

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 22, 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
Jeremy Hockenbury	Public Works Director	Present
Courtney Kellem	Parks and 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 - I were approved. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve the consent agenda as presented. The motion passed unanimously.

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

A. Expenditure Report

- B. Minutes for Approval: May 11, 2026 Regular Meeting
- C. Minutes for Approval: May 18, 2026 Special Meeting
- D. Contract Extension for Electrical Services - Base 3, LLC DBA Gibson Electric
- E. Contract Extension for Electrical Services - Accurate Power & Technology, Inc.
- F. 26-1168 (SP) VOSO Phase 31YZ Master Plan
- G. 25-3061 (PLAT) Northern Pines Subdivision Improvement Plat
- H. Pinnacle Church of God Road Closure Request
- I. Budgeted Financial Items
- 1. RecTrac Software Standardization and Acquisition for Parks & Recreation

3. Presentations and/or Proclamations

A. Park and Recreation Month 2026

Mayor Wolf read aloud the proclamation declaring the month of July 2026 as Park and Recreation Month in the City of Wildwood. The proclamation noted the theme "The Power Of" parks and recreation and recognized the contribution of park and recreation professionals and volunteers. Motion by Commissioner Green, seconded by Commissioner Flores, to approve July 2026 as Park and Recreation month. The motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	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.

B. 26-1971 Village Community Development District No. 9 Boundaries Amendment Petition (6th Amendment)

Mayor Wolf read aloud the title of Ordinance O2026-22. Development Services Director

Strickland provided a brief overview of the ordinance. She reported the Board of Supervisors of the Village Community Development District No. 9 petitioned the City to amend the district boundaries, resulting in a net increase of 9.7 acres. She stated that all statutory advertising requirements were met, and the ordinance received its first reading at the previous commission meeting. Strickland explained the amendment allowed the addition of 37 residential units and that roads within the Shanty Creek development would be dedicated to the City for ownership and maintenance. She noted that staff received inquiries about potential increases in resident fees and referred residents to the Village CDD No. 9 office.

Candy Haskins addressed the Commission with questions regarding potential financial impacts of the amendment on existing residents that included taxation, services, and governance.

City Manager McHugh clarified that the amendment applied to the 37 new homes being added and would not affect existing CDD No. 9 residents' taxes, services, or jurisdiction. Future residents of the new homes would be subject to City of Wildwood taxes and services. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Ordinance O2026-22. The motion passed unanimously.

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

C. Smoke Shop Distance Criteria Ordinance

Mayor Wolf read aloud the title of Ordinance O2026-23. Development Services Director Strickland provided a brief overview of the ordinance, explaining that it established separation requirements for smoke shops from schools, churches, playgrounds, recreation areas, and other smoke shops. She noted the city had experienced significant growth in such establishments and the ordinance's intent was to protect youth while not affecting existing compliant businesses. Commissioner Elliott noted that he had not seen any benefits that smoke shops provided to the City of Wildwood. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Ordinance O2026-23. The motion passed unanimously.

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

5. Public Hearings - Timed - Quasi-Judicial

A. 26-1364 (AN) Rainey Construction Land Company, LLC

Mayor Wolf read aloud the title of Ordinance O2026-21. Mayor Wolf noted the property was north of town and bordered the Shamrock Industrial Park. There were no questions from the public or commission. Motion by Commissioner Green, seconded by Commissioner Fountaine, to approve Ordinance O2026-21. The motion passed unanimously.

RESULT:	Passed
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MOVER:	Commissioner Green
SECONDER:	Commissioner Fountaine
AYES:	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. 26-0559 (SSCP) Myles Enterprises LLC

Mayor Wolf read the title of Ordinance O2026-19, which proposed a small-scale future land use map amendment for Myles Enterprises LLC to change the Future Land Use Map designation from Agriculture Sumter County to Rural Residential City for 9.77 acres MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 13, 2026
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B. 26-0561 (RZ) Myles Enterprises LLC

Mayor Wolf read aloud the title of Ordinance O2026-20, which proposed a zoning map amendment for Myles Enterprises LLC to change the zoning district from RR5 County to RR Rural Residential City for 9.77 acres MOL. Mayor Wolf noted that upon annexation, the property would then receive its zoning designation, although specific development plans had not yet been presented. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 13, 2026
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C. 26-2107 (AN) 40 Magnolia Development

Mayor Wolf read aloud the title of Ordinance O2026-27, which provided for voluntary annexation of approximately 3.40 acres located approximately 0.22 miles east of N US 301 at the southeast corner of CR 106 and NE 42nd Boulevard. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: July 13, 2026
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D. 26-2159 (AN) Silver Oaks at Warm Springs

Mayor Wolf read aloud the title of Ordinance O2026-29, which provided for voluntary annexation of approximately 3.08 acres located east of the Warm Springs Avenue and Bigham Trail intersection south along Warm Springs Avenue. First reading only. No vote.

