Agency recommends approval.

- D. ***ORDINANCE NO. O2026-32 - 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.***

26-2161 (RZ) Silver Oaks at Warm Springs

The applicant is seeking approval from the City of Wildwood's City Commission for a Zoning Map Amendment to change the zoning district from RR1 (County) to CMU (City) for parcels G33-015, G33-075, and G33-147 on 3.18 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment 26-2163 (CP), ordinance O2026-33.

The Planning and Zoning Board/Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2026-33 - 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.***

25-3353 (CP) Naimat Jesus, Inc

The applicant is seeking approval from the City of Wildwood's City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Central Mixed Use (City of Wildwood) for parcels G29A141, G29A142, G29A143, G29A144, G29A145, G29A146, and G29A147 on 9 acres MOL. This request is accompanied by rezoning request 25-3354, ordinance number O2026-33.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency recommends approval.

- F. ***ORDINANCE NO. O2026-34 - 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.

25-3354 (RZ) Naimat Jesus, Inc

The applicant is seeking approval from the City of Wildwood's City Commission for a Zoning Map Amendment to change the zoning district from RR1 (County) to CMU (City) for parcels G29A141, G29A142, G29A143, G29A144, G29A145, G29A146, & G29A147 on 9 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment 25-3353, ordinance O2026-33.

The Planning and Zoning Board/Special Magistrate recommends approval.

- G. ***ORDINANCE NO. O2026-35 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.5 ACRES LOCATED ON CR 213, APPROXIMATELY 0.19 MILES SOUTH OF C 44A, IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 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.***

26-2210 - AN - 7310 CR 213

Parcel F01-025

The owner Audrey N. Riche has submitted a voluntary annexation application for parcel F01-025. The property to be annexed totals 0.5 acres MOL and is located on the east side of CR 213, approximately 0.19 miles south of the intersection of CR 213 and C 44A.

Staff recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *BARWICK STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 2 IN THE AMOUNT OF \$262,269.19*
- B. *CR 501 WTP IRON FILTER PROJECT PAY APP #12 IN THE AMOUNT OF \$96,718.30*
- C. *R-12 RECLAIM PUMP STATION PROJECT PAY APPLICATION NO. 3 IN THE AMOUNT OF \$94,554.03*

D. *APPROVAL OF CONSTRUCTION LOAN AGREEMENT WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THROUGH THE CLEAN WATER STATE REVOLVING LOAN FUND*

E. *SETTING THE FY27 MILLAGE RATE*

10. General Items for Consideration/Discussion and Other Business

A. *LETTER FROM ST. VINCENT DE PAUL CATHOLIC CHURCH*

11. Appointments

12. City Manager Reports

A. *SECOND BUDGET WORKSHOP ON AUGUST 3, 2026, AT 9AM*

13. Other Department Reports

A. *POLICE DEPARTMENT QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

August 1, 2026 - Back to School Collaborative Community Extravaganza at the Wildwood Community Center from 11am to 3pm

August 3, 2026 - City Commission Workshop at City Hall at 9am

August 10, 2026 - City Commission Meeting at City Hall at 9am

July 27, 2026 7:00 PM