

52.50

ORDINANCE NO. O2016-19

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:

Parcels G08=021, G08=023, G08=099, and G08=105
Brownwood Properties LLC, Bryan Hoang,
and Lenard Powel Properties LLC (Powell Road Properties)
7.67 Acres +/-

LEGAL DESCRIPTION:

PARCEL NUMBER: G08=021

LEGAL DESCRIPTION: (PER O.R. BOOK 2988, PAGE 651)

THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 44-A (WIDTH VARIES);

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.00°04'10"W. ALONG THE EAST BOUNDARY THEREOF, 664.04 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID NORTH 1/2; THENCE WEST ALONG THE SOUTH BOUNDARY OF THE WEST 1/2 OF SAID NORTH 1/2, A DISTANCE OF 101.84 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED STATE ROAD NO. 44-A; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED N.65°34'20"W. ALONG SAID RIGHT-OF-WAY LINE, 183.23 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N.21°36'01"E., 133.89 FEET; THENCE N.07°55'49"E., 468.87 FEET TO A POINT ON THE NORTH BOUNDARY OF THE WEST 1/2 OF SAID NORTH 1/2; THENCE S.89°46'30"E. ALONG SAID NORTH BOUNDARY, 155.50 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: G08=023

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH,

Return to City of Wildwood

RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 44A, THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 33.23 FEET ALONG SAID RIGHT OF WAY FOR A POINT OF BEGINNING; CONTINUE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 140 FEET, NORTH 0 DEGREES 04 MINUTES 10 SECONDS EAST 128.86 FEET, SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 127.51 FEET, SOUTH 0 DEGREES 04 MINUTES 10 SECONDS WEST 186.23 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 173.23 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTINUE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 10.00 FEET ALONG SAID RIGHT-OF-WAY THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS EAST 24.84 FEET, THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST 27.23 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, (1) THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A, (2) THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 73.39 FEET ALONG SAID NORTH RIGHT-OF-WAY, (3) THENCE NORTH 24 DEGREES 25 MINUTES 40 SECONDS EAST 88.77 FEET TO THE POINT OF BEGINNING, (1) THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 88.79 FEET, (2) THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 40.16 FEET, (3) THENCE SOUTH 24 DEGREES 25 MINUTES 40 SECONDS WEST 97.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS A POINT OF REFERENCE (1) THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 44A, (2) THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 33.20 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING OF THIS DESCRIPTION, (1) THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 97.44 FEET, (2) THENCE SOUTH 24 DEGREES 25 MINUTES 40 SECONDS WEST 88.77 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 44A, (3) THENCE SOUTH 65 DEGREES 34 MINUTES 20 SECONDS EAST 40.19 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A, THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 173.23 FEET ALONG SAID RIGHT-OF-WAY THENCE NORTH 00 DEGREES 04

MINUTES 10 SECONDS EAST 27.23 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 101.52 FEET, THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 40.0 FEET, THENCE SOUTH 21 DEGREES 36 MINUTES 01 SECONDS WEST 109.05 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: G08=099 and G08=105

Inst:201660013400 Date:5/16/2016 Time:10:00 AM
DC,Gloria R. Hayward,Sumter County Page 3 of 6 B:3100 P:398

PARCEL 1:

SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 AS A POINT OF REFERENCE AND THE POINT OF BEGINNING OF THIS DESCRIPTION: RUN NORTH 89°46'30" WEST 155.50 FEET ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; RUN SOUTH 07°55'49" WEST 254.13 FEET; RUN SOUTH 89°46'30" EAST 190.26 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; RUN NORTH 0°04'10" EAST 251.84 FEET ALONG THE ABOVE SAID EAST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 20 FEET WIDE LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, FOR A POINT OF REFERENCE: THENCE RUN N.89°48'42"W. 101.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 44A; THENCE N.65°34'20"W. 183.20 FEET TO THE POINT OF BEGINNING OF THE LINE; THENCE N.21°36'32"E. 133.86 FEET; THENCE N.07°55'49"E. 254.74 FEET TO THE POINT OF TERMINATION.

AND

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS A POINT OF REFERENCE, THENCE RUN SOUTH 0°04'10" WEST 251.84 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION (1) CONTINUE SOUTH 0°04'10" WEST 213.02 FEET ALONG THE ABOVE EAST LINE (2) THENCE RUN NORTH 89°48'40" WEST 219.51 FEET; (3) THENCE RUN NORTH 07°55'49" EAST 214.79 FEET; (4) THENCE RUN SOUTH 89°46'30" EAST 190.26 FEET BACK TO THE POINT OF BEGINNING TO CLOSE.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 20 FEET WIDE LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°48'40" WEST 101.80 FEET TO THE NORTH RIGHT OF WAY LINE OF

Ordinance

Rezoning - Powell Road Properties (G08=021, 023, 099 105) RZ 1602-03

COUNTY ROAD 44-A; THENCE NORTH 65°34'20" WEST 183.20 FEET TO THE POINT OF BEGINNING OF THE LINE; THENCE NORTH 21°36'32" EAST 133.86 FEET; THENCE NORTH 07°55'49" EAST 254.74 FEET TO THE POINT OF TERMINATION, SUMTER COUNTY, FLORIDA.

