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**ORDINANCE NO. O2015-21**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.83 ACRES BEING LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF C-105 AND C-466; IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

*Handwritten note: R -> City of Wildwood*

Now, therefore, **BE IT ORDAINED** by the City Commission of the City of Wildwood, Florida:

**SECTION 1.** Based upon the petition of the owner of the following described real property, which is generally located on the northwest corner of C-105 and C-466, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Section 171.044, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida owned by Roy M. and Patricia G. Ambinder is more particularly described as follows:

**Parcel D17=020**  
**Ambinder (Zuckerman / Verizon Wireless)**  
**1.83 +/- Acres**

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°24'13" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE N89°22'50"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE WEST LINE OF THOSE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1496, PAGE 244, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE N89°22'50" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 305.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE N11°41'07" W ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF THOSE LANDS

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DC: Gloria R. Hayward, Sumter County Page 2 of 4 B:2980 P:164

DESCRIBED IN OFFICIAL RECORDS BOOK 1481, PAGE 311 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 238.48 FEET; THENCE S89°22'50" E ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1481, PAGE 311 AND OFFICIAL RECORDS BOOK 1569, PAGE 129, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 128.44 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1452, PAGE 524, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE N00°24'26" E ALONG SAID WEST LINE, A DISTANCE OF 1.71 FEET; THENCE S89°22'42"E ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1452, PAGE 524, A DISTANCE OF 236.69 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 105, AS RECORDED IN OFFICIAL RECORDS BOOK 1496, PAGE 244 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S00°24'13"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 224.70 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S45°30'40" W, A DISTANCE OF 14.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.83 ACRES, MORE OR LESS.

**SECTION 2.** All of the above described annexed property shall liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

**SECTION 3.** All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

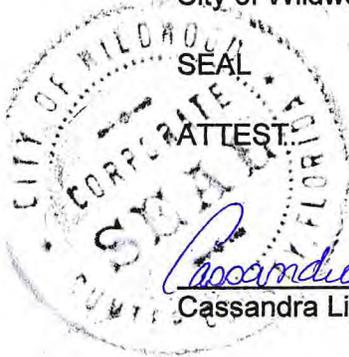
**SECTION 4.** Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

**SECTION 5.** Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

**SECTION 6.** If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

**SECTION 7.** This Ordinance shall take effect upon final approval by the City Commission.

**DONE AND ORDAINED** this 22<sup>nd</sup> day of June, 2015, by the City Commission of the City of Wildwood, Florida.



*Cassandra Lippincott*  
Cassandra Lippincott, City Clerk

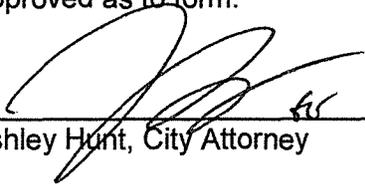
CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

*Ed Wolf*  
Ed Wolf, Mayor

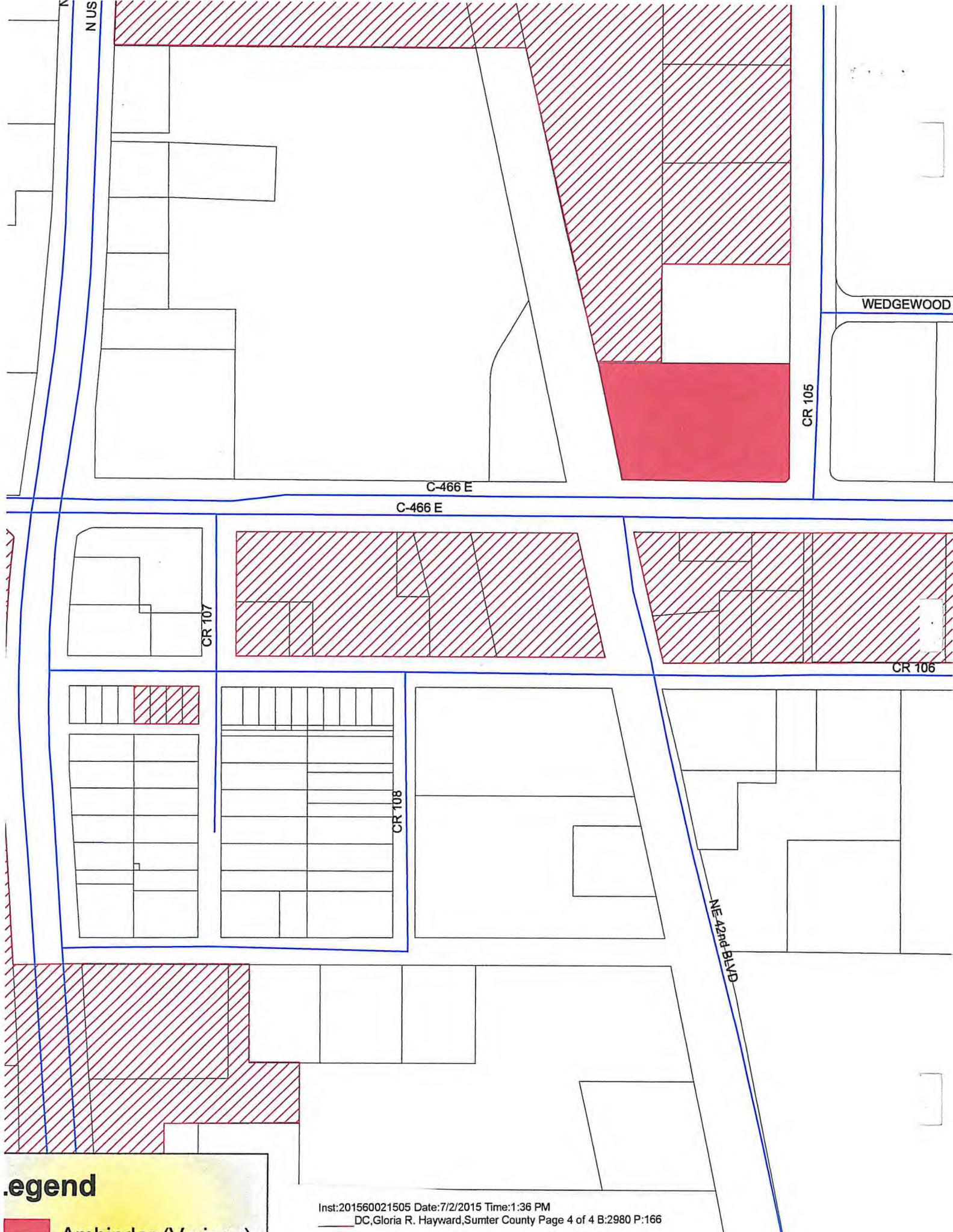
First Reading: June 8, 2015

Second Reading: June 22, 2015

Approved as to form:

  
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Ashley Hunt, City Attorney

Inst:201560021505 Date:7/2/2015 Time:1:36 PM  
DC,Gloria R. Hayward,Sumter County Page 3 of 4 B:2980 P:165



**.egend**

■ Ambinder (Verizon)