



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

December 8, 2025 9:00 AM

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: NOVEMBER 10, 2025 REGULAR MEETING*

C. *A25-0257 - SP - OXFORD PROFESSIONAL PLAZA BUILDING ADDITION*

D. *A25-0765 (PLAT) THE WINSTON IMPROVEMENT PLAN*

E. *A25-1588 TILLMAN VILLAS FINAL PLAT*

F. *A25-3342 (SP) FLORIDA HEART & VASCULAR*

- G. *A25-3710 (SP) VOSO PHASE 31H & I MASTER PLAN*
- H. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEEDS UNIT NOS. 164, 168, AND 200*
- I. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEEDS UNIT NOS. 163, 167, 196, & 197*
- J. *SP 2302-012 THE CASABLANCA AT WILDWOOD DEVELOPMENT ORDER EXTENSION*

K. *BUDGETED FINANCIAL ITEMS*

- 1. *LIFT STATION NO. 49 (BEAUMONT), CONTROL PANEL, AND VFD (VARIABLE FREQUENCY DRIVE) UPGRADE IN THE AMOUNT OF \$88,265.00*
- 2. *DRUVA CLOUD BACKUP FOR MICROSOFT 365 IN THE AMOUNT OF \$24,999.40*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. *ORDINANCE NO. 02025-56 - 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.

- C. *ORDINANCE NO. 02025-58 - 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.

- 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).

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

5. Public Hearings - Timed - Quasi-Judicial

- A. ***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

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.

- B. ***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).

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

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-44 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.20 ACRES LOCATED ON ROBIN RD, APPROXIMATELY 0.03 MILES EAST OF THE INTERSECTION OF HESTER TRAIL AND ROBIN RD, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

A25-3154 - AN - Fannie Mae

PARCEL G22A15A05

The applicant, Chris Clemans, on behalf of the owner, Federal National Mortgage Association, has submitted a voluntary annexation application for parcel G22A15A05. The property to be annexed totals 0.20 acres MOL and is located on Robin Rd, approximately 0.03 miles east of the intersection of Hester Trail and Robin Rd.

Staff recommends approval of Ordinance O2025-44.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-40 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, ADOPTING CERTAIN RULES OF CONDUCT AND PROCEDURE FOR CITY COMMISSION MEETINGS WHEREIN A NEW COMMISSIONER IS APPOINTED UNDER SECTION 3-***

7.5.C. OF THE CITY'S CHARTER; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Process to Fill Commission Seat Vacancy

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *OWNER DIRECT PURCHASE OF LARGE DIAMETER VALVE PACKAGE FOR PHASE 2 OF THE WATER RECLAMATION FACILITY (WRF) PROJECT IN THE AMOUNT OF \$817,852.00*
- B. *WORK AUTHORIZATION NO. 8 FOR HALFF ENGINEERING TO DESIGN, BID, PERMIT, AND PERFORM ADMINISTRATION FOR THE GAMBLE STREET WATER MAIN REPLACEMENT FOR THE AMOUNT OF \$93,564.00*
- C. *5,000' OF GRAVITY SEWER MAIN CLEANING AND CCTV FOR FUTURE LINING FOR THE AMOUNT OF \$37,000.00*
- D. *FIFTH AMENDMENT TO THE PRECONSTRUCTION SERVICES AGREEMENT WITH GARNEY COMPANIES, INC*
- E. *PAY APPLICATION NO. 9 FOR PHASE ONE OF THE WATER RECLAMATION FACILITY PROJECT IN THE AMOUNT OF \$4,014,038.80*
- F. *ADDENDUM TO BRIGHTVIEW CONTRACT FOR ADDITIONAL ROW LANDSCAPE MAINTENANCE SERVICES IN THE AMOUNT OF \$40,800*
- G. *SIGNATURE DRIVE IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 4 IN THE AMOUNT OF \$127,691.40*
- H. *COMMUNITY CENTER HVAC REPLACEMENT PROJECT PAYMENT APPLICATION NO. 3 IN THE AMOUNT OF \$224,547.77*
- I. *CANAN OAKS DEVELOPER'S AGREEMENT*
- J. *WILDWOOD ASSEMBLY OF GOD REUSE EASEMENT AGREEMENT*

10. General Items for Consideration/Discussion and Other Business

- A. *SUMTER COUNTY DRAGON BOAT CLUB PRESENTATION*

11. Appointments

12. City Manager Reports

- A. *CONSTRUCTION PROJECTS UPDATE*
- B. *REMINDER OF SPECIAL CALLED MEETING ON DECEMBER 15, 2025 AT 9:00AM*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

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

December 22, 2025 - City Commission Meeting at 7pm - CANCELED

December 24, 2025 - City Offices Closed at 12pm

December 25, 2025 - City Offices Closed

December 31, 2025 - City Offices Closed at 12pm

January 1, 2026 - City Offices Closed

January 12, 2026 - City Commission Meeting at City Hall at 7pm

December 8, 2025 9:00 AM