

**ORDINANCE NO. O2015-15**

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 D17=024**  
**BDG Vonn Rd LLC (Oxford Commons)**  
**1.776 Acres +/-**

**LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, ALSO BEING A PART OF BLOCK A, OXFORD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE RUN S00°04'06"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 466 AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 89°43'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE CENTERLINE THAT PORTION OF THE RIGHT-OF-WAY OF CR 105 ACQUIRED BY MAINTENANCE BEING APPROXIMATELY 40 FEET WIDE LYING IN BLOCK "A" OXFORD AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF CR 466 AND NORTH OF THE NORTH RIGHT-OF-WAY OF MAIN ST. (CR 106) AND BEING VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1477, PAGE 798, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 00°04'06" WEST ALONG SAID CENTERLINE OF VACATED RIGHT-OF-WAY, A DISTANCE OF 244.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (COUNTY ROAD NO. 106); THENCE NORTH 89°27'13" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 291.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD; THENCE NORTH 11°58'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 248.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 466; THENCE SOUTH 89°43'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 323.18 FEET TO THE POINT OF BEGINNING.

Ordinance  
O2015-15 SSCPA Oxford Commons (BDG Vonn Rd LLC) D17=024 County Commercial to City  
Commercial  
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160 N. Main St  
Wildwood, FL 34785

CONTAINING 77,362 SQUARE FEET OR 1.7760 ACRES, MORE OR LESS.

This property is to be reclassified from County comprehensive plan designation "Commercial" 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 22<sup>nd</sup> day of June, 2015, by the City Commission of the City of Wildwood, Florida.



CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

Ed Wolf  
Ed Wolf, Mayor

ATTEST: Cassandra Lippincott  
Cassandra Lippincott, City Clerk

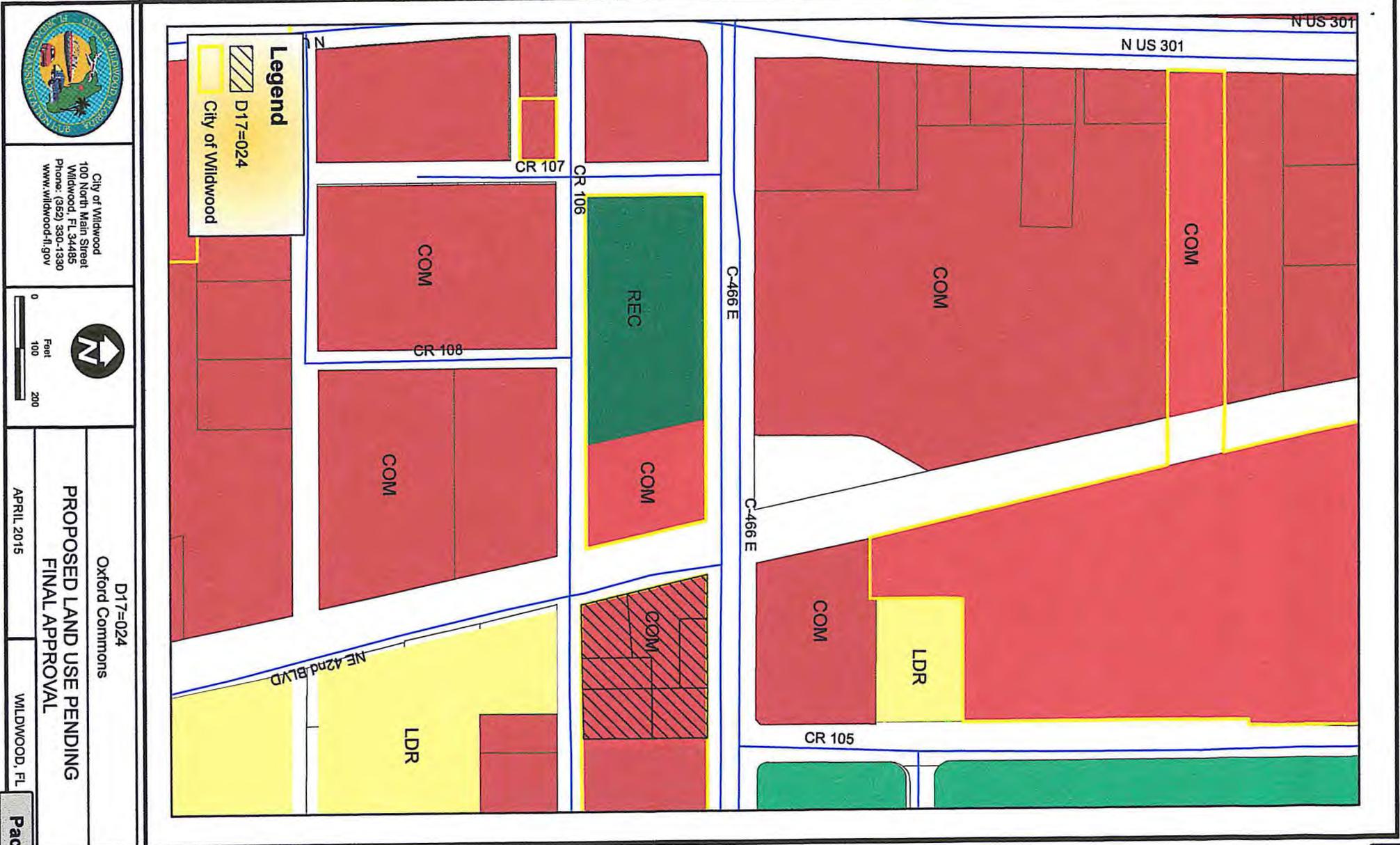
First Reading: June 8, 2015

Second Reading: June 22<sup>nd</sup>, 2015

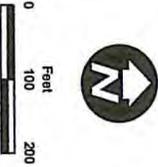
Approved as to form:  
Ashley Hunt  
Ashley Hunt, City Attorney

Inst:201560021500 Date:7/2/2015 Time:1:36 PM  
DC,Gloria R. Hayward,Sumter County Page 2 of 3 B:2980 P:148

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City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
Phone: (352) 530-1330  
www.wildwood-fl.gov



D17=024  
Oxford Commons  
PROPOSED LAND USE PENDING  
FINAL APPROVAL  
APRIL 2015  
WILDWOOD, FL

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