

wildwood-fl.gov  
Area Code: 352  
Zip Code: 34785

**CITY HALL**  
100 N. Main Street  
330-1330 Phone  
330-1338 Fax

**CITY MANAGER**  
Extension 109

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

**DEVELOPMENT SERVICES**  
Planning/Zoning/Concurrency  
Extension 118  
330-1334 Fax

**HUMAN RESOURCES**  
Extension 105  
330-1339 Fax

**PARKS & RECREATION  
COMMUNITY CENTER**  
Reservations:  
Extension 114

**POLICE**  
100 E. Huey Street  
330-1355  
330-1358 Fax

**PUBLIC WORKS**  
410 Grey Street  
330-1343  
330-1353 Fax

**WASTEWATER**  
1290 Industrial Drive  
330-1349  
330-1350 Fax

**WATER**  
801 E. Huey Street  
330-1346  
330-1347 Fax

## AGENDA January 6<sup>th</sup>, 2015 at 3:00 pm

### PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. **CALL TO ORDER: Planning & Zoning Board**

Approval of minutes from the December 2<sup>nd</sup>, 2014  
Planning & Zoning Board/Special Magistrate  
meeting.

2. **OLD BUSINESS:**

**SP 1411-01 Grand Oaks Manor PLAT – Improvement  
Plan (Parcels D20=002 & D20=008)**

Improvement Plan approval for a 400 unit single family  
detached residential subdivision with amenities and  
related improvements.

3. **NEW BUSINESS:**

**RZ 1412-01 City-Initiated Rezoning (Parcel G16=020)**

City-initiated rezoning approval from City R-2 (Low  
Medium Density Residential) to City C-3 (General  
Commercial – Highway)

4. **FORUM**

5. **ADJOURNMENT:**

**APPEAL: NECESSITY OF RECORD.** In order to appeal the  
Board/Special Magistrate's decision of this matter, a verbatim  
record of the proceedings is required. The Board/Special  
Magistrate assumes no responsibility for furnishing said record.

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
SUMMARY MINUTES  
December 2, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, December 2, 2014 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Jason McHugh, Assistant City Manager / Director of Strategic Planning, Gene Losito, P.E., Kimley-Horn Associates as City Engineer, Paul Ketz, Projects Planner and Kandi Harper, Senior Development Specialist.

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry, Jr., acting as the Planning and Zoning Board.

The Summary Minutes were approved and signed from the Planning and Zoning Board meeting of October 7, 2014.

**Gene Losito, Paul Ketz and Kandi Harper were sworn in at this time.**

**Old Business:**

**NONE**

The Special Magistrate gave instructions to the audience regarding proceedings during the Planning and Zoning Board / Special Magistrate (P&Z) meeting as to how and when members of the community and interested parties would be allowed to speak regarding the issues under consideration.

**New Business:**

**SP 1409-05 Pepper Tree Plaza  
(Parcel D30=007)**

Approval of a retail shopping center consisting of a 14,820 SF single story drug store and 16,500 SF of single story retail space; with driveway, paved parking and related improvements.

**Paul Ketz:** Introduced himself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Mr. Ketz read excerpts from the staff report into the record to present the case before the Planning and Zoning Board.

Mr. Ketz stated that the applicant is seeking site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special

Magistrate to construct a retail shopping center consisting of a 14,820 SF single-story drug store and 16,500 SF of single-story retail space, with paved parking, driveway, and related improvements

Mr. Ketz stated that staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan.

Mr. Ketz stated that this meeting had been duly noticed as prescribed by City of Wildwood Code for PUBLIC NOTICES.

The Special Magistrate asked for the City Engineer to step forward.

Gene Losito, P.E., Kimley-Horn and Associates, acting as City Engineer stepped forward.

The Special Magistrate asked Mr. Losito questions regarding the site location, the site plan layout, access, the drainage retention area on site and specifics regarding the City's Land Development Regulations.

Mr. Losito described the site layout and access to the site from Pepper Tree Lane and U.S. 301. Mr. Losito stated that the site design met the City's Land Development Regulations and criteria.

The Special Magistrate asked for the applicant to step forward.

Mr. Mike Radcliffe, P.E., Radcliffe Engineering stepped forward on behalf of the applicant.

The Special Magistrate asked about access to the site from U.S. 301 and Pepper Tree Lane.

Mr. Radcliffe described the roadway layout approaching the site from U.S. 301 and from Pepper Tree Lane; specifically describing turn lanes from U.S. 301.

The Special Magistrate asked about tenants expected in the development and timeframe for completion of the project.

Mr. Radcliffe stated that he was not privy to information regarding potential tenants; that construction should be complete about nine (9) months after site approval.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined

in section 4.4 of the LDRs.; therefore, the Special Magistrate recommends approval of the site plan to the City Commission.

The Special magistrate asked for the next case on the agenda.

**V 1410-01 SIGN AutoZone 6341  
(Parcel D17=034)**

Variance request to allow for more signage than permitted in the Community Design District and to allow for a pylon (pole) sign that is otherwise prohibited.

**Paul Ketz** Introduced himself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Mr. Ketz read excerpts from the staff report into the record to present the case before the Planning and Zoning Board.

Mr. Ketz stated that the applicant is seeking approval of a variance for relief from the maximum square footage allowed for signage in the Community Design District for a 120 SF sign on the front building wall, a 54 SF sign on the left building wall, a 54 SF sign on the right side building wall, and a 20 foot tall pylon sign with a 74 SF sign cabinet area.

Mr. Ketz described the designation of Community Design District standards to the area, the signage requirements pursuant to the Community Design District, the purpose and intent of the Design District Standards and negotiations with the applicant regarding the requirements.

The Special Magistrate questioned the definition of a “pole sign.” Mr. Ketz stated that the pole sign was determined by submission of a photograph from the applicant.

The Special Magistrate asked why Community Design District standards were assigned to the area and what criteria were used to determine development standards.

Jason McHugh, Assistant City Manager / Director of Strategic Planning, stepped forward and was sworn in by the Special Magistrate.

Mr. McHugh explained criteria that were used to designate the area as a Community Design District.

The Special Magistrate questioned the term “liberal construction of the standards.” Mr. Ketz explained that there are multiple frontages of this building and the applicant was permitted to count the multiple frontages.

Mr. Ketz stated that based on the intent of the Design District Standards as it relates to signage and development in the Community District Standards and the fact that the property does not meet the requirements to warrant the variance, staff recommends denial of the request for a variance.

Mr. Ketz stated that the Planning and Zoning Board/Special Magistrate has the duty to make the final determination on all requests for variances pursuant to the criteria set forth in subsections 3.12(B)(3)(c) and 3.12(B)(3)(d) of the Land Development Regulations.

The Special Magistrate asked that the applicant step forward.

Jason Kinney, P.E., Kinney Engineering, as agent for the applicant stepped forward and was sworn in by the Special Magistrate.

Mr. Kinney stated that the applicant wanted to amend and rescind the variance request and propose alternative signage for the project which would reduce the size of signage and ask for a monument sign.

The Special Magistrate restated Mr. Kinney's request is to withdraw the pole sign variance.

The Special Magistrate stated that the request to remove the pole from the pole sign from the variance requested is granted.

Mr. Kinney stated the request for signage on the site, its size, style and location.

The Special Magistrate asked if the applicant is now asking to change the application before the City.

Mr. Kinney stated that his intent is to remove the Pylon Sign variance from consideration before the City, to remove the portion of the original variance of the two wall signs and to ask for a monument sign instead of a pole sign.

The Special Magistrate stated that the Pylon Sign variance is no longer under consideration.

The Special Magistrate explained that the variance for the pole sign will be denied and that the applicant and the City will determine what signage will be permitted on the site.

The Special Magistrate stated that "branding" is not a determining factor for the variance request.

**Special Magistrate:** Any other comments or questions on this case?

Mr. Ketz stated that this meeting had been duly noticed as prescribed by City of Wildwood Code for PUBLIC NOTICES.

The Special Magistrate stated that first, the variance request for the pole has been withdrawn by the applicant and that the sign that is to be placed on the property will be by

agreement between the City and the applicant; second, in a variance request from the guidelines, you have to show one of the three characteristics exist as to that property as stated in City's Land Development Regulations, section 3.12 Variances.

The Special Magistrate stated that no information or evidence presented was sufficient to establish a variance was warranted therefore the request for a variance is denied. As to any additional footage allowed by the City for signage shall be based upon confirmation of plans presented to the City of the actual linear footage of the building.

The Special Magistrate asked for any other comments. Hearing none, the Special magistrate asked for the next case on the agenda.

**SP 1411-01 Grand Oaks Manor PLAT – Improvement Plan  
(Parcels D20=002 & D20=008)**

***THIS ITEM IS BEING CONTINUED TO A DATE CERTAIN OF JANUARY 6, 2015  
AT THE REQUEST OF THE APPLICANT'S AGENT.***

Improvement Plan approval for a 400 unit single family detached residential subdivision with amenities and related improvements.

**Paul Ketz** Introduced himself for the record, identified the location of the subject parcel, the owner of the property and the applicant.

Mr. Ketz stated that the applicant's agent has requested that the case be continued to a date certain of January 6<sup>th</sup>, 2015, the next Planning and Zoning Board meeting.

The Special Magistrate asked for questions or comments from the audience regarding continuance of this case. Hearing none, the Special Magistrate continued case number SP 1411-01 to a date certain of January 6, 2015.

**Special Magistrate:** Asked for any other cases before the P & Z?

There being no further cases before the P&Z / Special Magistrate, the City of Wildwood Planning and Zoning meeting was continued to a date certain of January 6<sup>th</sup>, 2015 to be heard with other matters to be considered by the Planning and Zoning Board. The December 2<sup>nd</sup>, 2014 P&Z proceedings concluded at approximately 3:44 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Archie O. Lowry, Jr., Special Magistrate  
City of Wildwood, Florida

**CITY OF WILDWOOD  
Planning & Zoning Board/Special Magistrate**

**Case No:** SP 1411-01 Grand Oaks Manor – Improvement Plan

**Parcel Number(s):** D20=002 & D20=008

**Property Location:** Northeast of the intersection of C-472 and the CSX right-of-way.

**Owner:** Coast Development Corp.

**Applicant:** Michael Orem

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The applicant seeks improvement plan approval under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Grand Oaks Manor subdivision. The subdivision will be constructed in two phases and consists of 400 single family lots, a clubhouse, a recreation center, and other related infrastructure improvements.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The project meets the minimum requirements of the Land Development Regulations and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the improvement plan.**

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed improvement plans under the subdivision process in accordance with the procedure outlined in subsection 1.14 (B)(4)(b) and the criteria for the approval of improvement plans as defined in section 5.5 of the LDRs.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, November 21, 2014 and Friday, December 26, 2014.

