



City Hall

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

### February 6<sup>th</sup>, 2014 at 3:00 pm

#### **PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

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

**Approval of minutes from the January 7<sup>th</sup>, 2014  
Planning & Zoning Board/Special Magistrate  
meeting.**

**2. OLD BUSINESS:**

**RZ 1305-02 Oxford Oaks Planned Development  
(Parcels D18=040, D18=041, D18=064, D18=068,  
D18=069)**

Revision to the approved Planned Development adding twenty-one (21) single-family homes in Phase 1 (for a total of 563 housing units) with related improvements and infrastructure.

**SP 1307-02 Oxford Oaks – PLAT Improvement Plan  
(Parcels D18=040, D18=041, D18=064, D18=068, &  
D18=069)**

Revision to the approved Improvement Plan adding twenty-one (21) single-family homes to the original 247 units for a total of 268 units in Phase 1 (total of 563 residential units), with related improvements.

**3. NEW BUSINESS:**

**RZ 1312-02 Hoang Rezoning (Parcel G08=023)**  
Rezoning approval from County R2C (Low Density Residential with Conventional Housing) to City C-2 (General Commercial: Neighborhood).

**AGENDA**  
**January 7<sup>th</sup>, 2014 at 3:00 pm**

**PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

**RZ 1312-05 Wicker Lambert Rezoning  
(Parcels D20=002 and D20=008)**

Rezoning approval from COUNTY A5 (Agricultural 5 acres per house) to City R-1 (Low Density Residential).

**V 1401-01 Watson Variance (Parcel D09M078)**

Variance approval to provide setback relief enabling the homeowner to enclose the existing covered lanai.

**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  
January 7, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, January 7, 2014, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Jason McHugh, Development Services Coordinator; Paul Ketz, Senior Development Specialist; and Richard Busche, City Engineer (Kimley-Horn and Associates).

The hearing was called to order at 3:15 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the December 3<sup>rd</sup>, 2013 regular Planning and Zoning Board were approved and signed.

**Jason McHugh, Paul Ketz, and Richard Busche were sworn in at this time.**

**Old Business:**

**NONE**

**New Business:**

**RZ 1311-01 Acorn 209 Parcel (Parcel C13=109)**

Rezoning approval from County A-5 (Agricultural 5 acres per house) to City R-1 (Low Density Residential).

**Jason McHugh:** Introduced himself and read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the review of subsection 3.3(B)(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2014-02 to the City Commission.

**RZ 1312-01 Markley (Parcel G06L086)**

Rezoning approval from City C-1 (General Commercial - Downtown) to City R-3 (Medium Density Residential).

**Jason McHugh:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the review of subsection 3.3(B)(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2014-04 to the City Commission.

**SP 1312-01 Traffic Control Products of Florida  
(Parcel Numbers: F12W00P3A and F12W00P3C)**

Site Plan approval of 4,800 sq. ft. office and shop building with related improvements.

**Jason McHugh:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

**Special Magistrate:** Is the City Engineer present?

**Richard Busche stepped forward to address the case at this time.**

**Special Magistrate:** Did you review the project for compliance with section 4.4 of the LDR's?

**Richard Busche:** We reviewed the application for compliance and issued an initial comment letter. Subsequently we reviewed the resubmittal, at which time all comments were cleared.

**Special Magistrate:** Is there anyone else from the public here to address this project?

No one stepped forward at this time.

**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 section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP 1312-01 to the City Commission.

**SP 1312-02 Triumph South Improvement Plan (Plat)  
(Parcel Numbers: D32=040, D32=136, and D32=140)**

Improvement Plan approval (plat process) for the Triumph South Plat for 94 single family homes with related infrastructure.

**Jason McHugh:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

The Special Magistrate asked a few clarifying questions regarding the project and the different phases which have already come before the board, which Mr. McHugh addressed. The Special Magistrate asked questions regarding the capacity on C-462 and whether future county plans account for the widening of C-462, which Mr. McHugh addressed briefly but deferred to Mr. Busche to elaborate.

**Special Magistrate:** City Engineer?

**Richard Busche stepped forward to address the project.**

**Richard Busche:** Mr. McHugh is correct – the widening of C-462 is a county project and is dependent on the completion of C-466A improvements. Triumph South does have a condition in its planned development ordinance that upon completion of their 71<sup>st</sup> unit, if Sumter County has not yet completed the improvements to C-462, they would be required to put in a turn lane, and that would satisfy all comments regarding concurrency issues. They could build-out prior to the improvements being made, as long as they put in a turn lane in that case.

**Special Magistrate:** So there are no capacity issues on that road?

**Richard Busche:** No, not at this time.

**Special Magistrate:** Are there any capacity issues if they build out?

**Richard Busche:** Not as long as they put in a turn lane, as mentioned earlier.

**Special Magistrate:** This is the same road that we've talked about for years that has too much traffic on it already, is it not?

**Richard Busche:** The road operates below the prescribed level of service in Sumter County, and it will continue to operate below that threshold with this development. It has an operational issue at the entrance upon the 71<sup>st</sup> certificate of occupancy. That is the only traffic issue; the report was reviewed by the MPO, which was a new study for these 94 units.

**Special Magistrate:** Did you also review the project for compliance with section 5.5 of the LDRs?

**Richard Busche:** We did, and issued an initial comment letter. We also attended the PRC meeting, as well as reviewed the resubmittal and found them to be in compliance.

**Special Magistrate:** Are there any outstanding issues?

**Richard Busche:** Okay, thank you.

**Special Magistrate:** Is the applicant present?

**Lee Clymer stepped forward to be sworn in to address the project on behalf of their client, Signature Communities.**

**Special Magistrate:** Do you know the timeframe for the developer?

**Lee Clymer:** They want to begin in March, with completion some time in September.

**Special Magistrate:** With lot clearing, is that correct?

**Lee Clymer:** Yes.

The Special Magistrate had additional questions regarding the type of housing, which Mr. Clymer was not able to answer at this time. The Special Magistrate asked additional questions regarding the manner in which the lots would be developed and sold (i.e. house and lot together), which could not be addressed at this time.

**Special Magistrate:** Isn't this the roadway (C-462) the same roadway that we've talked about several years ago that has traffic issues?

**Jason McHugh:** The issue is with Sundays, as there are four churches along this roadway – with all of them getting out at once is problematic.

Mr. McHugh went on to address the issue of concurrency and other developments along C-462. There were no other major developments going in that would cause the roadway to be over capacity.

The Special Magistrate had follow up questions regarding the maintenance of common areas, and that there be language allowing the City to maintain those areas should the home owner's association fail to do so.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

No one from the public stepped forward at this time.

**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 being provided as required in section 5.5 of the LDRs, I recommend approval of the Improvement Plan to the City Commission for case number SP 1312-02.

**RZ 1312-03 Lakeside Landings PD Modification  
(Parcel D21=003, et. al.)**

Modification to Planned Development Ordinance O2013-37 amending certain lot setback requirements.

**Jason McHugh:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

Mr. McHugh explained that ordinance O2014-05 amends O2013-37 to eliminate the setback on the non-right-of-way side of a corner lot as long as the ten foot (10') building separation is maintained. This brings the ordinance in line with the applicant's intent when O2013-37 was passed.

**Special Magistrate:** Is there anyone to speak to this matter?

**Charles Hildebrandt stepped forward and was sworn in at this time.**

**[GAP IN RECORDING AT THIS TIME DUE TO TAPE REVERSAL]**

Mr. Hildebrandt lives near the development, but lives outside it. He had concerns about saving trees on property owned by the developer (which was not before the board for consideration today). Mr. McHugh took Mr. Hildebrandt's information and stated that he would follow up with him after this meeting today.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the review of subsection 3.3(B)(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2014-05 to the City Commission.

**Special Magistrate:** Is there any other business to come before the Planning and Zoning Board today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 3:52 p.m.

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Date

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Archie O. Lowry, Jr., Special Magistrate

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City of Wildwood, Florida

DRAFT

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

**Case No:** RZ 1305-02  
**Owner:** Mid Florida Properties, LLC by LBCV  
**Applicant:** Mid Florida Properties, LLC by LBCV  
**Location:** West of US 301, East of CR 209, and North of CR 214  
**Parcels:** D18=040, D18=041, D18=064, D18=068 & D18=069

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The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a revision to the approved Planned Development (PD) on 218.52 +/- acres of property zoned "Low Density Residential: R-1". The applicant has added twenty-one (21) single family homes in Phase 1 (for a total of 563 housing units) with related improvements and infrastructure.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-12 revises the Oxford Oaks Planned Development Ordinance Number O2013-24 to include the additional housing units. The Project's legal description and conceptual development plan have been incorporated into the Ordinance as exhibits.

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.

**Therefore, staff suggests approval and a favorable recommendation of Ordinance Number O2014-12 (attached).**

Under subsection 1.7 (B)(2) 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 zoning amendments pursuant to subsections 3.3(B)(3) and 3.3(B)(4) of the Land Development Regulations.

