



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

September 28, 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. Public Hearings - Timed - Legislative

A. SWEAR IN CITY STAFF AND PUBLIC SPEAKERS

B. *RESOLUTION NO. R2026-25 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES FOR THE CITY OF WILDWOOD, FLORIDA FOR FISCAL YEAR 2026-2027; PROVIDING FOR AN EFFECTIVE DATE.*

FY27 Final Millage Adoption

Staff recommends approval.

- C. **RESOLUTION NO. R2026-26** - A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2026-2027 FOR THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

FY27 Final Budget Adoption

Staff recommends approval.

- D. **ORDINANCE NO. O2026-37** - 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.

26-3139 - CP - 7310 CR 213

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 0.5 acres MOL. This request is accompanied by a rezoning request 26-3142-RZ.

The Planning and Zoning Board/Special Magistrate recommends approval.

- E. **ORDINANCE NO. O2026-43** - 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.

26-3441 - CP - AD Wildwood, LLC

The applicant is seeking approval from the City of Wildwood City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for the parcel listed above on 13.28 acres MOL. This request is accompanied by a rezoning request 26-3442 – RZ (O2026-44).

The Planning and Zoning Board/Special Magistrate recommends approval.

- F. **ORDINANCE NO. O2026-45** - 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.

26-3152 (CP) UPTON

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 0.14 acres MOL. This request is accompanied by a rezoning request (RZ) 26-3153 (O2026-46).

The Planning and Zoning Board/Special Magistrate Recommends approval.

- G. ***ORDINANCE NO. O2026-47 - 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.***

26-3377 (CP) Sandalwood Lane Lot 5

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 0.138 acres MOL. This request is accompanied by a rezoning request 26-3378 (RZ) Sandalwood Lane Lot 5 (O2026-48).

The Planning and Zoning Board/Special Magistrate recommends approval.

- H. ***ORDINANCE NO. O2026-49 - 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.***

26-3207 (CP) 7078 Sewer Connect

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 Medium Density Residential (City) for the parcel listed above on 0.32 acres MOL. This request is

accompanied by a rezoning request 26-3207 (RZ) 7078 Sewer Connect.
The Planning and Zoning Board/Special Magistrate recommends approval.

- I. **ORDINANCE NO. O2026-58 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING SECTIONS 8.5-14(A) – DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR AND 8.5-21(D) – FLOOD RESISTANT DEVELOPMENT OF CHAPTER 8.5 OF THE WILDWOOD CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Floodplain Management Ordinance Amendment

Staff recommends approval.

- J. **ORDINANCE NO. O2026-59 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; ADOPTING AND APPROVING THE SIXTH AMENDMENT TO CONTRACT FOR SOLID WASTE AND RECYCLING SERVICES; AMENDING EXHIBIT “A” (CITY OF WILDWOOD RATES EFFECTIVE 10/01/26 THROUGH 09/30/27); PROVIDING FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

Sixth Amendment to Waste Management Contract for FY27 Rate Increases

Staff recommends approval.

3. Public Hearings - Timed - Quasi-Judicial

- A. **ORDINANCE NO. O2026-38 - 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.**

26-3142 - RZ - 7310 CR 213

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from R6C (Sumter County) to RMU (City) for the parcel listed above on 0.5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3139-CP (O2026-37).

The Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2026-44 - 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.***

26-3442 - RZ - AD Wildwood, LLC

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for the parcel listed above on 13.28 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3441 – CP (O26026-43).

The Planning and Zoning Board/Special Magistrate recommends approval.

- C. ***ORDINANCE NO. O2026-46 - 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.***

26-3153 (RZ) UPTON

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RPUD (County) to MHP (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment (CP) 26-3152 (O2026-45).

The Planning and Zoning Board/Special Magistrate recommends approval.

- D. ***ORDINANCE NO. O2026-48 - 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.***

26-3378 (RZ) Sandalwood Lane Lot 5

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to MHP (City) for the parcel listed above on 0.138 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3377 (CP) Sandalwood Lane Lot 5 (O2026-47).

The Planning and Zoning Board/Special Magistrate recommends approval.

- E. ***ORDINANCE NO. O2026-50 - 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.***

26-3270 (RZ) 7078 Sewer Connect

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R4C (Sumter County) to R-2 (City) for the parcel listed above on 0.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3207 (CP) 7078 Sewer Connect (O2026-49).

The Planning and Zoning Board/Special Magistrate recommends approval.

- F. ***ORDINANCE NO. O2026-54 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.11 ACRES LOCATED ON HANCOCK DR., APPROXIMATELY 0.185 MILES SOUTHWEST OF THE INTERSECTION OF E SR 44 AND SOUTH BUENA VISTA BOULEVARD, IN SECTION 16, TOWNSHIP 19 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.***

26-3305 - AN - 5609 Hancock Dr.

The applicant and owner Theresa Ann Zimmerman has submitted a voluntary annexation application for parcel G16A003. The property to be annexed totals 0.11 acres MOL and is located on the north side of Hancock Drive, approximately 0.185 miles southwest of the intersection of E SR 44 and South Buena Vista Boulevard.

Staff recommends approval.

- G. ***ORDINANCE NO. O2026-57 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5.8 ACRES LOCATED ON CR 216, APPROXIMATELY 0.43 MILES WEST OF***

THE INTERSECTION OF CR 216 AND N US 301, IN SECTION 19, 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.

26-3535 (AN) Arrigotti Annexation

The applicant, Abraham and Heather Ann Arrigotti (CO_TTEES), has submitted a voluntary annexation application for parcel D19-016. The property to be annexed totals 5.8 acres MOL and is located on CR 216, approximately 0.43 miles west of the intersection of CR 216 and N US 301.

Staff recommends approval.

4. 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: AUGUST 10, 2026 REGULAR MEETING*
- C. *MINUTES FOR APPROVAL: AUGUST 17, 2026 COMMISSION WORKSHOP*
- D. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NOS. 252, 266, AND 271*
- E. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NOS. 259, 263 AND 268*
- F. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEED UNIT NOS. 274 AND 280*
- G. *TERMINATION OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT*
- H. ***BUDGETED FINANCIAL ITEMS***
 - 1. *MICROSOFT FY 2026 - 2029 RENEWAL*

5. Presentations and/or Proclamations

- A. *PROCLAIM OCTOBER 2026 AS BREAST CANCER AWARENESS MONTH*
- B. *PROCLAIM OCTOBER 2026 AS MONARCH AWARENESS MONTH*

6. Public Forum - 4 minute time limit

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

8. **Resolutions for Approval**

9. **Financial & Contracts & Agreements**

A. *NORTHERN PINES DEVELOPER'S AGREEMENT*

B. *CR 501 WTP IRON FILTER PROJECT PAY APP #13 (FINAL) IN THE AMOUNT OF \$95,051.11*

C. *BARWICK STREET IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 4 IN THE AMOUNT OF \$505,301.02*

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

11. **Appointments**

12. **City Manager Reports**

13. **Other Department Reports**

14. **Commission Members Reports**

15. **City Attorney Reports**

16. **Adjournment**

Upcoming Events

September 29, 2026 - Golf Cart Safety Class at the Ezell Recreation Center from 9am to 11am

October 3, 2026 - Picnic in the Park at the Wildwood Community Center from 10am to 12pm

October 3, 2026 - WPD 6th Annual Golf Tournament at Southern Oaks Championship Golf Course from 8:30am to 12pm

October 12, 2026 - City Commission Meeting at City Hall at 9am

September 28, 2026 7:00 PM