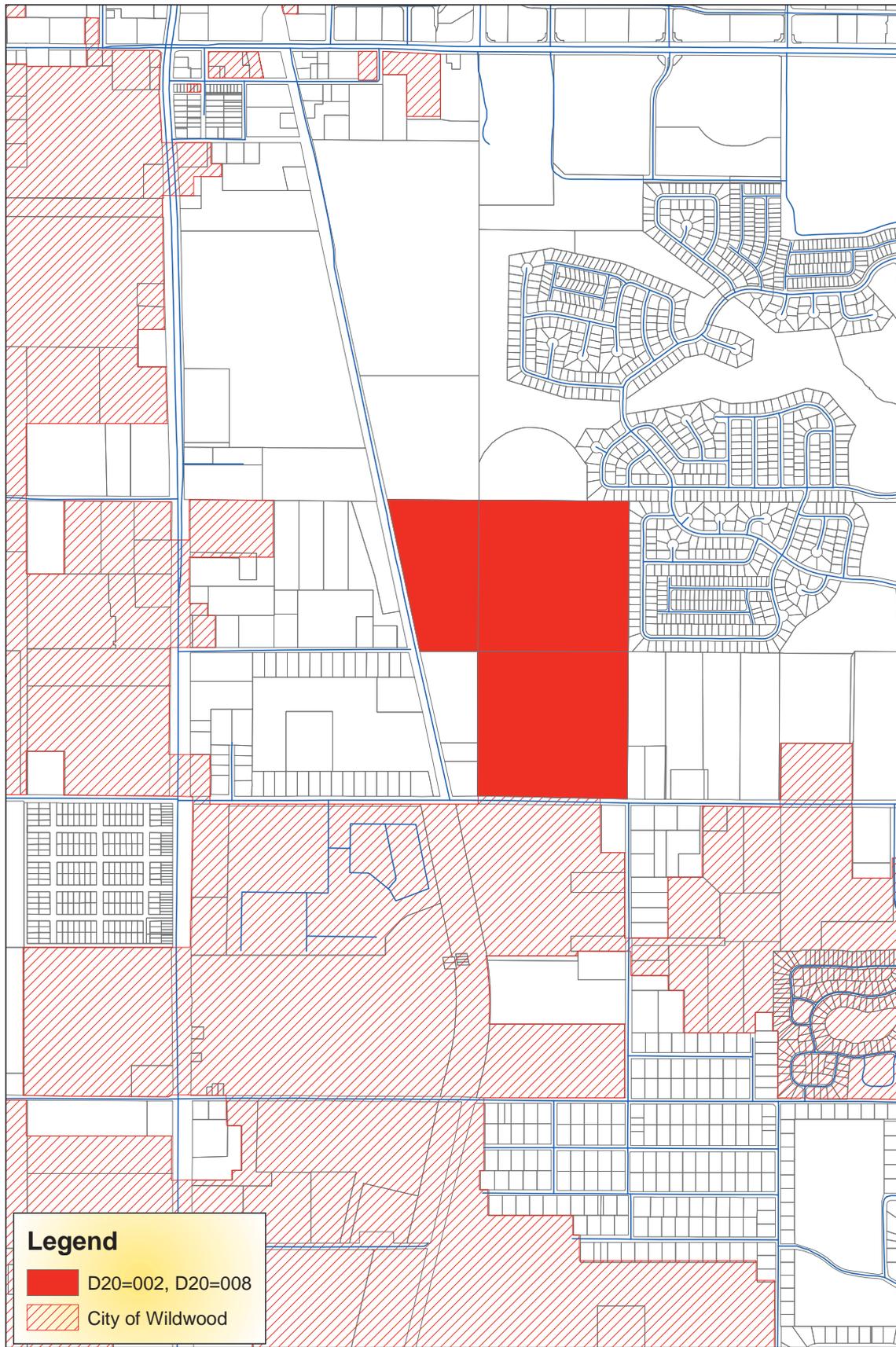


DATED: December 31, 2014

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Melanie D. Peavy  
Development Services Director

I:\TerrnGIS\Maps\Location\Location - Grand Oaks Manor.mxd - 6/9/2014 10:24:12 AM - torneal



**Legend**

- D20=002, D20=008
- City of Wildwood



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
 www.wildwood-fl.gov



D20=002, D20=008  
 GRAND OAKS MANOR

WILDWOOD, FLORIDA

JUNE 2014

LOCATION MAP

Rec 18.50  
Doc 5400.00  
5618.50

Prepared by and return to

Robert Q. Williams

Attorney at Law

✓ Williams, Smith & Summers, P.A.

380 West Alfred Street

Tavares, FL 32778

352-343-6655

File Number 13-1341

Will Call No

Inst 201460009515 Date 3/27/2014 Time 9 37 AM

Doc Stamp-Deed 5600 00

DC Gloria R Hayward Sumter County Page 1 of 2 B 2754 P 144

Parcel Identification No D20=002 and D20=008

800,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20<sup>th</sup> day of March, 2014 between Rodney S. Wicker, a married man, and Rhonda C. Tilton, a married woman, a/k/a Rhonda Wicker Tilton, whose post office address is 4815 CR 472, Oxford, FL 34484 of the County of Sumter, State of Florida, grantor\*, and Coast Development Corp, a Florida corporation whose post office address is 3930 RCA Blvd., Suite 3008, West Palm Beach, FL 33410 of the County of Palm Beach, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to-wit:

**Parcel 1:**

The West 1/2 of the NW 1/4 of NE 1/4 and the West 1/2 of the SW 1/4 of NE 1/4, and all that part of the NE 1/4 of NW 1/4 lying East of railroad all in Section 20, Township 18 South, Range 23 East, Sumter County, Florida, LESS right of way for CR C-472 thereof.

**Parcel 2:**

The East 1/2 of the NW 1/4 of NE 1/4 and the East 1/2 of the SW 1/4 of NE 1/4 of Section 20, Township 18 South, Range 23 East, Sumter County, Florida, LESS right of way for CR C-472 thereof.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

\* "Grantor" and "Grantee" are used for singular or plural, as context requires

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence

Cynthia L. Chavis  
Witness Name Cynthia L. Chavis

Donna L. Hall  
Witness Name Donna L. Hall

Rodney S. Wicker (Seal)  
Rodney S. Wicker  
4815 C R 472  
Oxford, Florida 34484

Cynthia L. Chavis  
Witness Name Cynthia L. Chavis

Donna L. Hall  
Witness Name Donna L. Hall

Rhonda C. Tilton (Seal)  
Rhonda C. Tilton, a/k/a Rhonda Wicker Tilton  
4851 C R 472  
Oxford, Florida 34484

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2014 by Rodney S. Wicker, who  is personally known or  has produced license as identification

[Notary Seal]



Cynthia L. Chavis  
Notary Public  
Printed Name Cynthia L. Chavis  
My Commission Expires \_\_\_\_\_

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2014 by Rhonda C. Tilton, a/k/a Rhonda Wicker Tilton, who  is personally known or  has produced license as identification

[Notary Seal]



Cynthia L. Chavis  
Notary Public  
Printed Name Cynthia L. Chavis  
My Commission Expires \_\_\_\_\_

# CONSTRUCTION PLANS FOR GRAND OAKS MANOR

SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST  
CITY OF WILDWOOD  
SUMTER COUNTY, FLORIDA

## LEGAL DESCRIPTION

PARCEL 1  
THE WEST 1/2 OF THE NW 1/4 OF NE 1/4 AND THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4, AND ALL THAT PART OF THE NE 1/4 OF NW 1/4 LYING EAST OF RAILROAD ALL IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR C-472 ACROSS THE SOUTH SIDE THEREOF.

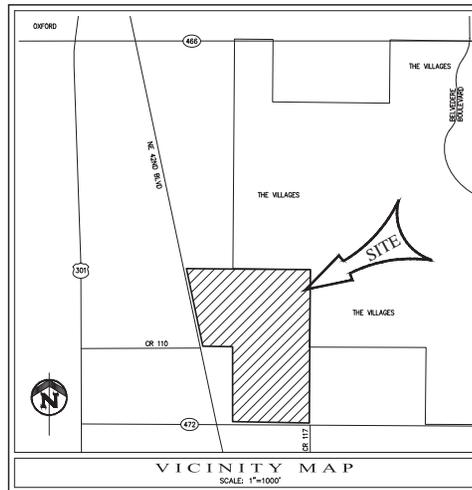
PARCEL 2  
THE EAST 1/2 OF THE NW 1/4 OF NE 1/4 AND THE EAST 1/2 OF THE SW 1/4 OF NE 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR C-472 ACROSS THE SOUTH SIDE THEREOF.  
CONTAINING 4,333,766.20 SQUARE FEET OR 99.49 ACRES (MORE OR LESS)

OWNER/DEVELOPER:  
COAST DEVELOPMENT CORPORATION  
3930 RCA BOULEVARD, SUITE 3008  
WEST PALM BEACH, FL 33410  
PHONE (407) 451-8012  
CONTACT: MICHAEL OREM

ENGINEER:  
BOOTH, ERN, STRAUGHAN & HIOTT, INC.  
902 NORTH SINCLAIR AVENUE  
TAVARES, FLORIDA 32778  
PHONE (352) 343-8481  
CONTACT: CHARLES C. HIOTT, P.E.

PERMITS REQUIRED		
AGENCY	APPLICATION DATE	DATE APPROVED
CITY OF WILDWOOD	12/3/2014	
SUMTER COUNTY DRIVEWAY	11/18/2014	
SUMTER COUNTY RIGHT-OF-WAY	11/18/2014	
F.D.E.P. WATER	12/5/2014	
F.D.E.P. SEWER	12/5/2014	
CSX RAILROAD	11/11/2014	
S.F.W.M.D.	12/5/2014	

CONTRACTOR SHALL APPLY AND OBTAIN NPDES PERMIT PRIOR TO CONSTRUCTION.

