

35.50

ORDINANCE NO. O2010-24

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A SMALL SCALE LAND USE AMENDMENT
TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP IN ACCORDANCE WITH THE
GROWTH MANAGEMENT ACT OF 1985, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include land use amendment described as follows, to-wit:

Kelly and Stephanie Lenhart
Parcel Number D32=148

A parcel of land lying in the southwest 1/4 of the northwest 1/4 of section 32, township 18 south, range 23 east, Sumter County, Florida, and lying westerly of C.S.X. transportation, inc. westerly right of way line, and being a portion of those lands described in official records book 1262, page 723, public records of Sumter County, Florida, being more particularly described as follows:

From the northwest corner of said northwest 1/4 of the southwest 1/4 of section 32, run thence N89°57'18"E along the north line thereof, a distance of 399.16 feet to those lands described in official records book 1262, page 723, public records of Sumter County, Florida; thence, along said lands the following (3) courses: run N89°57'18"E, 52.06 feet; thence N13°16'25"E, 207.43 feet to the point of beginning; thence continue along said lands N13°16'25"E, 511.24 feet; thence, departing said lands, S89°59'03"E, 215.75 feet to the westerly right-of-way line of C.S.X. transportation, inc. railroad right-of-way, said right of way line being 50.00 feet from the centerline of the main line tracks, said line being also the easterly line of the aforescribed lands; thence, along said westerly right-of-way line and said easterly line of said lands, run S13°16'25"W, 511.01 feet; thence, departing said right-of-way and departing said lands, run S89°57'18"W, 215.80 feet to the point of beginning.

Together with and subject to a 60.00 feet wide non-exclusive ingress and egress and drainage and utility easement as to that portion of the following described easement lying north of the south boundary of above described parcel:

RETURN TO CITY OF WILDWOOD
100 North Main Street
Wildwood FL 34785

Commence at the southwest corner of the southwest 1/4 of the northwest 1/4 of section 32, township 18 south, range 23 east, Sumter County, Florida, thence run N00°07'59"E, along the west line of said southwest 1/4 of the northwest 1/4, a distance of 700.00 feet; thence run S89°59'11"E, a distance of 250.00 feet; thence run N00°07'59"E, a distance of 558.32 feet to the south right-of-way line of highway C-462 (66.00 feet wide right-of-way); thence, continue N00°07'59"E, a distance of 61.67 feet to the north line of said southwest 1/4 of the northwest 1/4; thence run S89°59'11"E, along said north line, a distance of 725.11 feet to a point 50.00 feet west of and perpendicular to the centerline of the main line tracks of C.S.X. transportation, inc.; thence run S13°16'17"W, parallel to the above said centerline of the main line tracks, a distance of 39.09 feet to the south right-of-way line of highway C-462 for a point of beginning; thence continue S13°16'17"W, parallel to said main line tracks, a distance of 1316.31 feet to the south line of the southwest 1/4 of the northwest 1/4 of said section 32; thence, continue S13°16'17"W, parallel to said main line tracks, a distance of 209.23 feet; thence run S89°57'10"W, a distance of 61.66 feet to a point 110.00 feet west of and perpendicular to the centerline of said main line tracks; thence N13°16'17"E, parallel to said main line tracks, a distance of 209.23 feet to the aforesaid south line of the southwest 1/4 of the northwest 1/4; thence continue N13°16'17"E, parallel to said main line tracks, a distance of 1314.27 feet to the south right-of-way line of highway C-462; thence N88°07'29"E, along said right-of-way line a distance of 62.16 feet to the point of beginning.

Containing 2.46 acres, more or less.

This property is to be reclassified from City comprehensive plan category "Commercial" to City comprehensive plan category "Industrial."

AND WHEREAS, the City is also proposing to amend the Future Land Use Map to include future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map is attached hereto and incorporated herein by reference.

SECTION 2. With the recommendations of the City Commission, the proposed land use amendment is hereby transmitted by the City Commission to the Florida

Department of Community Affairs.

