

69.50

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

ORDINANCE NO. O2023-56

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(s) D19-121, D19-027, D19-120, D19-110
Sheila Bernstein (Owner)
37.96 Acres +/-

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73 FEET; THENCE RUN S00°07'35"W A DISTANCE OF 356.68 FEET; THENCE RUN N89°43'09"W A DISTANCE OF 311.75 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN O.R. BOOK 3035, PAGE 713, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN N00°02'44"E A DISTANCE OF 694.40 FEET TO A POINT THAT IS 125.00 FEET NORTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°43'18"E A DISTANCE OF 332.73 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID EAST LINE RUN S00°03'55"W A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.03 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

A STRIP OF LAND TWENTY (20) FEET WIDE LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73 FEET; THENCE RUN S00°07'35"W A DISTANCE OF 1,111.68 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'09"W A DISTANCE OF 310.68 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN O.R. BOOK 3035, PAGE 713, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE RUN N00°02'44"E A DISTANCE OF 755.00 FEET; THENCE RUN S89°43'09"E A DISTANCE OF 20.00 FEET; THENCE PARALLEL WITH SAID EAST LINE RUN S00°02'44"W A DISTANCE OF 755.00 FEET TO THE AFORESAID SOUTH LINE OF NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE RUN N89°43'09"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR CR 216 ACROSS THE SOUTH SIDE THEREOF.

PARCEL 2

A PARCEL OF LAND LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73 FEET; THENCE RUN S00°07'35"W A DISTANCE OF 356.68 FEET TO THE

POINT OF BEGINNING; THENCE CONTINUE S00°07'35"W A DISTANCE OF 755.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'09"W A DISTANCE OF 310.68 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN O.R. BOOK 3035, PAGE 713, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN N00°02'44"E A DISTANCE OF 755.00 FEET TO A POINT THAT BEARS N89°43'09"W OF THE POINT OF BEGINNING; THENCE RUN S89°43'09"E A DISTANCE OF 311.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR CR 216 ACROSS THE SOUTH SIDE THEREOF.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE WEST 20 FEET THEREOF.

CONTAINING 5.23 ACRES, MORE OR LESS.

PARCEL 3

A PARCEL OF LAND LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73 TO THE POINT OF BEGINNING; THENCE CONTINUE S00°07'35"W A DISTANCE OF 1111.68 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN S89°43'09"E A DISTANCE OF 395.72 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°21'03"E A DISTANCE OF 697.44 FEET; THENCE N02°38'24"E A DISTANCE OF 411.70 FEET; THENCE N89°19'17"W A DISTANCE OF 416.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR CR 216 ACROSS THE SOUTH SIDE THEREOF.

CONTAINING 10.01 ACRES, MORE OR LESS.

PARCEL 4

A PARCEL OF LAND LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73; THENCE S89°19'17"E A DISTANCE OF 416.53 FEET; THENCE S02°38'24"W A DISTANCE OF 411.70 FEET; THENCE S00°21'03"W A DISTANCE OF 697.44 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN S89°43'09"E A DISTANCE OF 399.38 FEET TO A POINT ON THE WEST LINE OF THE EAST 550.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID WEST LINE RUN N00°04'34"E A DISTANCE OF 461.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 461.00 FEET OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE RUN S89°43'09"E A DISTANCE OF 200.00 FEET TO THE WEST LINE OF THE EAST 350.00 FEET OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID WEST LINE RUN N00°04'34"E A DISTANCE OF 863.90 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE RUN N89°44'53"W A DISTANCE OF 973.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR CR 216 ACROSS THE SOUTH SIDE THEREOF.

CONTAINING 17.69 ACRES, MORE OR LESS.

