

ORDINANCE NO. O2023-59

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA, DECLARING CERTAIN REAL PROPERTY AS SURPLUS; DESIGNATING CERTAIN REAL PROPERTY AS ESSENTIAL TO THE CITY; GRANTING THE CITY MANAGER CERTAIN AUTHORIZATIONS AND DIRECTIONS; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood presently owns numerous parcels of real property; and

WHEREAS, the City of Wildwood currently uses or anticipates the future use of certain properties to serve vital government functions; and

WHEREAS, the City Commission of the City of Wildwood also desires to declare certain real property as surplus to the needs of the City; and

WHEREAS, the City Commission desires to clarify the record with respect to which properties are surplus by adopting an ordinance that supersedes any prior ordinances or resolutions declaring certain properties as surplus; and

WHEREAS, City Staff has reviewed the inventory of all City-owned property, and has determined that the City owns several properties that are being used by the City or will likely be used by the City in the future; and

WHEREAS, City Staff has reviewed the inventory of all City-owned property, and has determined that the City owns several properties that are appropriate to be declared as surplus property; and

WHEREAS, pursuant to City Staff's review of the inventory of City-owned property, the City Commission accepts City Staff's review, and hereby finds that Exhibit "A" attached hereto is sufficient to identify the City's surplus properties; and

WHEREAS, pursuant to City Staff's review of the inventory of all City-owned property, the City Commission accepts City Staff's review, and hereby finds that Exhibit "B" attached hereto is sufficient to identify all of the properties that are either currently being utilized for existing government uses or properties earmarked for future governmental usage; and

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

SECTION 1. Recitals Adopted. The above recitals are hereby confirmed and adopted herein.

SECTION 2. The property listed on Exhibit "A" is hereby declared surplus and is hereby approved for disposal.

SECTION 3. The City Manager is authorized to dispose of the property listed on Exhibit "A" through any appropriate means, including, but not limited to, public auction, sale, donation to a non-profit organization, trade, or transfer to other governmental agency.

SECTION 4. The property listed on Exhibit "B" is hereby declared to be vital to the governmental functions of the City and is found to be either currently utilized for existing government operations or earmarked for future governmental usage to serve vital functions of the City.

SECTION 5. The City Manager is directed to continue to manage and preserve the property listed on Exhibit "B", so as to ensure that the vital functions of the City are able to be carried out.

SECTION 6. Any surplus property that is appropriate for use as affordable housing as contemplated by Section 166.0451 of the Florida Statutes will be listed in a resolution subsequently adopted by the City Commission in compliance with said statute.

SECTION 7. The City Manager is hereby authorized to do all things necessary to carry out the aims of this Ordinance.

SECTION 8. Any future updates to Exhibits "A" or "B" as attached hereto may be done by ordinance or resolution as deemed appropriate by the City Manager.

SECTION 9. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

SECTION 10. That all prior Ordinances or Resolutions, or parts thereof, made in conflict with this Ordinance are hereby repealed.

SECTION 11. This Ordinance shall become effective immediately upon its adoption.