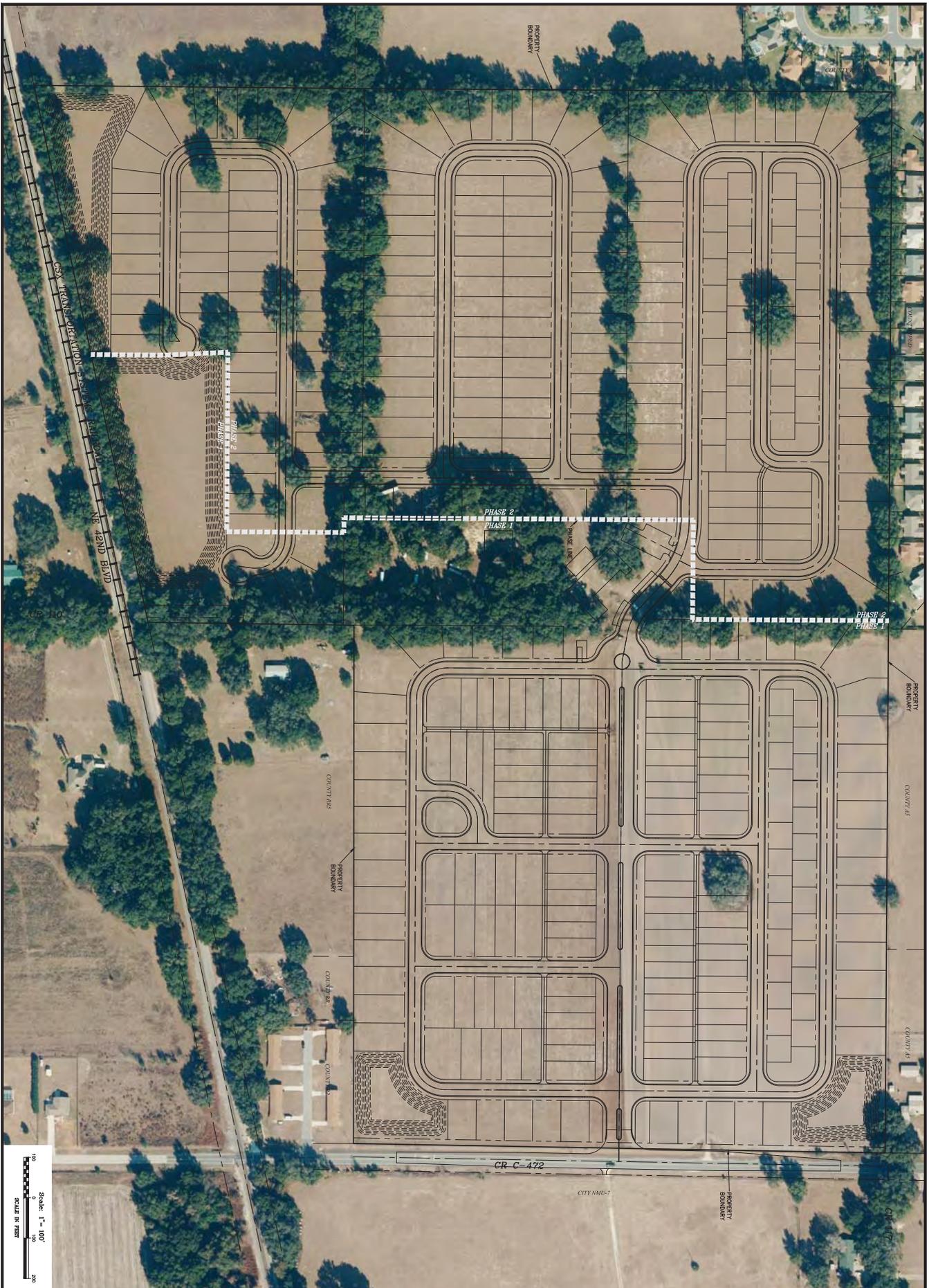


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902 North Sinclair Ave,  
Tavares, Florida 32778  
www.beshinc.com  
Office: 352-343-8481  
Fax: 352-343-8495  
Certificate of Authorization Number: 27029



CHARLES C. NORTH & P.L.L.C.  
 ENGINEERS • SURVEYORS • LAND PLANNERS  
 902 North Sinclair Ave.  
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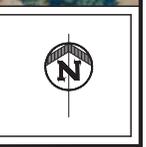
DATE:	10-15-14
DESIGNED BY:	CSH
DRAWN BY:	BJG
CHECKED BY:	CSH
JOB NO.:	14025-0000
TITLE NAME:	CR 110/172

Sheet 2

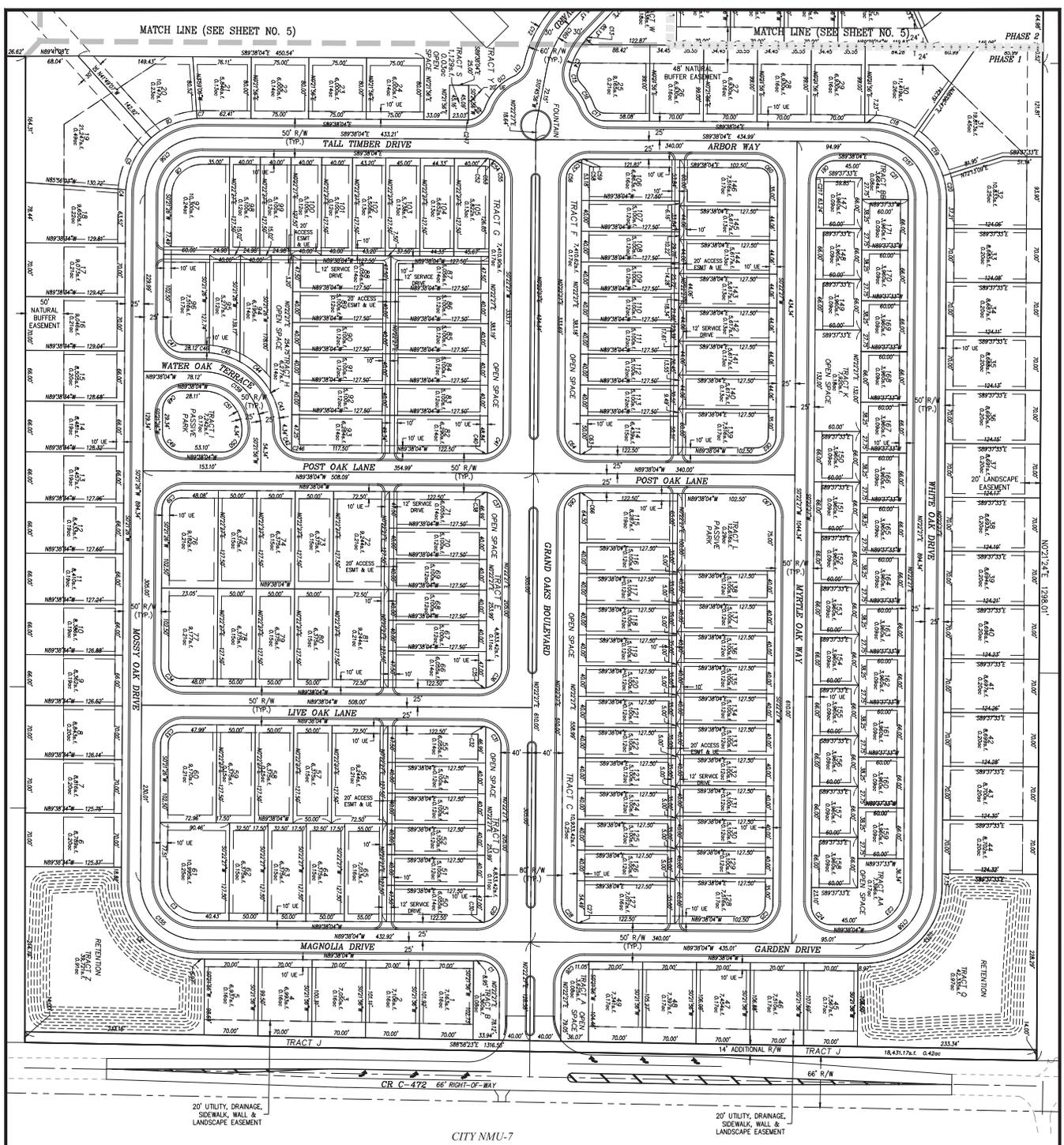
**BEASNH**  
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 Trivoli, Florida 32778  
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 Office: 352.343.8481  
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 Certificate of Authorization Number: 27029

**GRAND OAKS  
 MANOR  
 AERIAL  
 PHOTOGRAPH**

DATE	REVISION
12-02-14	1 REVISED PER CITY OF WILDWOOD RAI #1 COMMENTS
12-19-14	2 REVISED PER CITY OF WILDWOOD RAI #2 COMMENTS







Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	39.27	23.07	90.00°	23.07	39.27	N44.72°W
C2	17.08	10.00	99.73°	10.00	17.08	N44.72°W
C3	78.53	100.00	89.93°	89.93	78.53	N44.72°W
C4	6.92	100.00	4.98°	4.98	6.92	N44.72°W
C5	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C6	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C7	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C8	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C9	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C10	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C11	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C12	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C13	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C14	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C15	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C16	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C17	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C18	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C19	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C20	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C21	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C22	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C23	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C24	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C25	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C26	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C27	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C28	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C29	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C30	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C31	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C32	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C33	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C34	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C35	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C36	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C37	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C38	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C39	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C40	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C41	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C42	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C43	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C44	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C45	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C46	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C47	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C48	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C49	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C50	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C51	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C52	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C53	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C54	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C55	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C56	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C57	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C58	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C59	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C60	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C61	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C62	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C63	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C64	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C65	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C66	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C67	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C68	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C69	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C70	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C71	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C72	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C73	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C74	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C75	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C76	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C77	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C78	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C79	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C80	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C81	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C82	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C83	4.98	100.00	2.72°	2.72	4.98	N44.72°W
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C85	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C86	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C87	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C88	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C89	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C90	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C91	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C92	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C93	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C94	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C95	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C96	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C97	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C98	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C99	4.98	100.00	2.72°	2.72	4.98	N44.72°W
C100	4.98	100.00	2.72°	2.72	4.98	N44.72°W

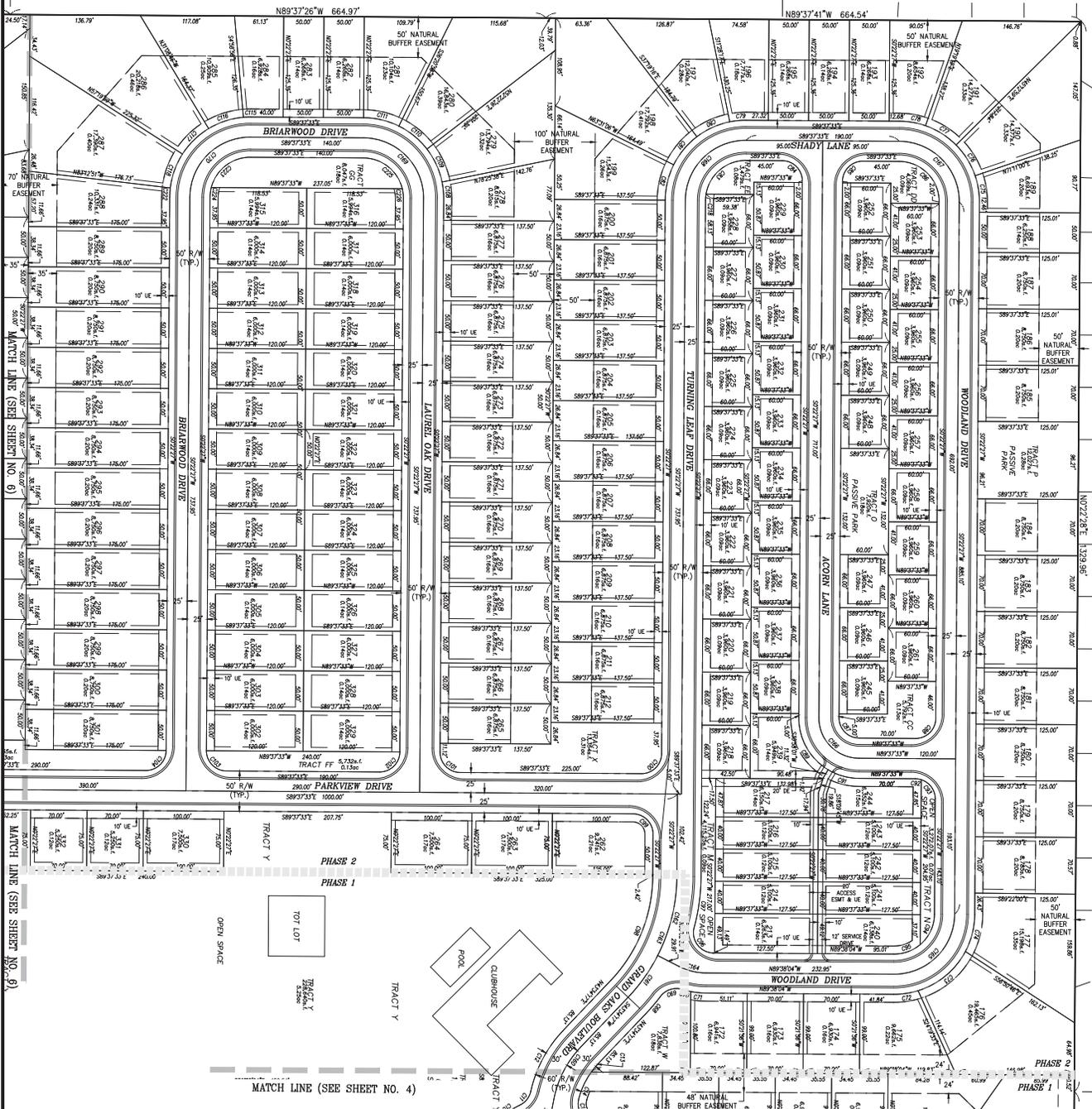
**DATE:** 10-15-14  
**DESIGNED BY:** CHJ  
**CHECKED BY:** CHJ  
**JOB NO.:** 141023.000  
**FILE NAME:** G04 080141

**Sheet 4**

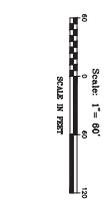
**GRAND OAKS MANOR**  
**PRELIMINARY PLAT**

**DATE:** 12-02-14  
**REVISION:** 1 REVISED PER CITY OF WILDWOOD RAI #2 COMMENTS  
 2 REVISED PER CITY OF WILDWOOD RAI #2 COMMENTS

902 North Sinclair Ave.  
 Tavares, Florida 32930  
 www.behn.com  
 Office: 352.343.8461  
 Fax: 352.343.8496  
 Certificate of Authorization Number: 27029



Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	66.97	140.00	316.34	44.99	65.80	S79°59'W
C2	13.70	100.00	79.57	6.86	13.60	S89°46'W
C3	20.40	250.00	63.31	14.21	20.30	N49°10'E
C4	30.68	250.00	63.31	14.21	28.19	S72°53'W
C5	10.67	100.00	63.06	5.34	10.58	S79°19'E
C6	19.01	100.00	107.53	9.53	18.86	S84°12'E
C7	30.80	100.00	107.53	15.37	30.67	N81°25'E
C8	78.33	100.00	44.92	41.24	76.25	N29°18'E
C9	48.04	100.00	191.72	24.49	47.88	N49°08'E
C10	33.48	100.00	191.72	18.91	33.34	N49°17'W
C11	45.32	100.00	259.00	23.90	44.93	N49°10'W
C12	45.18	100.00	259.00	22.99	44.81	N29°51'W
C13	33.07	100.00	119.54	16.69	32.82	N69°07'W
C14	20.67	100.00	119.54	10.37	20.64	S84°27'W
C15	45.12	100.00	201.10	22.95	44.73	S69°14'W
C16	45.72	100.00	201.10	23.27	45.33	S74°49'W
C17	45.57	100.00	201.10	23.19	45.17	S72°42'W
C18	78.44	250.00	60.75	42.68	64.81	S49°10'W
C19	39.27	250.00	60.75	20.00	35.36	N44°23'W
C20	78.54	500.00	60.75	50.00	70.71	N44°23'W
C21	39.27	250.00	60.75	20.00	35.36	N44°23'E
C22	78.54	500.00	60.75	50.00	70.71	N44°23'E
C23	77.76	750.00	97.83	42.79	74.53	S29°46'E
C24	40.07	750.00	307.54	20.91	39.57	S71°46'E
C25	7.62	25.00	177.72	3.84	7.68	N85°50'W
C26	31.05	25.00	177.72	15.34	29.88	N25°10'W
C27	43.16	50.00	427.00	23.03	41.85	N29°17'E
C28	33.57	50.00	427.00	18.46	34.64	N29°50'E
C29	46.88	250.00	104.92	33.40	39.59	S79°52'E
C30	64.12	250.00	104.92	33.24	63.34	N74°17'E
C31	143.32	250.00	471.50	75.22	138.68	N29°22'E
C32	39.27	250.00	60.75	20.00	35.36	N44°23'W
C33	39.27	250.00	60.75	20.00	35.36	N44°23'E
C34	39.27	250.00	60.75	20.00	35.36	N44°23'E
C35	39.27	250.00	60.75	20.00	35.36	N44°23'E
C36	39.27	250.00	60.75	20.00	35.36	N44°23'E
C37	39.27	250.00	60.75	20.00	35.36	N44°23'E
C38	39.27	250.00	60.75	20.00	35.36	N44°23'E
C39	39.27	250.00	60.75	20.00	35.36	N44°23'E
C40	39.27	250.00	60.75	20.00	35.36	N44°23'E
C41	39.27	250.00	60.75	20.00	35.36	N44°23'E
C42	39.27	250.00	60.75	20.00	35.36	N44°23'E
C43	39.27	250.00	60.75	20.00	35.36	N44°23'E
C44	39.27	250.00	60.75	20.00	35.36	N44°23'E
C45	39.27	250.00	60.75	20.00	35.36	N44°23'E
C46	39.27	250.00	60.75	20.00	35.36	N44°23'E
C47	39.27	250.00	60.75	20.00	35.36	N44°23'E
C48	39.27	250.00	60.75	20.00	35.36	N44°23'E
C49	39.27	250.00	60.75	20.00	35.36	N44°23'E
C50	39.27	250.00	60.75	20.00	35.36	N44°23'E
C51	39.27	250.00	60.75	20.00	35.36	N44°23'E
C52	39.27	250.00	60.75	20.00	35.36	N44°23'E
C53	39.27	250.00	60.75	20.00	35.36	N44°23'E
C54	39.27	250.00	60.75	20.00	35.36	N44°23'E
C55	39.27	250.00	60.75	20.00	35.36	N44°23'E
C56	39.27	250.00	60.75	20.00	35.36	N44°23'E
C57	39.27	250.00	60.75	20.00	35.36	N44°23'E
C58	39.27	250.00	60.75	20.00	35.36	N44°23'E
C59	39.27	250.00	60.75	20.00	35.36	N44°23'E
C60	39.27	250.00	60.75	20.00	35.36	N44°23'E
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C63	39.27	250.00	60.75	20.00	35.36	N44°23'E
C64	39.27	250.00	60.75	20.00	35.36	N44°23'E
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C66	39.27	250.00	60.75	20.00	35.36	N44°23'E
C67	39.27	250.00	60.75	20.00	35.36	N44°23'E
C68	39.27	250.00	60.75	20.00	35.36	N44°23'E
C69	39.27	250.00	60.75	20.00	35.36	N44°23'E
C70	39.27	250.00	60.75	20.00	35.36	N44°23'E
C71	39.27	250.00	60.75	20.00	35.36	N44°23'E
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C74	39.27	250.00	60.75	20.00	35.36	N44°23'E
C75	39.27	250.00	60.75	20.00	35.36	N44°23'E
C76	39.27	250.00	60.75	20.00	35.36	N44°23'E
C77	39.27	250.00	60.75	20.00	35.36	N44°23'E
C78	39.27	250.00	60.75	20.00	35.36	N44°23'E
C79	39.27	250.00	60.75	20.00	35.36	N44°23'E
C80	39.27	250.00	60.75	20.00	35.36	N44°23'E
C81	39.27	250.00	60.75	20.00	35.36	N44°23'E
C82	39.27	250.00	60.75	20.00	35.36	N44°23'E
C83	39.27	250.00	60.75	20.00	35.36	N44°23'E
C84	39.27	250.00	60.75	20.00	35.36	N44°23'E
C85	39.27	250.00	60.75	20.00	35.36	N44°23'E
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C87	39.27	250.00	60.75	20.00	35.36	N44°23'E
C88	39.27	250.00	60.75	20.00	35.36	N44°23'E
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C90	39.27	250.00	60.75	20.00	35.36	N44°23'E
C91	39.27	250.00	60.75	20.00	35.36	N44°23'E
C92	39.27	250.00	60.75	20.00	35.36	N44°23'E
C93	39.27	250.00	60.75	20.00	35.36	N44°23'E
C94	39.27	250.00	60.75	20.00	35.36	N44°23'E
C95	39.27	250.00	60.75	20.00	35.36	N44°23'E
C96	39.27	250.00	60.75	20.00	35.36	N44°23'E
C97	39.27	250.00	60.75	20.00	35.36	N44°23'E
C98	39.27	250.00	60.75	20.00	35.36	N44°23'E
C99	39.27	250.00	60.75	20.00	35.36	N44°23'E
C100	39.27	250.00	60.75	20.00	35.36	N44°23'E



DATE: 10-15-14  
 DESIGNED BY: CCH  
 CHECKED BY: CCH  
 DRAWN BY: CCH  
 JOB NO.: 14025.0000  
 FILE NAME: C04 889347

**Sheet 5**

**BEANSON SURVEYING & LAND PLANNERS**  
 ENGINEERS • SURVEYORS • LAND PLANNERS

902 North Boulder Ave.  
 Traveres, Florida 32278  
 www.beanson.com

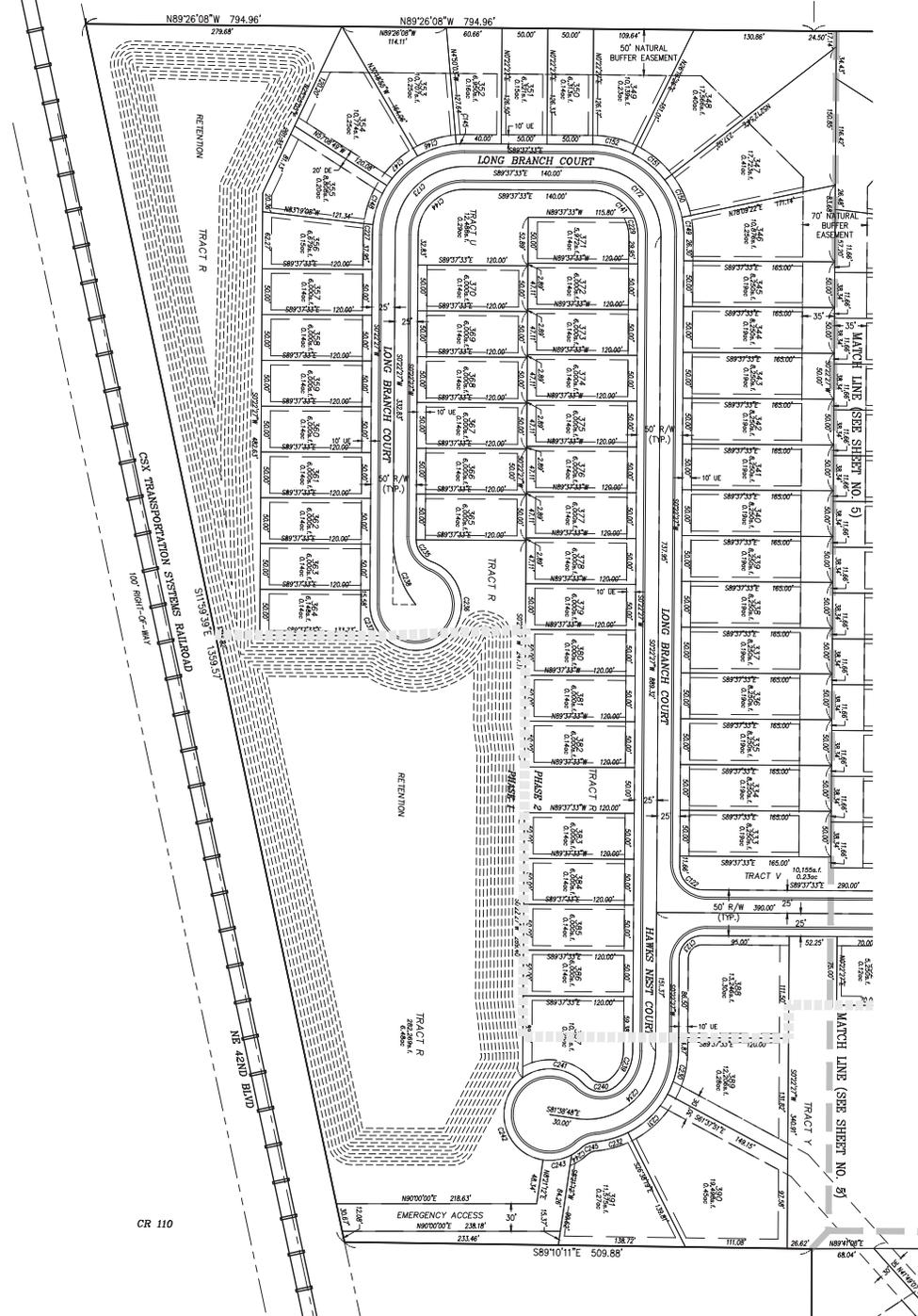
Office: 362.343.8461  
 Fax: 362.343.8466

Certificate of Authorization Number: 27029

**GRAND OAKS MANOR**  
**PRELIMINARY**  
**PLAN**

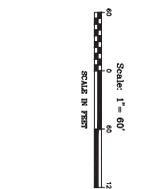
DATE	REVISION	BY	REASON
12-02-14	REVISED PER CITY OF WILDWOOD RAI #1 COMMENTS		
12-19-14	REVISED PER CITY OF WILDWOOD RAI #2 COMMENTS		





CR 110

Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C12	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C13	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C14	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C15	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C16	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C17	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C18	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C19	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C20	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C21	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C22	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C23	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C24	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C25	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C26	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C27	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C28	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C29	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C30	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C31	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C32	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C33	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C34	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C35	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C36	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C37	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C38	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C39	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C40	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C41	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C42	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C43	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C44	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C45	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C46	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C47	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C48	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C49	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E
C50	39.27'	25.00'	90.000°	25.00'	33.95'	S44.91°E



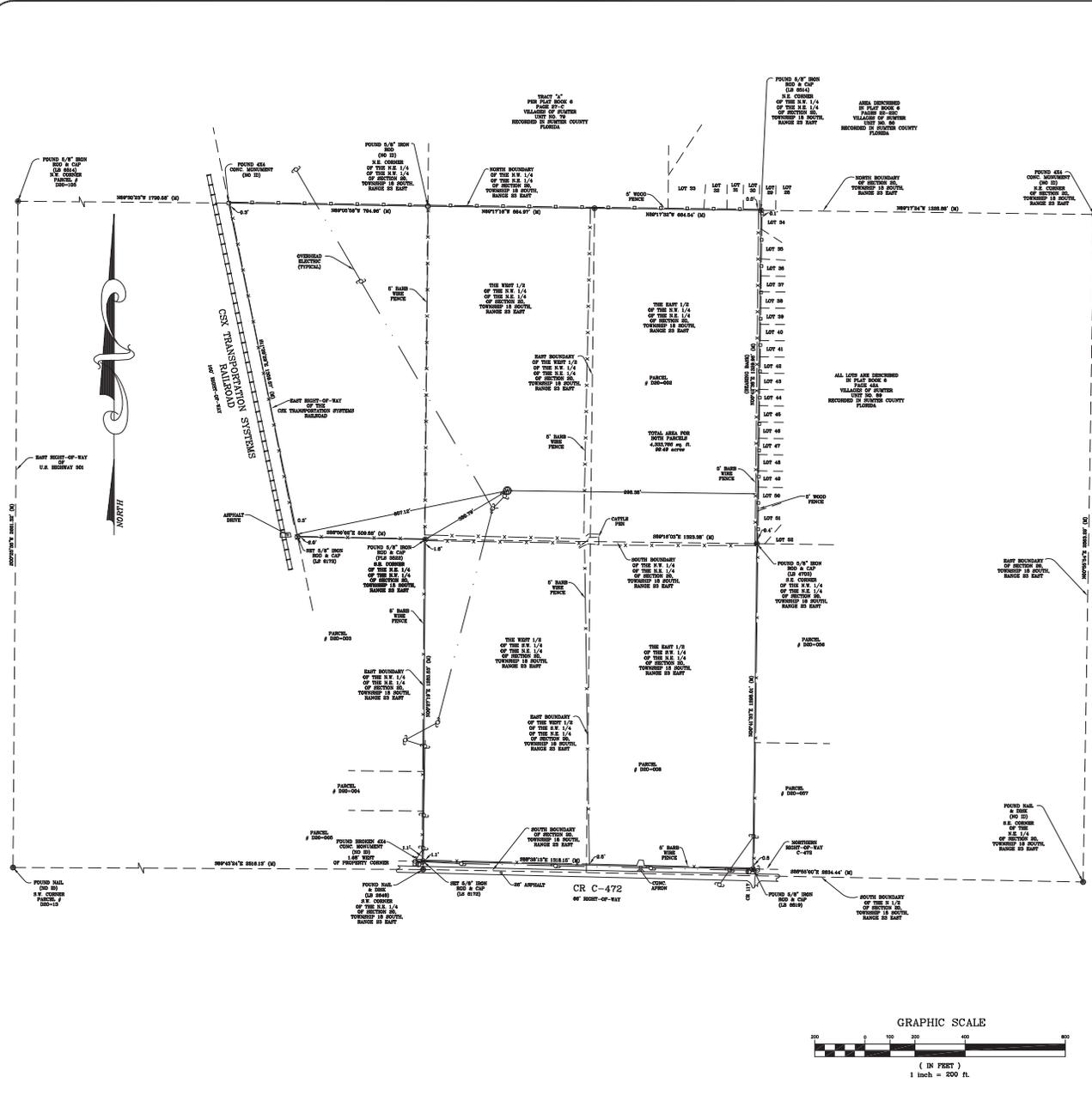
DATE: 10-15-14  
 DESIGNED BY: GCH  
 DRAWN BY: BJC  
 CHECKED BY: GCH  
 JOB NO.: 141025.0000  
 FILE NAME: G24 885241  
**Sheet 6**

**BE&K**  
 ENGINEERS • SURVEYORS • LAND PLANNERS  
 902 North Sinclair Ave.  
 Tallahassee, Florida 32309  
 www.beandk.com  
 Office: 352.343.8461  
 Fax: 352.343.8466  
 Certificate of Authorization Number: 27029

**GRAND OAKS  
 MANOR  
 PRELIMINARY  
 PLAT**

DATE	REVISION
12-02-14	REVISED PER CITY OF WILDWOOD RAI #2 COMMENTS
12-19-14	REVISED PER CITY OF WILDWOOD RAI #2 COMMENTS





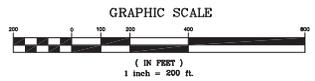
DESCRIPTION:  
 PARCEL 1. THE WEST 1/2 OF THE NW 1/4 OF NE 1/4 AND THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4, AND ALL THAT PART OF THE NE 1/4 OF NW 1/4 LYING EAST OF RAILROAD ALL IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR C-472 ACROSS THE SOUTH SIDE THEREOF.  
 PARCEL 2. THE EAST 1/2 OF THE NW 1/4 OF NE 1/4 AND THE EAST 1/2 OF THE SW 1/4 OF NE 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR CR-427 ACROSS THE SOUTH SIDE THEREOF.

- NOTES:  
 1) BEARINGS BASED ON DEED.  
 2) SURVEY BASED ON EXISTING MONUMENTATION OF SECTION 20.  
 3) DESCRIPTION FURNISHED BY CLIENT.  
 4) BOUNDARY SURVEY FOR JENNINGS CONSTRUCTION SERVICES CORPORATION.  
 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.  
 6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.  
 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.  
 8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.  
 9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #1219C-0067 D, DATED SEPTEMBER 27, 2013.  
 10) THE DETERMINATION OF A PROPERTY FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.  
 11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM BOHANON & ASSOCIATES LAND SURVEYING, LLC.

