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ORDINANCE NO. O2014-30

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 18.8 ACRES BEING GENERALLY LOCATED ON THE SOUTH SIDE OF STATE ROAD 44 AND EAST OF US HWY 301 (SR 35); IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; 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 south side of State Road 44 and east of US Hwy 301 (SR 35), 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 contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida owned by George E. Nahas, Terrall C. York, and Cynthia Clark, is more particularly described as follows:

Parcels G08=035 and G08=107
Nahas Chevrolet / Cynthia Clark
18.8 +/- Acres

LEGAL DESCRIPTION

PARCEL 1

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT-OF-WAY OF STATE ROAD 44.

LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'02"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 A DISTANCE OF 710.38 FEET TO THE

return to City of Wildwood
100 N Main St
Wildwood FL 34785

52.50

POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE N19°16'18"E, 103.34 FEET; THENCE N73°34'03"E, 27.92 FEET; THENCE N18°35'58"E, 37.16 FEET; THENCE N72°42'27"W, 22.25 FEET; THENCE N19°16'18"E, 405.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 44; (THE FOLLOWING 2 COURSES ARE ALONG THE SOUTH RIGHT-OF-WAY OF STATE ROAD 44); THENCE S72°08'09"E, 143.99 FEET; THENCE S70°56'13"E, 310.80 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY S00°00'54"W, ALONG SAID EAST LINE A DISTANCE OF 384.44 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID EAST LINE N89°57'02"W ALONG SAID SOUTH LINE A DISTANCE OF 615.87 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE, PRIVATE EASEMENT FOR STORMWATER RUNOFF AND RETENTION AND FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD 44.

DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'02"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 A DISTANCE OF 710.38 FEET TO THE POINT OF BEGINNING; THENCE N19°16'18"E, 103.34 FEET; THENCE N73°34'03"E, 27.92 FEET; THENCE N18°35'58"E, 16.63 FEET; THENCE S89°57'02"E, 549.72 FEET TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 8; THENCE S00°00'54"W, 121.27 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 8; THENCE N89°57'02"W, 615.87 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD 44 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'02"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 A DISTANCE OF 710.38 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE N19°16'18"E, 103.34 FEET; THENCE N73°34'03"E, 27.92 FEET; THENCE N18°35'58"E, 37.16

FEET; THENCE N72°42'27"W, 22.25 FEET; THENCE N19°16'18"E, 405.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 44; (THE FOLLOWING 2 COURSES ARE ALONG SAID SOUTH RIGHT-OF-WAY OF STATE ROAD 44); THENCE S72°08'09"E, 143.99 FEET; THENCE S70°56'13"E, 310.80 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY S00°00'54"W, ALONG SAID EAST LINE A DISTANCE OF 384.48 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID EAST LINE N89°57'02"W, ALONG SAID SOUTH LINE A DISTANCE OF 615.87 FEET TO THE PONT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE PRIVATE EASEMENT FOR STORMWATER RUNOFF AND RETENTION AND CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD 44.

DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'02"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 710.38 FEET; THENCE N19°16'18"E, 103.34 FEET; THENCE N73°34'03"E, 27.92 FEET; THENCE N89°57'02"W, 562.90 FEET; THENCE N30°26'41"W, 69.65 FEET; THENCE S55°47'32"W, 114.00 FEET; THENCE N89°55'29"W, 78.53 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE S00°03'37"W, ALONG SAID WEST LINE, 101.64 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. The location map identifying the property to be annexed are attached hereto

as "Exhibit A" and incorporated herein by reference.

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 23rd day of June, 2014, by the City Commission of the City of Wildwood, Florida.



Cassandra Lippincott
Cassandra Lippincott, City Clerk

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf
Ed Wolf, Mayor

First Reading: 6/9/14

Second Reading: 6/23/14

Approved as to form:

Ashley Hunt
Ashley Hunt, City Attorney

Inst:201460021071 Date:7/7/2014 Time:11:35 AM
DC,Gloria R. Hayward,Sumter County Page 4 of 6 B:2805 P:544

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"Exhibit A"

Nahas Chevrolet / Clark Property Annexation

Location Map

