

CITY COMMISSION
 CITY OF WILDWOOD, FLORIDA
 SPECIAL MEETING
 May 18, 2026 9:00 AM
 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	Absent
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present at 9:30 a.m.
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
Courtney Kellem	Parks and Recreation Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present

Mayor Wolf called the meeting to order at 9:00 a.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

None.

3. Presentations and/or Proclamations

A. Development Services Department Update

Development Services Director Strickland provided a comprehensive presentation on the operations, staffing, and initiatives of the Development Services Department. She explained the Development Services Department structure and referenced the multiple divisions within the department. Strickland noted the duties and responsibilities of the Code Compliance Division, Planning Division, GIS Division, and the Development Technicians. She also included a brief segment that explained what meetings Development Services facilitated.

Strickland then addressed water and wastewater capacity concerns and decisions regarding development. She presented projected flow and capacity charts for both wastewater and water systems, identifying future pinch points and planned capacity increases. City Manager McHugh clarified the projected water demand was permitted only, not hydraulic or capacity. He confirmed the city was working with Kimley Horn to increase permitted water withdrawal through the water management district.

Strickland then reviewed workforce housing, providing metrics and a policy framework for attainable housing. She also commented on the results of a recent housing study that was performed in 2025 and noted the average home and rental costs, both within Sumter County and the City of Wildwood. A brief discussion was held about the usage of surplus city-owned land for attainable housing and partnerships with non-profits. Strickland remarked on an existing incentive plan and noted the Triumph South planned development as an early attempt at affordable housing.

Strickland reported working with the city attorney on 2026 Land Development Regulation (LDR) updates. Staff incorporated additional accessory dwelling unit provisions to provide housing options, language on food truck parks, and updated sign code provisions. The department aims for twice-yearly LDR updates unless urgent ordinances are needed. Strickland's goals include updating Downtown Design District standards. The city contracted with the Inspire Group for assistance. The project is approximately six months underway with a presentation expected within two months.

Commissioner Green asked about short-term rental regulation. Strickland responded that the city did not have specific regulations, and it had not been brought to staff attention as a significant issue.

B. Martin Theatre Redevelopment Project

Gator Sktch Representatives Mike Latham and Alex Busto presented conceptual architectural designs for the Martin Theatre redevelopment project. Latham outlined the project process beginning with meetings with staff in November to December 2025. Initial discussions covered downtown challenges, CSX railroad issues, the new public-private building (The Railyard project), the Main Street parking garage, Martin Theatre, City Hall campus, HR building, staffing, and population growth.

The team sent questionnaires to four Commission members and staff, analyzed feedback, conducted staffing projections for 2036 and 2046, and assessed how growth would affect current spaces.

Busto emphasized that the concepts presented were preliminary and intended to generate discussion and direction from the Commission.

Busto presented the following design concepts:

- Relocate Commission Chambers to a new City Annex across the street to accommodate future growth and free space within City Hall for expanded staff offices.
- Expand Development Services, Utility, Code Enforcement, and GIS departments within City Hall.
- Add internship workstations throughout City Hall and provide shared meeting offices for commissioners and constituent meetings.
- Relocate the Public Information Office, Finance, and Procurement departments to the new City Annex.

- Convert the Wonder Street building into a dedicated Human Resources facility.
- Based on his assessment, Mr. Busto stated the Martin Theatre is nearing the end of its useful life due to ADA, wind-load, storm-resilience, and energy-code deficiencies. He indicated that preserving the theater's community gathering function may be more practical than preserving the existing structure.
- Construct a new City Annex with:
 - Commission Chambers seating more than 200 people.
 - Flexible meeting space that can be divided for community events, exhibits, and rentals.
 - Expanded office space and public waiting areas.
 - Improved landscape features.
- Include a rear parking area to support the new office space and provide public and employee access from both the street and parking lot.