- LEGEND:  
 N-NORTH E-EAST S-SOUTH W-WEST (OR ANY COMBINATION)  
 °-DEGREES WHEN USED IN A BEARING AND/OR ANGLE  
 ' -MINUTES WHEN USED IN A BEARING AND/OR ANGLE  
 " -SECONDS WHEN USED IN A BEARING AND/OR ANGLE  
 =FEET WHEN USED IN A DISTANCE  
 R/W -RIGHT OF WAY  
 C/L -CENTERLINE  
 P.C. =POINT OF CURVATURE  
 P.T. =POINT OF TANGENCY  
 P.R.C.=POINT OF REVERSE CURVATURE  
 P.C.C.=POINT OF COMPOUND CURVATURE  
 CONC.=CONCRETE  
 L.S. =LICENSED SURVEYOR  
 L.B. =LICENSED BUSINESS  
 A/C =AIR CONDITIONER  
 I.D. =IDENTIFICATION  
 MEAS.=MEASURED DISTANCE OR BEARING  
 P.O.B.=POINT OF BEGINNING  
 P.O.C.=POINT OF COMMENCEMENT  
 U.=UTILITY POLE  
 P.=PHONE RISER  
 W.=WATER METER  
 C.=CAT RISER  
 W.=4" WELL

CERTIFY TO: JENNINGS CONSTRUCTION SERVICES CORPORATION.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17.050-052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



JIMMY L. BOHANON, PSM # 6172  
 OF BOHANON & ASSOCIATES LAND SURVEYING, LLC  
 8518 S. 131st STREET  
 BELLEVUE, FL 34420

JOB NO. 14-017	DRAWN: CGH	REVIEWED: JLB	SURVEY DATE: 1/22/14	BOUNDARY SURVEY FOR: JENNINGS CONSTRUCTION SERVICES CORPORATION	BOHANON & ASSOCIATES LAND SURVEYING, LLC "COMPLETE SURVEYING & MAPPING SERVICE" P.O. BOX 5477 OCALA, FLORIDA 34478	OFFICE: (862) 296-2212	FAX: (862) 296-2229	REFUSION:
			BOOK REF: 64/67					NO. DATE BY
			SHEET: 1 OF 1					1

**CITY OF WILDWOOD**  
**Planning and Zoning Board/Special Magistrate**

**Case No:** RZ 1412-01

**Parcel Number(s):** G16=020

**Property Location:** South side of SR 44 to the west of the intersection with S. Buena Vista Blvd., across from the Brownwood development.

**Owner:** Bigham Hide Co. Inc.

**Applicant:** City of Wildwood

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The City is seeking approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from City “R-2: Low Medium Density Residential” to City “C-3: General Commercial - Highway” for Parcel G16=020 (location shown on Map 1).

**History/Facts**

The City annexed the subject parcel along with numerous other parcels on December 27, 2005 via Ordinance 442. At the time of annexation, the subject parcel was part of a larger piece of property, Parcel G16=009. This property, along with numerous other parcels, was involved in a large scale comprehensive plan amendment in 2007 in which the parcel was proposed to be designated as “Commercial” on the City’s Future Land Use Map. After a 3 year negotiation with the Department of Community Affairs, the City’s Comprehensive Plan was approved and the Parcel was designated as “Commercial” on the City’s Future Use Land Use Map (Map 2).

The City adopted new Land Development Regulations and Zoning Maps to implement the new Comprehensive Plan via Ordinance O2011-07 on July 25, 2011. The intent of the City was to classify the property as a commercial classification on the City’s zoning map. Such designation would be consistent with the property’s Future Land Use Map designation and would be consistent with the commercial zoning applied for by the property owner during the annexation process. However, a Geographic Information System (GIS) error occurred prior to adoption of Ordinance O2011-07, and the property was coded improperly as residential on the Zoning Map. The error occurred with other parcels to the south and east of the property as well. As a result the property has an adopted zoning classification of R-2: Low Medium Density Residential (Map 3), which is inconsistent with the Future Land Use classification.

City staff became aware of the error on April 1, 2013 when the City received an inquiry about the zoning of parcel G16=067. The letter stated that the property was being

utilized as a church, a use that is not allowed in the R-2 zoning district without a Special Exception being granted, and asked the City to enforce the current zoning regulations on the subject property. Additional requests were received requesting enforcement of the zoning regulations. Subsequently, similar requests were received from other residents.

After lengthy deliberation with the former City Attorney, City Manager, and new City Attorney regarding the sequence of events, Code Enforcement was directed not to pursue a case against the property owner. The Development Services Department was directed to pursue a rezoning of parcel G16=067 to rectify the mistake and to bring the property in line with its current use and Future Land Use Map designation as originally intended.

Subsequently, staff is now bringing forward a rezoning request for parcel G16=020 which is similarly affected by the GIS error previously mentioned to bring this property into compliance with the City's Future Land Use Map, specifically to permit anticipated development on parcel G16=020 (Map 4).

### **Staff Recommendation**

**Staff recommends approval of Ordinance #O2014-XX (attached)** which adopts the zoning change to "C-3: General Commercial - Highway" based on the following criteria found in Section 3.3(B)(4) of the Land Development Regulations:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to "C-3: General Commercial - Highway" is consistent with the existing Future Land Use Map designation of "Commercial."

(b) The existing land use pattern of the surrounding area;

The proposed rezoning is compatible with the zoning of adjacent properties along SR 44. G16=020 is expected to be developed as an outpatient medical office, which is consistent with the commercial corridor.

Map 5 shows the immediate area around the subject parcel as well as those parcels still affected by the coding error on the adopted Zoning Map. The area along SR 44, south of the subject parcel, was also intended to be classified as commercial. The SR 44 corridor in the immediate vicinity contains commercial, industrial, and residential development making this rezoning consistent with current development patterns.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

The proposed rezoning will not have an adverse effect on public facilities and services. The rezoning will not change the nature of how the facility operates in its current form and, therefore will not increase its demand for public facilities.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The rezoning is necessary to rectify an error on the City's Zoning Map. A rezoning is also necessary to bring the property in compliance with the property's Future Land Use Map designation and so that the property's zoning classification is consistent with surrounding uses and development patterns. Residential zoning is inconsistent with the commercial corridor and the development pattern. Without a rezoning, development of the property would not be possible as it would violate the Future Land Use.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. The traffic generation is only expected to modestly increase.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the development of surrounding properties. The surrounding properties are permitted to develop in accordance with their zoning map designation or may seek a rezoning if necessary.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #O2015-01 (attached).**

The Planning and Zoning Board/Special Magistrate has a duty to make recommendations to the City Commission on all rezonings.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the properties in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, December 26<sup>th</sup>, 2014.

The City mailed letters to the six (6) surrounding property owners and has received no letters in response at this time.

City staff are aware of the history of civil matters between the owner of the nearby recreation facility on G16=067 and the residents of Wildwood Country Resort. It is the

opinion of Staff that the issues the residents have with that facility's owner hold no bearing on this rezoning case.

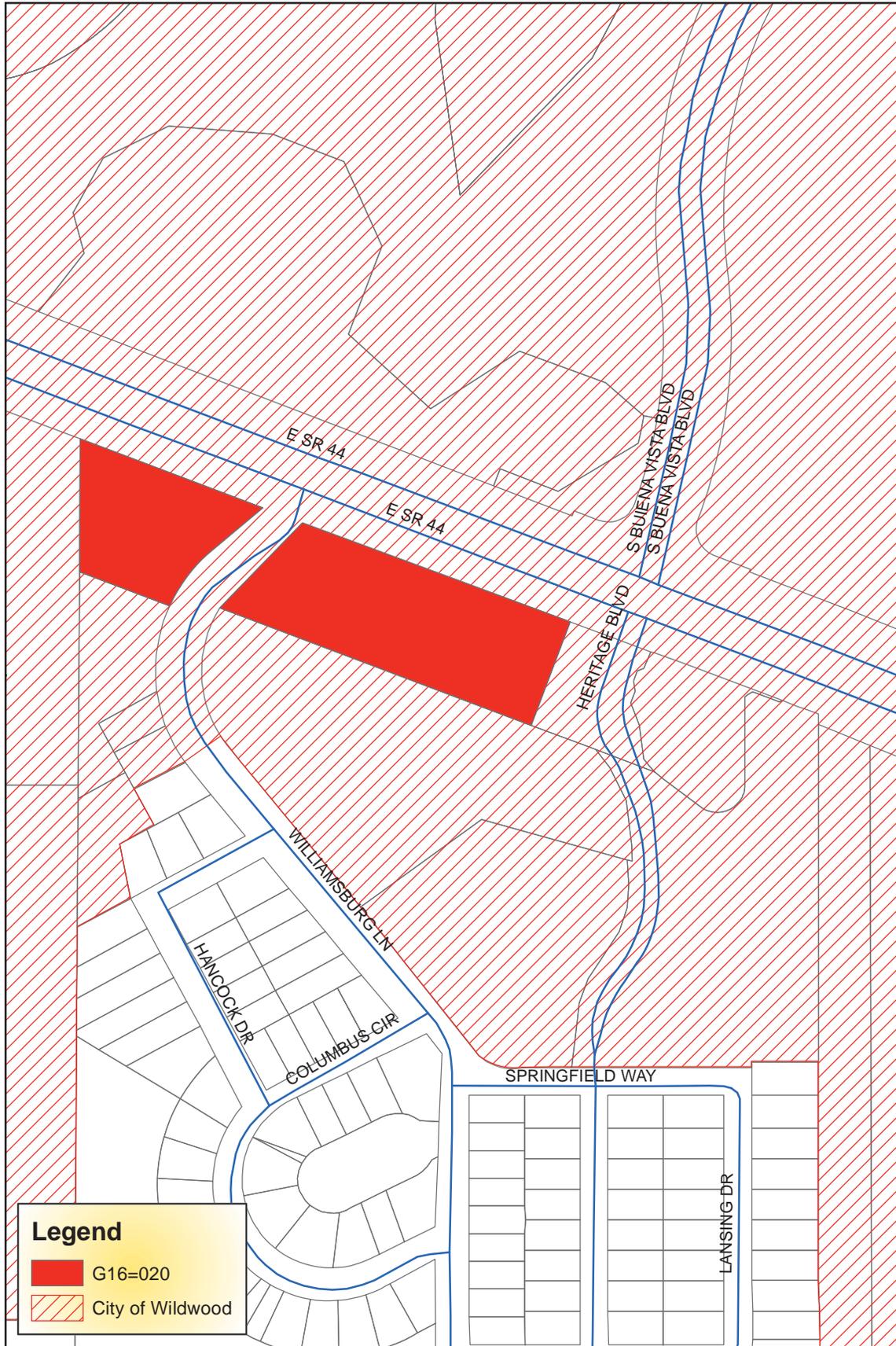
A handwritten signature in black ink that reads "Melanie D. Peavy". The signature is written in a cursive, flowing style.

DATED: December 31, 2014

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Melanie D. Peavy  
Development Services Director

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**Legend**

-  G16=020
-  City of Wildwood



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
 www.wildwood-fl.gov



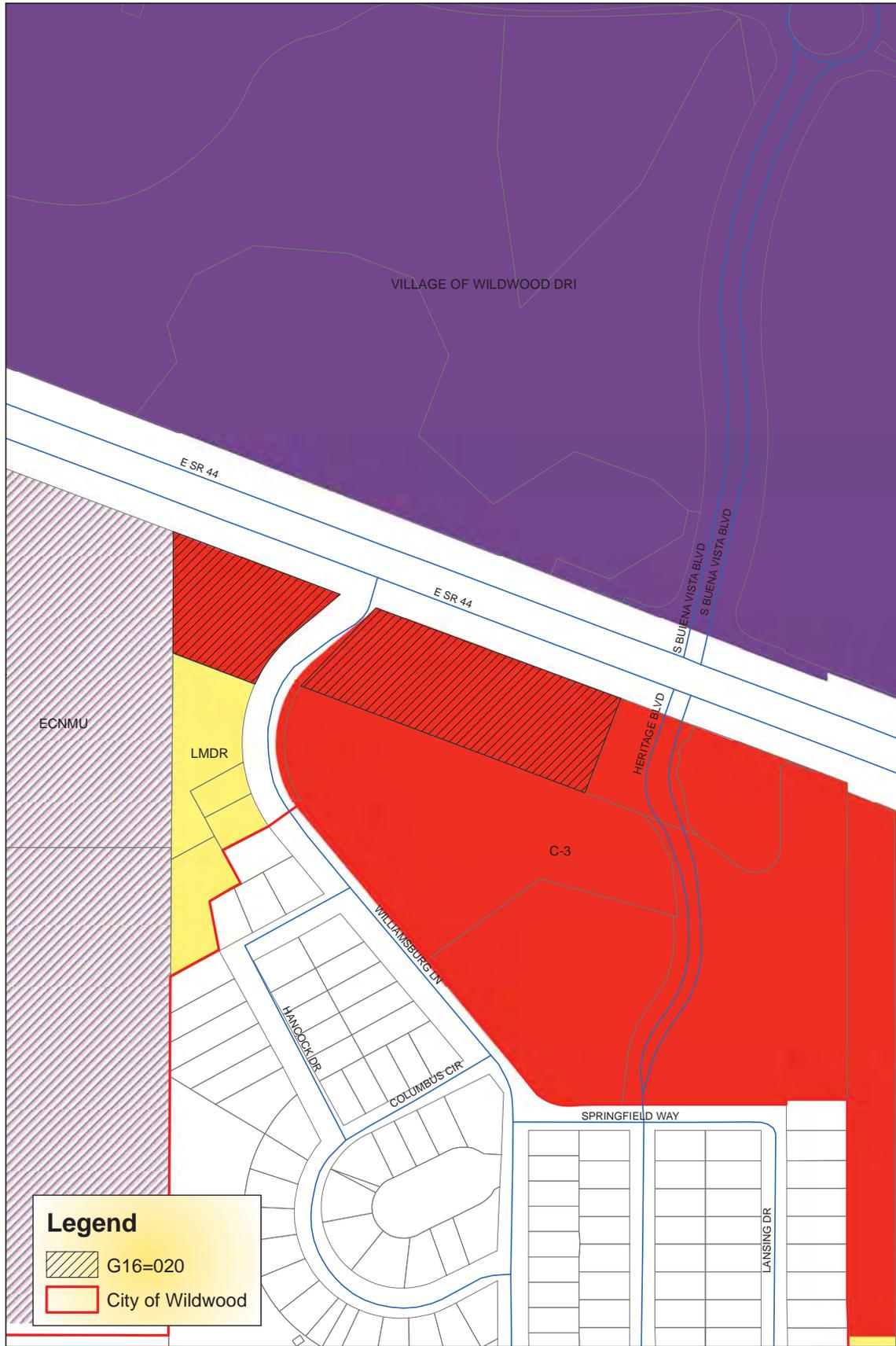
CITY INITIATED REZONING  
 G16=020

LOCATION MAP  
 MAP 1

DECEMBER 2014

WILDWOOD, FL

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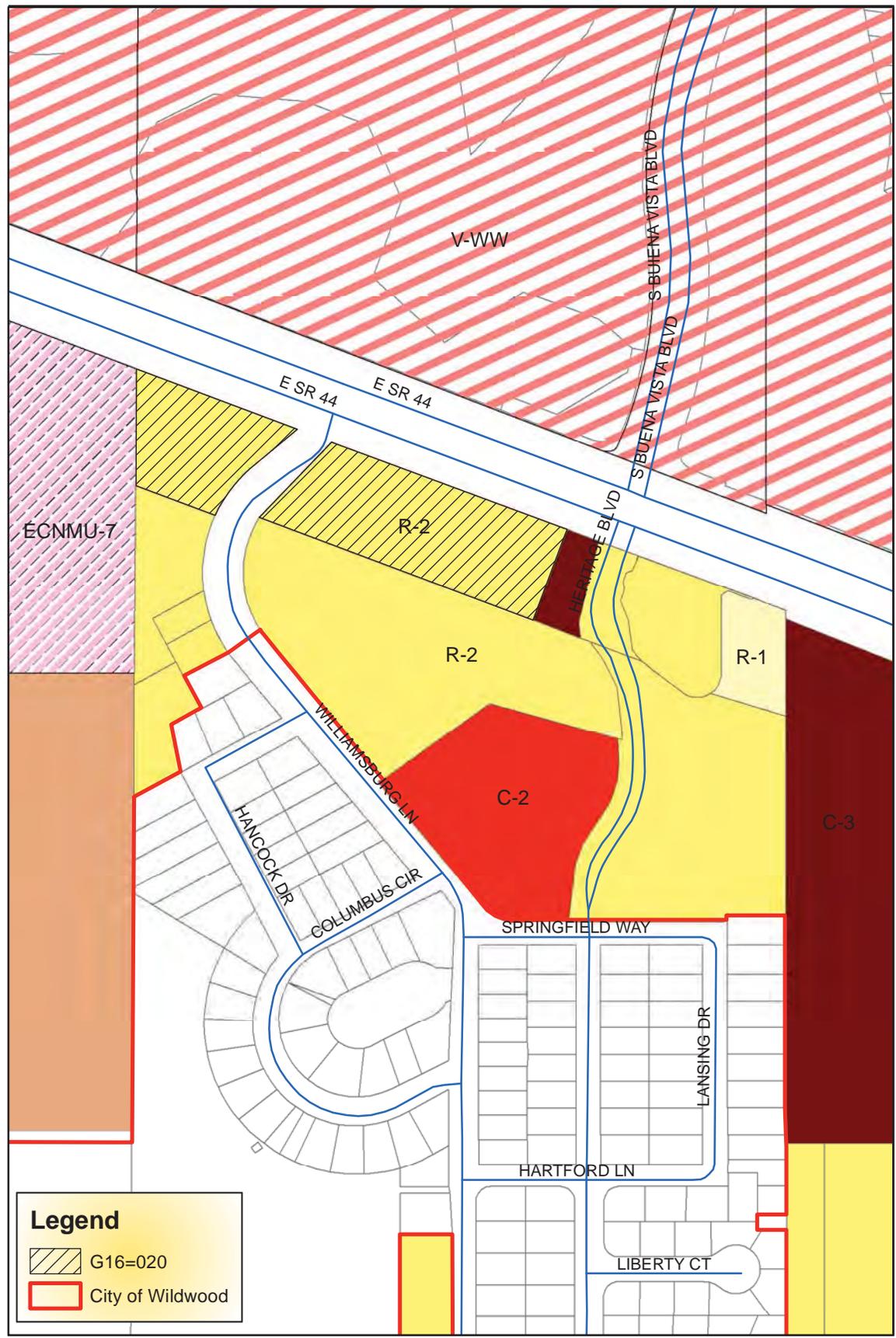
CITY INITIATED REZONING  
 G16=020

EXISTING LAND USE  
 MAP 2

DECEMBER 2014

WILDWOOD, FL

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**Legend**

- G16=020
- City of Wildwood



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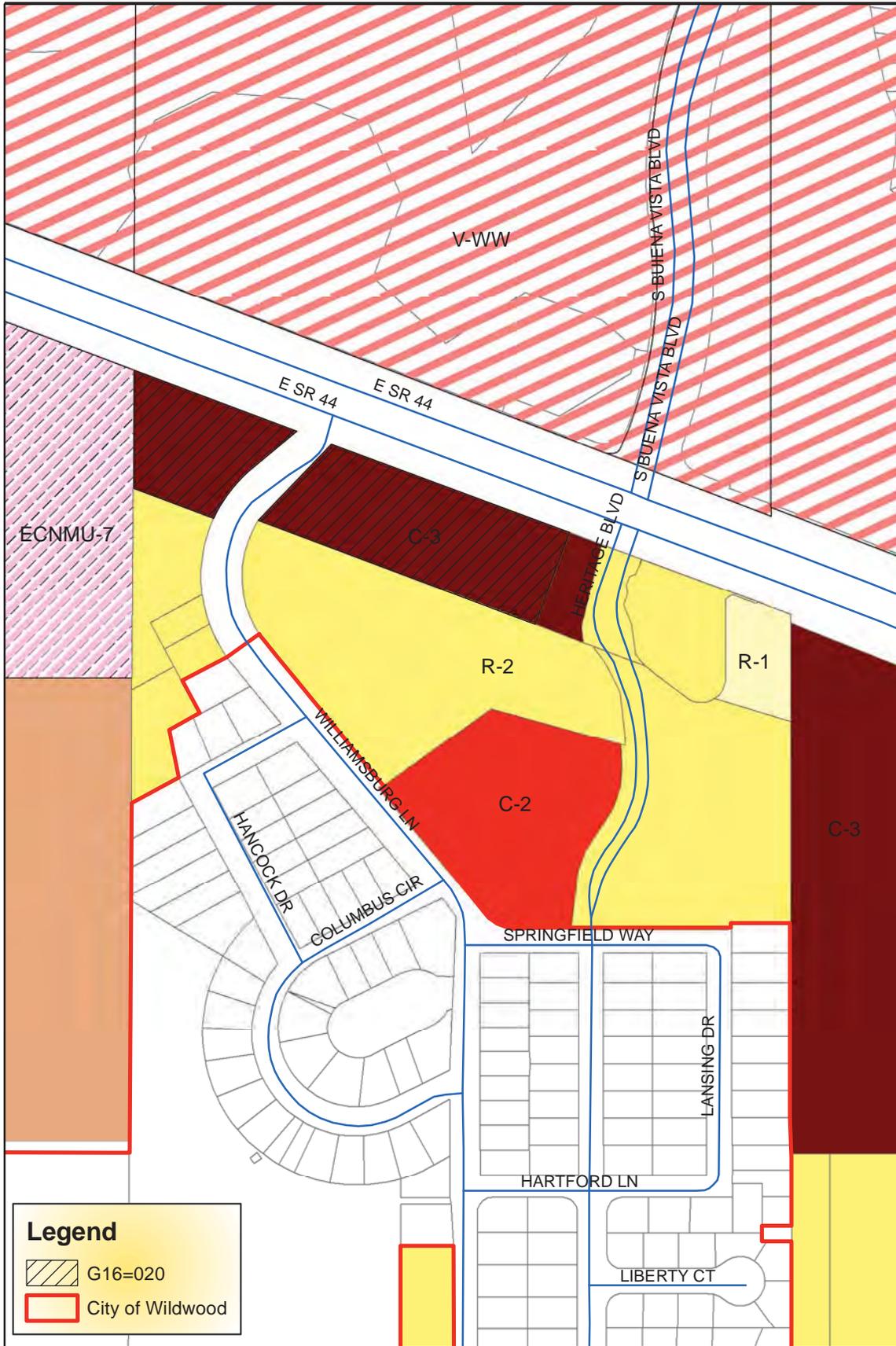
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**CITY INITIATED REZONING**  
**G16=020**  
**EXISTING ZONING**  
**MAP 3**

DECEMBER 2014

WILDWOOD, FL

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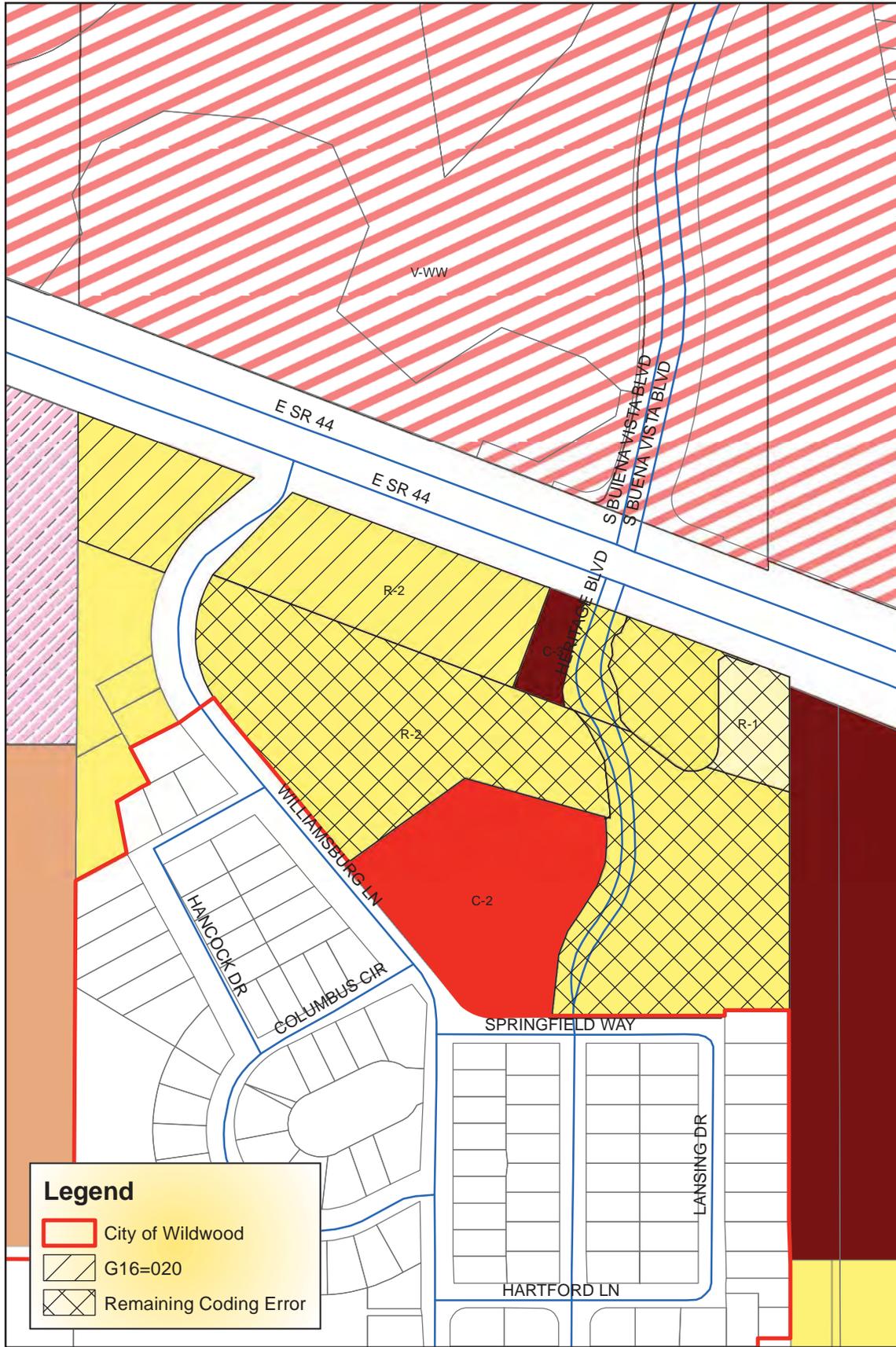
CITY INITIATED REZONING  
 G16=020

PROPOSED ZONING PENDING  
 FINAL APPROVAL 1/26/15 MAP 4

DECEMBER 2014

WILDWOOD, FL

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2011 CODING ERROR

EXISTING ZONING  
 MAP 5

DECEMBER 2014

WILDWOOD, FL

**ORDINANCE NO. O2015-01**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
REZONING CERTAIN REAL PROPERTY IN COMPLIANCE  
WITH THE ADOPTED LOCAL COMPREHENSIVE PLAN  
AND FUTURE LAND USE MAP IN ACCORDANCE WITH  
THE COMMUNITY PLANNING ACT OF 2011, AS  
AMENDED; PROVIDING FOR CODIFICATION;  
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN  
EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, has made a determination that certain real property located within the City of Wildwood should be zoned or rezoned in compliance with the City of Wildwood Comprehensive Plan and Future Land Use Map.

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

**SECTION 1.** The following property which was zoned "R-2: Low Medium Density Residential", shall be rezoned to "C-3: General Commercial - Highway", pursuant to the City of Wildwood Land Development Regulations and official Zoning Map:

**Bigam Hide Company, Inc.**  
**Parcel Number: G16=020**  
**Containing 4.32 (3.77) acres +/-**

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND RUN N.00°19'52"E., ALONG THE WEST LINE OF THE NORTHWEST 1/4 A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING CONTINUE N.00°19'52"E., ALONG THE WEST LINE OF THE NORTHWEST 1/4 A DISTANCE OF 213.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44 SAID RIGHT-OF-WAY BEING 100 FEET IN WIDTH; THENCE S.69°20'43"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 932.21 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN S.20°39'17"W., 200.00 FEET; THENCE N.69°20'43"W., PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44, A DISTANCE OF 858.14 FEET TO THE POINT OF BEGINNING, Less that portion platted in Hearty Host Lake Resort, according to the plat thereof as recorded in Plat Book 3 Pages 57 and 58, of the Public Records of Sumter County, Florida.

**SECTION 2.** The official zoning map for the City of Wildwood, Florida, is hereby amended to include the above-referenced property. The amendment to the official zoning map is attached hereto and incorporated herein by reference.

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 4.** 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 5.** This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

PASSED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST: \_\_\_\_\_  
Cassandra Lippincott, City Clerk

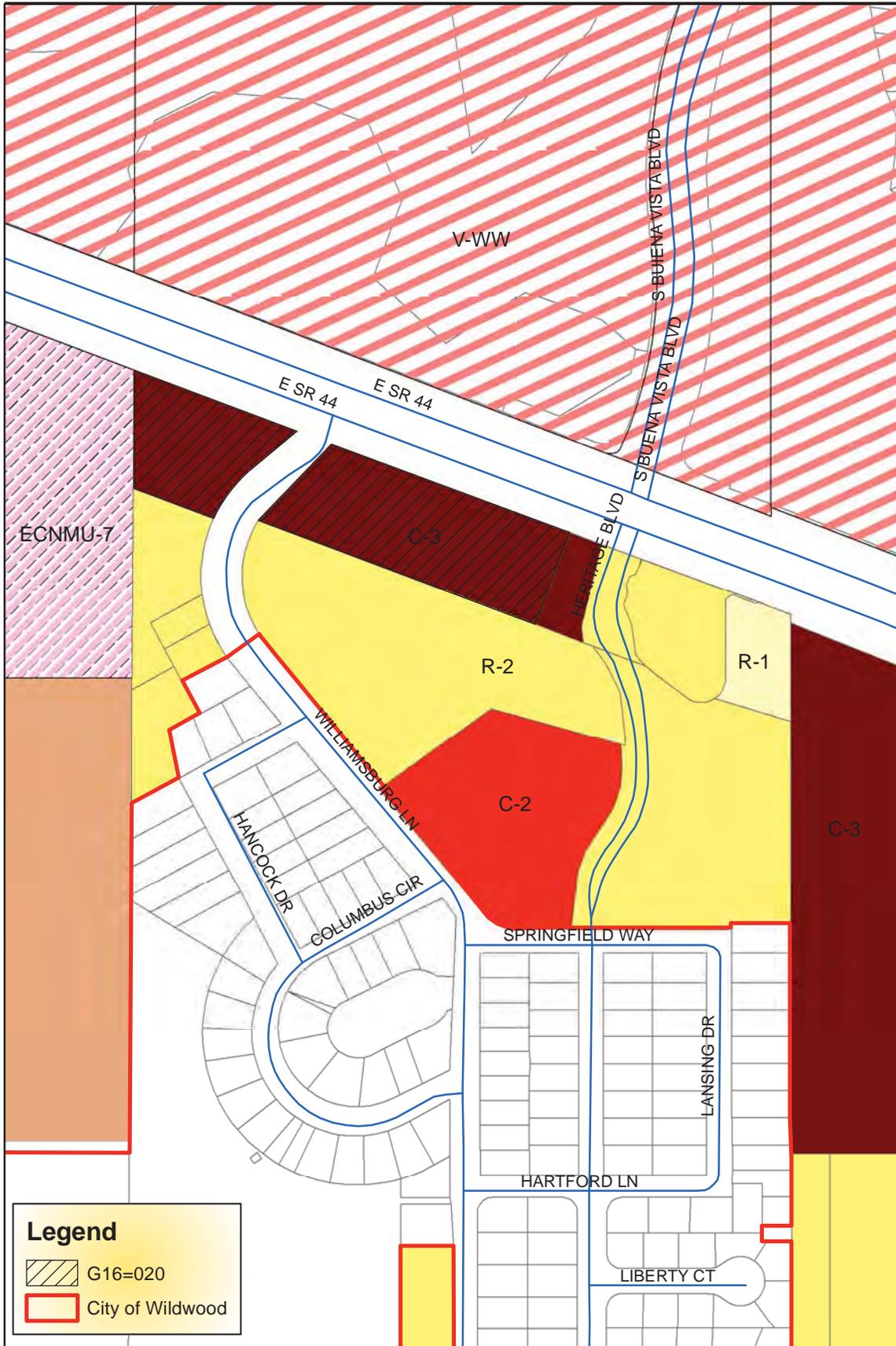
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Ashley Hunt, City Attorney

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**CITY INITIATED REZONING  
 G16=020**

**PROPOSED ZONING PENDING  
 FINAL APPROVAL 1/26/15 MAP 4**

DECEMBER 2014

WILDWOOD, FL