

CITY COMMISSION  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 April 27, 2026 7:00 PM  
 CITY HALL COMMISSION CHAMBER

(meeting taped)

**1. Call to Order**

| <b>Attendee Name</b> | <b>Title</b>                  | <b>Status</b> |
|----------------------|-------------------------------|---------------|
| 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       |
| Lynzey McClellan     | Assisstant CFO                | Present       |
| Jessica Barnes       | City Clerk                    | Present       |
| Randall Parmer       | Police Chief                  | Present       |
| Melanie Strickland   | Development Services Director | Present       |
| Jeremy Hockenbury    | Public Works Director         | Present       |
| Jason Martin         | Utilities Deputy Director     | Present       |
| John Walker          | Police Captain                | 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 - H were approved. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion passed unanimously.

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| <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: April 13, 2026 Regular Meeting
- C. 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks
- D. PD 2206-001 Wildwood Place Planned Development Extension Request
- E. Wildwood Assembly of God, Inc Utility Easement Agreement within Wildwood Oaks Subdivision
- F. Exalt Health Rehab Hospital and CSX Easement Agreement
- G. City of Wildwood and Sumter County School Board Grant of Utility Easement & Wildwood Rehab LP and Sumter County School Board Grant of Temp. Construction Easement (Exalt Health Rehab)
- H. SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension

**3. Presentations and/or Proclamations**

- A. Proclaim May 2026 as Amyotrophic Lateral Sclerosis (ALS) Awareness Month  
 City staff proposed proclaiming May 2026, as Amyotrophic Lateral Sclerosis (ALS) Awareness Month. Mayor Wolf recognized long-term resident Walt Garrett who passed away from ALS. Motion by Commissioner Green, seconded by Commissioner Fontaine, to approve the proclamation. The motion passed unanimously.

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| <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 |

**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. FY26 Second Budget Amendment  
 Assistant CFO McClellan presented Resolution R2026-7 that amended the 2025-2026 fiscal year budget. McClellan provided an overview of the budget amendments that included \$68,000 starting salary for police officers and the transference of \$500,000 in excess funds to the Capital Improvement Fund for multiple projects. Motion by Commissioner Elliott, seconded by

Commissioner Green, to approve Resolution R2026-7. The motion passed unanimously.

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| <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,<br>Commissioner Green, Commissioner Fontaine |

C. 26-1211 Village CDD No. 15 Boundaries Amendment Petition

Development Services Director Strickland provided a brief overview of Ordinance O2026-14. She explained the ordinance amended the boundaries of the Village Community Development District No. 15. Mayor Wolf clarified the ordinance decreased the size of the district by approximately 11.2 acres. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Ordinance O2026-14. The motion passed unanimously.

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| <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,<br>Commissioner Green, Commissioner Fontaine |

D. 26-1243 Village CDD No.16 Boundaries Amendment Petition

Development Services Director Strickland provided a brief overview of Ordinance O2026-15. She explained the ordinance amended the boundaries of the Village Community Development District No. 16. She noted the amendment represented a net increase of 13.6 acres. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Ordinance O2026-15. The motion passed unanimously.

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| <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,<br>Commissioner Green, Commissioner Fontaine |

E. Duke Energy Franchise Agreement

Mayor Wolf provided a brief overview of Ordinance O2026-17. He explained the ordinance granted Duke Energy Florida, LLC a non-exclusive utility rights-of-way utilization franchise for providing electric service within City rights-of-way. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Ordinance O2026-17. The motion passed unanimously.

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| <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,<br>Commissioner Green, Commissioner Fontaine |

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

A. 26-1203- AN - 72 Seminole Path

Mayor Wolf provided a brief overview of Ordinance O2026-11. He explained the ordinance proposed a voluntary annexation of approximately 0.16 acres located at 72 Seminole Path. He noted that although it was considered a voluntary annexation, it was mandated by the county. Mayor Wolf emphasized that the annexation was not initiated by the City of Wildwood. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve Ordinance O2026-11. The motion passed unanimously.