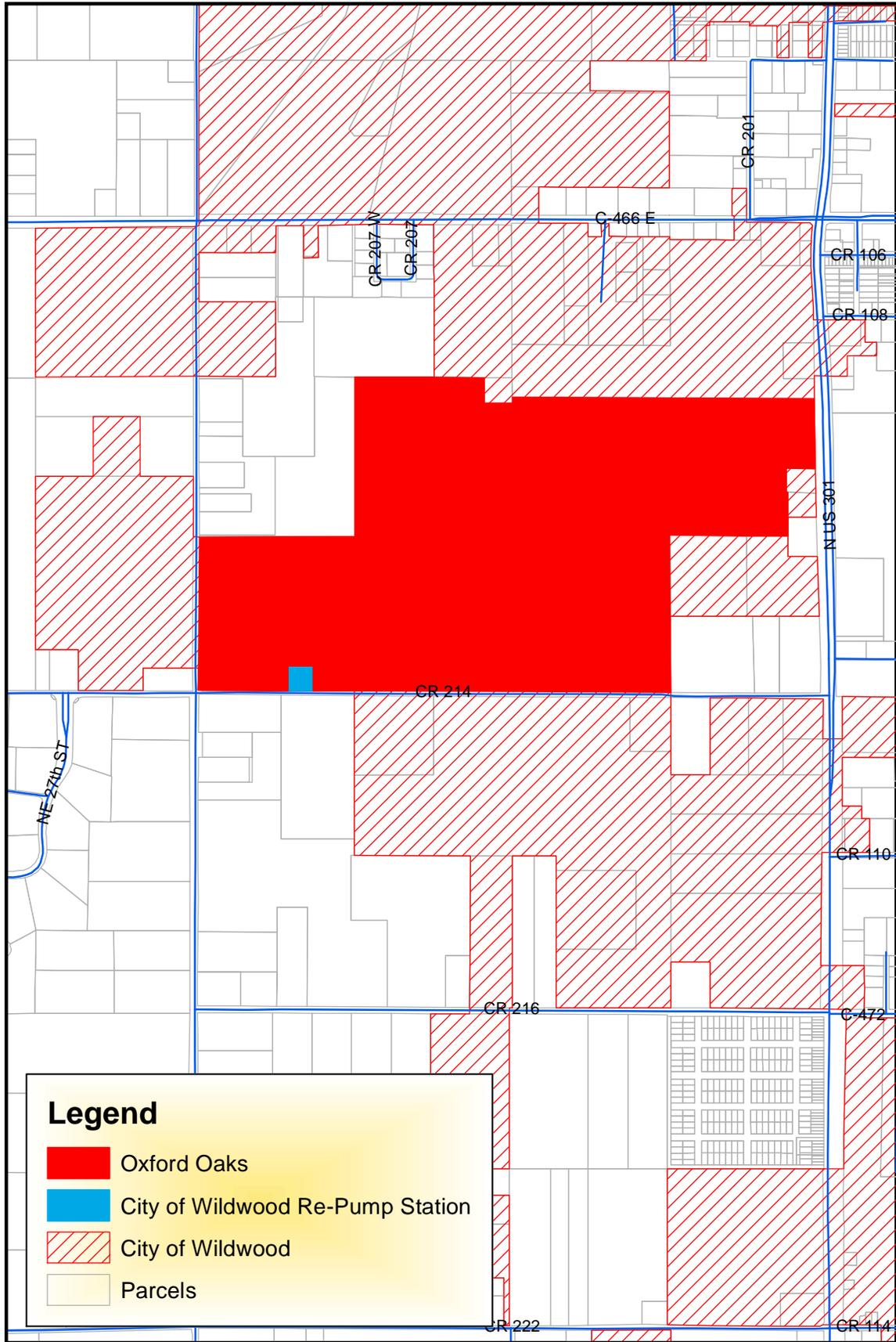
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on January 24, 2014.



DATED: January 28, 2014

Melanie D. Peavy  
Development Services Director

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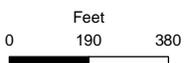


**Legend**

- Oxford Oaks
- City of Wildwood Re-Pump Station
- City of Wildwood
- Parcels



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



<b>OXFORD OAKS</b>	
<b>WILDWOOD, FLORIDA</b>	
JUNE 2013	LOCATION MAP

## ORDINANCE NO. 2014-12

AN ORDINANCE OF THE CITY OF WILDWOOD AMENDING CERTAIN PROVISIONS IN ORDINANCE NUMBER O2013-24; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Mid Florida Properties, L.L.C. (hereinafter the “Developer”) filed an application for a Planned Development which together with supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on June 27, 2013 and September 3, 2013; and

**WHEREAS**, based upon such materials and otherwise being fully informed the City Commission duly adopted Ordinance No. 2013-24 on September 24, 2013; and

**WHEREAS**, since the adoption of Ordinance No. 2013-24, the City Commission duly adopted Ordinance No. 2013-56 which amended certain sections of the City’s Land Development Regulations pertaining to Planned Development; and

**WHEREAS**, at this time, the Developer desires to make certain amendments to Ordinance No. 2013-24 to utilize certain changes to the City’s Land Development Regulations enacted by the adoption of Ordinance No. 2013-56.

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

**SECTION 1.** Ordinance Number O2013-24 of the City of Wildwood, Florida is hereby amended as indicated below.

1. All terms and provisions of Ordinance Number 2013-24 shall remain the same unless specifically amended below.

2. Section 3, Paragraph B, is amended by restating Paragraph B of Section 3 as set forth below:

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Development Plan prepared by Farner Barley and Associates, Inc. dated November 25, 2013 (as revised to denote sidewalk requirements) is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood

Comprehensive Plan.

- 1) The conceptual development plan illustrates the general location of the following land uses:
  - a. Single Family Residential;
  - b. Common areas and buffer easements (open spaces);
  - c. Recreational (Parks and open spaces)
- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements.

**3.** Section 3, Paragraph C is amended by restating Paragraph C of Section 3 as set forth below:

- C. Development Program. The Project shall be developed in two phases. The phases are shown on “Exhibit B” Conceptual Development Plan attached hereto.
- 1) Residential Development. The residential component of the Project shall contain no more than 561 single family detached housing units/lots and at least one attached housing unit/lot with two dwelling units.
  - 2) Maximum Development Potential. Residential development within the Project shall not exceed four (4) dwelling units/acre. The maximum number of residential units/lots in the Project is 563.

**4.** Section 3, Paragraph F is amended by restating Paragraph F of Section 3 as set forth below:

- F. Developer’s Agreement. Prior to approval of subdivision preliminary plans, the City and the Developer agree to enter into an amendment to the Developer’s (Utility) Agreement dated October 14, 2013 to address the provision of water and wastewater to the Project. The agreement, as amended, shall also specify, among other items, the ownership and maintenance of the utilities infrastructure associated with the Project.

**5.** Section 3, Paragraph J, Subsection 4) is amended by restating Paragraph

J, Subsection 4) of Section 3 as set forth below:

- 4) Landscape Design. Yard and common area landscaping will be in conformance with the City of Wildwood Land Development Regulations and as generally depicted in “Exhibit C” attached hereto.

6. Section 3, Paragraph L, Subsection 3) is amended by restating Section 3, Paragraph L, Subsection 3) as set forth below:

- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, section 6.4 of the City’s Land Development Regulations, as set forth in Ordinance No. 2013-56. Drainage retention basins will not be fenced.

7. Section 3, Paragraph M, Subsection 3), Subsection c. is amended by restating Section 3, Paragraph M, Subsection 3), Subsection c. as set forth below:

- c. The Project shall provide sidewalks shown on “Exhibit C” attached hereto. The Project shall not provide sidewalks or multi-modal paths along County Roads 214 and 209. Sufficient right of way along C.R. 214 will be dedicated to the City as shown on “Exhibit’s B and C” so the City may construct a sidewalk should future needs warrant construction. A tract of land along County Road 209 will be dedicated to the City as shown on “Exhibit’s B and C” so the City may construct a multi-modal path should future needs warrant construction.

8. Section 3, Paragraph P is amended by restating Section 3, Paragraph P as set forth below:

- P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the amendment to the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions to the commencement of construction

beyond 48 months after the effective date of this Ordinance. Notwithstanding anything in the foregoing, once construction has commenced, construction may continue until the completion of the Project.

**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 upon its final reading by the City Commission of the City of Wildwood.

**DONE 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: \_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

Approved as to form:

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

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

**Case No:** SP 1307-02 – Revised Improvement Plan (Plat) – Oxford Oaks

**Owner:** Mid-Florida Properties, LLC by LBCV, its Manager

**Applicant:** SAME

**Parcels:** D18=040, D18=064, D18=069, and portions of D18=041 and D18=068.

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The applicant seeks approval for a revision to the approved improvement plan under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to add twenty-one (21) single-family homes to the original 247 units for a total of 268 units in Phase 1 (total of 563 residential units) in the Oxford Oaks subdivision.

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, January 24, 2014.

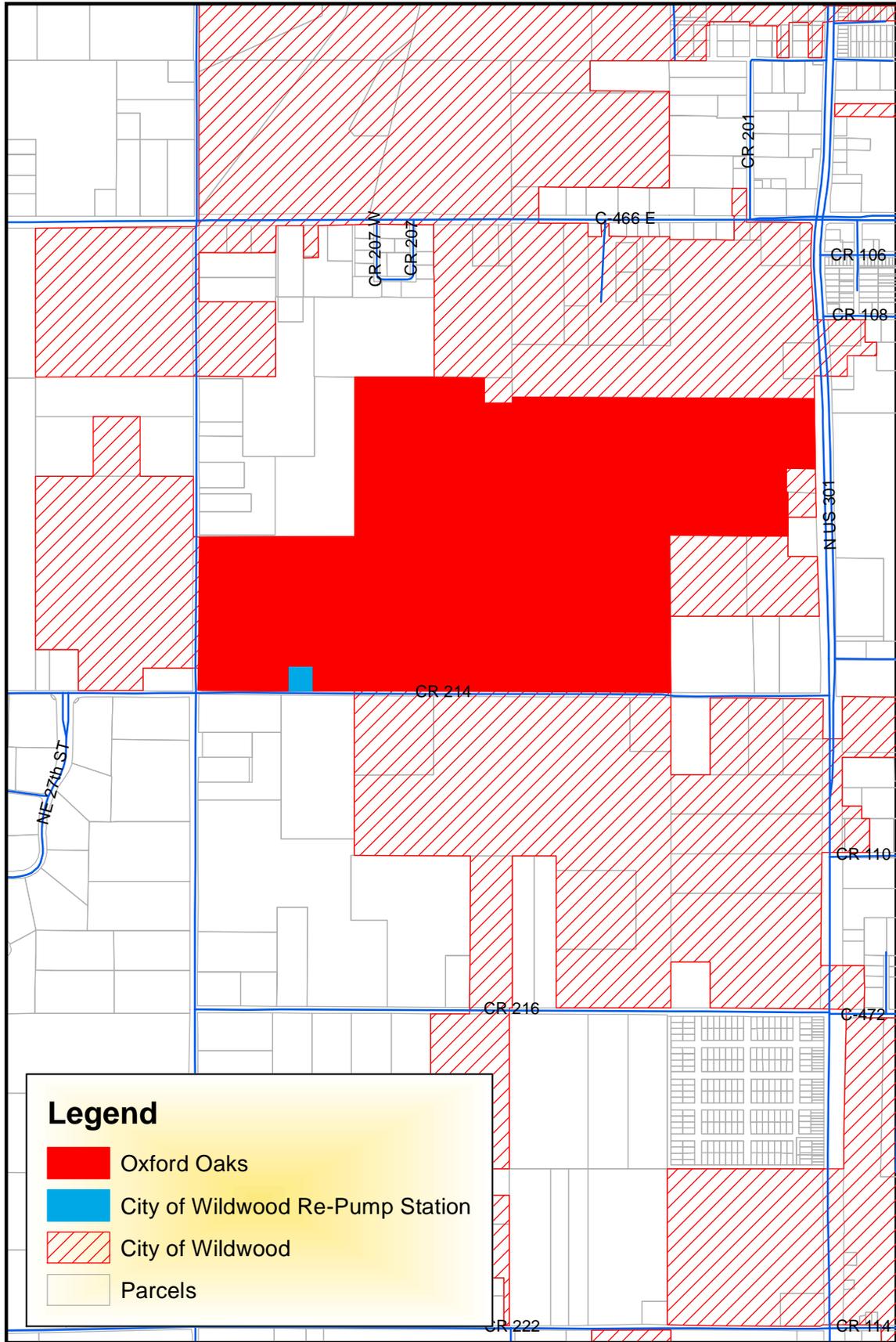


DATED: January 28, 2014

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Melanie D. Peavy  
Development Services Director

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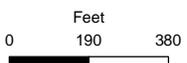


**Legend**

- Oxford Oaks
- City of Wildwood Re-Pump Station
- City of Wildwood
- Parcels



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
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<b>OXFORD OAKS</b>	
<b>WILDWOOD, FLORIDA</b>	
JUNE 2013	LOCATION MAP

SITE DATA	
TOTAL ACRES	131.14 AC.
NUMBER OF UNITS	268
EXISTING ZONING	PUD
DENSITY (DU/AC)*	2.04 DU/AC
LENGTH OF ROADWAY	19,576 L.F.
MINIMUM LOT DIMENSION	70' x 100'
WATER & SEWER SUPPLIED BY	C.O.W.
ELECTRIC SUPPLIED BY	DUKE ENERGY

**SITE NOTES**

OWNER-DEVELOPER - MID FLORIDA PROPERTIES, LLC  
 BY LBCV, IT'S MANAGER  
 1020 LAKE SUMTER LANDING  
 THE VILLAGES, 32162

BUILDING SETBACKS = 5' SIDE YARD, 10' REAR YARD,  
 20' FRONT YARD.

STREET LIGHTING TO BE INSTALLED BY UTILITY COMPANY. SINGLE  
 FIXTURE LIGHTS GENERALLY LOCATED AT INTERSECTION,  
 CUL-DE-SAC & ALONG THE ROADWAYS WITH AN APPROXIMATE  
 SPACING BETWEEN LIGHTS BEING 300'. SEE LANDSCAPE PLAN  
 FOR DETAILS.

LOCATED IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE  
 23 EAST, SUMTER COUNTY, FLORIDA.

NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

TRACTS 'A' & 'B' ARE RESERVED FOR DRAINAGE / RECREATION.  
 TRACT 'C' IS RESERVED FOR LANDSCAPING / BUFFER.  
 TRACT 'D' IS RESERVED FOR RECREATION.  
 TRACT 'E' IS RESERVED FOR SANITARY LIFT STATION.

S.E. = INDICATES SPECIAL EASEMENT FOR LANDSCAPING AND/OR THE  
 CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF  
 WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC  
 UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR  
 GOLF CART PATHS.

ZONED:  
 A10C  
 LANDUSE:  
 AGRICULTURAL

ZONED:  
 A5  
 LANDUSE:  
 AGRICULTURAL  
 IMPROVED

ZONED:  
 R-2  
 LANDUSE: LOW  
 MEDIUM  
 DENSITY  
 RESIDENTIAL

ZONED:  
 A-1  
 LANDUSE:  
 SINGLE  
 FAMILY

ZONED:  
 NMU-7  
 LANDUSE:  
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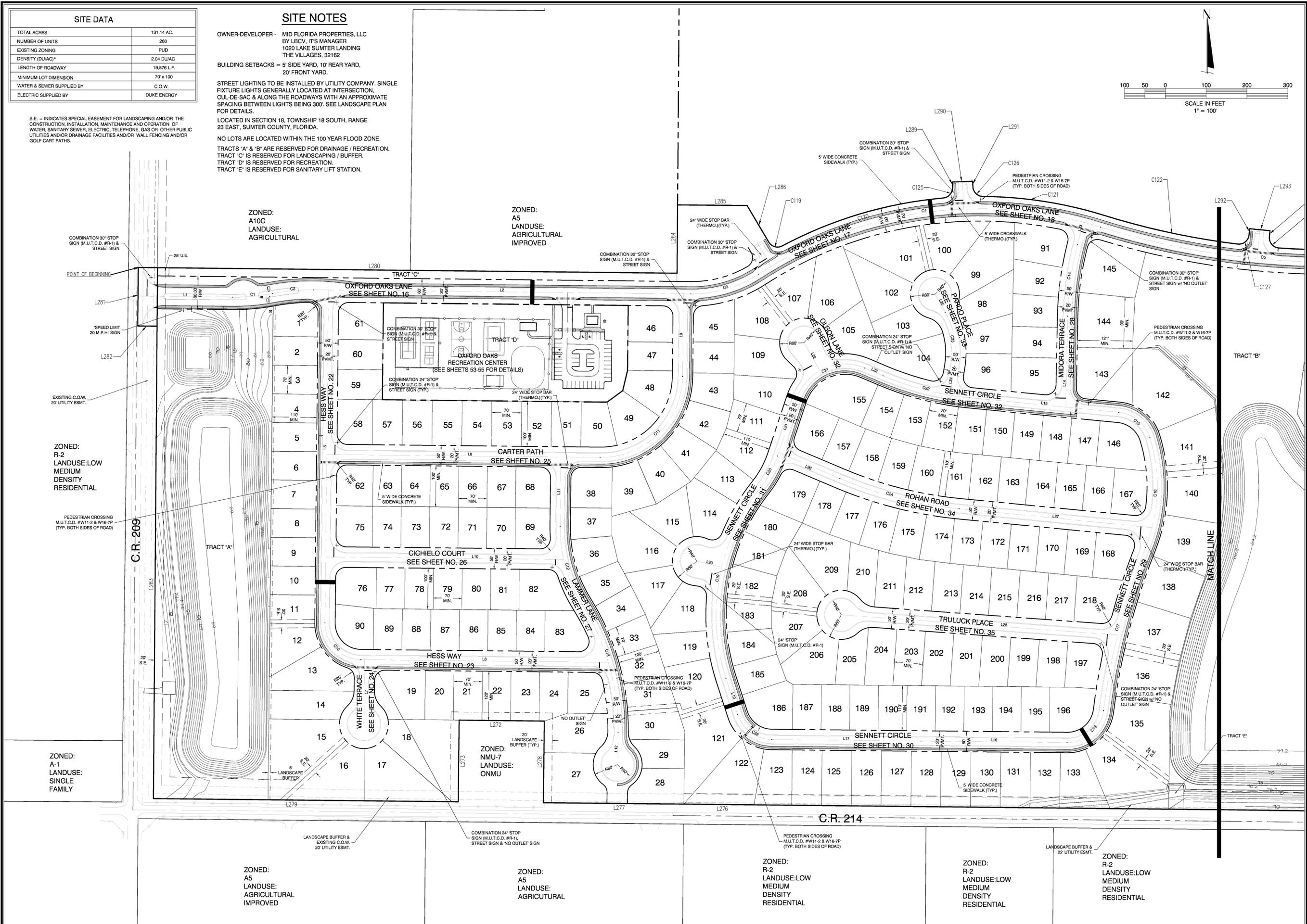
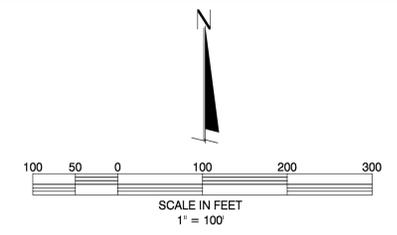
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 RESIDENTIAL

ZONED:  
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 RESIDENTIAL



REVISIONS	DATE	BY

ENGINEERS  
 SURVYORS  
 PLANNERS

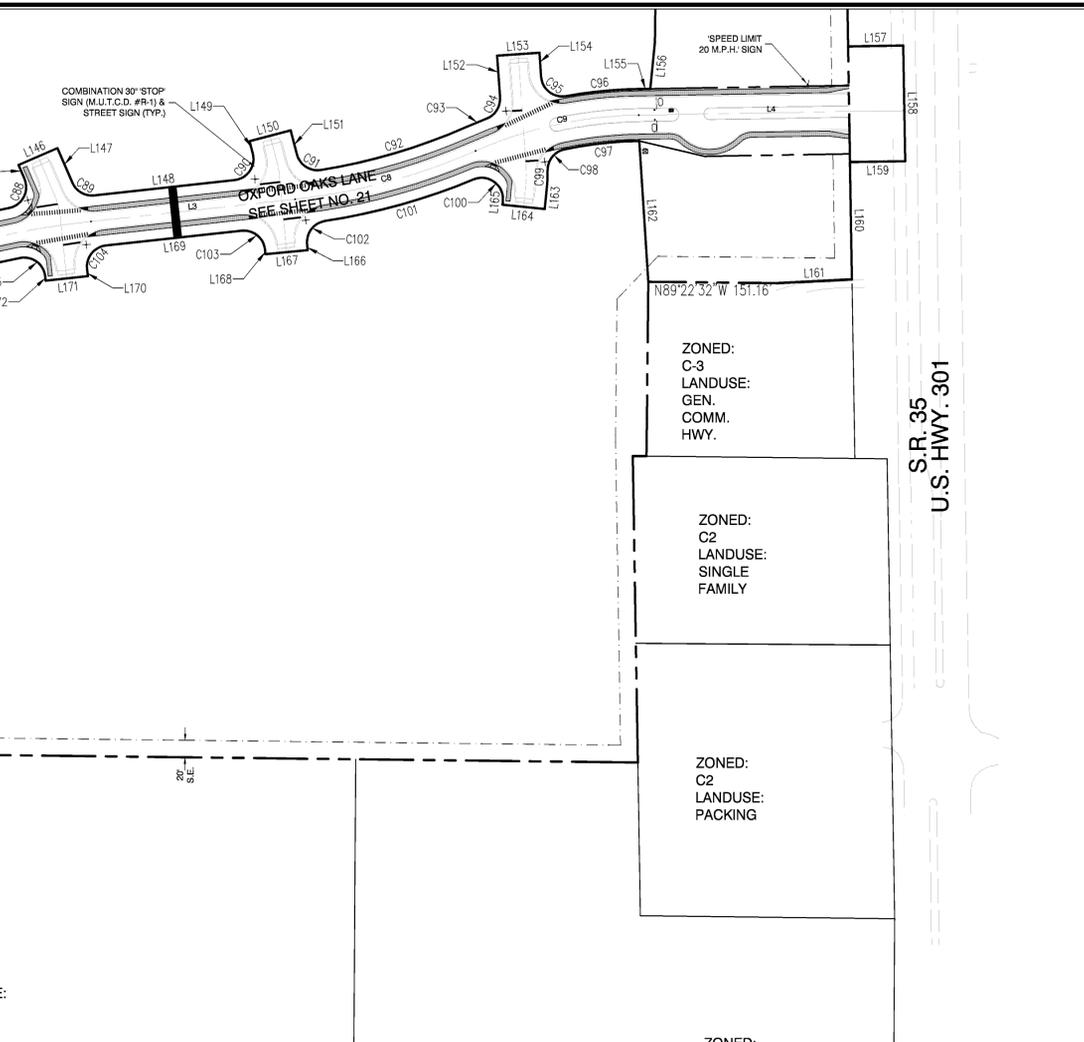
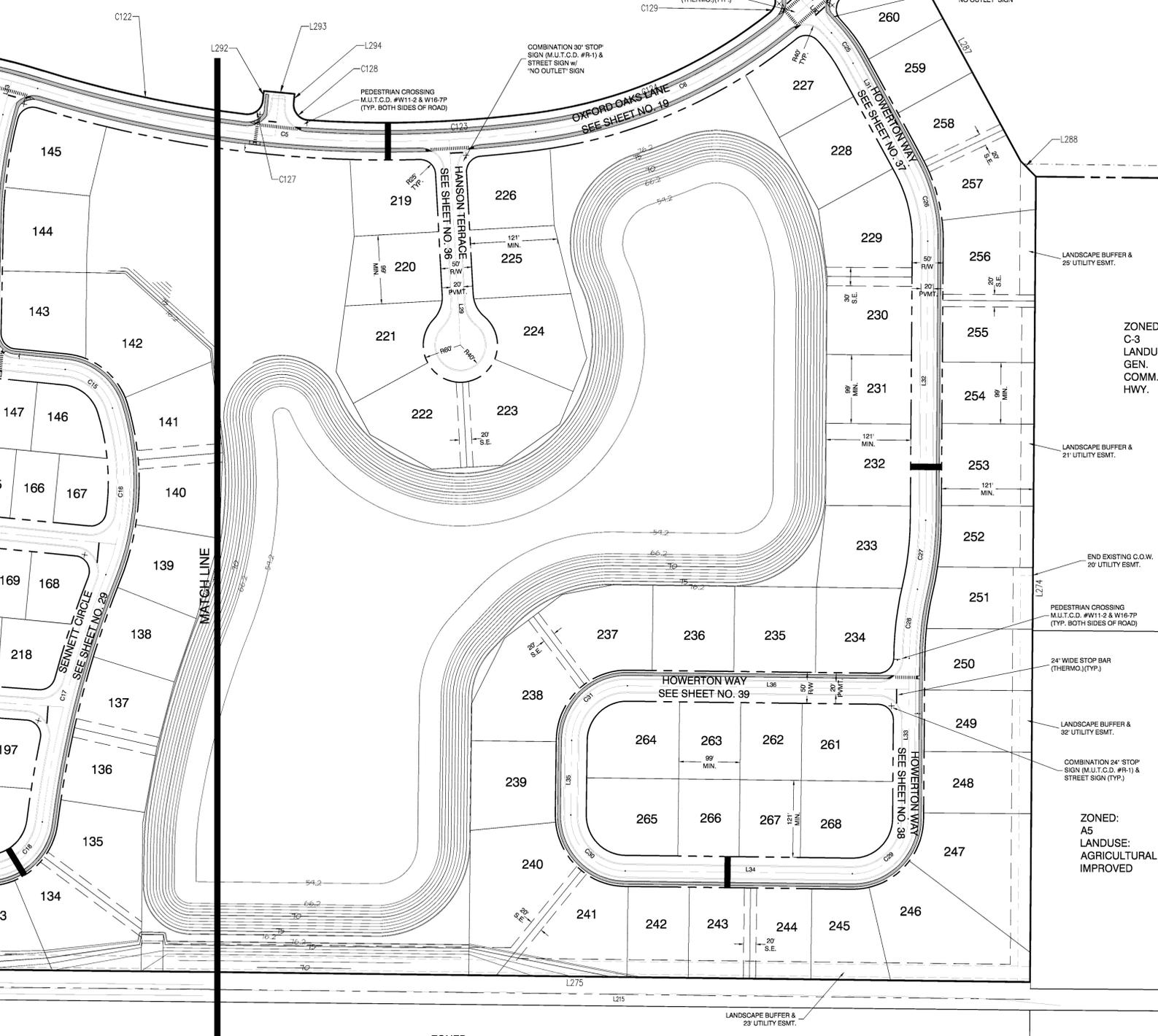
**FARBER BARLEY**  
 AND ASSOCIATES, INC.

Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wilfredo, Florida 34785 • (352) 748-3126

**OXFORD OAKS  
 PHASE 1  
 SITE GEOMETRY, SIGNING &  
 MARKING, SHEET INDEX**

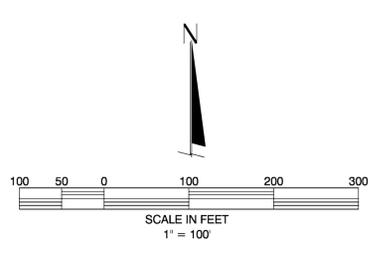
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DRAWN BY	DC
CHKD BY	JAH
FILE NAME	08-0X-INDEX
JOB NO.	921141.2795

PVMNT. C/L LINE TABLE			PVMNT. C/L LINE TABLE			PVMNT. C/L CURVE TABLE						PVMNT. C/L CURVE TABLE							
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
L1	231.110	N89°23'32"W	L22	78.346	S29°29'32"E	C1	99.7	500.00	11°25'49"	50.04	N84°53'34"E	99.75	C21	206.0	125.00	94°26'02"	135.07	S65°39'37"W	206.02
L2	925.509	N89°23'32"W	L23	48.590	N67°07'22"W	C2	99.7	500.00	11°25'49"	50.04	S84°53'34"W	99.75	C22	220.2	728.00	17°19'58"	110.96	S75°47'21"E	220.23
L3	242.073	S83°48'14"W	L24	71.966	S9°23'36"W	C3	175.1	300.00	33°26'51"	90.14	N73°53'03"E	175.13	C23	136.3	200.00	39°02'20"	70.90	N10°07'34"W	136.27
L4	313.212	S89°02'52"W	L25	50.646	S29°38'44"E	C4	873.7	1000.00	50°03'31"	466.93	S82°11'23"W	873.69	C24	302.5	1000.00	17°19'58"	162.42	S75°47'21"E	302.51
L5	812.501	S0°36'28"W	L26	162.567	N67°07'22"W	C5	814.2	1900.00	24°33'13"	413.46	S85°03'27"E	814.23	C25	60.1	250.00	13°46'59"	30.22	N35°33'41"W	60.14
L6	606.530	S89°23'32"E	L27	475.332	N84°27'20"W	C6	530.9	800.00	39°01'23"	275.64	N63°39'15"E	530.90	C26	126.9	250.00	29°05'14"	64.86	N14°07'34"W	126.92
L7	157.019	N0°36'28"E	L28	678.762	S85°50'41"E	C7	751.8	1100.00	39°09'41"	391.28	S64°13'24"W	751.85	C27	112.0	500.00	12°50'19"	56.25	N06°50'13"E	112.04
L8	670.000	S89°23'32"E	L29	331.050	N3°06'16"W	C8	221.2	725.00	17°29'02"	111.48	N75°03'44"E	221.23	C28	112.0	500.00	12°50'19"	56.25	S06°50'13"W	112.04
L9	201.501	S0°36'28"W	L30	59.667	S42°27'10"E	C9	198.3	500.00	22°43'40"	100.49	S77°41'03"W	198.34	C29	140.2	89.00	90°16'38"	89.43	N45°33'22"E	140.23
L10	583.430	S89°23'32"E	L31	187.764	S28°40'11"E	C10	139.8	89.00	90°00'00"	89.00	S44°23'32"E	139.80	C30	139.8	89.00	90°00'00"	89.00	S44°18'18"E	139.80
L11	169.301	N0°36'28"E	L32	449.150	S0°25'03"W	C11	314.2	200.00	90°00'00"	200.00	N45°36'28"E	314.16	C31	139.8	89.00	90°00'00"	89.00	S45°41'42"W	139.80
L12	78.079	S0°45'10"W	L33	258.330	S0°25'03"W	C12	200.2	350.00	32°46'22"	102.92	S15°46'43"E	200.20	C32	111.0	89.00	71°25'43"	63.99	S53°41'33"E	110.95
L13	55.781	N14°43'08"E	L34	336.163	S89°18'18"E	C13	330.4	575.00	32°55'04"	169.87	N15°42'22"W	330.35							
L14	222.252	N1°09'34"E	L35	120.000	S0°41'42"W	C14	177.5	750.00	13°33'34"	89.16	S07°56'21"W	177.49							
L15	366.774	N84°27'20"W	L36	455.179	S89°18'18"E	C15	104.3	89.00	67°08'32"	59.07	N50°53'04"W	104.29							
L16	358.411	S89°24'24"E				C16	273.6	400.00	39°11'28"	142.40	N02°16'56"E	273.60							
L17	365.663	S89°24'24"E				C17	412.1	1600.00	14°45'25"	207.19	S14°29'57"W	412.09							
L18	92.025	S17°58'41"E				C18	129.7	89.00	83°28'21"	79.40	N48°51'25"E	129.66							
L19	62.722	S76°26'41"E				C19	493.8	500.00	56°34'51"	269.11	S10°18'44"W	493.76							
L20	146.372	N18°26'36"E				C20	88.0	250.00	20°09'33"	44.44	N28°31'23"E	87.96							



BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L105	14.998	N35°14'50"W	L159	65.117	S89°02'52"W	L277	317.825	N89°24'24"W	L302	297.835	N0°37'21"E
L140	50.000	N54°45'10"E	L160	137.632	S0°57'08"E	L278	199.077	N0°38'26"E	L303	219.551	S89°22'39"E
L141	17.451	S35°14'50"E	L161	89.097	S87°03'31"W	L279	747.089	N89°24'24"W	L304	301.507	S0°57'08"E
L142	15.000	N23°26'38"W	L162	165.672	N3°42'15"W	L280	1320.502	S89°23'32"E	L305	50.000	N47°32'50"E
L143	50.000	N66°33'22"E	L163	29.290	S5°39'02"W	L281	142.916	N0°38'45"E			
L144	19.254	S23°26'38"E	L164	50.000	N84°20'58"W	L282	47.484	N89°33'38"W			
L145	17.425	N23°26'38"W	L165	4.324	N5°39'02"E	L283	1153.182	N0°26'23"E			
L146	50.000	N66°33'22"E	L166	7.168	S5°21'47"E	L284	166.654	N0°26'06"E			
L147	44.237	S23°26'38"E	L167	50.000	S84°38'13"W	L285	170.353	S89°33'54"E			
L148	166.734	N83°48'14"E	L168	4.999	N5°21'47"W	L286	104.029	S30°44'08"E			
L149	14.944	N14°42'15"W	L169	161.091	S83°48'14"W	L287	398.530	S28°40'11"E			
L150	50.000	N75°17'45"E	L170	8.500	S6°11'46"E	L288	35.439	S44°28'34"E			
L151	29.104	S14°42'15"E	L171	50.000	S83°48'14"W	L289	13.099	N2°16'31"W			
L152	48.971	N3°59'04"W	L172	4.983	N6°11'46"W	L290	50.000	N87°43'29"E			
L153	50.000	N86°00'56"E	L173	1328.347	N89°18'18"W	L291	13.099	S2°16'31"E			
L154	28.078	S3°59'04"E	L174	208.720	N89°21'34"W	L292	14.998	N5°23'46"E			
L155	14.039	N89°02'52"E	L175	199.250	S0°38'26"W	L293	50.000	S84°36'12"E			
L156	56.005	N5°39'02"E	L176	1296.133	S0°25'03"W	L294	14.998	S5°23'48"W			
L157	65.017	N89°02'52"E	L177	1328.341	N89°18'18"W	L295	14.999	N42°27'10"W			
L158	135.731	S0°59'41"E	L178	1323.635	N89°24'24"W	L296	15.155	S42°27'10"E			

BOUNDARY CURVE TABLE						BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C81	168.1	1130.00	6°25'28"	83.22	N49°27'47"E	C101	182.5	755.00	13°51'08"	91.71	S74°25'31"W
C82	38.8	25.00	88°55'21"	24.53	N09°12'50"E	C102	37.8	25.00	86°42'52"	23.81	S37°59'39"W
C83	37.6	25.00	86°06'50"	23.36	S78°16'15"E	C103	39.6	25.00	90°49'59"	25.37	N0°46'46"W
C84	155.2	1130.00	7°52'11"	77.73	N82°34'26"E	C104	39.3	25.00	90°00'00"	25.00	S89°48'14"W
C85	39.2	25.00	89°57'09"	24.88	N21°31'57"E	C105	41.3	25.00	94°42'07"	27.14	N3°32'49"W
C86	37.1	25.00	85°04'51"	22.84	S65°59'03"E	C106	504.2	1070.00	28°59'59"	266.88	S65°36'08"W
C87	148.6	1130.00	7°31'58"	74.39	N76°14'30"E	C107	38.1	25.00	87°17'01"	23.84	S74°22'38"E
C88	44.7	25.00	102°27'07"	31.12	N27°48'56"E	C108	414.0	1030.00	23°01'38"	209.81	S73°29'40"W
C89	31.7	25.00	72°45'08"	18.42	S69°49'12"E	C109	31.7	25.00	16°46'41"	15.90	S81°10'12"E
C90	43.0	25.00	98°30'29"	29.02	N34°33'00"E	C110	335.2	1870.00	10°16'11"	168.04	S77°54'56"E
C91	38.8	25.00	84°16'33"	22.82	S66°50'32"E	C111	384.8	1870.00	11°04'41"	182.99	N88°51'7"E
C92	178.3	895.00	14°41'59"	89.65	N73°40'12"E	C112	420.2	770.00	31°16'12"	215.50	N67°01'50"E
C93	28.8	530.00	2°53'44"	13.40	N67°46'05"E	C113	38.1	25.00	87°17'01"	23.84	N41°21'59"E
C94	31.9	25.00	73°12'01"	18.57	N32°36'56"E	C114	38.1	25.00	87°17'01"	23.84	S45°55'02"E
C95	42.0	25.00	96°14'35"	27.88	S52°08'22"E	C115	39.9	25.00	91°33'11"	25.69	N51°02'33"E
C96	85.9	530.00	9°18'32"	43.03	N84°24'36"E	C116	39.9	25.00	91°33'11"	25.69	S40°22'48"E
C97	89.0	469.50	10°51'20"	44.81	S83°37'23"W	C117	40.9	25.00	83°50'54"	26.74	N4°28'17"E
C98	35.1	25.00	80°19'45"	21.10	S38°01'50"W	C118	40.3	25.00	82°17'48"	26.02	S88°36'04"E
C99	15.5	114.00	7°47'09"	7.78	S01°45'30"W						
C100	51.8	25.00	118°06'09"	41.73	N53°25'30"W						



REVISIONS

DATE

BY

**FARBER & BARBLEY**  
ENGINEERS SURVYORS AND PLANNERS  
AND ASSOCIATES, INC.  
Certificate of Authorization Number: 4709  
4450 N.E. 53rd Road • Wilfredo, Florida 34785 • (352) 748-3126

**OXFORD OAKS PHASE 1**

**SITE GEOMETRY, SIGNING & MARKING, SHEET INDEX**

DATE: 11/26/13  
DRAWN BY: DC  
CHKD BY: JAH  
FILE NAME: 08-0X-INDEX  
JOB NO.: 921141.2795

SHT. 09 OF 55

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

**Case No:** RZ 1312-02  
**Parcel Number(s):** G08=023  
**Property Location:** Northwest corner of C-44A and Powell Road  
**Owner:** Brian Hoang  
**Applicant:** SAME

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "R2C: Low Density Residential with Conventional Housing" to City of Wildwood "C-2: General Commercial - Neighborhood" for parcel G08=023. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1312-02).

Pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "C-2: General Commercial - Neighborhood" should be granted based on the following criteria:

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

The proposed rezoning to "C-2: General Commercial - Neighborhood" is consistent with the proposed Future Land Use Map designation of "COM: Commercial."

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

The proposed rezoning is compatible with the current land use pattern of the surrounding area. The subject property is located immediately north of the Brownwood development (Villages of Wildwood DRI) at the intersection of Powell Road and C-44A. The property is intended to be used for some form of retail establishment to be later determined.

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

The rezoning of the property will not adversely affect public facilities and services. The impact to public facilities and services that may occur as a result of this amendment is considered *de minimis*. However, prior to site plan approval the project would be required to correct any deficiencies to public facilities and services should any be present at the time.

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

The rezoning is necessary to accommodate the proposed use of the property and to bring the property in compliance with the Future Land Use Map. Further, the property has been annexed into the City and requires a City zoning designation.

(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. Prior to site plan approval, the project will be required to provide a Traffic Impact Study to ensure the increased traffic as a result of the project is safely managed.

(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.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance Number O2014-09 (attached).**

The Planning and Zoning Board/Special Magistrate has a duty to make recommendations to the City Commission on all zoning amendments pursuant to the criteria set forth in subsection 3.3(B)(4) of the Land Development Regulations.

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 property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on January 24, 2014.

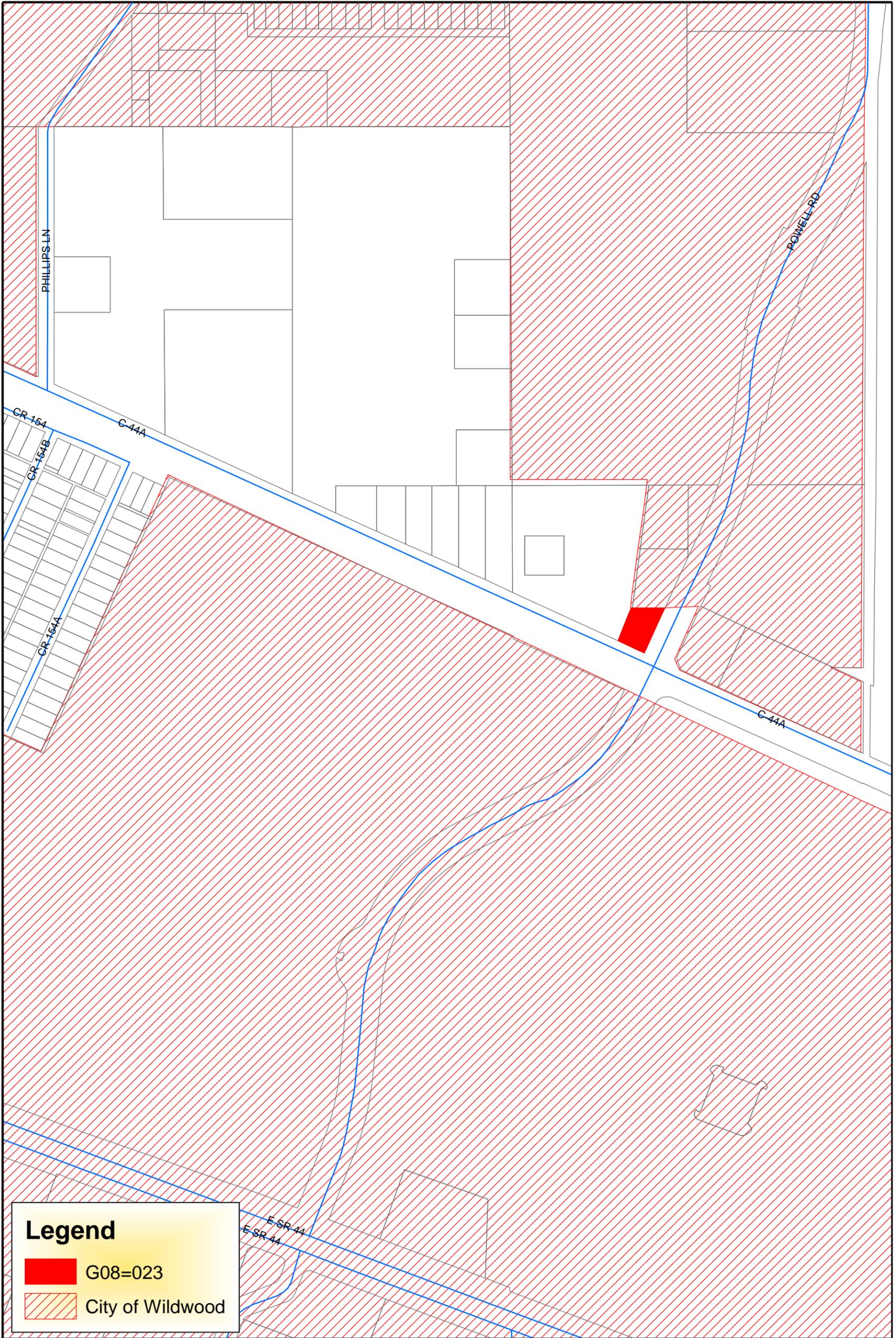


DATED: January 28, 2014

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Melanie D. Peavy  
Development Services Director

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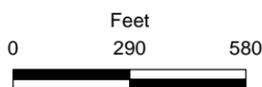


