

**ORDINANCE NO. O2015-33**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.10 ACRES BEING GENERALLY LOCATED ON THE SOUTH SIDE OF C-462 APPROXIMATELY 1/4 MILE WEST OF US HWY 301 (SR 35); IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS 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.

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 south side of C-462 approximately 1/4 mile west of US Hwy 301 (SR 35), to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.201, Florida Statutes. The City Commission finds that the property 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 the Stuart C. Irby Company is more particularly described as follows:

**North portion of Parcel D31=016**  
**Stuart C. Irby Company**  
**7.10 +/- Acres**

**LEGAL DESCRIPTION**

A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE FROM THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4, RUN S00°07'48"W ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 33.00 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY OF HIGHWAY NO. 462; THENCE S89°46'50"E ALONG SAID SOUTH RIGHT-OF-WAY OF HIGHWAY NO. 462 A DISTANCE OF 1354.96 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN S00°06'20"W A DISTANCE OF 803.71 FEET; THENCE S89°52'35"E A DISTANCE OF 636.66 FEET TO THE EAST LINE OF WEST 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4; THENCE N00°07'25"E ALONG THE EAST LINE OF WEST 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 368.93 FEET; THENCE N89°45'43"W A DISTANCE OF 467.51 FEET; THENCE N00°07'25"E A DISTANCE OF 433.51 FEET TO THE SOUTH RIGHT-OF-WAY OF HIGHWAY NO. 462; THENCE N89°45'52"W ALONG SAID RIGHT-OF-WAY OF HIGHWAY NO. 462, A DISTANCE OF 169.38 FEET TO THE POINT OF BEGINNING.

Ordinance

O2015-33 Annexation - Irby 2 - N 1/2 of D31=016 (Oxford Pointe South)

22  
Return to: City of Wildwood  
1020 N. Main St  
Wildwood, FL 34785 ✓

THE ABOVE PARCEL CONTAINS 7.10 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.

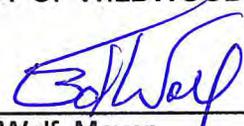
**SECTION 5.** Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

**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.

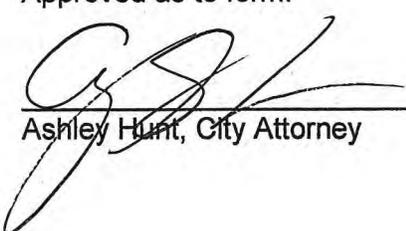
**DONE AND ORDAINED** this 24<sup>th</sup> day of August, 2015, by the City Commission of the City of Wildwood, Florida.

SEAL OF WILDWOOD  
ATTEST:  
CORPORATE  
  
Cassandra Lippincott, City Clerk

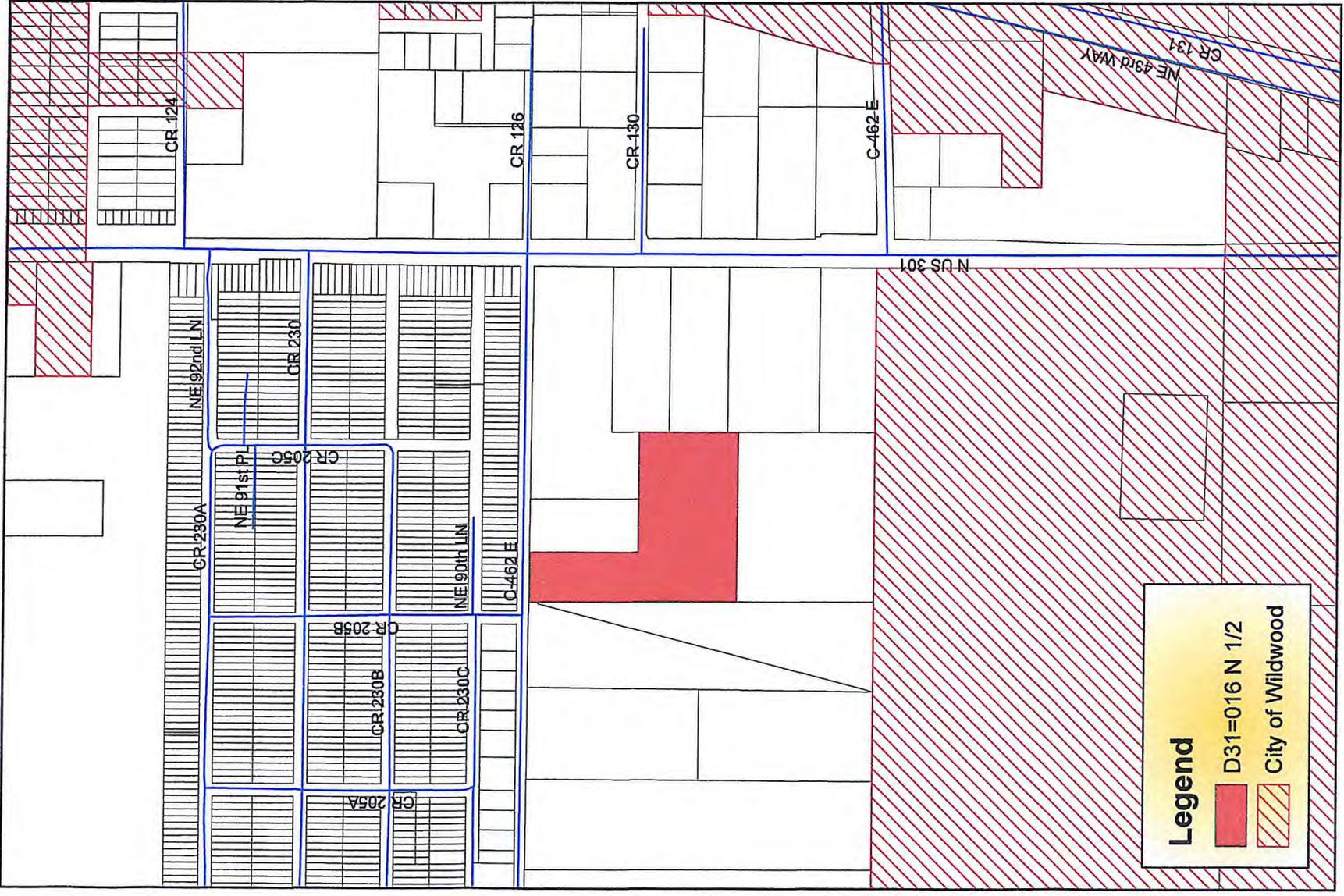
CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
  
Ed Wolf, Mayor

First Reading: 8/10/15

Second Reading: 8/24/15

Approved as to form:  
  
Ashley Hunt, City Attorney

Inst:201560029091 Date:9/9/2015 Time:8:35 AM  
DC,Gloria R. Hayward,Sumter County Page 2 of 3 B:3007 P:808



**Legend**

- D31=016 N 1/2
- City of Wildwood

 <p><b>WILDWOOD</b> FLORIDA</p>	<p>City of Wildwood          100 North Main Street          Wildwood, FL 34485          Phone: (952) 330-1330  <a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p>	 <p>0 230 460          Feet</p>
<p><b>D31=016 Irbv North 1/2</b></p>		
<p><b>LOCATION MAP</b></p>		
<p>July 2015</p>		<p>WILDWOOD, FL</p>