

**ORDINANCE NO. O2014-26**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A ZONING MAP AMENDMENT TO THE  
OFFICIAL ZONING MAP IN ACCORDANCE WITH  
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT  
REGULATIONS; PROVIDING FOR CODIFICATION;  
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN  
EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

**A portion of parcel G05=113**  
**Public Works Building / Old Library Site**  
**7.66 acres +/-**

**LEGAL DESCRIPTION:**

THAT PORTION OF THE SW 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SW 1/4, THENCE RUN N89°59'20"W ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 661.58 FEET, THENCE N00°00'45"W 10.00 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF HUEY STREET, THENCE N89°59'20"W ALONG SAID RIGHT-OF-WAY LINE, 308.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE N89°59'20"W ALONG SAID RIGHT-OF-WAY LINE 413.04 FEET TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF THE SOUTH 608.50 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 5, THENCE N00°04'27"W (N00°05'05"W RECORD) 598.50 FEET, THENCE S89°59'20"E 111.26 FEET, THENCE N00°02'06"W (N00°05'05"W RECORD) A DISTANCE OF 417.45 FEET (417.78 FEET RECORD) TO A CONCRETE MONUMENT, THENCE N89°59'20"W 17.16 FEET, THENCE N00°05'05"W 292.93 FEET (293.72 FEET RECORD), THENCE S89°58'25"E 168.19 FEET TO A FOUND 5/8 INCH IRON ROD NUMBER LB1723, AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1081, PAGE 186, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE S00°00'45"E 947.49 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1081, PAGE 186, THENCE S89°58'25"E 179.69 FEET TO THE NORTHWEST CORNER OF EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1081, PAGE 192, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE S00°00'40"W 333.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND

HAVING A RADIUS OF 28.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S45°00'40"W, AND A CHORD DISTANCE OF 39.59 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 43.98 FEET TO THE POINT OF BEGINNING.  
THE PROPERTY DESCRIBED CONTAINS 7.66 ACRES, MORE OR LESS.  
SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

CONTAINING 7.66 ACRES MORE OR LESS.

This property is to be reclassified from City zoning "R-5: High Density Residential" to City zoning "PEU: Public, Educational, Utilities."

**AND WHEREAS**, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

**SECTION 1.** The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

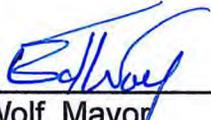
**SECTION 3.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 4.** This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

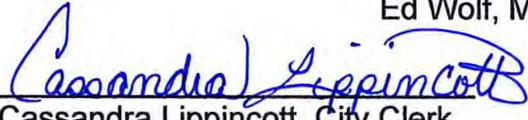
**DONE AND ORDAINED** this 25<sup>th</sup> day of September, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

SEAL

  
\_\_\_\_\_  
Ed Wolf, Mayor

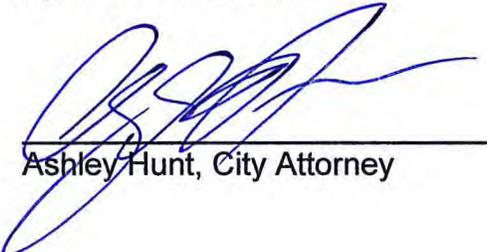
ATTEST:

  
\_\_\_\_\_  
Cassandra Lippincott, City Clerk

First Reading: September 10, 2014

Second Reading: September 25, 2014

Approved as to form:

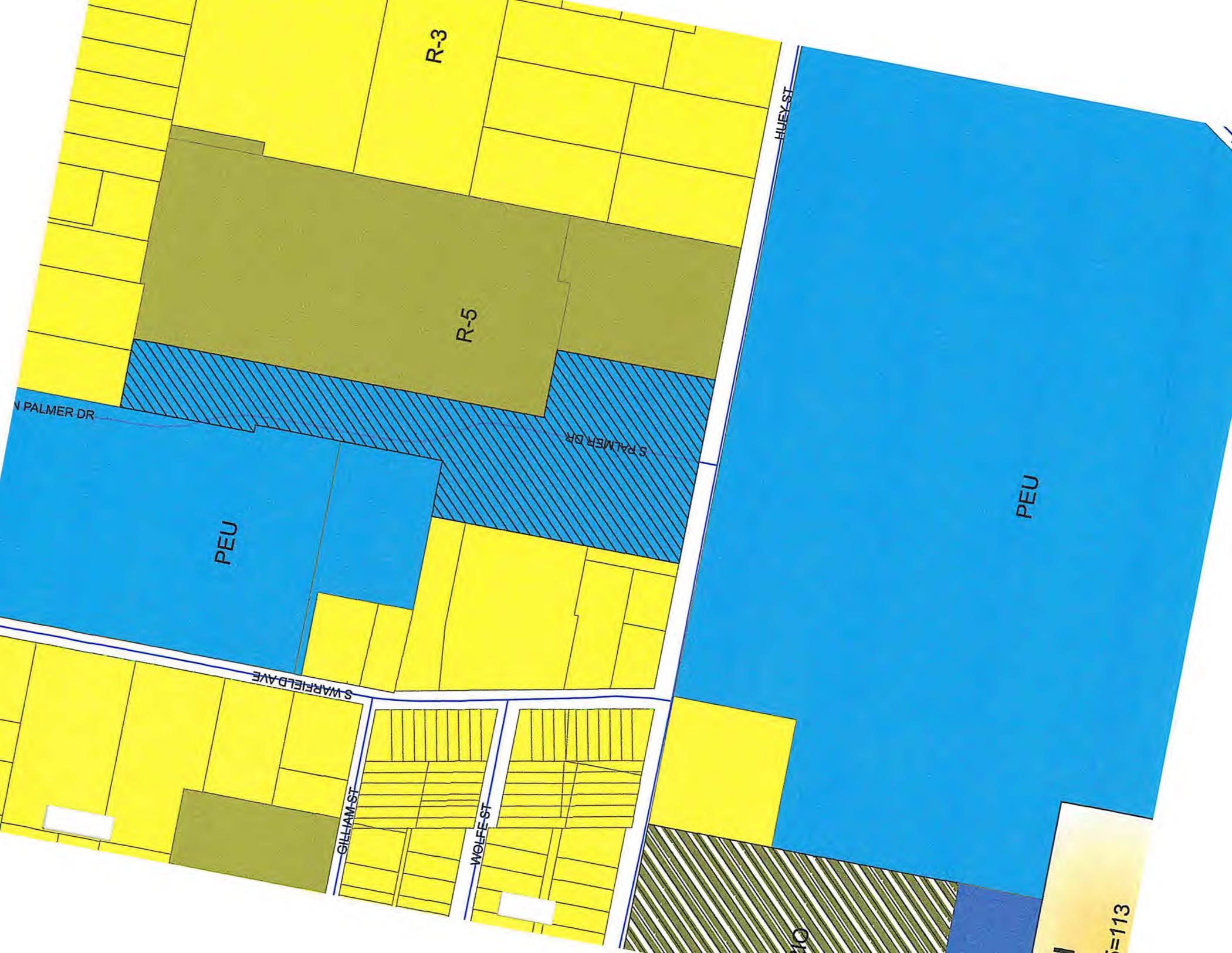
  
\_\_\_\_\_  
Ashley Hunt, City Attorney

**Ordinance O2014-26**

**“Exhibit A”**

**A portion of G05=113 (Public Works Building / Old Library Site)**

**Proposed Zoning Map Designation**



R-3

R-5

PEU

PEU

HUEY ST

N PALMER DR

S PALMER DR

S WAPFIELD AVE

GILLHAM ST

WOLFE ST

=113