

ORDINANCE NO. O2011-13

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; PROVIDING FOR
CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, has made a determination that certain real property located within the City of Wildwood should be zoned or rezoned in compliance with the City of Wildwood Comprehensive Plan and Future Land Use Map.

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

SECTION 1. The following property which was zoned "R-1: Low Density Residential", shall be rezoned to "IN: Institutional", pursuant to the City of Wildwood Land Development Regulations and official Zoning Map;

Maricamp, LLC
Portion of Parcel #: D08=005
Containing 7.03 acres +/-

A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE
EAST 1/2 OF SAID SECTION 8; THENCE ALONG THE
WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION
8, S.00°02'06"E., A DISTANCE OF 4098.79 FEET; THENCE
DEPARTING SAID WEST BOUNDARY, N.89°57'54"E., A
DISTANCE OF 34.88 FEET TO A POINT ON THE EAST
RIGHT OF WAY LINE OF COUNTY ROAD 103 (RIGHT OF
WAY WIDTH VARIES), SAID POINT ALSO BEING THE
NORTHWEST CORNER OF LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 2004, PAGE 529 OF THE
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
THENCE DEPARTING SAID EAST RIGHT OF WAY LINE,
ALONG THE NORTHERLY BOUNDARY OF SAID LANDS
THE FOLLOWING THREE COURSES, N.89°38'23"E., A
DISTANCE OF 448.42 FEET; THENCE S.00°11'08"W., A

DISTANCE OF 169.42 FEET; THENCE N.89°51'06"W., A DISTANCE OF 147.29 FEET TO THE POINT OF BEGINNING:

THENCE DEPARTING THE NORTHERLY BOUNDARY OF SAID LANDS, N.55°59'32"E., A DISTANCE OF 93.95 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 145.24 FEET, A CENTRAL ANGLE OF 87°20'02", AND A CHORD BEARING AND DISTANCE OF S.75°31'20"E., 200.56 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.38 FEET; THENCE DEPARTING SAID CURVE, S.00°00'42"E., A DISTANCE OF 239.15 FEET; THENCE S.47°02'47"E., A DISTANCE OF 47.12 FEET; THENCE S.89°49'26"E., A DISTANCE OF 398.88 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 8; THENCE ALONG SAID EAST BOUNDARY, S.00°00'42"E., A DISTANCE OF 372.42 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 383.81 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTH BOUNDARY OF THE SOUTH 383.81 FEET, N.89°49'26"W., A DISTANCE OF 599.70 FEET TO THE PROJECTION OF THE EASTERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 529; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY PROJECTION AND THE EASTERLY BOUNDARY THE FOLLOWING FIVE COURSES OF SAID LANDS, N.00°23'11"W., A DISTANCE OF 288.22 FEET; THENCE S.89°32'49"W., A DISTANCE OF 84.72 FEET; THENCE N.00°09'20"E., A DISTANCE OF 89.56 FEET; THENCE S.89°52'18"W., A DISTANCE OF 20.11 FEET; THENCE N.00°08'29"E., A DISTANCE OF 263.59 FEET TO THE POINT OF BEGINNING. CONTAINING 7.03 ACRES, MORE OR LESS.

SECTION 2. The official zoning map for the City of Wildwood, Florida, is hereby amended to include the above-referenced property. The amendment to the official zoning map is attached hereto and incorporated herein by reference.

SECTION 3. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. 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 5. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

PASSED AND ORDAINED this 27th day of October, 2011, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL



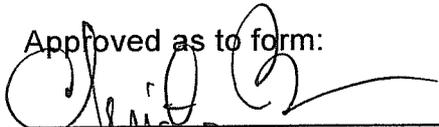
Ed Wolf, Mayor

ATTEST: Joseph Jacobs
Joseph Jacobs, City Clerk

First Reading: October 10, 2011

Second Reading: October 24, 2011

Approved as to form:



Jerri A. Blair, City Attorney

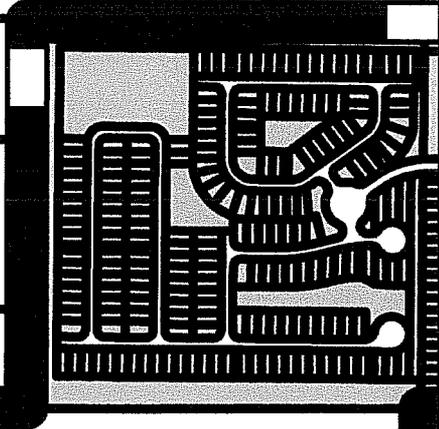
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1 inch = 400 feet

City of Wildwood
Portion of Parcel D08=005
Proposed Zoning

CR 103



Portion of D08=005

C-466 E

C-466 E

Legend

— Major Roadways	□ R-1
■ Portion of D08=005	■ INS
□ County Boundary	■ C-2
□ Wildwood City Boundary	■ C-3
	/// NMU-7
	■ PD - Subject to Specific Criteria