

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 27, 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	Absent
Jackson Shelton	Deputy City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present

Mayor Wolf called the meeting to order at 7:00 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 - F were approved. Motion by Commissioner Green, seconded by Commissioner Fountaine, to approve the consent agenda as presented. 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

- A. Expenditure Report
- B. Minutes for Approval: July 13, 2026 Regular Meeting
- C. 25-1500 Preston Place Commercial Site
- D. 25-3741- SP - Indian Oaks Self Storage
- E. WUDD FY26-27 Proposed Budget
- F. Grant of Utility Easement to Duke Energy Florida, LLC for the Water Reclamation Facility

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.

5. Public Hearings - Timed - Quasi-Judicial

A. 26-1976 - (AN) Wildwood 50-Unit Subdivision

Mayor Wolf read aloud the title of Ordinance O2026-30. Development Services Director Strickland presented a voluntary annexation request from AD Wildwood, LLC for a 13.28-acre parcel located on the east side of CR 217, with staff recommending approval. Mayor Wolf clarified that the references in the public advertisement to 50 homes were part of the applicant's project name and did not represent an approved development plan. He explained that the property's actual density and development details would be determined through future site plan reviews and code enforcement processes. Strickland confirmed that no environmental or detailed site plans had been submitted, and Mayor Wolf emphasized that the City would conduct a thorough review of any future development proposal. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Ordinance O2026-30. 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

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. 26-2004 (CP) Rainey Construction Land Company, LLC

Mayor Wolf read aloud the title of Ordinance O2026-25. He provided a brief description of the proposed ordinance. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 10, 2026

B. 26-2002 (RZ) Rainey Construction Land Company, LLC

Mayor Wolf read aloud the title of Ordinance O2026-26. He provided a brief description of the proposed ordinance. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 10, 2026

C. 26-2163 (CP) Silver Oaks at Warm Springs

Mayor Wolf read aloud the title of Ordinance O2026-31. He provided a brief description of the proposed ordinance. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 10, 2026

D. 26-2161 (RZ) Silver Oaks at Warm Springs

Mayor Wolf read aloud the title of Ordinance O2026-32. He provided a brief description of the proposed ordinance. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 10, 2026

E. 25-3353 (CP) Naimat Jesus, Inc

Mayor Wolf read aloud the title of Ordinance O2026-33. He provided a brief description of the proposed ordinance. Dean Johnson spoke before the Commission and expressed concerns about the lack of maintenance on the neighboring property that included dead trees, overgrown vegetation, standing water, drainage problems, and potential fire hazards. He stated that these conditions had damaged his property and requested that the developer address maintenance issues before receiving further development approvals. Mayor Wolf explained that the current agenda item was only the first step in the approval process and that detailed development plans would be available during the site plan review. He acknowledged Johnson's concerns and noted that many of the issues would likely be resolved as development moved forward.

Development Services Director Strickland explained that once the property was annexed and rezoned, the City would have greater authority to enforce maintenance standards than Sumter County. She stated that concerns regarding drainage, trees, and vegetation would be evaluated during the site plan review, while code enforcement staff can begin investigating issues such as dead trees and wall maintenance after annexation. Strickland offered to meet with Johnson following the meeting to discuss his concerns and assured him that the information he previously submitted would be retained and considered throughout the development review process. Mayor Wolf reiterated that future development must comply with City requirements for stormwater management and encouraged Johnson to continue working with City staff to address immediate

concerns where possible.

First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 10, 2026

F. 25-3354 (RZ) Naimat Jesus, Inc

Mayor Wolf read aloud the title of Ordinance O2026-34. He provided a brief description of the proposed ordinance. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 10, 2026

G. 26-2210 - AN - 7310 CR 213

Mayor Wolf read aloud the title of Ordinance O2026-35. He provided a brief description of the proposed ordinance. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 10, 2026

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Barwick Street Improvements Project Payment Application No. 2 in the Amount of \$262,269.19

Public Works Director Hockenbury presented an approval request for the Barwick Street Improvements Project Payment Application No. 2. Hockenbury provided an update and indicated that significant work was ongoing in the Barwick Street area. He noted a considerable amount of dirt was being excavated from the area. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve Barwick Street Improvements Project Payment Application No. 2. 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