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

- A. Millennium Park Phase 1 & 2 Project Payment Application No. 16 in the Amount of \$449,389.03
Public Works Director Hockenbury presented an approval request for the Millennium Park Phase 1 & 2 Project Payment Application No. 16. He reported that the project remained on schedule, with streetlight installation underway, the basketball court structure visible, and preparations completed for installation of the new sign. Motion by Commissioner Green, seconded by Commissioner Fountaine, to approve Millennium Park Phase 1 & 2 Project Payment Application No. 16 request. The motion passed unanimously.

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

- B. Barwick Street Improvements Project Payment Application No. 1 in the Amount of \$108,277.01
Public Works Director Hockenbury presented an approval request for the Barwick Street Improvements Project Payment Application No. 1. He reported it was the first of multiple payment applications for the Barwick Street project. Hockenbury noted the contractor, Art Walker, was performing well and progressing efficiently. He also stated the pond excavation behind the Development Services building was complete and additional site work had begun in the wooded area. Mayor Wolf added that the completed pond appeared well done. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Barwick Street Improvements Project Payment Application No. 1 request. The motion passed unanimously.

RESULT:	Passed
MOVER:	Mayor Pro Tem/Commissioner Flores
SECONDER:	Commissioner Green
AYES:	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. Construction Projects Update

City Manager McHugh stated he was available for any questions regarding the project updates within the agenda.

B. Memo Regarding Property Tax Reform

City Manager McHugh outlined the memo and explained potential impacts of significant revenue reductions as a possible result of the property tax reform. He stated that staff would present a

budget to the commission during the first budget workshop that maintained current levels of service. He explained that reductions in revenue would affect the capital improvement project fund starting in fiscal year 2028. Mayor Wolf commented that the City of Wildwood had the lowest taxes in the area with less than 3 mills and the commissioners had done what they could to keep the costs low for the citizens of Wildwood. Commissioner Fountaine asked the City Attorney to provide guidance on what could legally be talked about regarding the proposed property tax reform. City Manager McHugh noted this was a passionate issue, and it was important to ensure they were doing the best they could without influencing the taxpayers to vote one way or another.

C. Martin Theatre Redevelopment Project Public Meeting Update

City Manager McHugh provided details on the public engagement meeting for the Martin Theater. He stated the meeting allowed the public to review the proposal. He noted staff and project consultants would be there to answer any questions.

13. Other Department Reports

A. Parks and Rec Community Partnerships

Parks and Recreation Director Kellem welcomed two community partners, Avon Hambrick and Karen Elliott, to speak. Avon Hambrick with Lifeskills of America, Inc. described the mission of the organization, which assisted at-risk teen girls aged 15–18 and helped with self-discovery, high school diplomas, and fast-track careers, amongst other areas. She described a tutoring and study group that focused on math, English, reading, and spelling, and they had partnered with the library on Tuesdays for accommodations. She thanked Kellem and the City of Wildwood for the use of the building. She described how the study group would function at the library and the benefits the girls in the program would experience. Karen Elliott of the Dolly Parton Imagination Library described the mission of the organization and stated it provided free books to children 0–5 years of age. Karen stated that this program would be funded by them for two years and there were 229 people waiting to sign up for the program. She added that at the time of the meeting, there were 169 registrations.

14. Commission Members Reports

Commissioner Elliott reported on attending a leadership class presented by the Florida League of Cities with Commissioner Flores. Elliott spoke on the concept of trust, explained the Edelman Trust Barometer, and requested the City Manager add the topic of trust to an upcoming workshop. Elliott referenced the Florida Sunshine Law and reinforced its importance.

Commissioner Green detailed an upcoming family reunion that included a party night and workshop night within the City of Wildwood.

Commissioner Fountaine thanked the Code Enforcement team for their recent orientation. Commissioner Fountaine asked the City Manager if overgrown lawns were part of Code Enforcement jurisdiction, which he affirmed.

Commissioner Flores reported on attending numerous ribbon cutting ceremonies that included the expansion of Charlotte Pipe, Sunflower Cottage, and Zunzibar.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:51 p.m. Motion by Commissioner Green, seconded by Commissioner Elliott, to adjourn. Motion passed unanimously.

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

Upcoming Events

July 3, 2026 - Happy Birthday America Event at the Wildwood Community Center from 6pm to 10pm

July 13, 2026 - City Commission Meeting at City Hall at 9am

July 18, 2026 - Picnic in the Park at the Wildwood Community Center from 10am to 12pm



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