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

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 202460014825 Date: 04/18/2024 Time: 9:57AM  
Page 1 of 6 B: 4633 P: 47 By: BO

**ORDINANCE NO. O2024-6**

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:

**Parcel D32-173**  
**Lien Nails, LLC**  
**9.92 +/-**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF  
THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST,  
SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGIN AT AN IRON ROD AND CAP MARKED "LB 6514" AT THE INTERSECTION OF  
THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 WITH  
THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST 1/2 OF  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE  
AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N89°50'14"E A  
DISTANCE OF 82.70 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";  
THENCE PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN S00°13'05"W A DISTANCE OF  
211.60 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE  
S89°48'57"E A DISTANCE OF 325.60 FEET AN IRON ROD AND CAP MARKED "LB  
4709"; SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN  
OFFICIAL RECORDS BOOK 3542, PAGE 677, PUBLIC RECORDS OF SUMTER  
COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE RUN S00°10'25"W A  
DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3522" AT  
THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH  
LINE OF SAID PROPERTY RUN S87°05'31"E A DISTANCE OF 252.76 FEET TO THE  
EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32;  
THENCE ALONG SAID EAST LINE RUN S00°11'22"W A DISTANCE OF 92.59 FEET

TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE RUN N89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S00°07'36"W A DISTANCE OF 629.98 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN N89°40'41"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N79°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N15°24'57"E; THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'53" TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N00°13'05"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.

CONTAINING 10 ACRES, MORE OR LESS.

This property is to be reclassified from R-1 (City) to IN (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:

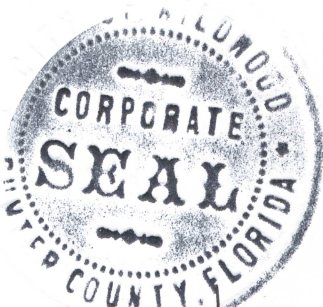
**SECTION 1.** The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

**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 25<sup>th</sup> day of March, 2024, by the City Commission of the City of Wildwood, Florida.



**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

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

ATTEST: Jessica Barnes  
Jessica Barnes, City Clerk

First Reading: 3/11/24

Second Reading: 3/25/24

Approved as to form:

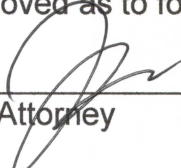
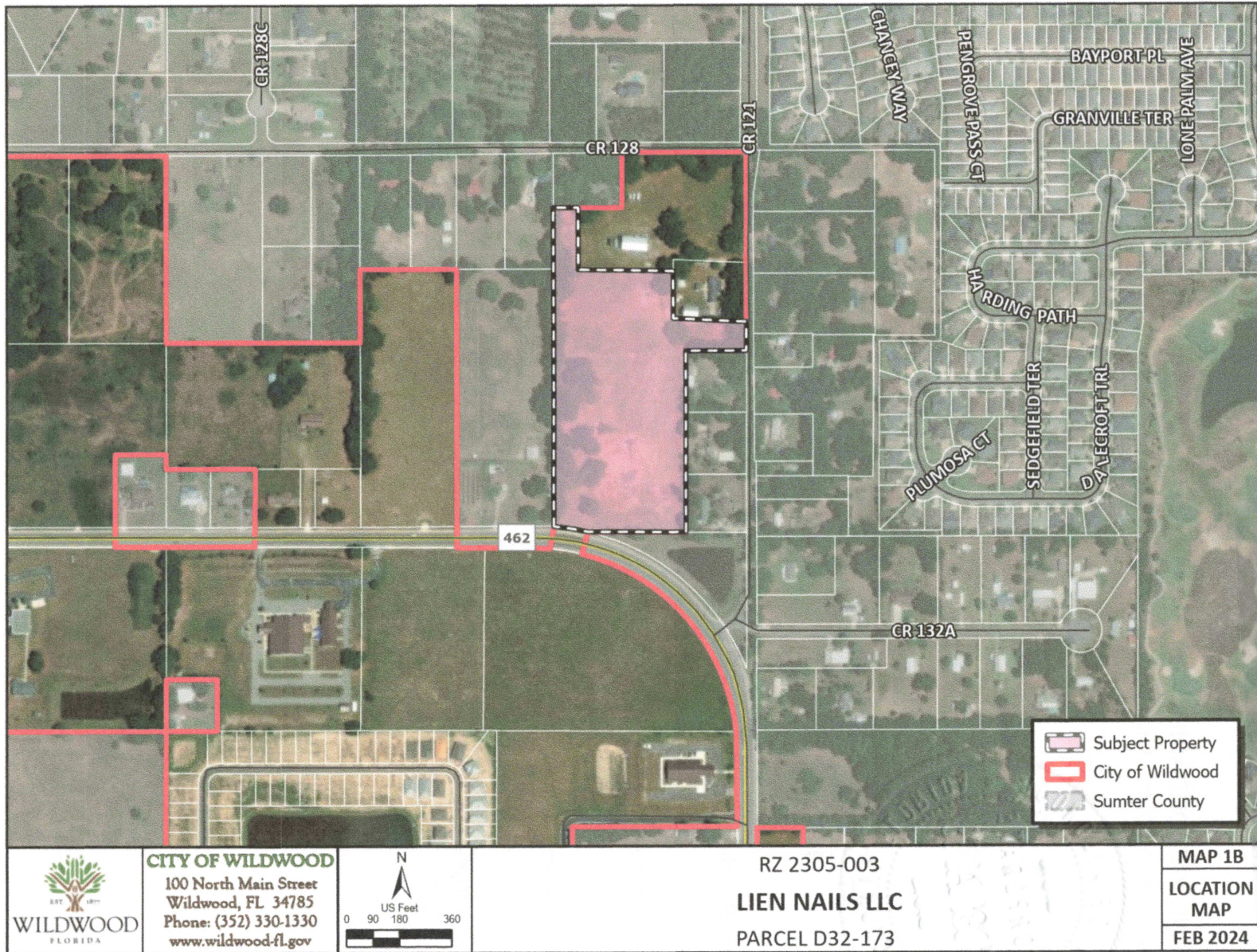
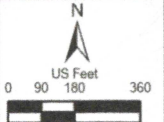
  