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

**6. Public Forum - 4 minute time limit**

Hunter Hampton, Debra Lasby and Kendra Robinson addressed the Commission regarding the Small RV Wildwood project and stated numerous concerns they had with the project that included traffic congestion, location incompatibility and infrastructure concerns. Mark Fletcher and Suzy Stockwell addressed the Commission regarding R2026-6 and expressed several concerns about how the closure of the piece of road would affect many families and ongoing traffic concerns.

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

A. 25-4603-SSCP-Small RV Wildwood

Mayor Wolf read aloud the title of Ordinance O2026-8. He explained the ordinance was for a small-scale future land use map amendment for case number 25-4603 and that the Special Magistrate recommended denial of this request.

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| <b>RESULT: FIRST READING</b> | <b>PUBLIC HEARING: May 11, 2026</b> |
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B. 25-4602-RZ-Small RV Wildwood

Mayor Wolf read aloud the title of Ordinance O2026-9. He explained the ordinance was for a zoning map amendment for case number 25-4602 and that the Special Magistrate recommended denial of this request.

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| <b>RESULT: FIRST READING</b> | <b>PUBLIC HEARING: May 11, 2026</b> |
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C. 26-1204 - SSCPA - 72 Seminole Path

Mayor Wolf read aloud the title of Ordinance O2026-12. He explained the ordinance was for a small-scale future land use map amendment for case number 26-1204 and that the Special Magistrate recommended approval of this request.

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| <b>RESULT: FIRST READING</b> | <b>PUBLIC HEARING: May 11, 2026</b> |
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D. 26-1205 - RZ - 72 Seminole Path

Mayor Wolf read aloud the title of Ordinance O2026-13. He explained the ordinance was for a zoning map amendment for case number 26-1205 and the Special Magistrate recommended approval of this request.

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| <b>RESULT: FIRST READING</b> | <b>PUBLIC HEARING: May 11, 2026</b> |
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E. 26-1378 Establishment of Middleton CDD B

Mayor Wolf read aloud the title of Ordinance O2026-16. He explained the ordinance established the Middleton Community Development District B and encompassed 595.5 acres for case number 26-1378 and that staff recommended approval of this request.

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| <b>RESULT: FIRST READING</b> | <b>PUBLIC HEARING: May 11, 2026</b> |
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**8. Resolutions for Approval**

A. 25-4729 Right-of-Way Abandonment for Portion of CR 569

Mayor Wolf read aloud Resolution R2026-6. Development Services Director Strickland explained the resolution was for a right-of-way and the property was owned by the applicant on both sides of the adjacent road. City Manager McHugh clarified that only a portion of the right-of-way was being abandoned and not the entire thing. McHugh recommended that it would be in the Commission's best interest to abandon it while it was owned by the developer and then work with Sumter County to ensure proper signage was installed. Commissioner Elliott asked if any issues were anticipated when negotiating with the developer and if there was an advantage to waiting on this item until more discussions had taken place. Strickland responded that the developer is typically agreeable and there was not a reason to delay. Motion by Commissioner Elliott, seconded by Commissioner Fountaine, to approve Resolution R2026-6. The motion passed unanimously.

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

B. Purchasing Policy Update

Mayor Wolf read aloud Resolution R2026-8. Assistant CFO McClellan explained the resolution amended the current purchasing policy. She stated that in addition to the draft reviewed at the recent workshop, there were also small tweaks made to the sole source section of the purchasing policy. Mayor Wolf summarized that the resolution increased the authority for department heads to purchase larger amounts but also increased the number of approvers to ensure accuracy and accountability. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Resolution R2026-8. The motion passed unanimously.

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| <b>RESULT:</b> | <b>Passed</b>                     |
| <b>MOVER:</b>  | Mayor Pro Tem/Commissioner Flores |

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

C. Resolution Opposing Property Tax Reform

Mayor Wolf read aloud Resolution No. R2026-9. City Manager McHugh explained that during the last City Commission meeting there was a discussion about how potential property tax reform could affect Wildwood. Mayor Wolf expressed he felt the Commission making a stand on this issue was a no-win situation. He stated the Florida League of Cities, lobbyists and other elected bodies were expressing that reforms would take a certain amount of tax dollars and impact adequate levels of service. Commissioner Flores commented that silence was consent and that state senators would not know if there was an issue if nobody spoke up about it. Commissioner Elliott stated the state legislature and governor wanted to give money back to seniors without considering how it would affect services or the impact on raising alternate taxes. Mayor Wolf provided context to the city's tax rate, stating it was 2.8 mils and that Wildwood had the lowest tax rate in Central Florida. Motion by Commissioner Elliott, seconded by Commissioner Fountaine, to approve Resolution R2026-9. The motion passed unanimously.

