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Wildwood, FL 34785

**ORDINANCE NO. O2023-58**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 23.44 ACRES LOCATED ALONG CR 217, APPROXIMATELY 0.28 MILES SOUTH OF THE INTERSECTION OF W CLARKE ST AND CR 217, IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS AND LOCATED IN THE CITY'S JOINT PLANNING AREA 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; 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 approximately located on along CR 217, approximately 0.28 miles south of the intersection of W Clarke St and CR 217, 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 Ronnie Lavonn Bailey Jr and Stephanie Lashay Bailey, is more particularly described as follows:

**Parcels F01A008 & F01-101**  
**Ronnie Lavonn Bailey Jr & Stephanie Lashay Bailey**  
**23.44 +/-**

**LEGAL DESCRIPTION**

(PARCEL G06-187: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1416906A1, DATED AUGUST 29, 2023)

COMMENCE AT THE NORTHWEST CORNER OF THE S 1/2, OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

THENCE S 89°59'41" E ALONG THE NORTH LINE OF SAID S 1/2, OF THE NW 1/4, DISTANCE OF 16.59 FEET, TO THE POINT OF BEGINNING,

THENCE CONTINUE S 89°59'41" E ALONG SAID NORTH LINE A DISTANCE OF 667.00 FEET,

THENCE S 00°01'13" W, A DISTANCE OF 1326.62 FEET, TO THE SOUTH LINE OF SAID NW 1/4,

THENCE N 89°59'21" W ALONG SAID SOUTH LINE A DISTANCE OF 666.99 FEET,

THENCE N 00°01'12" E A DISTANCE OF 1326.56 FEET, TO THE POINT OF BEGINNING. SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST CORNER OF THE S 1/2, OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

THENCE S 89°59'41" E ALONG THE NORTH LINE OF SAID S 1/2, OF THE NW 1/4, A DISTANCE OF 16.59 FEET,

THENCE CONTINUE S 89°59'41" E ALONG SAID NORTH LINE A DISTANCE OF 667.00 FEET,

THENCE S 00°01'13" W, A DISTANCE OF 1289.04 FEET, TO THE POINT OF BEGINNING,

THENCE CONTINUE S 00°01'13" W A DISTANCE OF 37.58 FEET TO THE SOUTH LINE OF SAID NW 1/4,

THENCE N 89°59'21" W ALONG SAID SOUTH LINE A DISTANCE OF 666.99 FEET,

THENCE N 00°01'12" E A DISTANCE OF 35.09 FEET,

THENCE N 89°47'48" E A DISTANCE OF 667.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A WATER, SEWER, AND GREY WATER EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 490, PAGE 552, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.

(PARCELS F01A008 & F01-101: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1435397, DATED JULY 28, 2023)

PARCEL 1

LOT 1, OF AN UNRECORDED SUBDIVISION IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, FURTHER DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA;

THENCE NORTH 89°44'08" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1328.28 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST;

THENCE SOUTH 89°59'41" EAST A DISTANCE OF 16.59 FEET;

THENCE SOUTH 00°01'12" WEST, A DISTANCE OF 430.00 FEET;

THENCE SOUTH 89°44'20" WEST A DISTANCE OF 1345.34 FEET TO THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;

THENCE NORTH 00°04'56" EAST ALONG SAID WEST LINE A DISTANCE OF 430.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 2

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 20 FEET OF LOTS 24, 25, 72, 73 AND 120 AND THE EAST 20 FEET OF WASHINGTON STREET AND PEMPERTON STREET, AVONDALE PARK SUBDIVISION, AS A PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

(PARCEL G06-186: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1435399, DATED AUGUST 4, 2023)

LOT 4, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

THENCE N89°59'59"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 644.11 FEET,

THENCE S01°41'43"E, A DISTANCE OF 1327.20 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID NW 1/4,

THENCE N89°59'41"W ALONG SAID SOUTH LINE A DISTANCE OF 683.59 TO THE SW CORNER OF SAID N 1/2 OF THE NW 1/4,

THENCE N00°00'34"E ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 1326.56 FEET TO THE POINT OF BEGINNING

SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST,

THENCE N89°59'59"E ALONG SAID NORTH LINE A DISTANCE OF 644.11 FEET,

THENCE S01°41'43"E A DISTANCE OF 29.87 FEET,

THENCE S89°46.26"W A DISTANCE OF 645.00 FEET TO THE WEST LINE OF SAID NW 1/4,

THENCE N00°00'34"E ALONG SAID WEST LINE A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

(PARCEL G06-185: AS FURNISHED BY STEWART TITLE GUARANTY COMPANY - COMMITMENT NUMBER: 23000050234, DATED AUGUST 8, 2023)

LOT 5:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

THENCE N 89° 59' 59" E ALONG THE NORTH LINE OF SAID NW 1/4, A DISTANCE OF 644.11 FEET, TO THE POINT OF BEGINNING,

THENCE CONTINUE N 89° 59' 59" E ALONG SAID NORTH LINE A DISTANCE OF 657.86 FEET,

THENCE S 02° 07' 57" E, A DISTANCE OF 1327.60 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID NW 1/4,