This property is to be reclassified from A10C (County) to AG-5 (City) containing 37.96 acres, more or less;

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 23rd day of October, 2023, 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

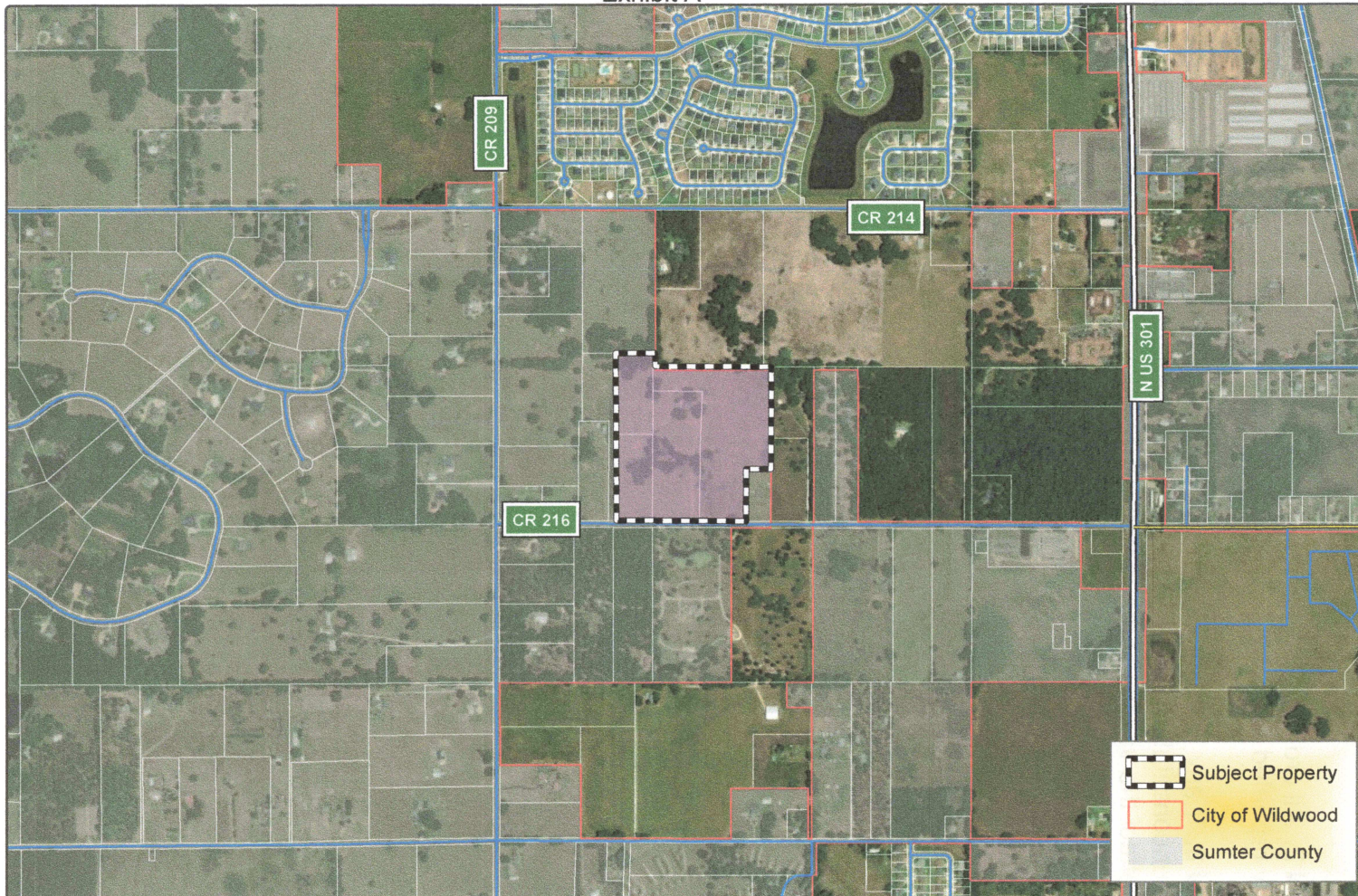
First Reading: 10/9/23




Second Reading: 10/23/23

Approved as to form:

[Signature]
City Attorney

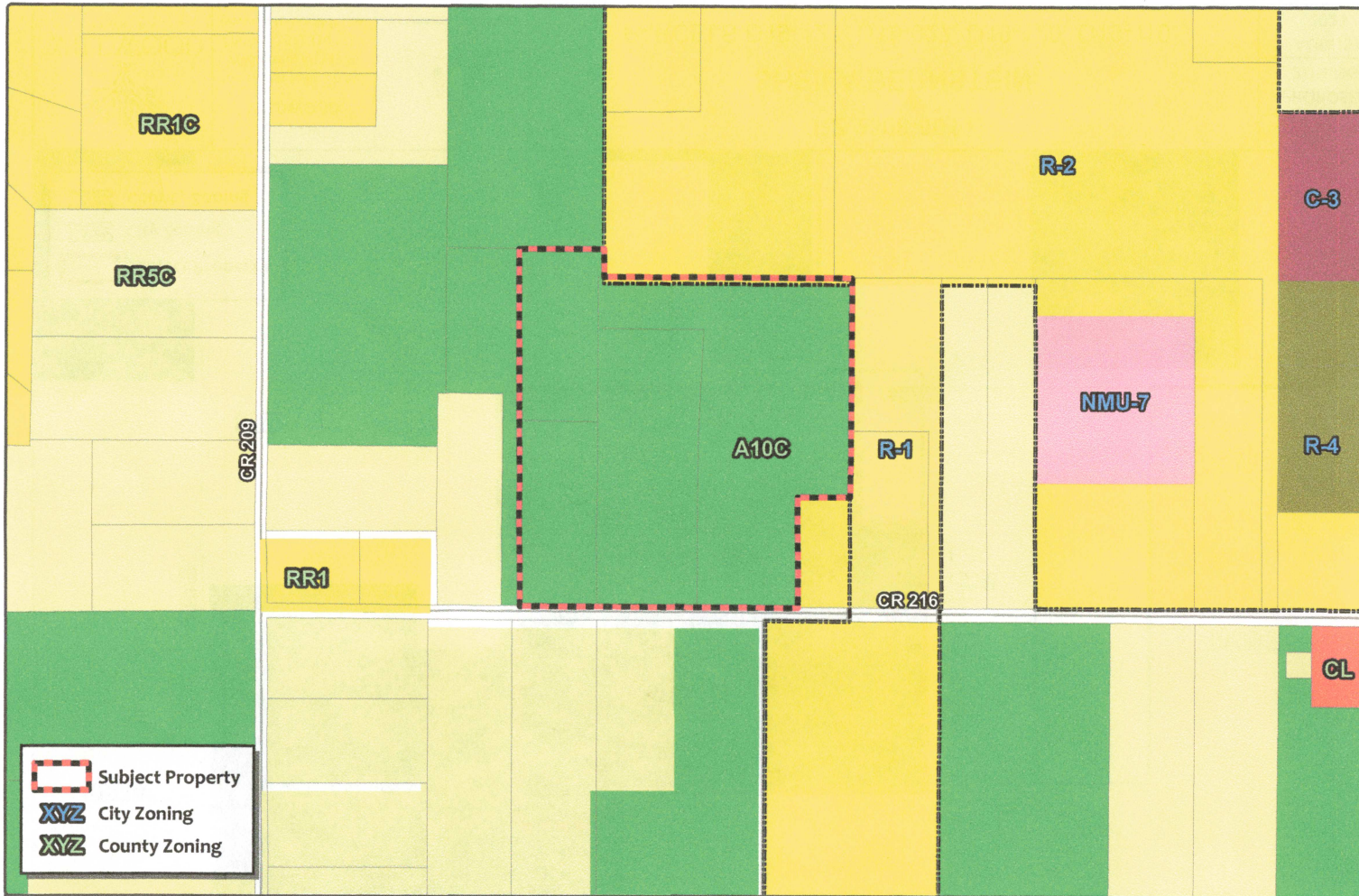
Exhibit A






	Subject Property
	City of Wildwood
	Sumter County

 <p>WILDWOOD FLORIDA</p>	<p>CITY OF WILDWOOD</p> <p>100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov</p>	 <p>0 500 1,000 feet</p>	<p>CP/RZ 2308-001</p> <p>SHEILA BERNSTEIN</p> <p>PARCELS D19-027, D19-110, D19-120 & D19-121</p>	MAP 1B
				<p>LOCATION MAP</p> <p>AUGUST 2023</p>

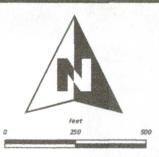
Gloria R. Hayward, Sumter County Clerk of Court
 Inst: 202360046118 Date: 12/08/2023 Time: 1:41PM
 Page 6 of 8 B: 4570 P: 808 By: ML