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

D. Adoption of Policy for Disclosure Policies and Procedures

Mayor Wolf read aloud Resolution No. R2026-10. Assistant City Manager/CFO Smith explained that the resolution was for a continuing disclosure policy, and it was something that was agreed on during the bonding process. She noted this resolution came straight from the disclosure counsel, and staff was recommending approval. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve Resolution R2026-10. The motion passed unanimously.

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| <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 Fountaine |

E. Adoption of Cash Handling Policy

Mayor Wolf read aloud Resolution No. R2026-11. This resolution was for the adoption of a cash handling policy. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve Resolution R2026-11. The motion passed unanimously.

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| <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 Fountaine |

**9. Financial & Contracts & Agreements**

A. Millennium Park Phase 1 & 2 Project Payment Application No. 14 in the Amount of \$308,021.52  
Public Works Director Hockenbury presented a request for approval of Millennium Park Phase 1 & 2 Project Payment Application No.14. He stated the project should be wrapped up in the next few months. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Millennium Park Phase 1 & 2 Project Payment Application 14. The motion passed unanimously.

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

B. North Old Wire Water Main Replacement Pay App No. 2 for the Amount of \$199,612.33  
Utilities Deputy Director Martin presented a request for approval of the North Old Wire Water Main Replacement Pay App No. 2. He stated this was the second payout and 95% of the pipe was installed. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve North Old Wire Water Main Replacement Pay App No. 2. The motion passed unanimously.

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

C. North Old Wire Water Main Replacement Project Change Order No. 1 in the Amount of \$38,073.37  
Utilities Deputy Director Martin presented a request for approval of the North Old Wire Water Main Replacement Project Change Order No. 1. He stated that during the course of this project they had found a 2" water main that was not originally identified, and it was connected to the new line. He noted a stretch of sidewalk that had to be removed, and the directional drilling was extended to ensure there was no damage to any concrete owned by nearby businesses. Motion by Commissioner Green, seconded by Commissioner Fountaine, to approve the North Old Wire Water Main Replacement Project Change Order No. 1. The motion passed unanimously.

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

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

None.

**11. Appointments**

None.

**12. City Manager Reports**

**A. Local Construction Projects Update**

City Manager McHugh provided updates on local construction projects and recognized the efforts of the Development Services team and their work on the Keep Wildwood Beautiful event. McHugh commented on the Lake Okahumpka sidewalk request a citizen brought to the Commission's attention at a previous meeting. He stated the citizen had a conflict and could not attend the current meeting, so the issue would be brought to the Commission's attention at the May 11, 2026 meeting.

**13. Other Department Reports**

None.

**14. Commission Members Reports**

Commissioner Elliott reported attending the Sumter County Board of County Commissioners Workshop, Lake Sumter Metropolitan Planning Organization meeting, Arbor Day tree planting ceremony, and a Heartland Local Executive League meeting.

Commissioner Fontaine reported on attending the Institute of Elected Municipal Officials and commented on the VHA donating a golf cart to the City of Wildwood. He also mentioned attending the comedy night and how much everyone enjoyed it.

**15. City Attorney Reports**

None.

**16. Adjournment**

With no further business to discuss, the meeting was adjourned at 7:56 p.m. Motion by Commissioner Flores, seconded by Commissioner Elliott, to adjourn. Motion passed unanimously.

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

**Upcoming Events**

May 1, 2026 - Derby Party at the Historic Baker House from 6pm to 8pm

May 8, 2026 - Kids' Night Out at the Wildwood Community Center from 5pm to 9pm

May 11, 2026 - City Commission Meeting at City Hall at 9am