



ORDINANCE NO. O2014-20

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:

Parcel # G16=067
Wildwood Country Resort Recreation Facility
Wildwood Villages, LLC
3 +/- Acres

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 16, THENCE N00°19'52"E ALONG THE WEST LINE OF THE NW 1/4, A DISTANCE OF 44.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 520, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE CONTINUE N00°19'52"E ALONG SAID LINE A DISTANCE OF 213.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44, THENCE S69°20'43"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 932.21 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S20°39'17"W A DISTANCE OF 200.00 FEET, THENCE S69°20'43"E 124.24 FEET TO A POINT APPROXIMATELY 10 FEET WEST OF THE WESTERLY EDGE OF PAVEMENT OF HERITAGE BOULEVARD, THENCE SOUTHERLY ALONG AND APPROXIMATELY 10 FEET WEST OF THE WESTERLY EDGE OF PAVEMENT OF HERITAGE BOULEVARD THE FOLLOWING FIVE (5) COURSES: (1.) S26°32'13"E 22.39 FEET; (2.) S37°56'55"E 41.45 FEET; (3.) S27°00'02"E 43.82 FEET; (4.) S06°44'49"E 81.95 FEET; (5.) S03°17'49"E 28.53 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT CONTINUE SOUTHERLY ALONG AND APPROXIMATELY 10 FEET WEST OF THE WESTERLY EDGE OF PAVEMENT OF HERITAGE BOULEVARD, THE FOLLOWING

44-

Return to City of Wildwood
100 N Main Street
Wildwood FL 34785

EIGHT (8) COURSES: (1.) S03°17'49"E 62.57 FEET; (2.) S04°28'13"W 40.99 FEET; (3.) S18°13'26"W 46.07 FEET; (4.) S33°02'29"W 59.52 FEET; (5.) S33°20'11"W 42.34 FEET; (6.) S20°29'58"W 46.67 FEET; (7.) S06°47'16"W 52.69 FEET; (8.) S00°35'34"E 54.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BLUEGILL STREET (NOW KNOWN AS SPRINGFIELD WAY), ACCORDING TO THE PLAT OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK, UNIT NO. 1, AS RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE N89°46'12"W ALONG SAID NORTH RIGHT-OF-WAY LINE 103.32 FEET TO THE NORTHEAST CORNER OF HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 103.92 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'18", AN ARC DISTANCE OF 91.15 FEET TO THE END OF SAID CURVE, THENCE N39°31'01"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FLAMINGO BOULEVARD (NOW KNOWN AS WILLIAMSBURG LN) A DISTANCE OF 340.11 FEET, THENCE DEPARTING SAID FLAMINGO BOULEVARD, RUN N54°16'25"E 269.91 FEET, THENCE S74°34'04"E 282.28 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from "R-2: Low Medium Density Residential" to "C-2: General Commercial-Neighborhood."

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.

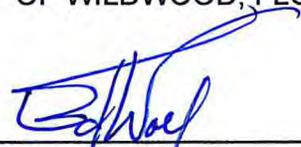
SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

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 March, 2014, by
the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA



Ed Wolf, Mayor



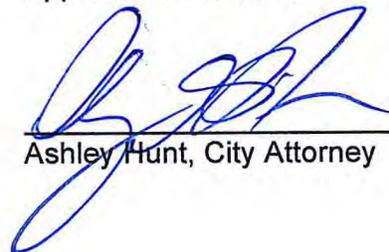


Joseph Jacobs, City Clerk

First Reading: March 19, 2014

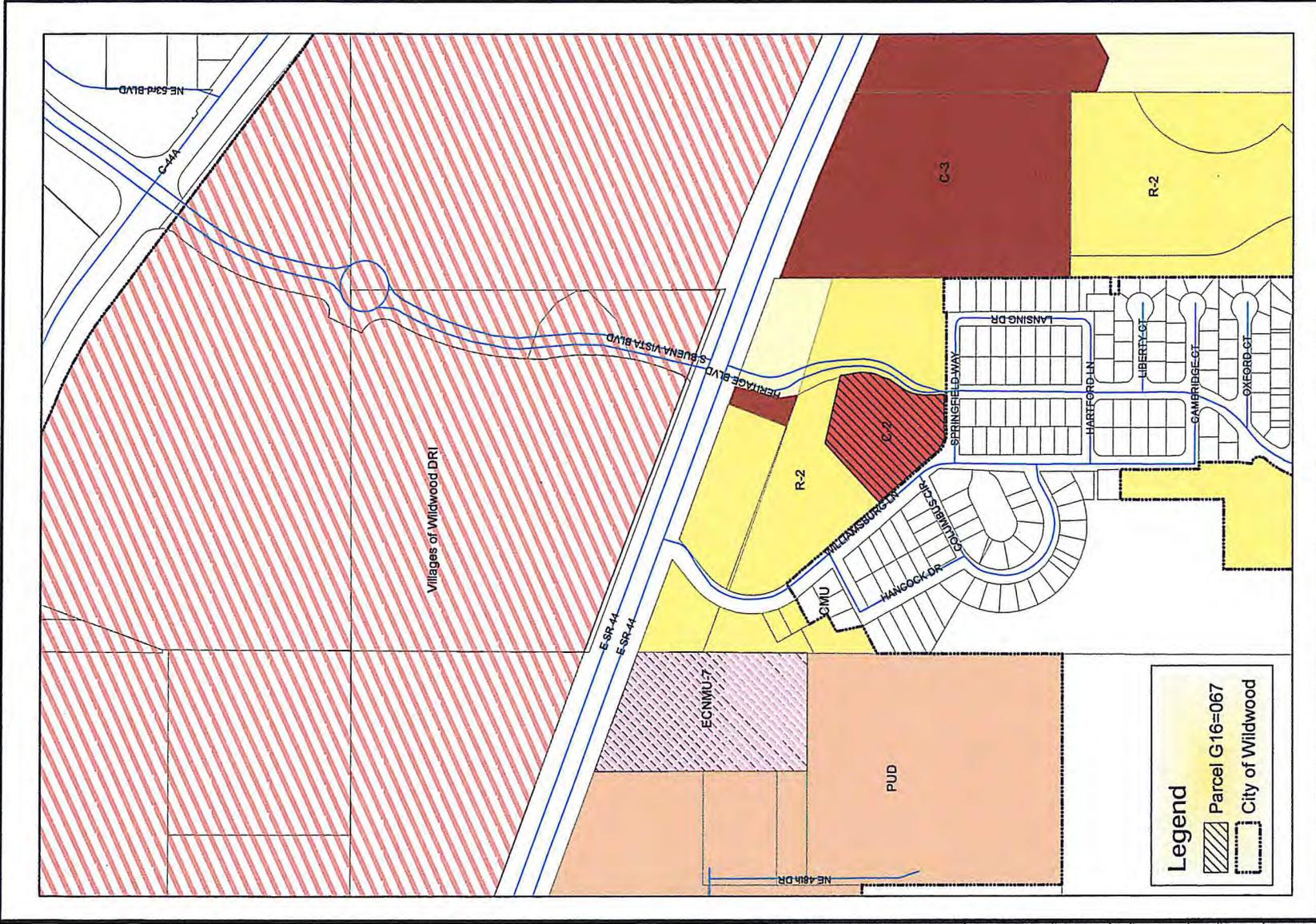
Second Reading: March 24, 2014

Approved as to form:



Ashley Hunt, City Attorney

Ordinance O2014-20
"Exhibit A"
Parcel G16=067
Wildwood Country Resort
Zoning Map Designation



 <p>City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov</p>	 <p>Feet 0 210 420</p>	Wildwood Country Resort Parcel G16=067
	WILDWOOD, FLORIDA Map 4	September 2013
PROPOSED ZONING		

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