B. CR 501 WTP Iron Filter Project Pay App #12 in the Amount of \$96,718.30

Public Works Director Hockenbury presented an approval request for the CR 501 WTP Iron Filter Project Pay App #12. Hockenbury reported the infiltration project was nearing completion, with previous control issues resolved and the automatic flushing system now operational. The project was expected to be finished soon. Motion by Commissioner Flores, seconded by Commissioner Green, to approve CR 501 WTP Iron Filter Project Pay App #12. 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

C. R-12 Reclaim Pump Station Project Pay Application No. 3 in the Amount of \$94,554.03

Public Works Director Hockenbury presented an approval request for the R-12 Reclaim Pump Station Project Pay Application No. 3. Hockenbury reported that Cathcart had resumed work on the project, focused on electrical components in coordination with the City. The reclaimed irrigation system (RIBS) was scheduled for removal the following Tuesday, with staff coordinating with the contractor to complete the required work. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve R-12 Reclaim Pump Station Project Pay Application No. 3. 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

D. Approval of Construction Loan Agreement with Florida Department of Environmental Protection through the Clean Water State Revolving Loan Fund

Assistant City Manager/CFO Smith presented an approval request for the Construction Loan Agreement with the Florida Department of Environmental Protection. Smith explained that this item was the next step in securing the \$20M in referendum-approved funding for the wastewater treatment plant. The agreement formalized the funding arrangement with the Florida Department of Environmental Protection. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the Construction Loan Agreement with the Florida Department of Environmental Protection. 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

E. Setting the FY27 Millage Rate

Assistant City Manager/CFO Smith presented an approval request for setting the FY27 Millage Rate. Smith explained that the Commission must establish the maximum millage rate for fiscal year 2027. The proposed rate of 2.8287 matched the current rate and was used to prepare the budget. If adopted, it would represent a tax increase because it exceeds the rolled-back rate, though the Commission may reduce the rate before final adoption. Motion by Commissioner Fountaine, seconded by Commissioner Flores, to approve the setting of the FY27 Millage Rate. The motion passed unanimously.

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

10. General Items for Consideration/Discussion and Other Business

A. Letter from St. Vincent De Paul Catholic Church

Development Services Director Strickland addressed a reimbursement request from St. Vincent de Paul Catholic Church related to a \$61,000 cost for an asbestos pipe discovered during construction. She explained that the project had completed the required site plan review and pre-construction process, with plans and agreements placing responsibility on the applicant and contractor to verify site conditions and report any field changes.

Strickland stated the City understood the financial impact on the church and was willing to explore ways to reduce future costs, but reimbursing the expense would not be consistent with City policy or past practices and could create an unfair precedent. Mayor Wolf agreed and emphasized the need for consistency while encouraging staff to continue working with the applicant on possible solutions.

Strickland noted that they had worked extensively with the church and contractor on other project challenges and would continue discussions to help reduce impacts where possible. Commissioner Elliott encouraged the City to improve communication with applicants and contractors to ensure they understood inspection responsibilities and avoid similar issues in the future. Strickland confirmed that staff was already working on improving permit documentation and communication processes. Motion by Commissioner Elliott, seconded by Commissioner Green, to accept staff's recommendation of denial of the request and the return letter to St. Vincent de Paul Catholic Church. 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

11. Appointments

None.

12. City Manager Reports

A. Second Budget Workshop on August 3, 2026, at 9am

City Manager McHugh reminded the Commission of the second budget workshop scheduled for Monday morning, August 3, 2026, at 9:00 AM. He recognized staff members who completed the Certified Public Manager program through the Florida State University, and thanked them for their commitment to professional development. McHugh also thanked the Commission for supporting employee development.

13. Other Department Reports

A. Police Department Quarterly Report

Chief Farmer presented the department's quarterly report to the Commission. Mayor Wolf

praised the report and recognized the work of the new Public Information Officer, Madison Guinn, who prepared her first report in the position.

14. Commission Members Reports

Commissioner Elliott reported on the American Legion's 110th anniversary. Commissioner Green commented that Senator Rick Scott had been distancing himself from the proposed property tax reform. Mayor Wolf asked the City Manager to investigate several palm trees that had died.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:41 p.m. Motion by Commissioner Green, seconded by Commissioner Elliott, to adjourn. Motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	None
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

Upcoming Events

August 1, 2026 - Back to School Collaborative Community Extravaganza at the Wildwood Community Center from 11am to 3pm

August 3, 2026 - City Commission Workshop at City Hall at 9am

August 10, 2026 - City Commission Meeting at City Hall at 9am



CITY COMMISSION
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ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor