

ORDINANCE NO. O2015-27

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; REZONING CERTAIN REAL PROPERTY IN COMPLIANCE WITH 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

Return to City of Wildwood
100 N Main St
Wildwood, FL 34785

Inst: 201560029095 Date: 9/9/2015 Time: 8:50 AM
DC: Gloria R. Hayward, Sumter County Page 1 of 6 B: 3008 P: 11

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:

Parcel D31=039

James M. O'Dell, Jr., Stephen Carl O'Dell, and Phillip Craig O'Dell as Trustees of the James and Mildred O'Dell Trust created by agreement dated July 18, 1990
9.99 Acres +/-

LEGAL DESCRIPTION:

(PER OFFICIAL RECORD BOOK 2269, PAGE 228 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA, SAID POINT BEING A RAILROAD SPIKE IN ASPHALT PAVEMENT (NO NUMBER), RUN N89°57'38"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 44.54 FEET TO AN IRON PIN LABELED LB707, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

FROM SAID POINT OF BEGINNING, RUN S0°00'03"E ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301, A DISTANCE OF 818.66 FEET TO AN IRON PIN LABELED LB707, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 232;

THENCE S41°02'39"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 232, A DISTANCE OF 17.22 FEET TO AN IRON PIN LABELED LB707;

THENCE S89°59'57"W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 232, A DISTANCE OF 91.81 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET, SAID POINT BEING AN IRON PIN LABELED LB707;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 232, THROUGH A

CENTRAL ANGLE OF 90°20'45", AN ARC LENGTH OF 204.99 FEET TO THE END OF SAID CURVE, SAID POINT BEING AN IRON PIN LABELED LB707;

THENCE N0°20'49"W, 130.79 FEET TO AN IRON PIN LABELED LB707;

THENCE S89°59'57"W, 284.96 FEET TO AN IRON PIN LABELED LB 707;

THENCE N0°00'03"W PARALLEL WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 A DISTANCE OF 832.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, SAID POINT BEING AN IRON PIN LABELED LB707;

THENCE S89°57'38"E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 518.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.99 ACRES, MORE OR LESS.

This property is to be reclassified from City "M-1: Industrial" to City of Wildwood "C-3: General Commercial - Highway"

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.

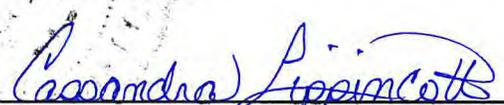
SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this 24th day of August, 2015, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA



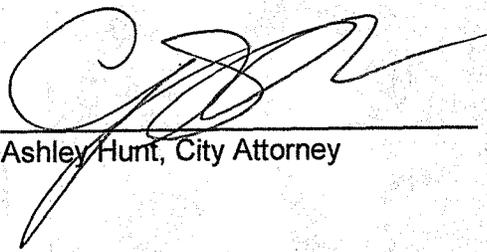
Ed Wolf, Mayor


ATTEST: 
Cassandra Lippincott, City Clerk

First Reading: 8/10/15

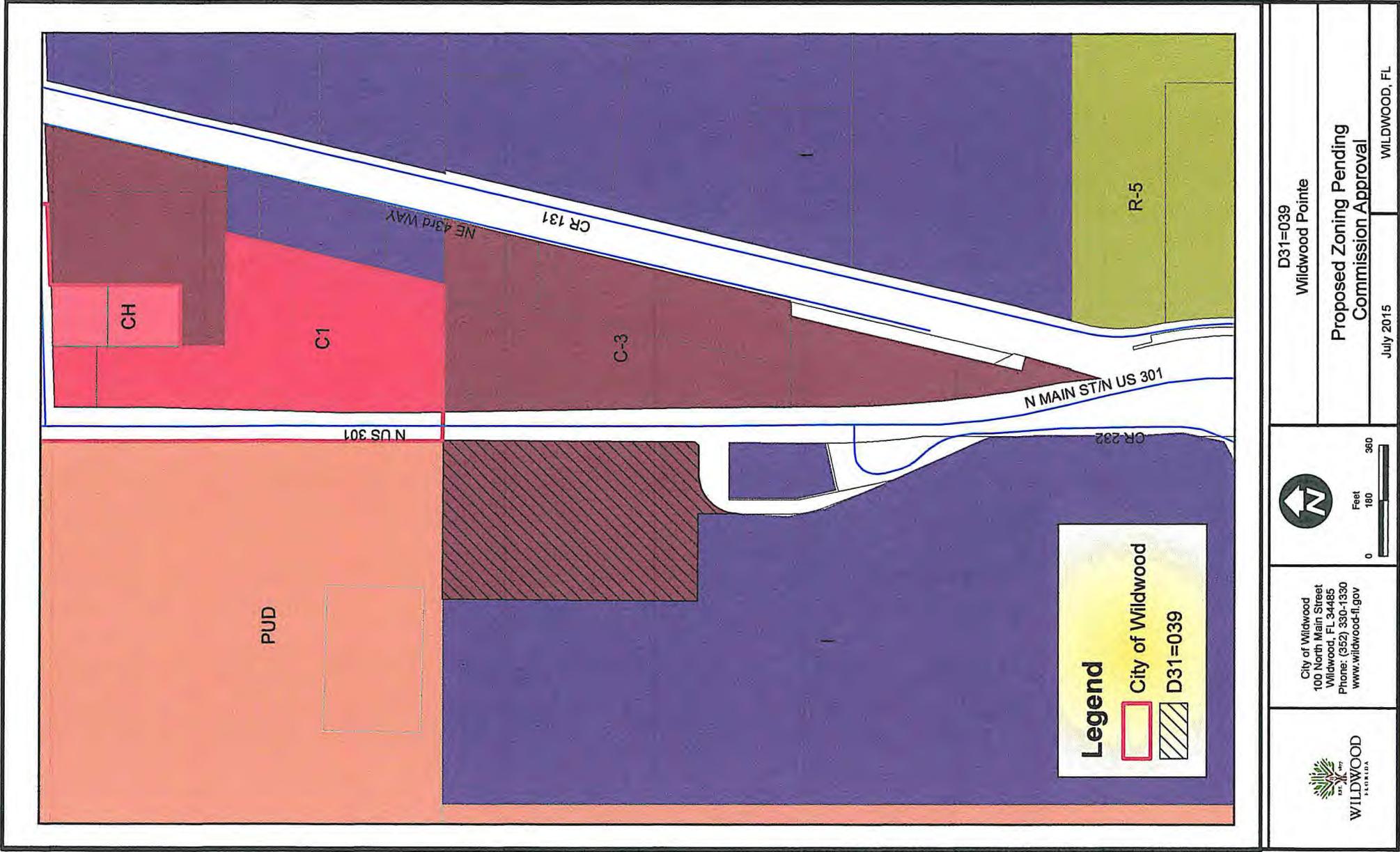
Second Reading: 8/24/15

Approved as to form:



Ashley Hunt, City Attorney

Inst:201560029095 Date:9/9/2015 Time:8:50 AM
DC, Gloria R. Hayward, Sumter County Page 3 of 6 B:3008 P:13



