

Return to:  
City of Wildwood  
✓ 100 N. Main Street  
Wildwood, FL 34785

**ORDINANCE NO. O2023-69**

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; PROVIDING FOR  
SEVERABILITY; 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:

**D18-019, D18-020, D18-022, & D18-122**  
**KP Properties of Lake County**  
**2.10 +/-**

**LEGAL DESCRIPTION:**

PARCEL 1 (O.R. 2727/703)

BEGINNING AT THE NORTHEAST CORNER OF SW 1/4 OF NE 1/4, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN WEST 90 FEET FOR POINT OF BEGINNING; THENCE RUN WEST 90 FEET; THENCE SOUTH 150 FEET; THENCE EAST 90 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (O.R. 1845/525)

BEGIN 180 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, RUN WEST 90 FEET; THENCE SOUTH 150 FEET; THENCE EAST 90 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3 (O.R. 1845/525)

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN WEST 90 FEET; THENCE SOUTH 150 FEET; THENCE EAST 90 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (O.R. 2186/543)

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 18; TOWNSHIP 18 SOUTH, RANGE 23 EAST FOR A POINT OF REFERENCE. THENCE RUN S. 00°04'12" W. ALONG THE EAST LINE OF THE N. 1056.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 18, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. 1) THENCE RUN N.89°47'41"W. A DISTANCE OF 210 FEET; 2) THENCE RUN S.00°04'12" W. A DISTANCE OF 276 FEET; 3) THENCE RUN S. 89° 47'41" E. A DISTANCE OF 210 FEET TO THE SAID EAST LINE; 4) THENCE RUN N. 00°04'12" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 276.00 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from R6C (County) and R-3 (City) to C-3 (City).

**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 the City 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.

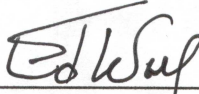
**SECTION 2.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

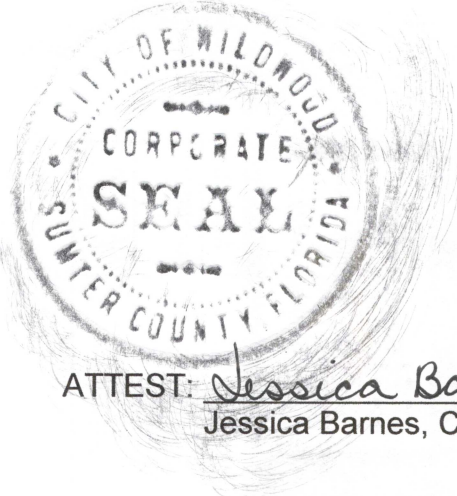
**SECTION 3.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 4.** This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