Inst:201660013400 Date:5/16/2016 Time:10:00 AM
DC,Gloria R. Hayward,Sumter County Page 4 of 6 B:3100 P:399

LESS AND EXCEPT:

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8; THENCE SOUTH 00°27'52" WEST ALONG SAID EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 A DISTANCE OF 270.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°27'52" WEST ALONG SAID EAST LINE FOR 193.50 FEET; THENCE NORTH 89°24'58" WEST FOR 88.56 FEET; THENCE NORTH 25°04'43" EAST FOR 212.64 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF WEST 1/2 OF NORTH 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS A POINT OF REFERENCE: THENCE NORTH 89°48'40" WEST 101.80 FEET TO THE NORTH RIGHT OF WAY OF HIGHWAY C 44A; THENCE NORTH 65°34'20" WEST 73.39 FEET ALONG SAID NORTH RIGHT OF WAY TO THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1584, PAGE 211, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 24°25'40" EAST 186.14 FEET ALONG SAID WESTERLY BOUNDARY; THENCE SOUTH 89°48'40" EAST 2.96 FEET TO THE WESTERLY RIGHT OF WAY LINE OF POWELL ROAD PER OFFICIAL RECORDS BOOK 2085, PAGE 49, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON SAID NORTH OF WAY LINE OF HIGHWAY C 44A; THENCE NORTH 65°34'20" WEST 2.20 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 7.67 ACRES, MOL.

This property is to be reclassified from City "C-2: General Commercial - Neighborhood" to City of Wildwood "C-1: General Commercial - Downtown."

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 25th day of April, 2016, 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: April 11, 2016

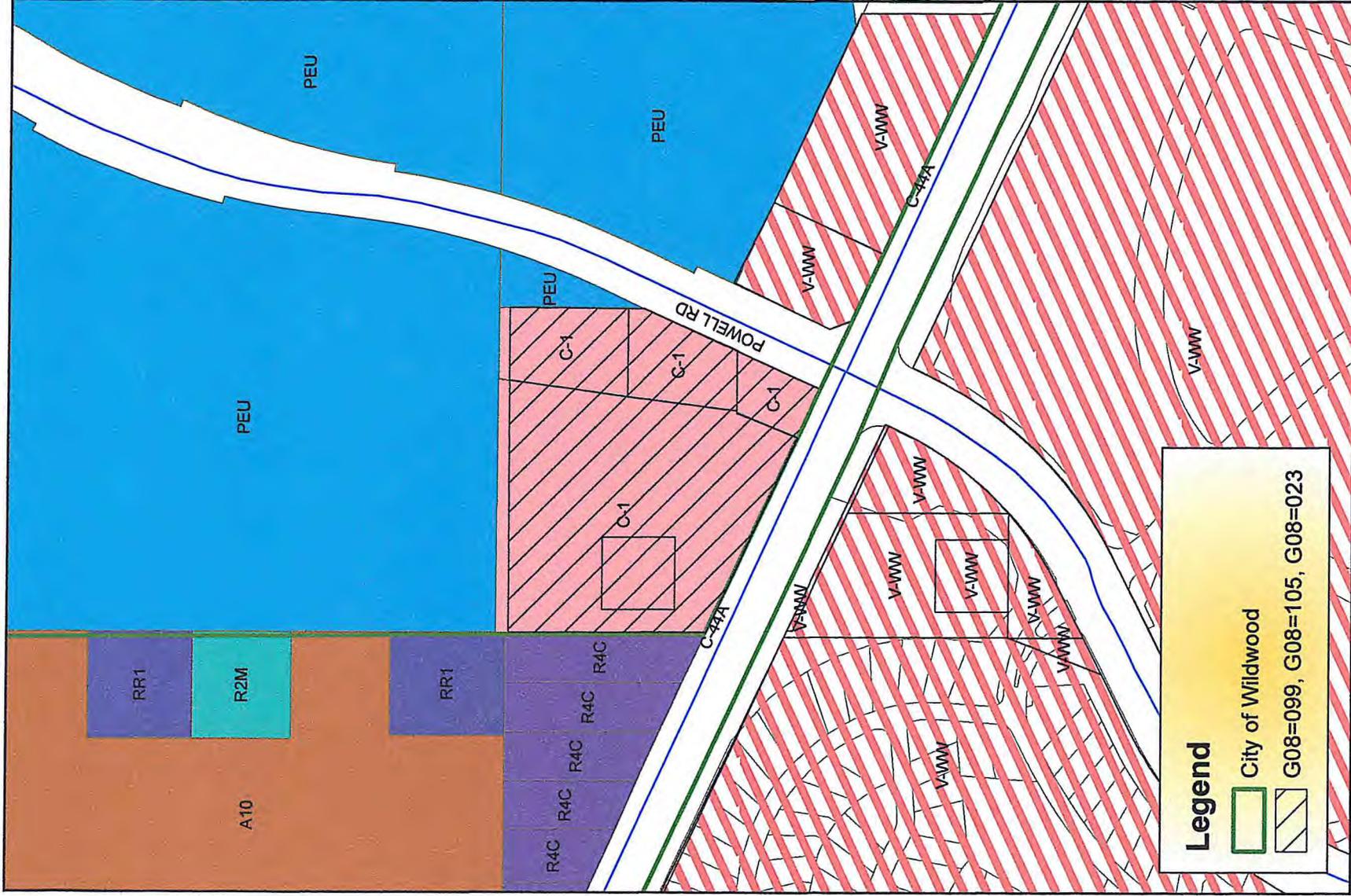
Second Reading: April 25, 2016

Approved as to form:

Ashley Hunt, City Attorney

Inst:201660013400 Date:5/16/2016 Time:10:00 AM
DC,Gloria R. Hayward,Sumter County Page 5 of 6 B:3100 P:400

EXHIBIT A



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|---|------------------------------------|---|---------------------|
| <p>City of Wildwood 100 North Main Street Wildwood, FL 34486 Phone: (352) 330-1330 www.wildwood-fl.gov</p> | <p>0 125 250 Feet</p> | <p>G08=099, G08=105 & G08=023 Powell Road Properties</p> | <p>WILDWOOD, FL</p> |
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