



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Vacant – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

November 24, 2025 7:00 PM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

1. Call to Order

2. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda at the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. EXPENDITURE REPORT

B. MINUTES FOR APPROVAL: OCTOBER 27, 2025 REGULAR MEETING

C. MINUTES FOR APPROVAL: NOVEMBER 3, 2025 COMMISSION WORKSHOP

D. BUDGETED FINANCIAL ITEMS

1. KIMLEY-HORN WORK AUTHORIZATION #30 FOR DESIGN OF THE

ASHLEY & FAIRWAYS WTP'S CORROSION INHIBITOR INJECTION
SYSTEM IN THE AMOUNT \$25,000.00

2. *CELLPHONE DATA EXTRACTION SOFTWARE IN THE AMOUNT OF
\$30,767.50*

3. **Presentations and/or Proclamations**
4. **Public Hearings - Timed - Legislative**

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. **Public Hearings - Timed - Quasi-Judicial**
6. **Public Forum - 4 minute time limit**
7. **Ordinances First Reading Only (No Vote)**

- A. ***ORDINANCE NO. O2025-56 - AN ORDINANCE OF THE CITY OF
WILDWOOD, FLORIDA, ESTABLISHING THE WINSTON COMMUNITY
DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES
OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL
MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING
FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE***

CDD 2505-001 The Winston CDD

Staff recommends approval.

- B. ***ORDINANCE NO. O2025-58 - AN ORDINANCE OF THE CITY OF
WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND
USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY
PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR
CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

Wildwood Country Resort Small Scale Comprehensive Plan Amendments

The applicants are seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051 on a total of 0.83 acres MOL. This request is accompanied by rezoning request, ordinance number O2025-59.

The City of Wildwood's Planning and Zoning Board/Special Magistrate, acting as the Local Planning Agency, recommends approval.

- C. **ORDINANCE NO. O2025-59** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Wildwood Country Resort Rezoning Applications

The applicants are seeking approval from the City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051 on a total of 0.83 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request, ordinance number O2025-58.

The City of Wildwood's Planning and Zoning Board/Special Magistrate recommends approval.

- D. **ORDINANCE NO. O2025-60** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A25-3783 - SSCPA - Son Life Lawn & Landscaping, Inc.

Parcel D29A022

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Industrial (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a rezoning request A25-3783 (O2025-61).

Special Magistrate recommends approval of O2025-60.

- E. **ORDINANCE NO. O2025-61** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A25-3784 - RZ - Son Life Lawn & Landscaping, Inc.

Parcel D29A022

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CN and RR5C (Sumter County)

to M-1 (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3783 (O2025-60).

Special Magistrate recommends approval of O2025-61.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. *A25-0068 ST. VINCENT DE PAUL AMENDED AND RESTATED NON-EXCLUSIVE UTILITY EASEMENT*
- B. *APPROVAL OF AWARD FOR INVITATION TO BID (ITB) #2026-01 UTILITY SUPPLY LINE PARTS BID*
- C. *PAYMENT APPLICATION NO. 3 FOR SIGNATURE DRIVE IMPROVEMENTS PROJECT IN THE AMOUNT OF \$35,826.91*
- D. *UPDATE TO TRIMBLE ANNUAL SOFTWARE SUBSCRIPTION AGREEMENT FOR UNITY CONSTRUCT AND UNITY MAINTAIN IN THE AMOUNT OF \$55,769.36*
- E. *AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH ONINDUS FOR PROJECT MANAGEMENT SOFTWARE IMPLEMENTATION SERVICES IN THE AMOUNT OF \$71,500*
- F. *MILLENNIUM PARK PROJECT CHANGE ORDER NO. 7 IN THE AMOUNT OF \$32,756.14*
- G. *CR 501 WTP IRON FILTER PROJECT PAY APPLICATION NO. 9 TO SGS CONTRACTING SERVICES, INC. FOR THE AMOUNT OF \$180,590.18*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *FY26 AD VALOREM TAX FLYER*
- B. *REQUEST SPECIAL MEETING FOR DECEMBER 1, 2025 AT 9AM*
- C. *REQUEST SPECIAL MEETING FOR DECEMBER 15, 2025 AT 9AM*

13. Other Department Reports

- A. *PARKS AND RECREATION DEPARTMENT QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

November 27 & 28, 2025 - Thanksgiving Holiday - City Hall Closed

November 29, 2025 - Wildwood Rotary Club 5K Run & Walk at City Hall at 8am

December 1, 2025 - City Commission Special Meeting at City Hall at 9am

December 5, 2025 - Winterfest & Light Up Wildwood Christmas Parade at City Hall
from 5pm to 9pm

December 8, 2025 - City Commission Meeting at City Hall at 9am

December 15, 2025 - City Commission Special Meeting at City Hall at 9am

November 24, 2025 7:00 PM