**DONE AND ORDAINED** this 26<sup>th</sup> day of February, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

  
\_\_\_\_\_  
Ed Wolf, Mayor



ATTEST:   
\_\_\_\_\_  
Jessica Barnes, City Clerk

First Reading: 2/12/24

Second Reading: 2/26/24

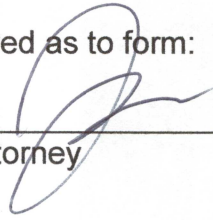
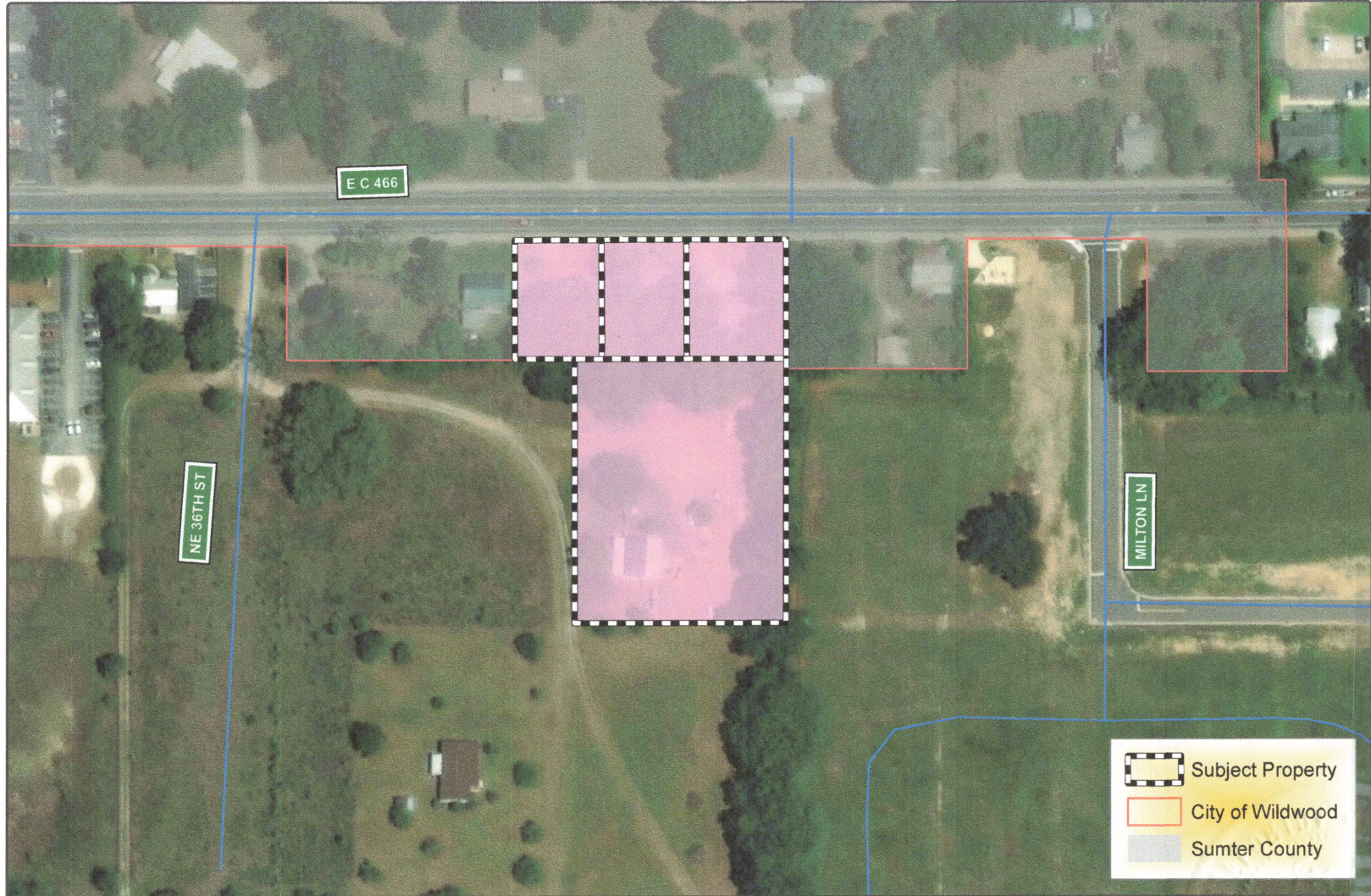
Approved as to form:  
  