**Legend**

- G08=023
- City of Wildwood



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



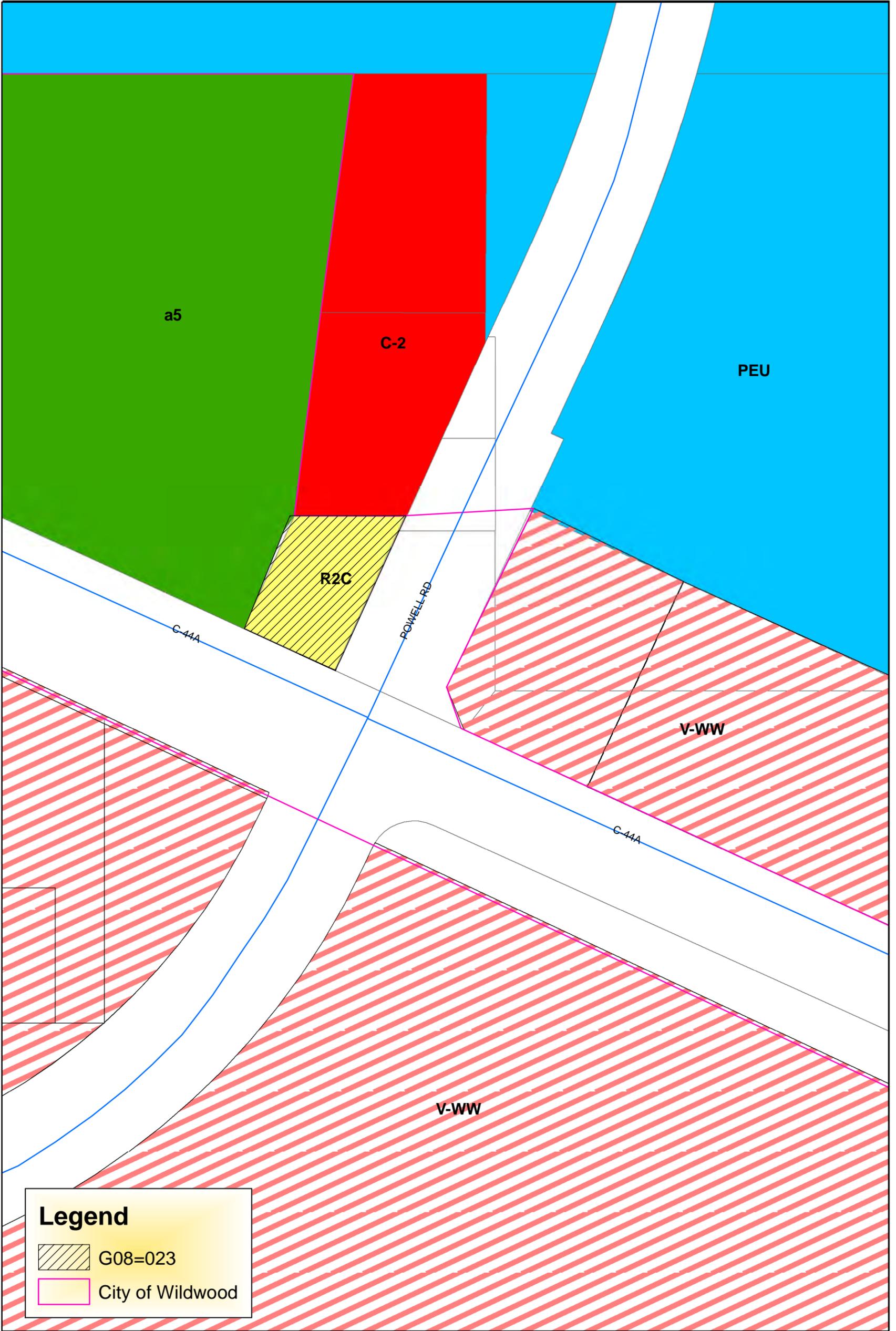
**G08=023  
 HOANG PROPERTY**

**WILDWOOD, FLORIDA**

**JANUARY 2014**

**LOCATION MAP**

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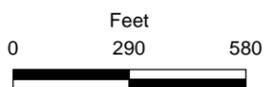


**Legend**

-  G08=023
-  City of Wildwood



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



**G08=023  
 HOANG PROPERTY**

**WILDWOOD, FLORIDA**

JANUARY 2014

EXISTING ZONING

**ORDINANCE NO. O2014-09**

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; 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 G08=023**  
**Hoang Parcel**  
**0.41 acres +/-**

**LEGAL DESCRIPTION:**

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 44A, THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 33.23 FEET ALONG SAID RIGHT OF WAY FOR A POINT OF BEGINNING; CONTINUE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 140 FEET, NORTH 0 DEGREES 04 MINUTES 10 SECONDS EAST 128.86 FEET, SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 127.51 FEET, SOUTH 0 DEGREES 04 MINUTES 10 SECONDS WEST 186.23 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 173.23 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTINUE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 10.00 FEET ALONG SAID RIGHT-OF-WAY THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS EAST 24.84 FEET, THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST 27.23 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8,

TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, (1) THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A, (2) THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 73.39 FEET ALONG SAID NORTH RIGHT-OF-WAY, (3) THENCE NORTH 24 DEGREES 25 MINUTES 40 SECONDS EAST 88.77 FEET TO THE POINT OF BEGINNING, (1) THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 88.79 FEET, (2) THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 40.16 FEET, (3) THENCE SOUTH 24 DEGREES 25 MINUTES 40 SECONDS WEST 97.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS A POINT OF REFERENCE (1) THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 44A, (2) THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 33.20 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING OF THIS DESCRIPTION, (1) THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 97.44 FEET, (2) THENCE SOUTH 24 DEGREES 25 MINUTES 40 SECONDS WEST 88.77 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 44A, (3) THENCE SOUTH 65 DEGREES 34 MINUTES 20 SECONDS EAST 40.19 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A, THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 173.23 FEET ALONG SAID RIGHT-OF-WAY THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 27.23 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 101.52 FEET, THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 40.0 FEET, THENCE SOUTH 21 DEGREES 36 MINUTES 01 SECONDS WEST 109.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.41 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County "R2C: Low Density Residential with Conventional Housing" to City of Wildwood "C-2: General Commercial: Neighborhood."

**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 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 upon its final reading by the City Commission of the City of Wildwood.

**DONE 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: \_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

Approved as to form:  
  
\_\_\_\_\_  
Ashley Hunt, City Attorney

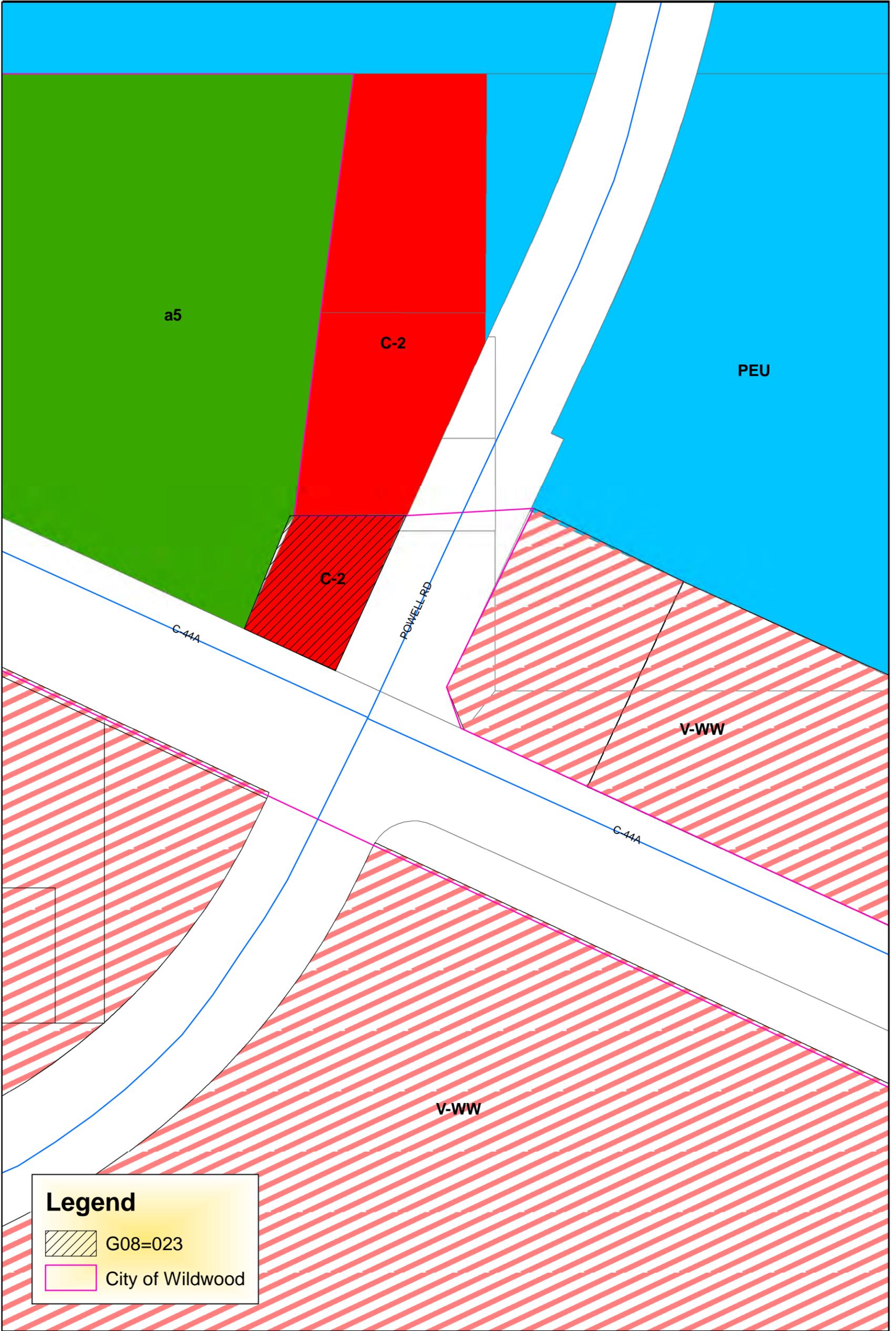
**Ordinance O2014-09**

**“Exhibit A”**

**G08=023 (Hoang Parcel)**

**Proposed Zoning Map Designation**

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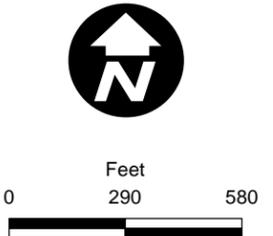


**Legend**

- G08=023
- City of Wildwood



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



<b>G08=023 HOANG PROPERTY</b>	
<b>WILDWOOD, FLORIDA</b>	
JANUARY 2014	PROPOSED ZONING

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

**Case No:** RZ 1312-05

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

**Property Location:** Northeast of the intersection of C-472 and the CSX railroad

**Owner:** Philip Wayne and Beverly A. Lambert, TTEEs, and Rodney S. Wicker and Rhonda Wicker Tilton

**Applicant:** Robert O. Williams for Coast Development Corp.

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "A5" to City of Wildwood "R-1: Low Density Residential" for parcels D20=002 and D20=008. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1312-03).

Pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "R-1: Low Density Residential" should be granted based on the following criteria:

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

The proposed rezoning to "R-1: Low Density Residential" is consistent with the proposed Future Land Use Map designation of "LDR: Low Density Residential."

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

The proposed rezoning is compatible with the current land use pattern of the surrounding area. The subject property is located to the northeast of the intersection of C-472 and the CSX railroad right-of-way. The property is intended to be developed in the future, along with other parcels, as a residential subdivision, which is consistent with existing development in the area.

