

ORDINANCE NO. O2012-11

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; REZONING CERTAIN REAL PROPERTY IN COMPLIANCE WITH 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 AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, has made a determination that certain real property located within the City of Wildwood should be zoned or rezoned in compliance with the City of Wildwood Comprehensive Plan and Future Land Use Map.

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

SECTION 1. The following property which was zoned "C-3: Commercial", shall be rezoned to "M-1: Industrial", pursuant to the City of Wildwood Land Development Regulations and official Zoning Map;

Great Lakes Carpet and Tile, Inc.
Parcel Number D32=145
MMMP, LLC (H. Gary Morse, Manager)
Parcel Numbers D32=153, D32=154, & D32=155
Containing 8.7 acres +/-

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°30'55" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 576.40 FEET; THENCE NORTH 89°29'05" WEST 70.00 FEET; THENCE SOUTH 00°30'55" WEST 368.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'55" WEST 390.36 FEET; THENCE NORTH 89°29'57" WEST 349.52 FEET TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 89°27'33" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139°44'55" AN ARC DISTANCE OF 146.34 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°42'31" AN ARC DISTANCE OF 21.69 FEET TO A POINT OF TANGENCY; THENCE N89°29'57"W, 102.17 FEET; THENCE N00°30'03"E, 358.07 FEET; THENCE N89°43'34"W, 157.06 FEET; THENCE N00°30'03"E, A DISTANCE OF 323.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°46'23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.17 FEET; THENCE S89°43'34"E, A DISTANCE OF 387.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A

CENTRAL ANGLE OF 53°58'05"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 41°56'53"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.93 FEET; THENCE S00°16'26"W, A DISTANCE OF 314.32 FEET; THENCE S89°43'34"E, 263.46 FEET TO THE POINT OF BEGINNING.

SECTION 2. The official zoning map for the City of Wildwood, Florida, is hereby amended to include the above-referenced property. The amendment to the official zoning map is attached hereto and incorporated herein by reference.

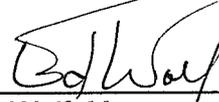
SECTION 3. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

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.

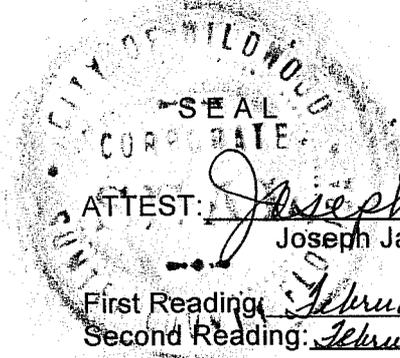
SECTION 5. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

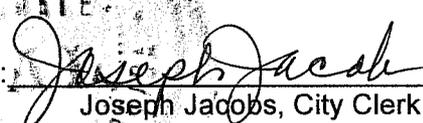
PASSED AND ORDAINED this 27th day of February, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

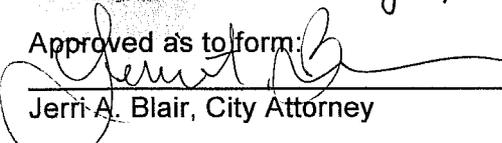


Ed Wolf, Mayor

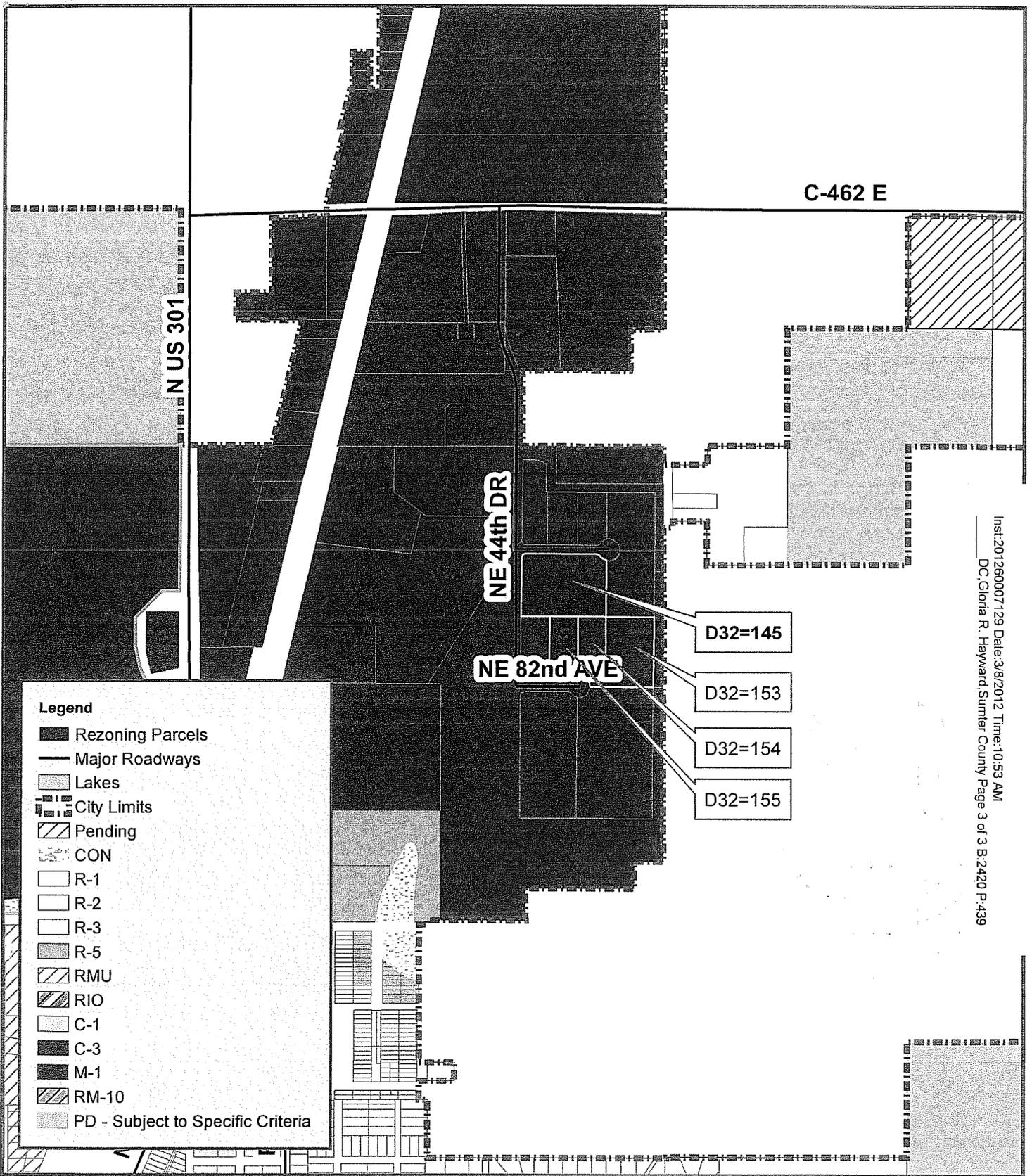


ATTEST: 
Joseph Jacobs, City Clerk

First Reading: February 13, 2012
Second Reading: February 27, 2012

Approved as to form: 

Jerri A. Blair, City Attorney



Inst:201260007129 Date:3/8/2012 Time:10:53 AM
 DC, Gloria R. Hayward, Sumter County Page 3 of 3 B:2:420 P:439



1 inch = 750 feet

**D32=145, D32=153, D32=154, D32=155
Proposed Zoning**

