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

**ORDINANCE NO. O2023-60**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.8 ACRES LOCATED AT THE INTERSECTION OF E SR 44 AND CR 149, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND 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 located at the intersection of E SR 44 and CR 149, 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; is 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 Bryan Summers is more particularly described as follows:

**Parcel G15C016**  
**Bryan Summers (OWNER)**  
**0.8 Acres +/-**

**LEGAL DESCRIPTION**

**PARCEL G15C016:**

LOT 16, LAKE DEATON SHORES, FIRST ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 25-1/2, PUBLIC RECORDS OF

SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE S. 00°01'00" E. ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 90.98 FEET TO THE NORTH MOST CORNER OF LOT 1, LAKE DEATON SHORES, FIRST ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 25 1/2, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 153; THENCE S. 36°35'00" W. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 477.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST STATE ROAD NO. 44; THENCE S. 53°20'00" E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1050.00 FEET TO THE POINT OF BEGINNING; THENCE N. 36°36'45" E. DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 240.81 FEET; THENCE S. 53°26'10" W., A DISTANCE OF 150.00 FEET; THENCE S. 36°36'45" W., A DISTANCE OF 241.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST STATE ROAD NO. 44; THENCE N. 53°20'00" W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.83 ACRES, MORE OR LESS.

**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.

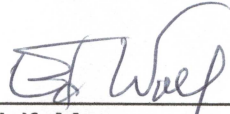
**SECTION 6.** If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

**SECTION 7.** This Ordinance shall take effect upon final approval by the City Commission.

**DONE AND ORDAINED** this 13<sup>th</sup> day of November, 2023, by the City Commission of the City of Wildwood, Florida.



**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

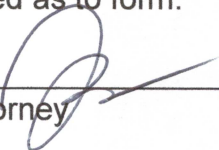
  
\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST: Jessica Barnes  
Jessica Barnes, City Clerk




First Reading: 10/23/23

Second Reading: 11/13/23

Approved as to form:

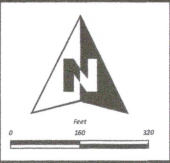
  
\_\_\_\_\_  
City Attorney



-  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](http://www.wildwood-fl.gov)



**AN 2309-001**  
**SUMMERS GYM**  
**PARCEL G15C016**

**MAP 1B**  
**LOCATION MAP**  
**SEPTEMBER 2023**

# Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2023-60

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.