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City of Wildwood
100 N. Main Street
Wildwood, FL 34785

ORDINANCE NO. O2024-25

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF 1.00 ACRE OF LAND LOCATED APPROXIMATELY 315 FEET EAST OF THE INTERSECTION OF CR 217 AND C 44A AND APPROXIMATELY 295 FEET SOUTH OF C 44A, A/K/A "TRACT C" WITHIN PROPERTY LOCATED AT 2865 C-44A WILDWOOD, FL, 34785, IN SECTION 01, TOWNSHIP 19 SOUTH, RANGE 22 EAST; WHICH IS 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; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is located approximately 315 east of the intersection of CR 217 and C 44A and approximately 295 feet south of C 44A, a/k/a "Tract C" within property located at 2865 C-44A, Wildwood, FL 34785, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood limits and 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 Arthur Freeman, Jr., is more particularly described as follows:

Parcel F01-116
Arthur Freeman Jr.
1.00 +/-

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION I, TOWNSHIP 19 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA; THENCE RUN S 00°08'19" WEST 324.91 FEET TO THE POINT OF BEGINNING OF TRACT C; THENCE NORTH 89°24'15" EAST 227.54 FEET; THENCE S 00°12'15" W 191.75 FEET THENCE S

89°45'06" W 226.95 FEET; THENCE N 00°08'19" E 191.75 FEET TO THE POINT OF BEGINNING

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA THENCE RUN S 00°08'19" W 516.65 FEET; THENCE N 89°45'06" E 226.73 FEET TO THE POINT OF BEGINNING OF THE 50 FEET INGRESS EGRESS EASEMENT; THENCE CONTINUE N 89°45'06" E 50.00 FEET; THENCE N 00°12'15" E 480.76 FEET TO THE MONUMENTED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A; THENCE NORTH 88°09'47" WEST ALONG MONUMENTED RIGHT-OF-WAY LINE 50.02 FEET; THENCE S 00°12'15" W 482.58 FEET TO THE POINT OF BEGINNING OF THE 50 FEET INGRESS EGRESS EASEMENT.

A 1.0 Acre (+/-) a/k/a "Tract C" within property located at 2865 C-44A, Wildwood, FL 34785

SECTION 2. All of the above described annexed property shall be 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 ordinances 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.

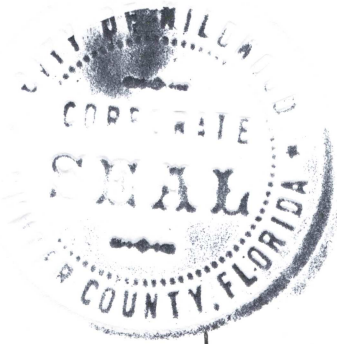
SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

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 is 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 13th day of May, 2024, by the City Commission of the City of Wildwood, Florida.



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf
Ed Wolf, Mayor

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

First Reading: 4/22/24

Second Reading: 5/13/24

Approved as to form:
[Signature]
City Attorney

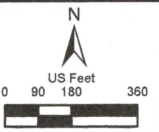
EXHIBIT A



	Subject Property
	City of Wildwood
	Sumter County



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



AN 2403-001
FREEMAN-ALLEN ANNEXATION
 PARCEL F01-116

MAP 1B
 LOCATION
 MAP
 MAR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-25

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.