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

Parcel ID	Site Address	Current Zoning	Current Use	Potential Use(s)	Surplused? Y/N	Acres	Legal Description	Notes
D28-024	UNASSIGNED	MUNC	VACANT	FUTURE RESIDENTIAL	Y	1 acre	COMM AT A PT ON THE E R/W OF CR 121 AND S LINE OF S1/2 OF NW1/4 OF SW1/4 FOR POBRUN N 00 DEG 01 MIN 48 SEC E 242 FT N 89DEG 56 MIN 41 SEC E 180 FT S 00 DEG 01 MIN 48 SEC W 242 FT S 89 DEG 59 MIN 26 SEC W 180 FT TO THE POB	Purchased 05/08/00-- RECLAIM ON BOUNDARY EDGE
D32-050	UNASSIGNED	MDR	VACANT	AFFORDABLE HOUSING	Y	9 acres	SW1/4 OF SW1/4 LYING E OF SALR R AND LESS THAT PART LYING N OF A LINE THAT BEGINS 709 FT S OF NE COR AND RUNS N 89 DEG 56 MINS W TO W LINE OF PROPERTY AND LESS ROAD R/W ON W SIDE OR 152 PG 88 & LESS BEG 207.90 FT W OF SE COR OF SW 1/4 OF SW 1/4 RUN W 750 FT TO E/LY R/ W OF PAVED COUNTY RD N/LY ALONG SAID R/W 300.71 FT E 769 .39 FT S 300 FT TO POB OR 177 PG528	Purchased June '96 Vacant Property; Affordable Housing opportunity identified in the Strategic Plan
F12A002	2983 CR 238	R6C	VACANT	FUTURE RESIDENTIAL	N	.31 acres	LOTS 3 THRU 7 BLK A SEABOARD PARK PB 2 PG 60 1/2	Quit Claim Deed - December 31, 2013
F12A006	UNASSIGNED	R6C	VACANT	FUTURE RESIDENTIAL	N	.19 acre	LOTS 13 14 & 15 BLK A SEABOARD PARK PB 2 PG 60 1/2	Purchased 05/29/21
G06-048	UNASSIGNED	NC	VACANT	FUTURE RESIDENTIAL	Y	1.24 acres	BEG AT PT 220 YDS N & 1241/2 YDS W OF SE COR OF SEC 6 RUN N 49 YDS W 132 YDS S 49 YDS E 13 2 YDS TO BEG LESS 50 FT N & SBY 109 FT E & W IN SE COR	Behind Ace Lumber Storage; Potential utility conflicts
G06-049	UNASSIGNED	NC	VACANT	FUTURE RESIDENTIAL	Y	.13 acre	BEG 220 YDS N & 125 YDS W OF S E COR OF SEC 6 FOR BEG RUN N 50 FT W 109 FT S 50 FT E 109 F T T TO BEG	Behind Ace Lumber Storage; Potential utility conflicts
G06B053	305 MOSS STREET	RMU	VACANT	FUTURE RESIDENTIAL	N	.11 acre	LOT 24 BLK D BRIDGES SUBD PB 2 PG 75	Purchased February 10, 2014
G06B115	209 PITT STREET	RMU	VACANT	FUTURE RESIDENTIAL	Y	.20 acre	LOT 5 BLK L BRIDGES SUB PB 2 PG 75	Quit Claim Deed from County - June 3, 2013
G06D071	UNASSIGNED	MDR	VACANT	FUTURE RESIDENTIAL	N	.53 acre	LOTS 1 2 & 3 BLK F MEADOWLAWN ADD PB 2 PG 3	Lots 1, 2, 3 Block F Meadowlawn - Vacant Lot Quit Claim Deed from County - November 24, 2009
G06D082	UNASSIGNED	MDR	VACANT	FUTURE RESIDENTIAL	N	.34 acre	LOTS 12 & 13 BLK F MEADOWLAWN ADD PB 3 PG 2	Lots 12 & 13 Block F Meadowlawn - Vacant Lot Quit Claim Deed from County - November 24, 2009
G06D115	UNASSIGNED	MDR	VACANT	FUTURE RESIDENTIAL	N	.17 acre	LOT 3 BLK H MEADOWLAWN ADD PB 2 PG 3	Lot 3 Block H Meadowlawn - Vacant Lot Quit Claim Deed - March 10, 2000



