

*Handwritten signature*

**ORDINANCE NO. O2015-45**

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:

**Parcels D18=001, D18=106, D18=107**  
**Giovanni and Julie M. Manco (Terri Crenshaw)**  
**2.94 +/- Acres**

**LEGAL DESCRIPTION**

COMMENCE AT THE N.E. CORNER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN N. 89°54'00" W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 444.63 FEET; THENCE DEPARTING FROM SAID NORTH LINE, RUN S. 00°04'47" W., ALONG THE WEST LINE OF THE EAST 51.77 FEET OF THE WEST 103.55 FEET OF THE EAST 496.4 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 12.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 201 FOR A POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE S. 00°04'47" W., ALONG SAID WEST LINE, A DISTANCE OF 253.55 FEET TO THE SOUTH LINE OF THE NORTH 266.50 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 18; THENCE S. 89°44'43" E., ALONG SAID SOUTH LINE, A DISTANCE OF 163.82 FEET TO THE WEST LINE OF THE EAST 281.00 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 18; THENCE S. 00°19'22" E., ALONG SAID WEST LINE, A DISTANCE OF 150.45 FEET; THENCE N. 89°52'34" E., A DISTANCE OF 210.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH U.S. HIGHWAY 301, (HAVING A 107.5 FEET WIDE RIGHT OF WAY); THENCE N. 01°49'45" E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 391.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 201; THENCE N. 89°58'32" W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 95.54 FEET; THENCE N. 00°07'32" E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.52 FEET; THENCE N. 89°54'00" W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 291.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.94 ACRES, MORE OR LESS.

This property is to be reclassified from County comprehensive plan designation "Commercial" to City comprehensive plan designation "466-301 Mixed Use."

27-  
City of Wildwood  
100 N Main St  
Wildwood, FL 34785  
Return to:

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.

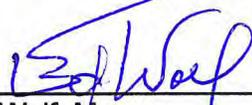
**SECTION 2.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

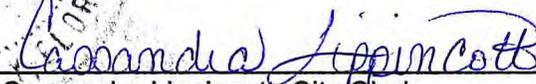
**SECTION 3.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

DONE AND ORDAINED this 26<sup>th</sup> day of October, 2015, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

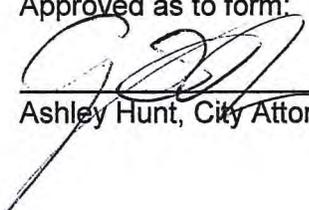
  
\_\_\_\_\_  
Ed Wolf, Mayor

  
ATTEST:   
Cassandra Lippincott, City Clerk

First Reading: October 12, 2015

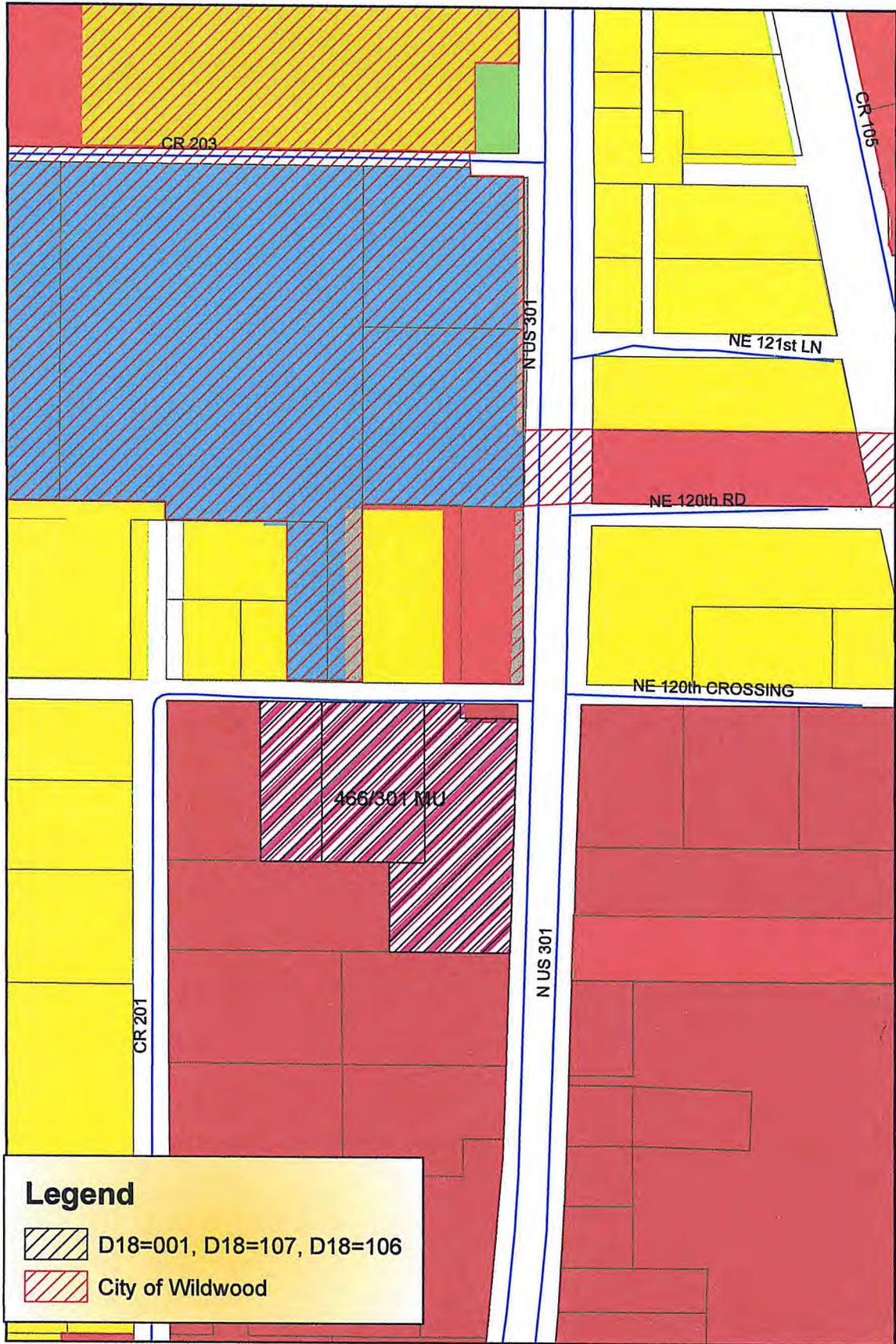
Second Reading: October 26, 2015

Approved as to form:

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

Inst:201560035640 Date:11/5/2015 Time:3:21 PM  
\_\_\_\_ DC, Gloria R. Hayward, Sumter County Page 2 of 3 B:3031 P:389

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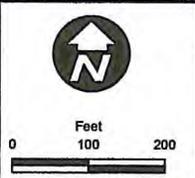


**Legend**

-  D18=001, D18=107, D18=106
-  City of Wildwood



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



D18=001, D18=107, D18=106  
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**PROPOSED LAND USE PENDING  
 COMMISSION APPROVAL**

SEPTEMBER 2015

WILDWOOD, FL