

44.00



ORDINANCE NO. O2014-08

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 G08=023
Hoang Parcel
0.41 acres +/-

LEGAL DESCRIPTION:

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 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.

CITY OF WILDWOOD
100 N MAIN ST
WILDWOOD FL 34785

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.

CONTAINING 0.41 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County comprehensive plan designation "Rural Residential" 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.

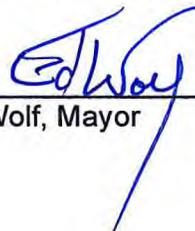
SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

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.

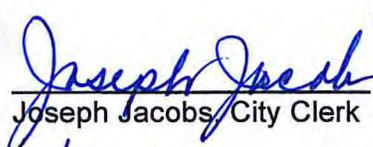
SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this 24th day of February, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA


Ed Wolf, Mayor

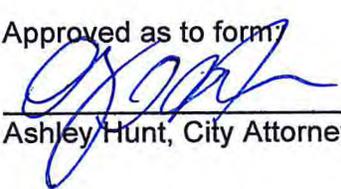



Joseph Jacobs, City Clerk

First Reading: February 10, 2014

Second Reading: February 24, 2014

Approved as to form:

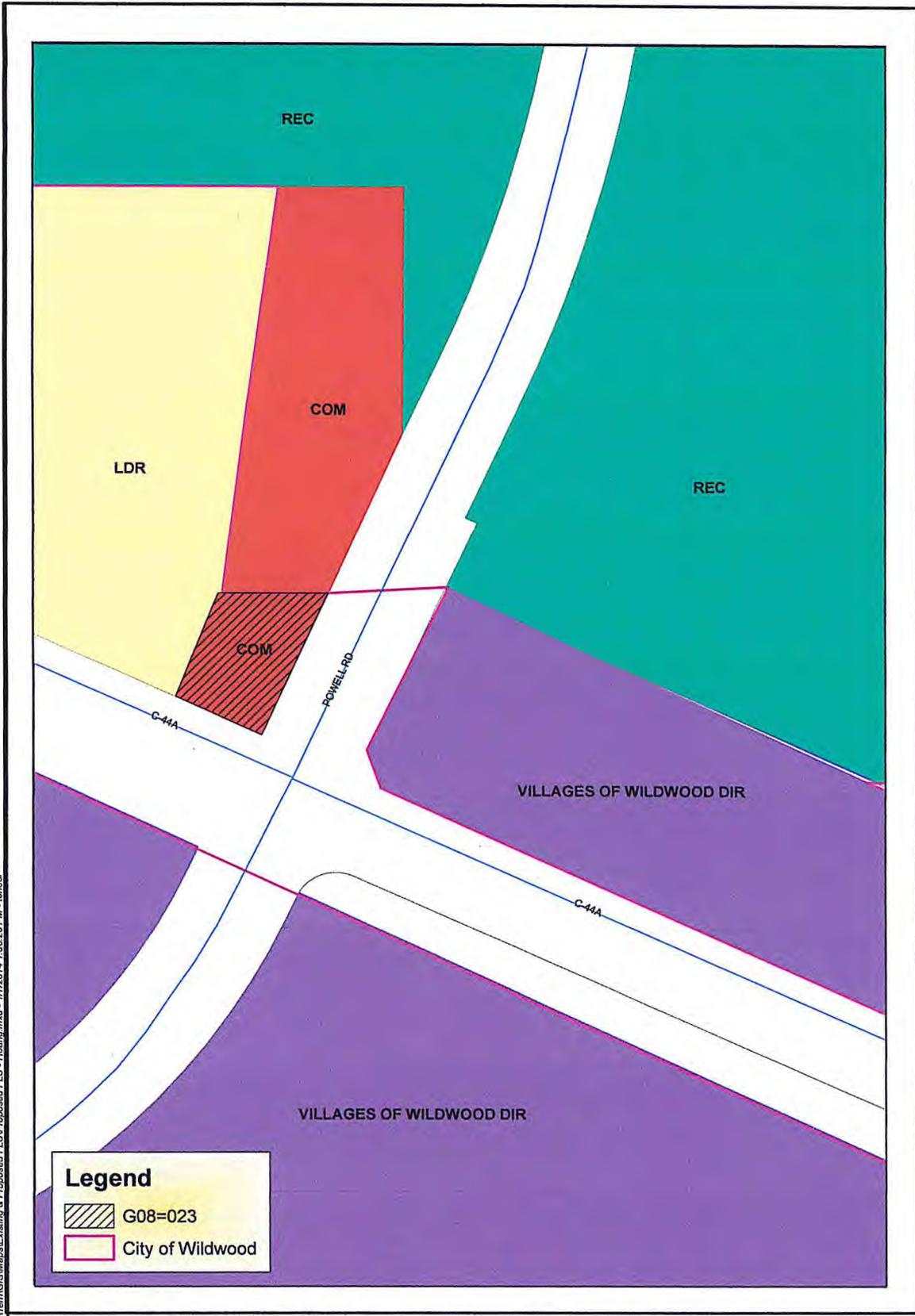

Ashley Hunt, City Attorney

Ordinance O2014-08

“Exhibit A”

G08=023 (Hoang Parcel)

Proposed Future Land Use Map Designation



I:\Temp\GIS\Maps\Existing & Proposed FLU\Proposed FLU - Hoang.mxd - 1/7/2014 1:38:26 PM - tonal



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



Feet
 0 290 580

G08-023
 HOANG PROPERTY

WILDWOOD, FLORIDA

JANUARY 2014

PROPOSED FUTURE LAND USE