\_\_\_\_\_  
City Attorney

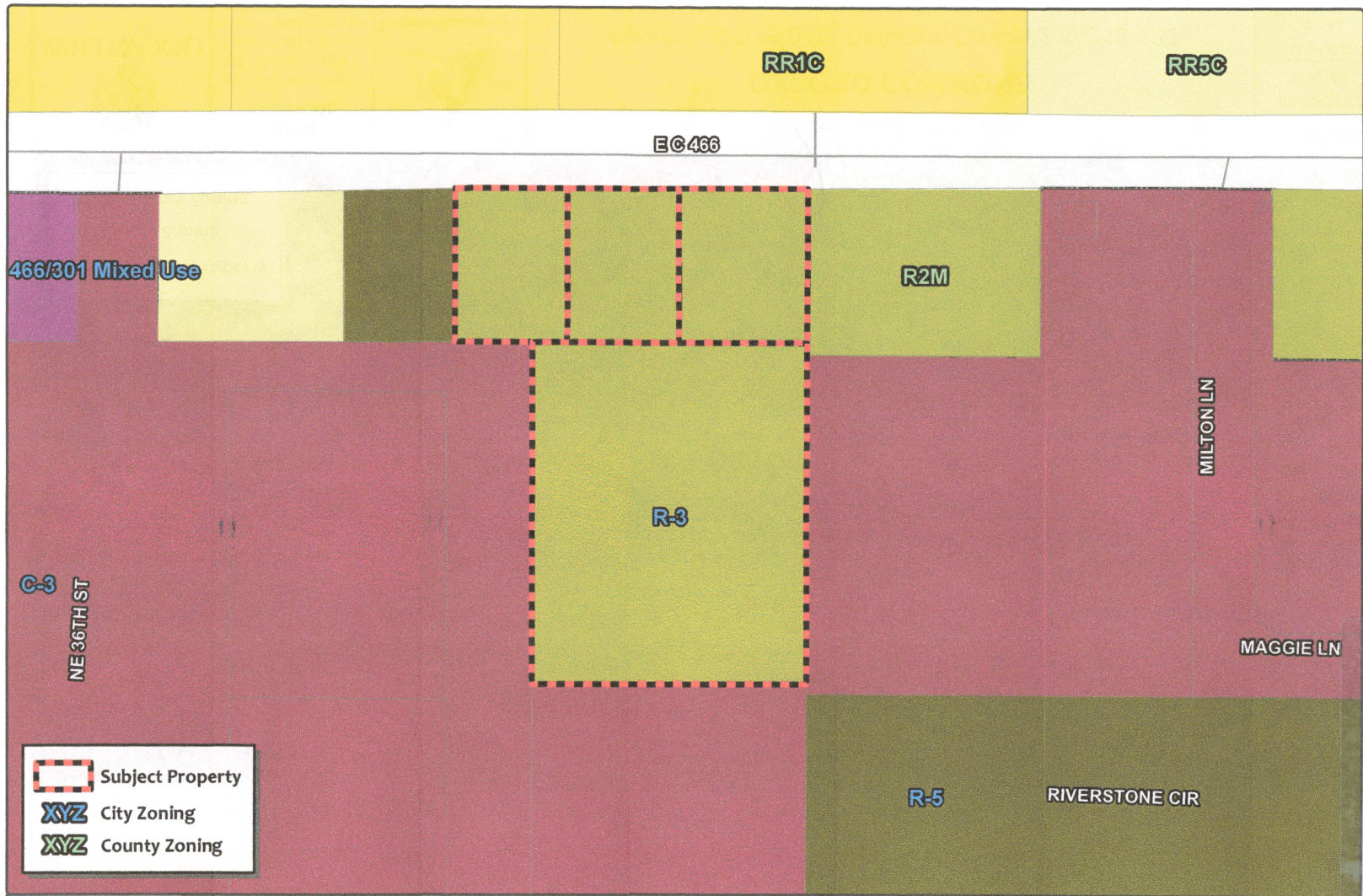





Exhibit A



 <p><b>WILDWOOD</b> FLORIDA</p>	<p><b>CITY OF WILDWOOD</b> 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov</p>	 <p>Feet 0 60 120</p>	<b>RZ 2306-004</b>		<b>MAP 1B</b>
			<b>OXFORD COMMONS</b>		<b>LOCATION</b>
			<b>PARCELS D18-019, D18-020, D18-022 &amp; D18-122</b>		<b>MAP</b>
				<b>JANUARY</b>	<b>2024</b>

