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**ORDINANCE NO. O2013-31**

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 a land use  
amendment described as follows, to-wit:

**Parcels G08=099 and G08=105**  
**1.85 +/- Acres**

LEGAL DESCRIPTION

Parcel # G08=099

Section 8, Township 19 South, Range 23 East, [Sumter County, Florida]: Commence at  
the Northeast corner of the West 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast  
1/4 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 1/2 of  
the North 1/2 of the Northeast 1/4 of the Southeast 1/4; 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 1/2 of the North 1/2  
of the Northeast 1/4 of the Southeast 1/4; run North 0°04'10" East 251.84 feet along the  
above said East line to the Point of Beginning.

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 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 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

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

100 N Main Street  
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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.

This property is to be reclassified from County comprehensive plan category "Rural Residential" to City comprehensive plan category "Commercial."

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

**SECTION 1.** The proposed amendment has been found to be consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

**SECTION 2.** The adopted local Comprehensive Plan and Future Land Use 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 of the local comprehensive plan is attached hereto as "Exhibit A" 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.

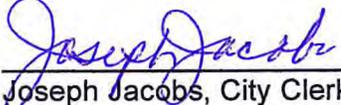
**SECTION 5.** This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

**DONE AND ORDAINED** this 26<sup>th</sup> day of August, 2013, by  
the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

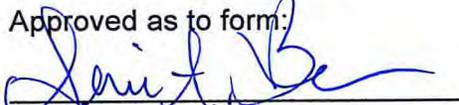
  
Ed Wolf, Mayor



  
Joseph Jacobs, City Clerk

First Reading: August 14, 2013

Second Reading: August 26, 2013

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

CITY OF WILDWOOD  
100 N Main Street  
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**Ordinance O2013-31**

**"Exhibit A"**

**Leonard Powell Properties, Inc  
Future Land Use Map Designation**



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