EXHIBIT B

Parcel ID	Site Address	General Location	Utilities on Property? Y/N	Current Zoning	Current or Assigned Use
C33-040	UNASSIGNED	COUNTY ROAD 231 & STATE ROAD 44	Y	CONS	UTILITIES
D18-1000	UNASSIGNED	COUNTY ROAD 466 & MILTON LANE			UTILITIES
D17-032	UNASSIGNED	COUNTY ROAD 466 & EAST OF US 301			OXFORD PARK
D17-038	UNASSIGNED	COUNTY ROAD 466 & EAST OF US 301			OXFORD PARK
D17-039	4087 E COUNTY ROAD 466	COUNTY ROAD 466 & EAST OF US 301			OXFORD PARK
D17-040	UNASSIGNED	COUNTY ROAD 106			OXFORD PARK
D17-041	UNASSIGNED	COUNTY ROAD 106 & COUNTY ROAD 107			OXFORD PARK
D17A001	4027 COUNTY ROAD 106	COUNTY ROAD 106 & COUNTY ROAD 107			OXFORD COMMUNITY CENTER
D18-161	3121 COUNTY ROAD 214	OXFORD OAKS			UTILITIES
D18-170	UNASSIGNED	OXFORD OAKS			UTILITIES
D20H172	UNASSIGNED	GRAND OAKS MANOR			UTILITIES
D28-020	5184 COUNTY ROAD 125B-1	FAIRWAYS			UTILITIES
D29-001	UNASSIGNED	COUNTY ROAD 121			RIBS SITE
D29-029	UNASSIGNED	COUNTY ROAD 121			RIBS SITE
D30-088	UNASSIGNED	PEPPER TREE APARTMENTS			UTILITIES
D31-001	3939 E COUNTY ROAD 462	E COUNTY ROAD 462 & US 301			POLICE STATION
F12W00P6	925 WALKER ROAD	INDUSTRIAL DRIVE & WALKER ROAD			STORMWATER
G04LM-001	UNASSIGNED	TRAILWINDS			POND
G04LM-002	6072 SEVEN MILE DRIVE	TRAILWINDS			UTILITIES
G04LP-004	6023 SEVEN MILE DRIVE	TRAILWINDS			POND
G05-036	UNASSIGNED	CRESTVIEW CIRCLE			STORMWATER
G05-066	UNASSIGNED	OAK TERRACE			RIGHT OF WAY
G05-092	104 N WARFIELD AVENUE	BARWICK STREET & WARFIELD AVENUE			MUNICIPAL SERVICES COMPLEX
G05-101	102 S WARFIELD AVENUE	WARFIELD AVENUE			MUNICIPAL SERVICES COMPLEX
G05-110	UNASSIGNED	MUNICIPAL SERVICES COMPLEX			RIGHT OF WAY
G05-113	711 HUEY STREET	PALMER DRIVE & HUEY STREET			MUNICIPAL SERVICES COMPLEX
G05-2000	UNASSIGNED	BROKEN OAK DRIVE			RIGHT OF WAY
G05D007	UNASSIGNED	MISSOURI AVENUE & POWELL STREET			RIGHT OF WAY
G05D020	UNASSIGNED	KNIGHT AVENUE & POWELL STREET			RIGHT OF WAY
G05G045	UNASSIGNED	WARFIELD AVENUE & OSCEOLA AVENUE			STORMWATER
G05J001	UNASSIGNED	OAK TERRACE			RIGHT OF WAY
G05R080	UNASSIGNED	WOODLANE AVENUE	Y		RIGHT OF WAY (ACCESS TO POND)
G05R083	UNASSIGNED	BROKEN OAK DRIVE			STORMWATER
G05V013	UNASSIGNED	INSPIRATION DRIVE & RIO GRANDE BLVD	Y		UTILITIES
