

**ORDINANCE NO. O2015-22**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A SMALL SCALE FUTURE LAND USE MAP 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:

**Parcel D17=020**  
**Roy M. and Patricia G. Ambinder**  
**(Gregg Zuckerman / Rock Ventures LLC / Verizon Wireless)**  
**1.83 Acres +/-**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°24'13" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE N89°22'50"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE WEST LINE OF THOSE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1496, PAGE 244, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE N89°22'50" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 305.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE N11°41'07" W ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1481, PAGE 311 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 238.48 FEET; THENCE S89°22'50" E ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1481, PAGE 311 AND OFFICIAL RECORDS BOOK 1569, PAGE 129, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 128.44 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1452, PAGE 524, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE N00°24'26" E ALONG SAID WEST LINE, A DISTANCE OF 1.71 FEET; THENCE S89°22'42"E ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1452, PAGE 524, A DISTANCE OF 236.69 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 105, AS RECORDED IN OFFICIAL RECORDS BOOK 1496, PAGE 244 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S00°24'13"W ALONG SAID WEST

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Return to: City of Wildwood  
100 N. Main St.

RIGHT OF WAY LINE, A DISTANCE OF 224.70 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S45°30'40" W, A DISTANCE OF 14.12 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from County comprehensive plan designation "Commercial" to City comprehensive plan designation "Commercial."

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

**SECTION 1.** 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 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 27<sup>th</sup> day of July, 2015, by the City Commission of the City of Wildwood, Florida.



CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

[Signature]  
Ed Wolf, Mayor

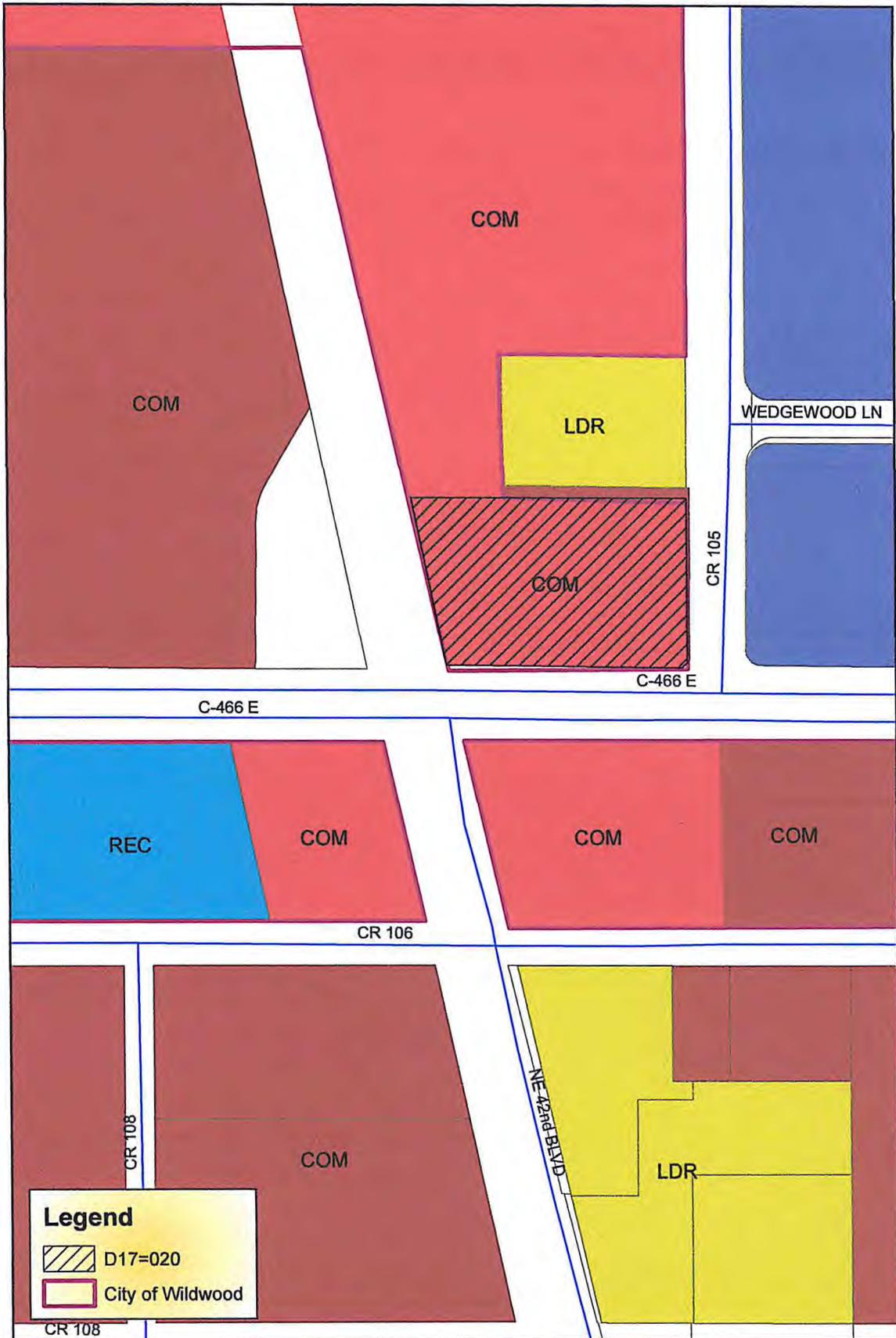
ATTEST: [Signature]  
Cassandra Lippincott, City Clerk

First Reading: July 15, 2015

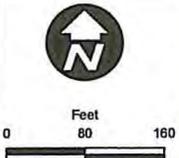
Second Reading: July 27, 2015

Approved as to form:  
[Signature]  
Ashley Hunt, City Attorney

Inst:201560025636 Date:8/10/2015 Time:11:54 AM  
DC,Gloria R. Hayward,Sumter County Page 2 of 3 B:2995 P:303



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	City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov		<b>AMBINDER/VERIZON D17=020</b>	
			<b>Proposed Land Use pending Commission approval</b>	
			JUNE 2015	WILDWOOD, FL