THENCE N 89 °59' 41" W ALONG SAID SOUTH LINE A DISTANCE OF 668.00 FEET,

THENCE N 01° 41' 43" W A DISTANCE OF 1327.20 FEET, TO THE POINT OF BEGINNING

SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST,

THENCE N 89 °59' 59" E ALONG THE NORTH LINE OF SAID NW 1/4 A DISTANCE OF 644.11 FEET, TO THE POINT OF BEGINNING,

THENCE CONTINUE N 89° 59' 59" E ALONG SAID NORTH LINE A DISTANCE OF 657.86 FEET,

THENCE S 02° 07' 57"E A DISTANCE OF 27.28 FEET,

THENCE S 89° 46' 26" W A DISTANCE OF 658.00 FEET,

THENCE N 01° 41' 43" W A DISTANCE OF 29.87 FEET, TO THE POINT OF BEGINNING.

**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 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 8<sup>th</sup> day of January, 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

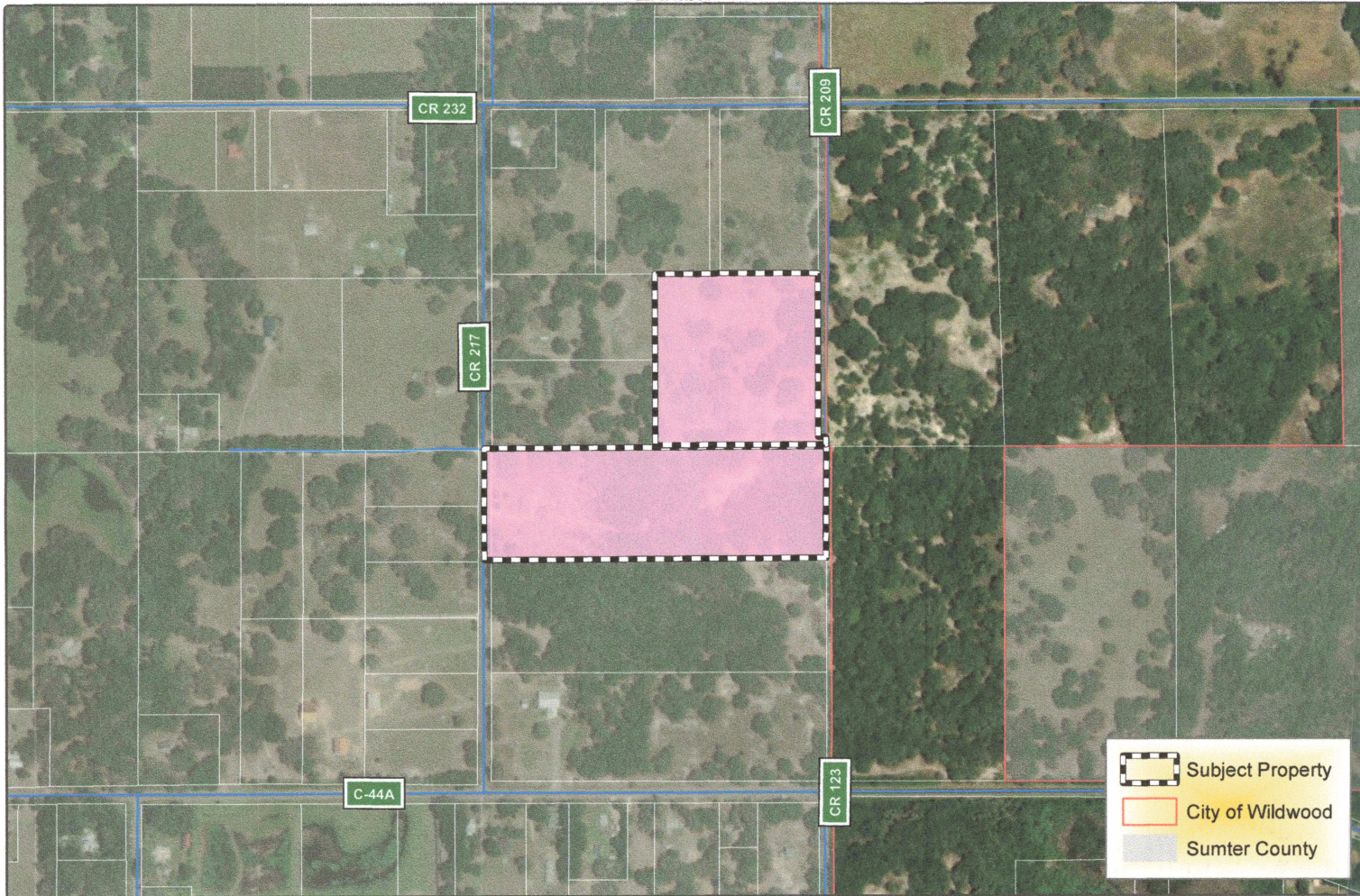
First Reading: 12/11/23

Second Reading: 1/8/24

Approved as to form:

[Signature]  
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><b>AN 2311-001</b> <b>BOULDER SQUARE</b> <b>PARCELS F01A008 &amp; F01-101</b></p>	<p>MAP 1B LOCATION MAP NOVEMBER 2023</p>
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# Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2023-58

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.