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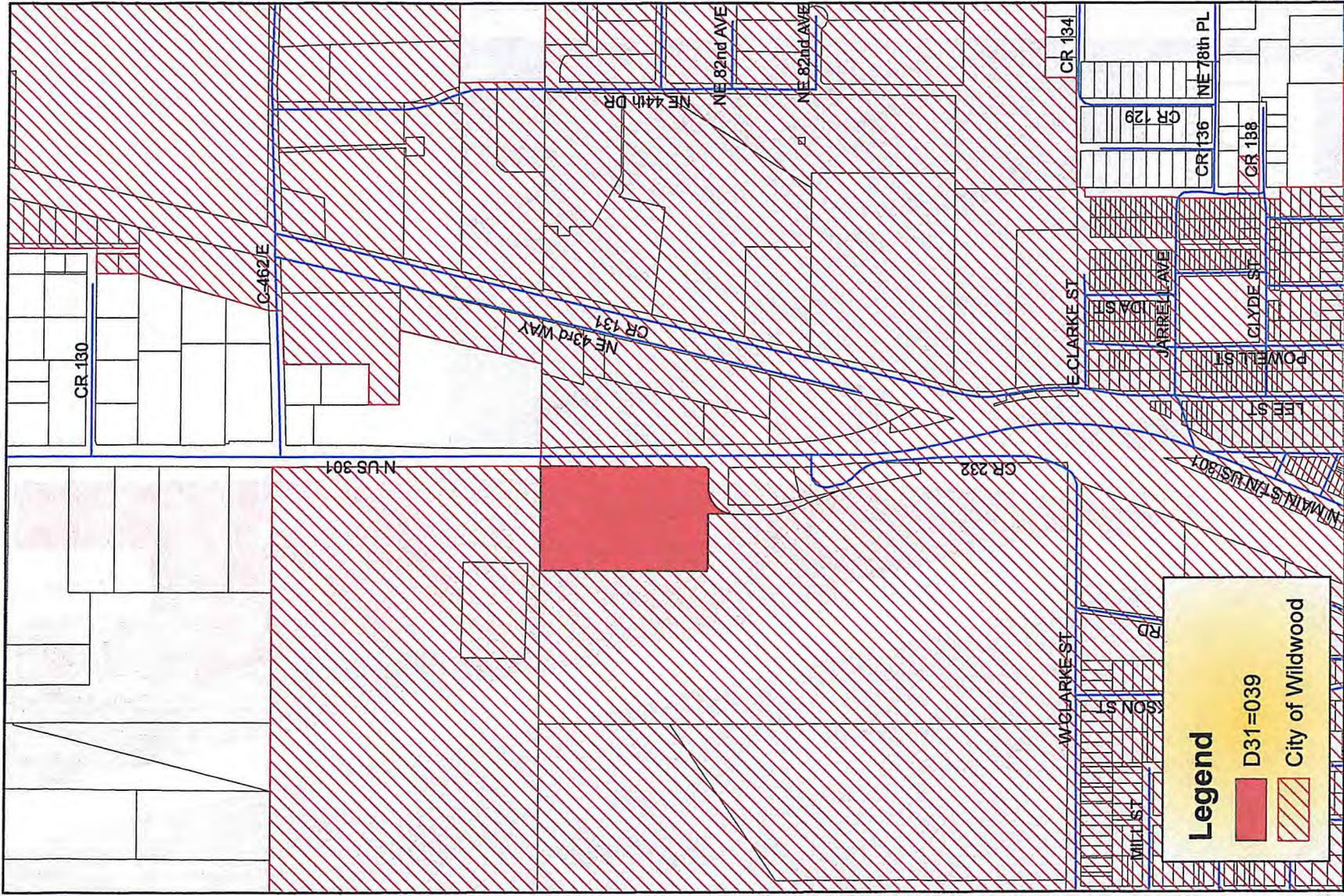
City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
www.wildwood-fl.gov



