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**ORDINANCE NO. O2013-30**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.85 ACRES BEING GENERALLY LOCATED ON THE WEST SIDE OF POWELL ROAD AND NORTH OF C-44A; IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

Now, therefore, **BE IT ORDAINED** by the City Commission of the City of Wildwood, Florida:

**SECTION 1.** Based upon the petition of the owner of the following described real property, which is generally located on the west side of Powell Road and north of C-44A, to be annexed into the City the property is hereby annexed into the City of Wildwood pursuant to Section 171.044, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County, is contiguous to the municipal limits of the City of Wildwood, and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida owned by Leonard Powell Properties, LLC is more particularly described as follows:

**LEGAL DESCRIPTION**

**Parcel # G08=099**  
**1.0 +/- Acre**

Section 8, Township 19 South, Range 23 East, [Sumter County, Florida]: Commence at the Northeast corner of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼ of said Section 8 as a point of reference and the Point of Beginning of this description: run North 89°46'30" West 155.50 feet along the North line of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼; run South 07°55'49" West 254.13 feet; run South 89°46'30" East 190.26 feet to the East line of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼; run North 0°04'10" East 251.84 feet along the above said East line to the Point of Beginning.

Return to City of Wildwood  
100 N Main Street  
Wildwood FL 34785

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Together with an easement for ingress and egress over and across a strip of land 20 feet wide lying Westerly of a line described as follows: Commence at the Southeast corner of the West ½ of the North ½ of the Northeast ¼ of the Southeast ¼ of Section 8, Township 19 South, Range 23 East, Sumter County, Florida for a Point of Reference: Thence run N. 89°48'42" W. 101.80 feet to the North Right-of-Way line of County Road 44A; thence N. 65°34'20" W. 183.20 feet to the Point of Beginning of the line; thence N. 21°36'32" E. 133.86 feet; thence N. 07°55'49" E. 254.74 feet to the Point of Termination.

**Parcel # G08=105**  
**.85 +/- Acres**

Commence at the Northeast corner of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 23 East, Sumter County, Florida as a point of reference, thence run South 0°04'10" West 251.84 feet along the East line of the West half of the North half of the Northeast quarter of the Southeast quarter to the Point of Beginning of this description (1) continue South 0°04'10" West 213.12 feet along the above said East line (2) then run North 89°48'40" West 219.51 feet; (3) thence run North 07°55'49" East 214.79 feet; (4) thence run South 89°46'30" East 190.26 feet back to the Point of Beginning to close. TOGETHER WITH an easement for ingress and egress over and across a strip of land 20 feet wide lying Westerly of a line described as follows: Commence at the Southeast corner of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 23 East, Sumter County, Florida, for a point of reference; thence run North 89°48'40" West 101.80 feet to the Point of Beginning of the line; thence North 21°36'32" East 133.86 feet; thence North 07°55'49" East 254.74 feet to the Point of Termination, Sumter County, Florida.

**LESS AND EXCEPT:**

A portion of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 8, Township 19 South, Range 23 East, Sumter County, Florida:

Commence at the Northeast corner of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 8; thence South 00°27'52" West along the East line of said Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 8 a distance of 270.15 feet to the Point of Beginning; thence continue South 00°27'52" West along said East line for 193.50 feet; thence North 89°24'58" West for 88.56 feet; thence North 25°04'43" East for 212.64 feet to the Point of Beginning.

**SECTION 2.** All of the above described annexed property shall liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

**SECTION 3.** All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

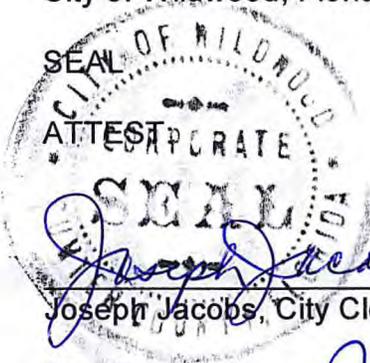
**SECTION 4.** Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

**SECTION 5.** Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance.

**SECTION 6.** If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

**SECTION 7.** This Ordinance shall take effect upon final approval by the City Commission.

**DONE AND ORDAINED** this 12<sup>th</sup> day of August 2013, by the City Commission of the City of Wildwood, Florida.



Joseph Jacobs, City Clerk

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

First Reading: July 22, 2013

Second Reading: August 12, 2013

Approved as to form:

Ashley Hunt, City Attorney