To further support Master Plan goals, additional mixed-use development concepts were presented, including:

- A four-level parking garage similar to the existing Main Street garage.
- A pedestrian bridge connecting the parking garage to the second floor of the three-story City Annex.
- A Martin Theatre Museum reflecting theater history, railroad ties, and public information center.
- Retail and restaurant opportunities, including an ice cream shop, deli/cafe, coffee shop, music store, boutiques, and florist.
- A "Makerspace" providing access to specialized equipment for entrepreneurs and small businesses.
- A produce market supporting local farmers and expanding access to local produce.

Additional concepts for the upper floors included:

- City offices located on the second floor with direct access from the pedestrian bridge.
- Multi-purpose Commission Chambers that could also accommodate community events, movies, and performances.
- A third-floor balcony similar to the original Martin Theatre.
- Executive office suites or a business incubator to promote small business development.
- Training rooms for business assistance organizations and nonprofits.
- Approximately 116 parking spaces within the proposed parking garage.

Site and public-space improvements presented included:

- Enhanced pedestrian safety and plaza areas.
- Space to support farmers markets and community events.
- A courtyard bandshell for outdoor performances.
- Fountain improvements, a splash pad, additional seating, bike racks, and trash receptacles.

Architectural concepts included:

- Design features incorporated from City Hall, including arches, columns, colonnades, brick materials, and Palladian styles.
- Architectural elements that visually connect the City Annex and parking garage.
- Extensive use of glass to reflect surrounding buildings and public spaces.

- Bringing back a marquee and ticket booth.

Busto reiterated that all concepts were just ideas for the Commission to consider.

Commission members discussed building design, parking, project phasing, future space needs, and operational flexibility. Commissioners expressed general support for the concept and long-term vision for downtown redevelopment. City Manager McHugh outlined next steps, including additional analysis, concept refinement, and public outreach for feedback.

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

5. Public Hearings - Timed - Quasi-Judicial

None.

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Millennium Park Phase 1 & 2 Project Change Order No. 25 in the Amount of \$267,283.91

Public Works Director Hockenbury presented a request for approval of Millennium Park Phase 1 & 2 Project Change Order No. 25. This change order was in addition to the original bid and was included in the 2026 budget. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Millennium Park Phase 1 & 2 Project Change Order No. 25. The motion passed unanimously.

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

B. North Old Wire Water Main Replacement Pay App No. 3 for the Amount of \$137,399.08

Utilities Deputy Director Martin presented a request for approval of North Old Wire Water Main Replacement Pay App No. 3. The water line had been installed and pressure tested, and the next steps included back tee installation, approval, and connecting residents to remove them from the old cast iron main. Motion by Commissioner Green, seconded by Commissioner Fontaine, to approve North Old Wire Water Main Replacement Pay App No. 3. The motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Fontaine

AYES: Mayor Wolf, Commissioner Elliott, Commissioner Green, Commissioner Fontaine
--

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

None.

13. Other Department Reports

A. Parks and Recreation — Happy Birthday America Memo

Parks and Recreation Director Kellem presented a parking plan for the Happy Birthday America event. She noted the department planned to provide shuttle bus services from Wildwood Middle High School FFA green space to the front of the community center. The estimated cost for the service shuttles was \$2,000 to \$3,000 with three shuttles running routes continuously throughout the evening. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve the parking plan for the Happy Birthday America event. The motion passed unanimously.

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

B. Injection Well Project Letter of Opposition

City Manager McHugh reported he had a meeting with City Attorney Bills regarding a letter of opposition to the proposed injection well project in Sumter County. Mayor Wolf expressed his concerns about deep water wells and emphasized the potential for contamination. Commissioner Elliott remarked on the issue's importance and suggested the Mayor sign the letter to give it more strength, recommending the city share the letter at the state level. Mayor Wolf agreed to sign a revised letter. Motion by Commissioner Elliott, seconded by Commissioner Fontaine, to approve sending a letter of opposition to the injection well project signed by the Mayor to be shared with state officials. The motion passed unanimously.

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

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 11:02 a.m.

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

Upcoming Events

May 20, 2026 - WPD Memorial Day Ceremony and Community Lunch at the Wildwood Community Center from 11am to 1pm

May 25, 2026 - Memorial Day - City Offices Closed - Commission Meeting Canceled

June 8, 2026 - City Commission Meeting at City Hall at 9am



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor