

ORDINANCE NO. O2011-08

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
COMMUNITY PLANNING ACT OF 2011, 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:

Maricamp, LLC
Portion of Parcel #: D08=005
Containing 7.03 acres +/-

A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE
EAST 1/2 OF SAID SECTION 8; THENCE ALONG THE
WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION
8, S.00°02'06"E., A DISTANCE OF 4098.79 FEET; THENCE
DEPARTING SAID WEST BOUNDARY, N.89°57'54"E., A
DISTANCE OF 34.88 FEET TO A POINT ON THE EAST
RIGHT OF WAY LINE OF COUNTY ROAD 103 (RIGHT OF
WAY WIDTH VARIES), SAID POINT ALSO BEING THE
NORTHWEST CORNER OF LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 2004, PAGE 529 OF THE
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
THENCE DEPARTING SAID EAST RIGHT OF WAY LINE,
ALONG THE NORTHERLY BOUNDARY OF SAID LANDS
THE FOLLOWING THREE COURSES, N.89°38'23"E., A
DISTANCE OF 448.42 FEET; THENCE S.00°11'08"W., A
DISTANCE OF 169.42 FEET; THENCE N.89°51'06"W., A
DISTANCE OF 147.29 FEET TO THE POINT OF
BEGINNING:

THENCE DEPARTING THE NORTHERLY BOUNDARY OF
SAID LANDS, N.55°59'32"E., A DISTANCE OF 93.95 FEET
TO A POINT ON A CURVE CONCAVE NORTHERLY,
HAVING A RADIUS OF 145.24 FEET, A CENTRAL ANGLE

OF 87°20'02", AND A CHORD BEARING AND DISTANCE OF S.75°31'20"E., 200.56 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.38 FEET; THENCE DEPARTING SAID CURVE, S.00°00'42"E., A DISTANCE OF 239.15 FEET; THENCE S.47°02'47"E., A DISTANCE OF 47.12 FEET; THENCE S.89°49'26"E., A DISTANCE OF 398.88 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 8; THENCE ALONG SAID EAST BOUNDARY, S.00°00'42"E., A DISTANCE OF 372.42 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 383.81 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTH BOUNDARY OF THE SOUTH 383.81 FEET, N.89°49'26"W., A DISTANCE OF 599.70 FEET TO THE PROJECTION OF THE EASTERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 529; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY PROJECTION AND THE EASTERLY BOUNDARY THE FOLLOWING FIVE COURSES OF SAID LANDS, N.00°23'11"W., A DISTANCE OF 288.22 FEET; THENCE S.89°32'49"W., A DISTANCE OF 84.72 FEET; THENCE N.00°09'20"E., A DISTANCE OF 89.56 FEET; THENCE S.89°52'18"W., A DISTANCE OF 20.11 FEET; THENCE N.00°08'29"E., A DISTANCE OF 263.59 FEET TO THE POINT OF BEGINNING. CONTAINING 7.03 ACRES, MORE OR LESS.

This property is to be reclassified from City comprehensive plan category "Low Density Residential" to City comprehensive plan category "Public Facilities."

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 and Zoning Maps are 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 state land planning agency.

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 July, 2011, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: By: *Marcus Roberts, Asst City Clerk*
Joseph Jacobs, City Clerk
Ed Wolf
Ed Wolf, Mayor

First Reading: July 11, 2011
Second Reading: July 25, 2011

Approved as to form:
Jerrit Blair
Jerrit A. Blair, City Attorney

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