 Subject Property
 City Zoning
 County Zoning

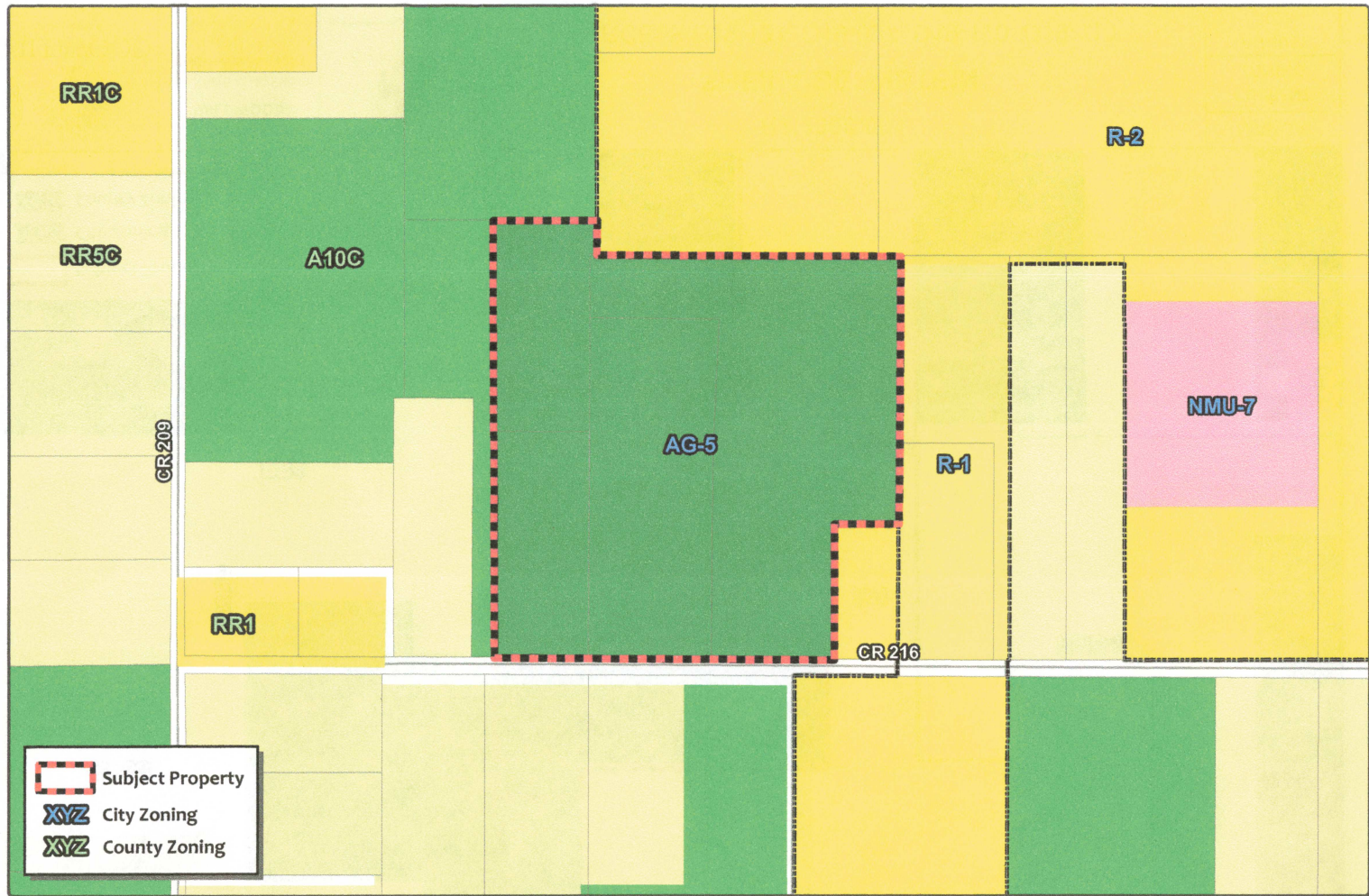





CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



RZ 2308-001
SHEILA BERNSTEIN
 PARCELS D19-121, D19-027, D19-120, D19-110

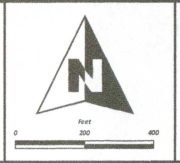
MAP 3A
 CURRENT ZONING
 AUGUST 2023



	Subject Property
	City Zoning
	County Zoning



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



RZ 2308-001
SHEILA BERNSTEIN
 PARCELS D19-121, D19-027, D19-120, D19-110

MAP 3B
PROPOSED ZONING
AUGUST 2023

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2023-56

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.