

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 8, 2025 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Absent
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utility Deputy Director	Present

Mayor Wolf called the meeting to order at 9 a.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - J were approved. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: November 10, 2025 Regular Meeting

C. A25-0257 - SP - Oxford Professional Plaza Building Addition

D. A25-0765 (PLAT) The Winston Improvement Plan

E. A25-1588 Tillman Villas Final Plat

F. A25-3342 (SP) Florida Heart & Vascular

G. A25-3710 (SP) VOSO Phase 31H & I Master Plan

H. Villages of Southern Oaks Right-of-Way Deeds Unit Nos. 164, 168, and 200

I. Villages of Southern Oaks Right-of-Way Deeds Unit Nos. 163, 167, 196, & 197

J. SP 2302-012 The Casablanca at Wildwood Development Order Extension

K. Budgeted Financial Items

1. Lift Station No. 49 (Beaumont), Control Panel, and VFD (Variable Frequency Drive) Upgrade in the Amount of \$88,265.00
2. Druva Cloud Backup for Microsoft 365 in the Amount of \$24,999.40

6. Public Forum - 4 minute time limit

Commissioner Elliott requested that the Commission move item 10.A. Sumter County Dragon Boat Club presentation after the Consent Agenda due to the number of citizens that came to speak on this issue. Motion by Commissioner Elliott, seconded by Mayor Wolf, to place item 10.A. after the Consent Agenda. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Mayor Wolf
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

Multiple citizens expressed their support or opposition to the proposed Sumter County Dragon Boat Club initiative on Lake Deaton.

Dottie Baker spoke on behalf of the club and emphasized it was the ultimate team sport and would teach kids how to support each other as a team.

Donnie Lies provided a personal anecdote about rowing in college and stated this activity would bring adventure into the lives of children. He also stated that rowing was a great team sport that taught kids the importance of teamwork and exercise.

Joe Misner expressed support for the club and that it would support students who are not necessarily athletic but wanted to be involved in a team sport.

Logan Brown expressed support for the club and emphasized the importance of extracurricular activities for the students of Sumter County.

Wade Watson expressed his opposition to the proposal and cited potential parking limitations at Lake Deaton as cause for concern. He stated there were only 11 parking spots at Lake Deaton, 2 of which were handicapped spaces. Watson questioned if alternate locations could be considered.

Donnie Lies rebutted Watson's comment and explained that the club could not use any lakes in The Villages. He spoke on behalf of the club and stated the club was committed to enforcing the parking rules and the club would only operate 3 days a week, and would avoid Sundays.

10. General Items for Consideration/Discussion and Other Business

A. Sumter County Dragon Boat Club Presentation

The Dragon Boat youth program was discussed by commissioners with a focus on possible parking issues. Mayor Wolf read a letter from a concerned citizen that described logistical conflicts he experienced with Dragon Boat use in other areas. Commissioners discussed the pros and cons of Dragon Boats at Lake Deaton. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Dragon Boat parking on Lake Deaton. Motion carried 3-1.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Commissioner Elliott, Commissioner Flores, Commissioner Green
NAYS:	Mayor Wolf

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members who intended to speak during the public hearings.

B. CDD 2505-001 The Winston CDD

Development Services Director Strickland presented Ordinance O2025-56, an ordinance that established the Winston Community Development District. She provided a brief description of the ordinance and recounted what was discussed at the last hearing, which included the developer maintaining the amenities and infrastructure within the development. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Ordinance O2025-56 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green

SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Wildwood Country Resort Small Scale Comprehensive Plan Amendments

Development Services Director Strickland presented Ordinance O2025-58. She explained the ordinance proposed a future land use map amendment for multiple parcels in the Wildwood Heritage Estate Country Resort. This amendment changed the land use designation to mobile home park. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Ordinance O2025-58 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. A25-3783 - SSCPA - Son Life Lawn & Landscaping, Inc.

Development Services Director Strickland presented Ordinance O2025-60. She briefly explained the ordinance was for an industrial property annexation that combined county property with existing city industrial land. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Ordinance O2025-60 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Hearings - Timed - Quasi-Judicial

A. Wildwood Country Resort Rezoning

Development Services Director Strickland presented Ordinance O2025-59. She briefly explained this ordinance was a rezoning request to the comprehensive plan amendment and changed zoning to allow mobile home park development. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Ordinance O2025-59 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. A25-3784 - RZ - Son Life Lawn & Landscaping, Inc.

Development Services Director Strickland presented Ordinance O2025-61. She briefly explained

this ordinance was a rezoning request for Pete Williams' former service station property to be rezoned to industrial use. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Ordinance O2025-61 on second and final reading. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

7. Ordinances First Reading Only (No Vote)

A. A25-3154 - AN - Fannie Mae

Development Services Director Strickland presented Ordinance O2025-44, an ordinance establishing a voluntary annexation fo 0.20 acres on Robin Road in the Continental Country Club Development. First reading only. No vote.