D31=039
 Wildwood Pointe

Proposed Zoning Pending
 Commission Approval

July 2015
 WILDWOOD, FL



Legend

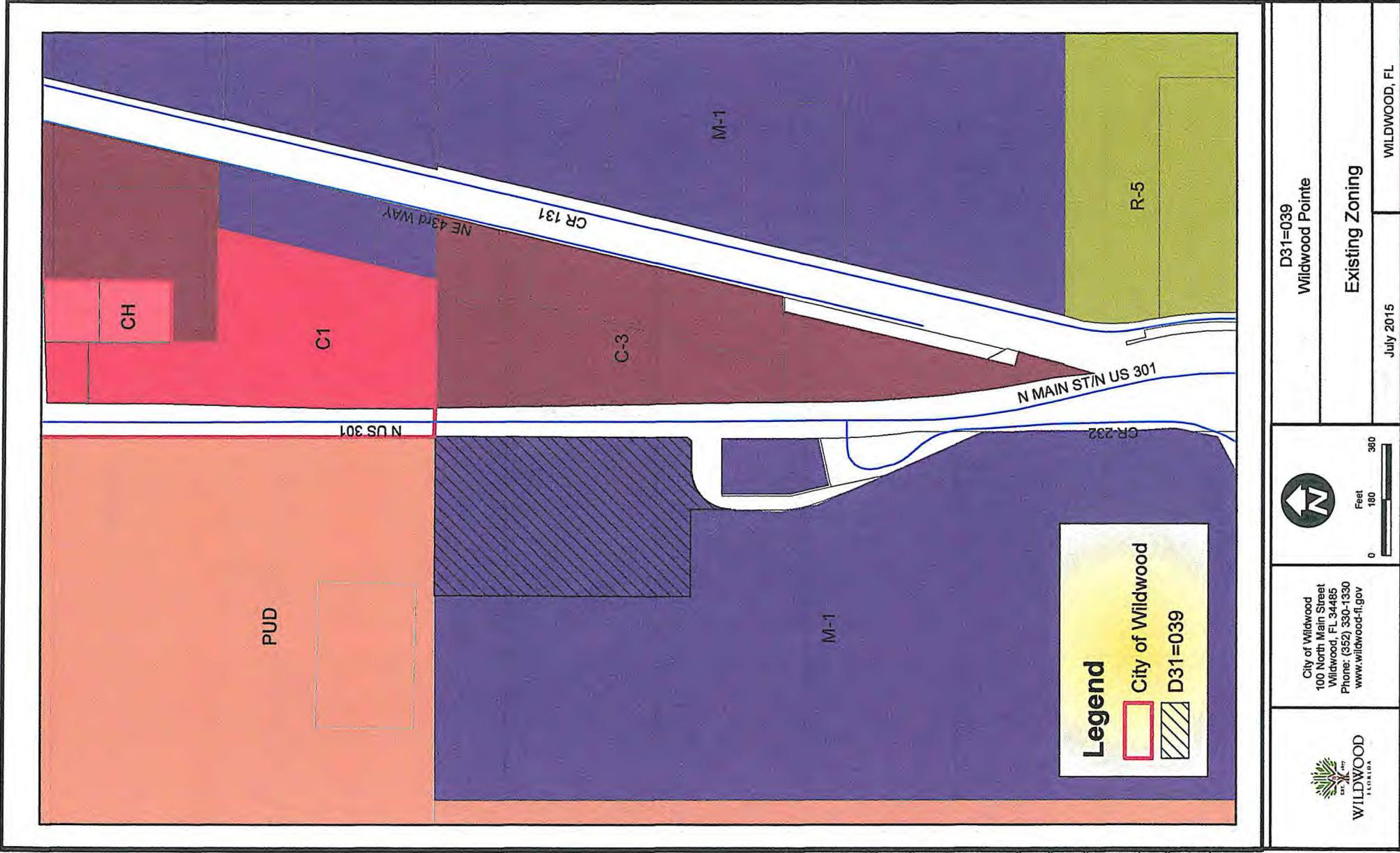
-  D31=039
-  City of Wildwood



D31-039
 Wildwood Pointe
LOCATION MAP
 July 2015
 WILDWOOD, FL

City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
 www.wildwood-fl.gov





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 <p>WILDWOOD FLORIDA</p>	City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov		D31=039 Wildwood Pointe
	July 2015	Existing Zoning	WILDWOOD, FL