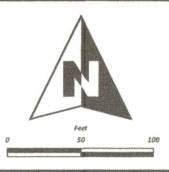




	Subject Property
	City Zoning
	County Zoning



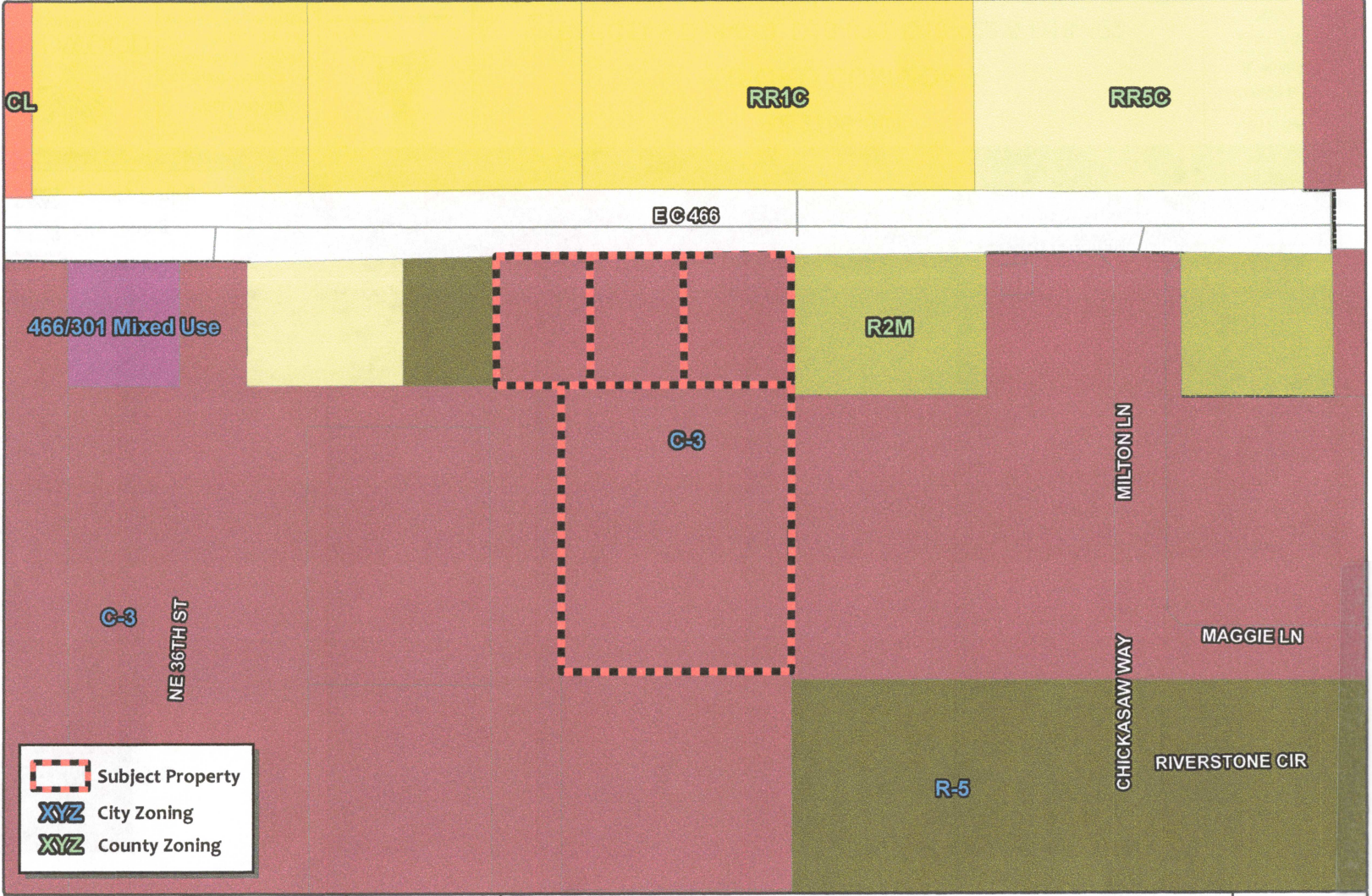
**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)






**RZ 2306-001**  
**OXFORD COMMONS**  
 PARCELS D18-019, D18-020, D18-022 & D18-122

MAP 3A
CURRENT ZONING
JANUARY 2024

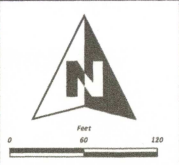




 Subject Property  
 City Zoning  
 County Zoning



**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



**RZ 2306-001**  
**OXFORD COMMONS**  
 PARCELS D18-019, D18-020, D18-022 & D18-122

MAP 3B  
 PROPOSED ZONING  
 JANUARY 2024



## Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2023-69

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.