

**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.

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, Enclave Housing, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing The Winston Community Development District ("District"), pursuant to Chapter 190, Florida Statutes (2024); and,

**WHEREAS**, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and,

**WHEREAS**, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

**WHEREAS**, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

**WHEREAS**, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

**NOW, THEREFORE**, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

**SECTION 1. RECITALS.** That the recitals above are hereby incorporated as if fully set forth herein.

**SECTION 2. AUTHORITY.** This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2025).

**SECTION 3. DISTRICT NAME.** There is hereby established a community development district situated within the City of Wildwood, Florida, which shall be known as "The Winston Community Development District".

**SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.** Encompassing approximately 83 acres, the external boundaries of the District are described in Exhibit A attached hereto.

**SECTION 5. POWERS AND FUNCTIONS.** The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by Section 190.012(2)(a) and (d), Florida Statutes, as long as they do not conflict with systems and facilities provided by the City of Wildwood.

**SECTION 6. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Jacob Beren, Rachel Beren, Motty Segal, Jon Smith and Kristan Jones. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

**SECTION 7. SEVERABILITY.** If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said Ordinance.

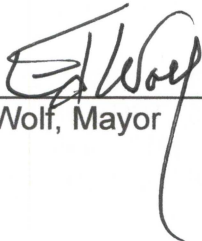
**SECTION 8. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its final adoption by the City Commission.

**SECTION 9. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

**PASSED AND ORDAINED** this 8<sup>th</sup> day of December, 2025, by the City Commission of the City of Wildwood, Florida.



**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

  
\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST: Jessica Barnes  
Jessica Barnes, City Clerk

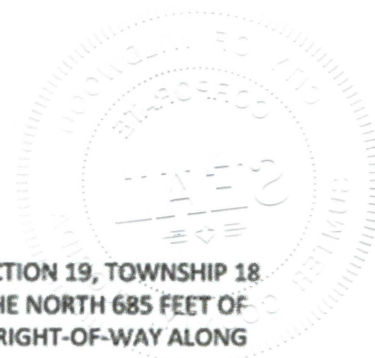
First Reading: 11/24/25

Second Reading: 12/8/25

Approved as to form:

  
\_\_\_\_\_  
City Attorney

**EXHIBIT A**



**PARCEL 1:**

THE WEST 905.88 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; EXCEPT THE NORTH 685 FEET OF THE WEST 660 FEET THEREOF. AND EXCEPT 25 FEET FOR ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214.

**TOGETHER WITH:**

THE EAST 282.91 FEET OF THE NORTH 685 FEET OF THE WEST 660 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY FOR COUNTY ROAD NO. 214.

**PARCEL 2:**

THE N.W. 1/4 OF THE N.E. 1/4, AND THE N.E. 1/4 OF THE N.W. 1/4, AND THE EAST 60.00 FEET OF THE S.W. 1/4 OF THE N.E. 1/4, OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

EXCEPT THE WEST 905 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. AND EXCEPT ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214 AND ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

**PARCEL 3:**

A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4; THENCE RUN NORTH 440 YARDS; THENCE WEST 320 YARDS; THENCE SOUTH 440 YARDS; THENCE EAST TO THE POINT OF BEGINNING.

EXCEPT THE EAST 60 FEET THEREOF.

AND

EXCEPT A PORTION OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 19;  
THENCE S89°50'05"E ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 363.00

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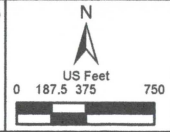
FEET; THENCE  $S00^{\circ}05'34''E$ , PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1329.82 FEET TO THE NORTH LINE OF THE SOUTH 1320 FEET (440 YARDS) OF THE N.E. 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE  $S00^{\circ}05'34''E$ , A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID N.E. 1/4; THENCE  $S89^{\circ}53'17''E$ , ALONG SAID SOUTH LINE A DISTANCE OF 630.00 FEET; THENCE  $N00^{\circ}05'34''W$ , PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1320.00 FEET; THENCE  $N89^{\circ}53'17''W$ , ALONG SAID NORTH LINE OF SOUTH 1320 FEET OF SAID N.E. 1/4, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING. EXCEPT ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

APPROXIMATELY 83.16 ACRES IN TOTAL.

EXHIBIT A



**CITY OF WILDWOOD**  
100 North Main Street  
Wildwood, FL 34785  
Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



CDD 2505-001  
**THE WINSTON**  
PARCELS D19-006, D19-007, D19-112 & D19-113

**MAP 1A**  
**LOCATION**  
**MAP**  
**SEP 2025**



# Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: O2025-56

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.