RESULT:	FIRST READING	PUBLIC HEARING:	December 8, 2025
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8. Resolutions for Approval

A. Process to Fill Commission Seat Vacancy

Commissioners discussed the proposed rules of conduct and procedure when appointing new commissioners under the city charter. Commissioner Elliott noted concerns about allowing candidates to be present during input from other candidates. Motion by Commissioner Elliott, seconded by Commissioner Flores, to adopt Resolution R2025-40 adopting rules of conduct and procedure. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

A. Owner Direct Purchase of Large Diameter Valve Package for Phase 2 of the Water Reclamation Facility (WRF) Project in the Amount of \$817,852.00

Utility Deputy Director Martin presented the direct purchase of a \$817,852.00 large diameter valve package for phase two of the Water Reclamation Facility project. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the direct purchase. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green
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- B. Work Authorization No. 8 for Halff Engineering to Design, Bid, Permit, and Perform Administration for the Gamble Street Water Main Replacement for the Amount of \$93,564.00
Utility Deputy Director Martin presented work authorization No.8 for Halff Engineering in the amount of \$93,564.00 for the Gamble Street water main replacement. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve work authorization No.8. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- C. 5,000' Of Gravity Sewer Main Cleaning and CCTV for Future Lining for the Amount of \$37,000.00
Utility Deputy Director Martin presented a contract with Engineered Spray Solutions for the cleaning and scoping of 5,000' of gravity sewer main on US 301. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the contract. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- D. Fifth Amendment to the Preconstruction Services Agreement with Garney Companies, Inc
Utility Deputy Director Martin presented the 5th amendment to the pre-construction services agreement with Garney Companies, Inc. for the DAVCO underpiping, slab and site work previously scheduled for phase two. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the 5th amendment. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- E. Pay Application No. 9 for Phase One of the Water Reclamation Facility Project in the Amount of \$4,014,038.80
Utility Deputy Director Martin presented pay application No.9 for phase one of the water reclamation facility project in the amount of \$4,014,038.80 which included DAVCO site-work. Motion by Commissioner Flores, seconded by Commissioner Green, to approve pay application No. 9. Motion passed unanimously.

RESULT:	Passed
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MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- F. Addendum to BrightView Contract for Additional ROW Landscape Maintenance Services in the Amount of \$40,800

Public Works Director Hockenbury presented an addendum to the Brightview contract for additional right-of-way landscape services in the amount of \$40,800.00. He explained these additional services would replace the discontinued inmate work program. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the contract addendum. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- G. Signature Drive Improvements Project Payment Application No. 4 in the Amount of \$127,691.40

Public Works Director Hockenbury presented the project payment application No. 4 in the amount of \$127,691.40 for the ongoing intersection improvements at Signature Drive. Motion by Commissioner Green, seconded by Commissioner Flores, to approve payment application No.4. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- H. Community Center HVAC Replacement Project Payment Application No. 3 in the Amount of \$224,547.77

Public Works Director Hockenbury presented the project payment application No. 3 in the amount of \$224,547.77 for the ongoing HVAC replacement project at the Community Center. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve payment application No.3. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

- I. Canan Oaks Developer's Agreement

Development Services Director Strickland presented the Canan Oaks developer's agreement. She explained the agreement was to reserve water and wastewater capacity before the January price increased. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve

the developer's agreement. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

J. Wildwood Assembly of God Reuse Easement Agreement

Development Services Director Strickland presented the Wildwood Assembly of God reuse easement agreement. She explained the agreement was the 12th and final easement agreement needed for the reuse line project. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the developer's agreement. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

11. Appointments

None.

12. City Manager Reports

City Manager McHugh thanked staff for the successful Winterfest celebration and commended all individuals and departments involved with the preparation and execution of the event.

A. Construction Projects Update

City Manager McHugh provided a brief update of ongoing city construction projects and announced preparation for the S&P rating call for the wastewater treatment plant revenue bond.

B. Reminder of Special Called Meeting on December 15, 2025 at 9:00am

City Manager McHugh reminded the commissioners about the December 15, 2025 special meeting. He explained this meeting would be held to fill the current commission vacancy. He detailed that 7 applications had been received, and the application deadline was on December 9.

13. Other Department Reports

None.

14. Commission Members Reports

Mayor Wolf praised the Winterfest celebration and discussed upcoming challenges with local tax legislation at the state level. He emphasized the need to advocate for transportation funding improvements, noting gas tax inadequacy and the impact of electric vehicles not paying gas taxes.

Commissioner Green welcomed John Patterson from the East Central Florida Regional Planning Council as the city's new ambassador and announced his attendance at the January FRCA meeting.

Commissioner Flores remarked on the success of Winterfest and wished everyone happy holidays.

15. City Attorney Reports

City Attorney Hunt provided research results on the resign-to-run law for commission appointments. He advised the consequences were fact-specific and recommended applicants seek independent counsel regarding potential conflicts with other positions.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 10:07 a.m.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events



SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes BY: Ed Wolf
Jessica Barnes, City Clerk Ed Wolf, Mayor