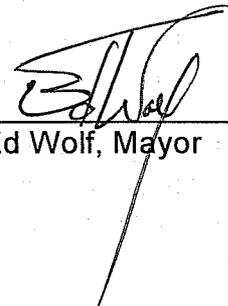
SECTION 3. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this 25th day of October, 2010, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA



Ed Wolf, Mayor



ATTEST: Joseph Jacobs
Joseph Jacobs, City Clerk

First Reading: Oct 11, 2010

Second Reading: Oct 25, 2010

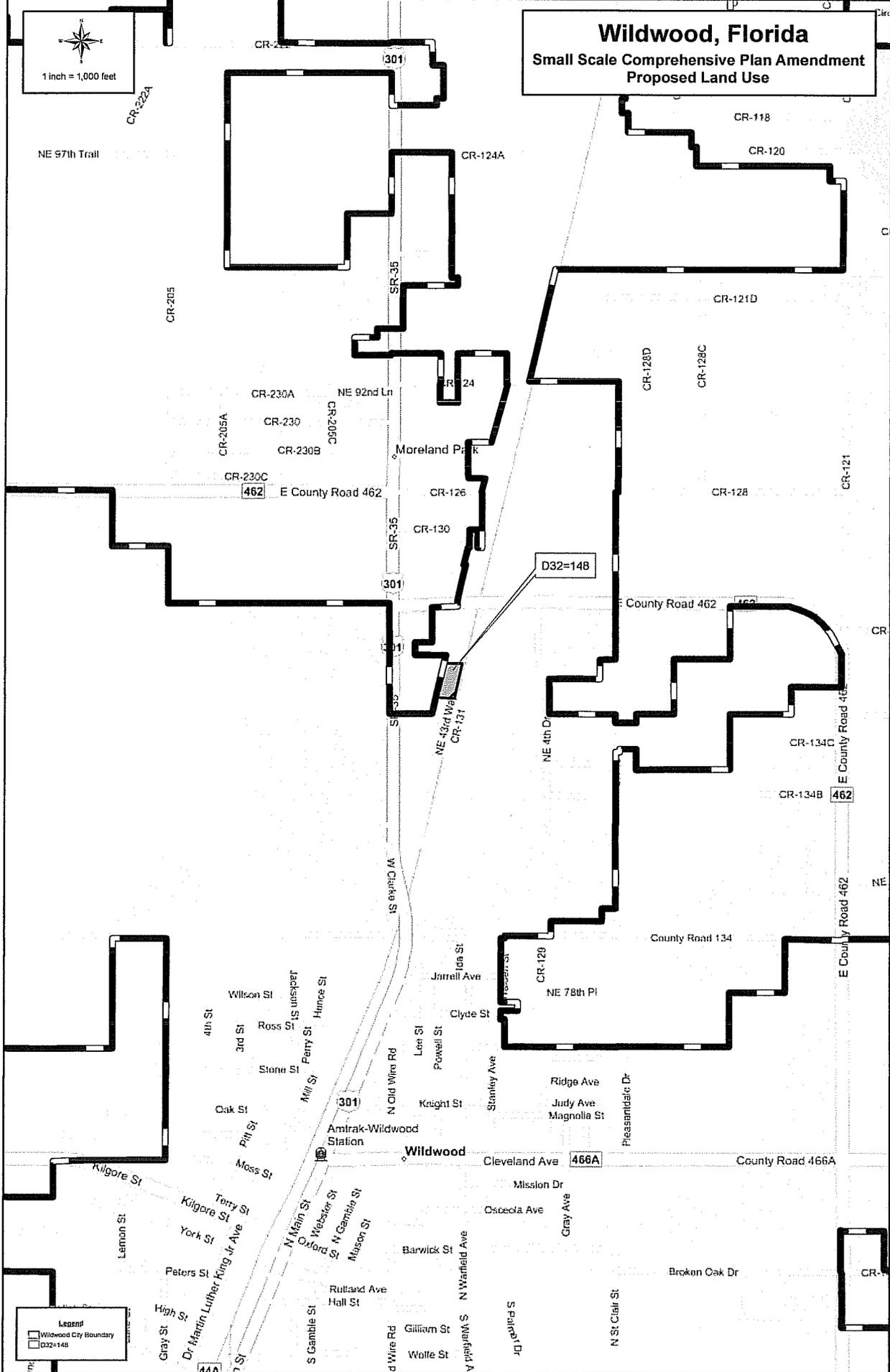
Approved as to form:

Jerri A. Blair
Jerri A. Blair, City Attorney

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return to City of Wildwood
100 North Main Street
Wildwood FL 34785

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DC, Gloria R. Hayward, Sumter County Page 4 of 4 B:2252 P:787