G06-056	200 WONDERS STREET	WONDERS STREET & RUTLAND STREET			CITY HALL ANNEX
G06-057	200 WONDERS STREET	WONDERS STREET & RUTLAND STREET			CITY HALL ANNEX
G06B100	UNASSIGNED	ROSS STREET & HENCE ROAD			RIGHT OF WAY
G06B106	UNASSIGNED	JACKSON STREET			RIGHT OF WAY
G06C092	UNASSIGNED	WEBSTER STREET & MADDOX STREET			STORMWATER/PARK
G06C094	702 WEBSTER STREET	WEBSTER STREET & MADDOX STREET			STORMWATER/PARK
G06D024	610 JACKSON STREET	JACKSON STREET & PERRY STREET			PARKS & REC YOUTH CENTER
G06D126A	UNASSIGNED	FOURTH STREET			FOURTH STREET SENIOR CENTER
G06D126B	UNASSIGNED	STONE STREET & PITT STREET			STORMWATER
G06F001	UNASSIGNED	MILL STREET			RIGHT OF WAY
G06F005	UNASSIGNED	JACKSON STREET			RIGHT OF WAY
G06F027	101 DR MLK JR AVENUE	DR MLK JR AVENUE & KILGORE STREET			MLK COMMUNITY CENTER
G06H019	UNASSIGNED	GRAY STREET			DOWNTOWN MASTER PLAN
G06H020	UNASSIGNED	GRAY STREET			DOWNTOWN MASTER PLAN
G06H021	UNASSIGNED	ORANGE STREET			DOWNTOWN MASTER PLAN
G06H022	UNASSIGNED	ORANGE STREET			DOWNTOWN MASTER PLAN
G06H025	491 GRAY STREET	GRAY STREET			DOWNTOWN MASTER PLAN
G06H026	UNASSIGNED	GRAY STREET			DOWNTOWN MASTER PLAN
G06H027	505 GRAY STREET	GRAY STREET			DOWNTOWN MASTER PLAN
G06H040	UNASSIGNED	ORANGE STREET			DOWNTOWN MASTER PLAN
G06J038	UNASSIGNED	HIGH STREET	Y		UTILITIES
G06J044	407 CENTRAL STREET	DR MLK JR AVENUE (ADJACENT TO FACILITIES)			DOWNTOWN MASTER PLAN
G06J046	UNASSIGNED	DR MLK JR AVENUE & GRAY STREET			FACILITIES OFFICE
G06J049	410 GRAY STREET	GRAY STREET			FACILITIES OFFICE
G06J052	415 DR MLK JR AVE	DR MLK JR AVENUE & ED LYNUM STREET			FACILITIES OFFICE
G06J053	UNASSIGNED	DR MLK JR AVENUE & GRAY STREET			RIGHT OF WAY
G06L021	305 N MAIN STREET	MAIN STREET			PARKING LOT
G06L074	UNASSIGNED	MAIN STREET			PARKING LOT
G06L076	UNASSIGNED	WEBSTER STREET & BARKWICK STREET			PARKING LOT
G06L082	200 N MAIN STREET	MAIN STREET			GAZEBO
G06L084	UNASSIGNED	WEBSTER STREET & OXFORD STREET			PARKING LOT
G06L120	UNASSIGNED	GAMBLE STREET & OXFORD STREET			STORMWATER POND
G06L124	100 N MAIN STREET	MAIN STREET			CITY HALL
G06L152	101 S MAIN STREET	MAIN STREET			DOWNTOWN MASTER PLAN
G06L154	UNASSIGNED	RUTLAND STREET			DOWNTOWN MASTER PLAN
G06L156	107 S MAIN STREET	MAIN STREET			DOWNTOWN MASTER PLAN