\_\_\_\_\_  
City Attorney

EXHIBIT A



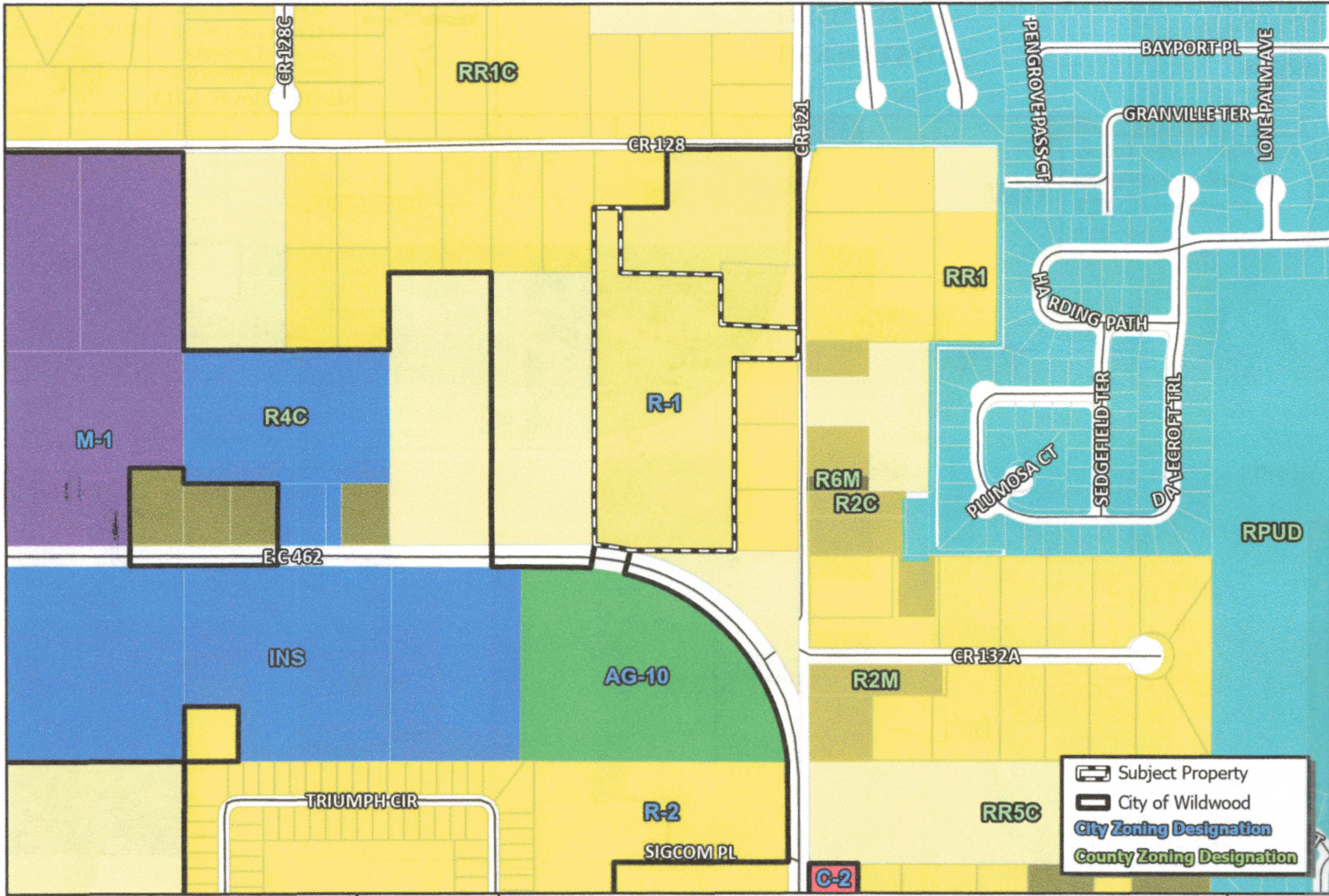
**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



RZ 2305-003  
**LIEN NAILS LLC**  
 PARCEL D32-173

MAP 1B  
 LOCATION  
 MAP  
 FEB 2024

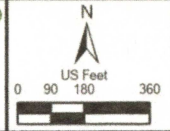
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	Subject Property
	City of Wildwood
	City Zoning Designation
	County Zoning Designation

