

CITY COMMISSION  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 February 23, 2026 7:00 PM  
 CITY HALL COMMISSION CHAMBER

(meeting taped)

**1. Call to Order**

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Dave Fountaine	Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Mayor Pro Tem/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	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Paul Ketz	IT Director	Present
Jeremy Hockenbury	Public Works Director	Present
Courtney Kellem	Parks & Recreation Director	Present

Mayor Wolf called the meeting to order at 7 p.m. followed by the invocation and Pledge of Allegiance.

**2. Consent Agenda/Informational Items**

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

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Mayor Pro Tem/Commissioner Flores
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

A. Expenditure Report

B. Minutes for Approval: January 12, 2026 Regular Meeting

C. Minutes for Approval: January 26, 2026 Regular Meeting

D. Budgeted Financial Items

1. Generator Purchase and Installation for Lift Stations 44-4 at Continental and 51 at Oxford Point for the Amount of \$154,706.00

### 3. Presentations and/or Proclamations

A. Proclaim March 2026 as Irish American Heritage Month

City staff proposed proclaiming March 2026 as Irish American Heritage Month. Greg Sean Canning, a representative from the Ancient Order of Hibernians, spoke in English and Gaelic and expressed gratitude for the recognition. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve the proclamation. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Elliott
<b>SECONDER:</b>	Commissioner Green
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

### 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.

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

A. 25-4023 - PD - Monarch Ranch North

Development Services Director Strickland provided a brief explanation of Ordinance O2025-64, which proposed a planned development for approximately 49 acres. She noted the site was one of two mega sites in the state of Florida and was largely supported by Duke Energy and Sumter County. She stated the Planning and Zoning Board Special Magistrate had recommended approval. City Manager McHugh congratulated the Development Services Department and other staff for their hard work on the project. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Ordinance O2025-64. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Mayor Pro Tem/Commissioner Flores
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

B. 25-4472 - AN - 5229 Hartford Lane

Development Services Director Strickland provided a brief explanation of Ordinance O2026-1, which proposed the voluntary annexation of approximately 0.14 acres at 5229 Hartford Lane. She noted this property was in the Wildwood Country Resort community and the residents sought to be under City of Wildwood jurisdiction through the Joint Planning Agreement. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Ordinance O2026-1. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Mayor Pro Tem/Commissioner Flores
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. 25-4474 - CP - 5229 Hartford Lane

Mayor Wolf provided a brief explanation of Ordinance O2026-2, which proposed a small-scale future land use map amendment for 5229 Hartford Lane and would be considered at the first Commission meeting in March. First reading only. No vote.

<b>RESULT:</b>	<b>FIRST READING</b>	<b>PUBLIC HEARING:</b>	<b>March 9, 2026</b>
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B. 25-4473 - RZ - 5229 Hartford Lane

Mayor Wolf provided a brief explanation of Ordinance O2026-3, which proposed a zoning map amendment for 5229 Hartford Lane and would be considered at the first Commission meeting in March. First reading only. No vote.

<b>RESULT:</b>	<b>FIRST READING</b>	<b>PUBLIC HEARING:</b>	<b>March 9, 2026</b>
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C. 25-4569 - CP - VinSun

Mayor Wolf provided a brief explanation of Ordinance O2026-4, which proposed a small scale future land use map amendment for the VinSun parcel at the Southeast corner of SR 466 and US 301. He noted this ordinance would be considered at the first Commission meeting in March. First reading only. No vote.

<b>RESULT:</b>	<b>FIRST READING</b>	<b>PUBLIC HEARING:</b>	<b>March 9, 2026</b>
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D. 25-4570 - RZ - VinSun

Mayor Wolf provided a brief explanation of Ordinance O2026-5, which proposed a zoning map amendment for the VinSun parcel at the southeast corner of SR 466 and US 301. He noted this ordinance would be considered at the first Commission meeting in March. First reading only. No vote.

<b>RESULT:</b>	<b>FIRST READING</b>	<b>PUBLIC HEARING:</b>	<b>March 9, 2026</b>
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**8. Resolutions for Approval**

None.

**9. Financial & Contracts & Agreements**

- A. Signature Drive Improvements Project Payment Application No. 6 in the Amount of \$43,038.63  
Public Works Director Hockenbury presented payment application No. 6 in the amount of \$43,038.63 for the Signature Drive project. He stated the project was close to completion with only minor closeout issues remaining. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve payment application No. 6. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Commissioner Elliott
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine

- B. Oak Grove Village Drainage Improvements Pay Application No. 4 in the Amount of \$103,854.00  
Public Works Director Hockenbury presented payment application No. 4 in the amount of \$103,854.00 for the Oak Grove Village drainage improvements project. He stated the project was substantially complete with only minor punchout issues remaining. City Manager McHugh reported that residents expressed excitement that the project was finished at the most recent Mondays with the Manager meeting. Motion by Commissioner Green, seconded by Commissioner Fontaine, to approve payment application No. 4. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Commissioner Fontaine
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine

- C. Millennium Park Phase 1 & 2 Project Change Order No. 16 in the Amount of \$74,444.40  
Public Works Director Hockenbury presented change order No. 16 in the amount of \$74,444.40 for the resinous wall coating at Millennium Park that had been discussed by commission members at the previous meeting. Motion by Commissioner Green, seconded by Commissioner Flores, to approve change order No. 16. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Mayor Pro Tem/Commissioner Flores
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine

- D. Millennium Park Ballfields Pole B6 Musco Light Repairs for the Amount of \$42,250  
Parks and Recreation Director Kellem presented a request in the amount of \$42,250.00 for lighting repairs necessitated by a fire. She explained that the City received \$37,250.00 in insurance reimbursement, with the remaining \$5,000.00 representing labor costs not covered by

insurance. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve the cost of repairs. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Commissioner Elliott
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine

- E. Amendment No. 6 to the Preconstruction Services Agreement with Garney Companies, Inc  
City Manager McHugh presented Amendment No. 6 to the Preconstruction Services Agreement with Garney Companies. He noted the amendment would remove the Build America, Buy America provision for the wastewater treatment plant improvements and would save the City of Wildwood money. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Amendment No. 6. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Mayor Pro Tem/Commissioner Flores
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine

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

- A. 25-2335 - SP - Monarch Ranch Building 1

Development Services Director Strickland presented a site plan for Monarch Ranch Building 1. She explained the site plan was for a 126,000 square foot industrial business and that the project had been approved by all the City's reviewing committees. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the Monarch Ranch Building 1 site plan. The motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Mayor Pro Tem/Commissioner Flores
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine

## 11. Appointments

None.

## 12. City Manager Reports

City Manager McHugh reported on concerns regarding the intersection of Spanish Harbor Drive and Penrose Place that were brought to his attention by residents of the Beaumont subdivision. He noted that a formal request for a four-way stop had been submitted to the consulting engineer.

McHugh also addressed lighting and irrigation issues within Beaumont, explaining that maintenance of those items fell under the jurisdiction of the CDD, not the City. He recommended

that concerned residents address these issues with their HOA/CDD.

McHugh further noted that several workshops would be scheduled in March and April.

A. Construction Projects Update

**13. Other Department Reports**

A. Information Technology 2025 Q4 Quarterly Report

IT Director Ketz presented the fourth quarter Information Technology Department report which focused on administrative work, software renewals and preparations for inventory and budget.

**14. Commission Members Reports**

Commissioner Elliott reported on his participation in judging the Wildwood Science Fair, attending the Heartland League of Cities, and the Encounter Church dedication. He requested the use of drones for the 250th Independence Day anniversary. He also discussed a complaint he received regarding certain types of businesses being allowed to operate in the downtown areas, and announced an upcoming workshop for golf cart ordinance considerations.

Commissioner Green recognized John Patterson from the East Central Florida Regional Planning Council. He also announced his upcoming attendance at the Diamond Awards and Resilience Summit.

Commissioner Flores reported on opening day for baseball and softball, noting parking concerns at the sports complex.

Mayor Wolf reported on the opening of the new Walmart on SR 44.

**15. City Attorney Reports**

None.

**16. Adjournment**

With no further business to discuss, the meeting was adjourned at 7:42 p.m. Motion by Commissioner Green, seconded by Commissioner Flores, to adjourn. Motion passed unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Commissioner Green
<b>SECONDER:</b>	Mayor Pro Tem/Commissioner Flores
<b>AYES:</b>	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine

**Upcoming Events**

March 9, 2026 - City Commission Meeting at City Hall at 9am

March 15, 2026 - WPD Bass Fishing Tournament at Lake Panasoffkee Lodge All Day

March 16, 2026 - Mondays with the Manager at the Warfield Auditorium from 7:30am to 8:30am

March 23, 2026 - City Commission Meeting at City Hall at 7pm



SEAL

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes  
Jessica Barnes, City Clerk

BY: Ed Wolf  
Ed Wolf, Mayor