G06L165	100 WONDERS STREET	RUTLAND STREET			DOWNTOWN MASTER PLAN
G06M023	UNASSIGNED	YORK STREET & ORANGE STREET			RIGHT OF WAY
G07-003	100 HUEY STREET	HUEY STREET			OLD PD STATION
G07-024	UNASSIGNED	WHITTAKER ROAD			RIGHT OF WAY
G07-039	UNASSIGNED	WHITTAKER ROAD			RIGHT OF WAY
G07-043	600 WALKER ROAD	HIGH STREET			MLK PARK
G07-044	700 WALKER ROAD	HIGH STREET			MLK PARK
G07-048	UNASSIGNED	INDUSTRIAL DRIVE	Y	NA	WASTEWATER TREATMENT FACILITY
G07-060	UNASSIGNED	INDUSTRIAL DRIVE	Y	NA	WASTEWATER TREATMENT FACILITY
G07-1000	UNASSIGNED	MAIN STREET			DRAINAGE CANAL
G07-113	UNASSIGNED	INDUSTRIAL DRIVE			WASTEWATER TREATMENT FACILITY
G07-131	UNASSIGNED	FIFTH AVENUE			RIGHT OF WAY & DRAINAGE CANAL
G07C001	UNASSIGNED	MAIN STREET & SWITCHER STREET			DOWNTOWN MASTER PLAN
G07D065	UNASSIGNED	SECOND AVENUE & JOHNSON STREET			STORMWATER POND
G07D100	UNASSIGNED	FIFTH AVENUE			UTILITIES
G07F011	923 VILLAGE DRIVE	OAK GROVE VILLAGE			STORMWATER
G07W00P	1290 INDUSTRIAL DRIVE	INDUSTRIAL DRIVE & WALKER ROAD			STORMWATER
G07W00P9	UNASSIGNED	INDUSTRIAL DRIVE & WALKER ROAD			WASTEWATER TREATMENT FACILITY
G07W00P10	UNASSIGNED	INDUSTRIAL DRIVE & WALKER ROAD			WASTEWATER TREATMENT FACILITY
G07W00P11	UNASSIGNED	INDUSTRIAL DRIVE & WALKER ROAD			WASTEWATER TREATMENT FACILITY
G07W00P12	UNASSIGNED	INDUSTRIAL DRIVE & WALKER ROAD			WASTEWATER TREATMENT FACILITY
G07W00P15A	UNASSIGNED	INDUSTRIAL DRIVE & WALKER ROAD			STORMWATER
G08-004	6844 POWELL ROAD	POWELL ROAD			MILLENNIUM PARK
G08-005	UNASSIGNED	PHILLIPS LANE			MILLENNIUM PARK
G08-018	6500 POWELL ROAD	POWELL ROAD			MILLENNIUM PARK
G08-039	4947 COUNTY ROAD 144	HUEY STREET & POWELL ROAD			BARK PARK
G08-047	UNASSIGNED	HUEY STREET & POWELL ROAD			RIGHT OF WAY
G08-087	6844 POWELL ROAD	POWELL ROAD			WILDWOOD COMMUNITY CENTER
G08A100	1202 COBURN STREET	HUEY STREET			MILLENNIUM PARK
G15-002	6106 COUNTY ROAD 44A	COUNTY ROAD 44A			BAKER HOUSE
G15-009	5300 COUNTY ROAD 155	COUNTY ROAD 155			LAKE DEATON PARK
G15-035	5103 COUNTY ROAD 155	COUNTY ROAD 155			LAKE DEATON PARK
G15-045	UNASSIGNED	COUNTY ROAD 155 & WESLEYAN WAY			LAKE DEATON PARK
G16-109	UNASSIGNED	BUENA VISTA BOULEVARD			UTILITIES
G22AF008A	UNASSIGNED	CONTINENTAL COUNTRY CLUB			UTILITIES
G23-057	UNASSIGNED	CONTINENTAL COUNTRY CLUB			UTILITIES
G26AN008	100 TIMBER WAY	TIMBER WAY & WARM SPRINGS AVENUE			UTILITIES
G27-008	UNASSIGNED	CONTINENTAL COUNTRY CLUB			WASTEWATER TREATMENT FACILITY
G27A002	UNASSIGNED	CONTINENTAL COUNTRY CLUB			STORMWATER POND
G27A004	UNASSIGNED	CONTINENTAL COUNTRY CLUB			UTILITIES
K10-007	7023 MARSH BEND TRAIL	MARSH BEND TRAIL			UTILITIES
G06D126	605 WILSON STREET	MILL STREET & WILSON STREET		PF	CLARKE PARK
D31-1000	UNASSIGNED	CLARKE STREET	N		RIGHT OF WAY
G05-152	UNASSIGNED	ST CLAIR STREET & BROKEN OAK DRIVE	Y	MDR	UTILITIES
G05B053	UNASSIGNED	JARRELL AVENUE & CECIL AVENUE	N	MDR	STORMWATER
G05B058	UNASSIGNED	CLYDE STREET & STANLEY AVENUE	Y	MDR	STREET/ROW
G05B064	UNASSIGNED	CLYDE STREET & POWELL STREET	N	MDR	STORMWATER
G05D001	UNASSIGNED	CLYDE STREET & POWELL STREET	N	MDR	STORMWATER
G05E030	UNASSIGNED	MASTERS AVENUE & MAGNOLIA STREET	Y	MDR	STORMWATER
G05N012	700 CRESTVIEW CIRCLE E	CRESTVIEW CIR	Y	MDR	STORMWATER
G05R001	UNASSIGNED	LOT 1 WOODLANE MEADOWS MAILBOXES	Y	MDR	STORMWATER
G05R003	UNASSIGNED	LOT 3 - 105 WOODLANE AVENUE	Y	MDR	UTILITIES
G06D100	UNASSIGNED	FIFTH STREET	Y	MDR	STORMWATER
G06J036	TOT LOT	HIGH STREET	Y		UTILITIES
G06P043	326 YOUNG CIRCLE	YOUNG CIRCLE & HUEY STREET	N		UTILITIES
G07-031	UNASSIGNED	WHITTAKER ROAD	N	PF	PARKS & RECREATION
G07-032	UNASSIGNED	WHITTAKER ROAD	N	PF	PARKS & RECREATION
G07-069	UNASSIGNED	STATE ROAD 44 & NE 25TH STREET	Y?		FORMER RECLAIM SITE
G07A001	400 ROY STREET	CSX WYE	Y	COM	COMMUNICATIONS TOWER
G08A008	UNASSIGNED	COBURN STREET	N	MDR	PARKS & RECREATION
G08A009	1103 COBURN STREET	COBURN STREET	N	MDR	PARKS & RECREATION

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2023-59 City Property Inventory

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.