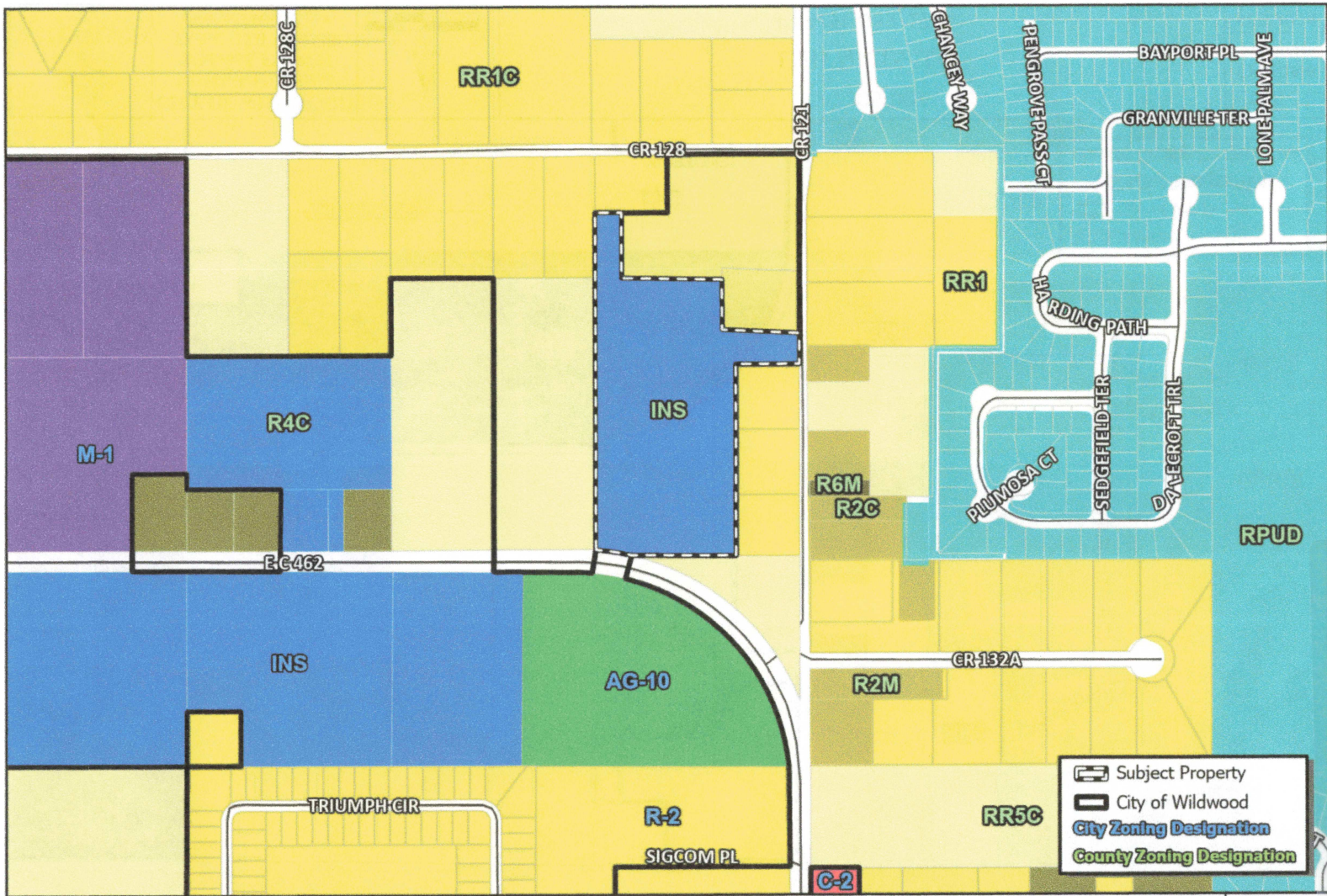


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 PARCEL D32-173

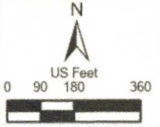
MAP 3A  
 EXISTING ZONING  
 FEB 2024



	Subject Property
	City of Wildwood
	City Zoning Designation
	County Zoning Designation



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RZ 2305-003  
**LIEN NAILS LLC**  
 PARCEL D32-173

MAP 3B  
 PROPOSED ZONING  
 FEB 2024

# Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-6

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.

City of Wildwood, Florida  
Planning & Zoning Board/Special Magistrate  
as Local Planning Agency

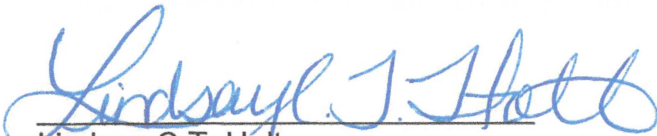
The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the Zoning district from Low Medium Density Residential R-1 (City) to Institutional (City) for a parcel being 9.92 acres MOL. The subject property is generally located North of C 462, West of CR 121, and South of CR 128.

**Case Number:** RZ 2305-003  
**Applicant(s):** Ryan Solscite with LPG Urban & Regional Planner, LLC  
**Owner(s):** Lien Nails, LLC  
**Parcel(s):** D32-173

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2024-6 to the City Commission for final determination.

Dated: March 5, 2024



Lindsay C.T. Holt  
Special Magistrate City of Wildwood