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

The amendment will not adversely affect public facilities and services. Currently, the City has potable water, and sanitary sewer capacity to accommodate the potential development. The area road network can adequately serve the increased traffic as a result of the rezoning. The project is located on C-472 which currently has sufficient capacity to handle the additional traffic afforded by the requested amendment and is scheduled for milling and resurfacing from US 301 to just before the railroad tracks. However, there has been concern regarding the intersection of US 301 and C-472 and the impact of future development on C-472. However, the intersection is under the jurisdictions of the Florida Department of Transportation (FDOT) and Sumter County. Sumter County has submitted a signal warrant analysis to FDOT and is waiting for a response. Prior to site plan approval the project would be required to correct any deficiencies to public facilities and services should any be present at the time.

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

The rezoning is necessary to accommodate the proposed use of the property and to bring the property in compliance with the Future Land Use Map. Further, the property has been annexed into the City and requires a City zoning designation.

(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. Prior to site plan approval, the project will be required to provide a Traffic Impact Study to ensure the increased traffic as a result of the project is safely managed.

(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.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance Number O2014-11 (attached).**

The Planning and Zoning Board/Special Magistrate has a duty to make recommendations to the City Commission on all zoning amendments pursuant to the criteria set forth in subsection 3.3(B)(4) of the Land Development Regulations.

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 property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on January 24, 2014.

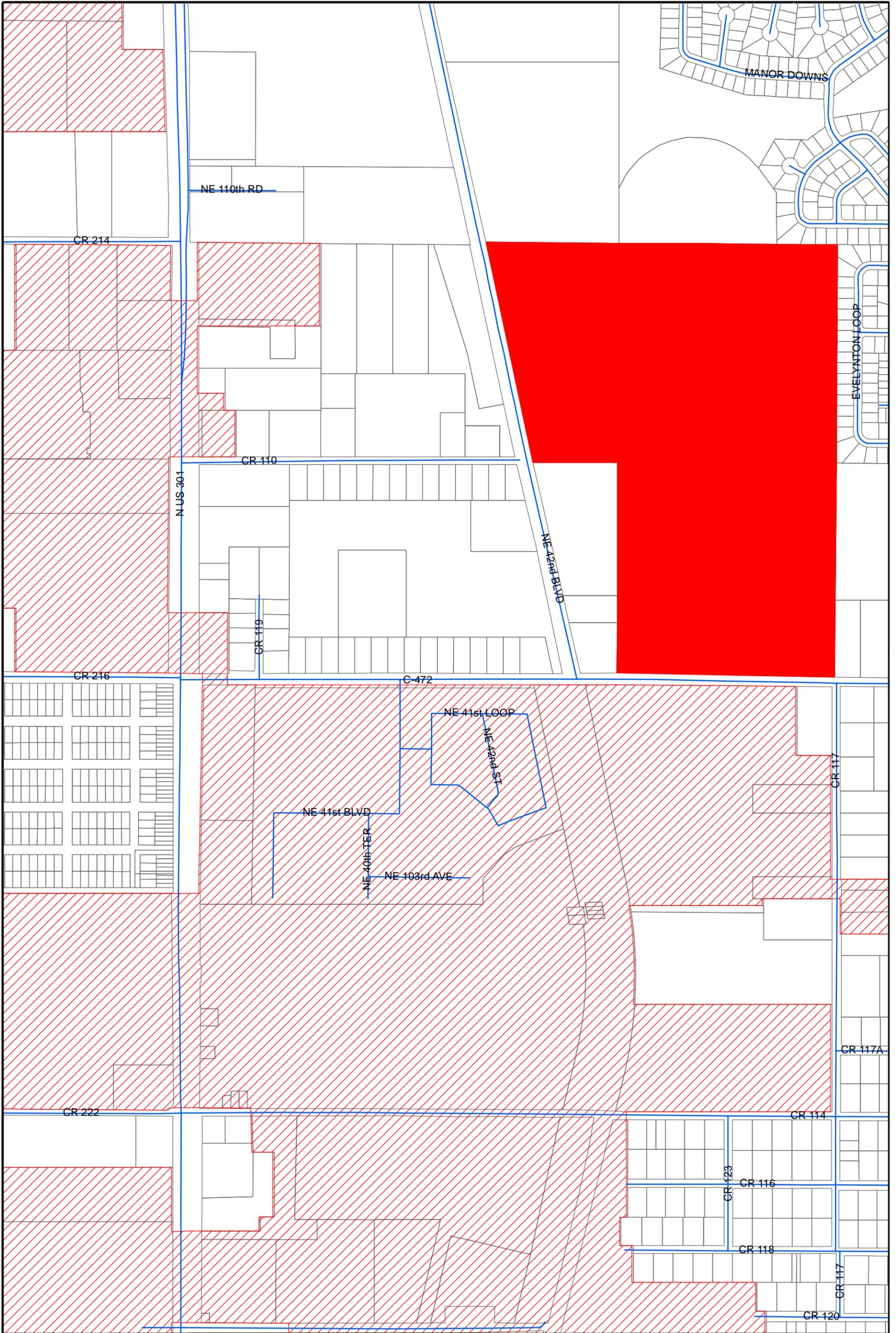


DATED: January 28, 2014

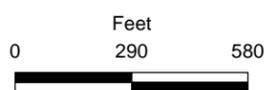
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Melanie D. Peavy  
Development Services Director

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



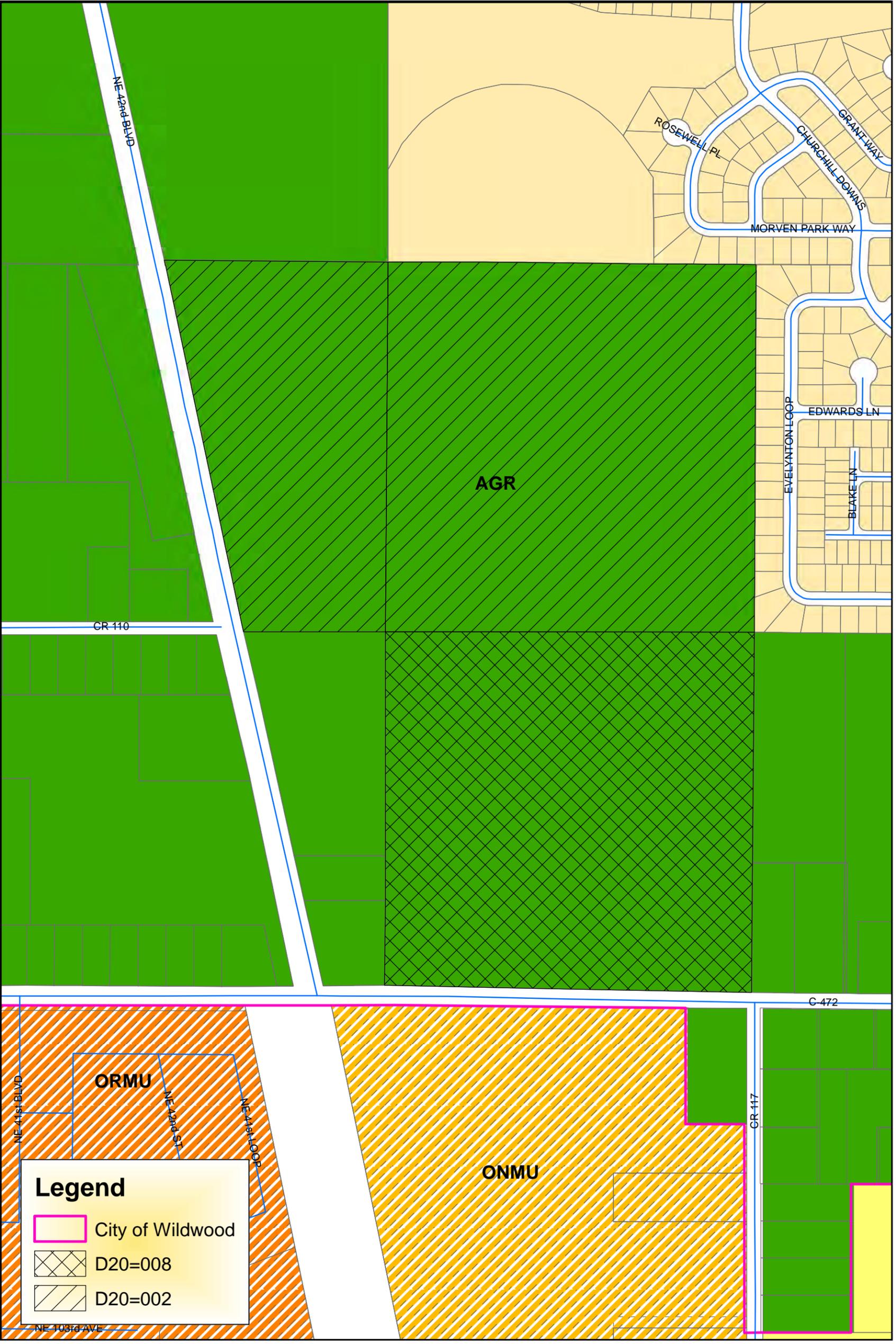
**D20=002 & D20=008  
 WICKER/LAMBERT PROPERTY**

**WILDWOOD, FLORIDA**

JANUARY 2014

LOCATION MAP

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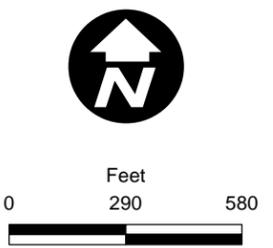


**Legend**

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



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

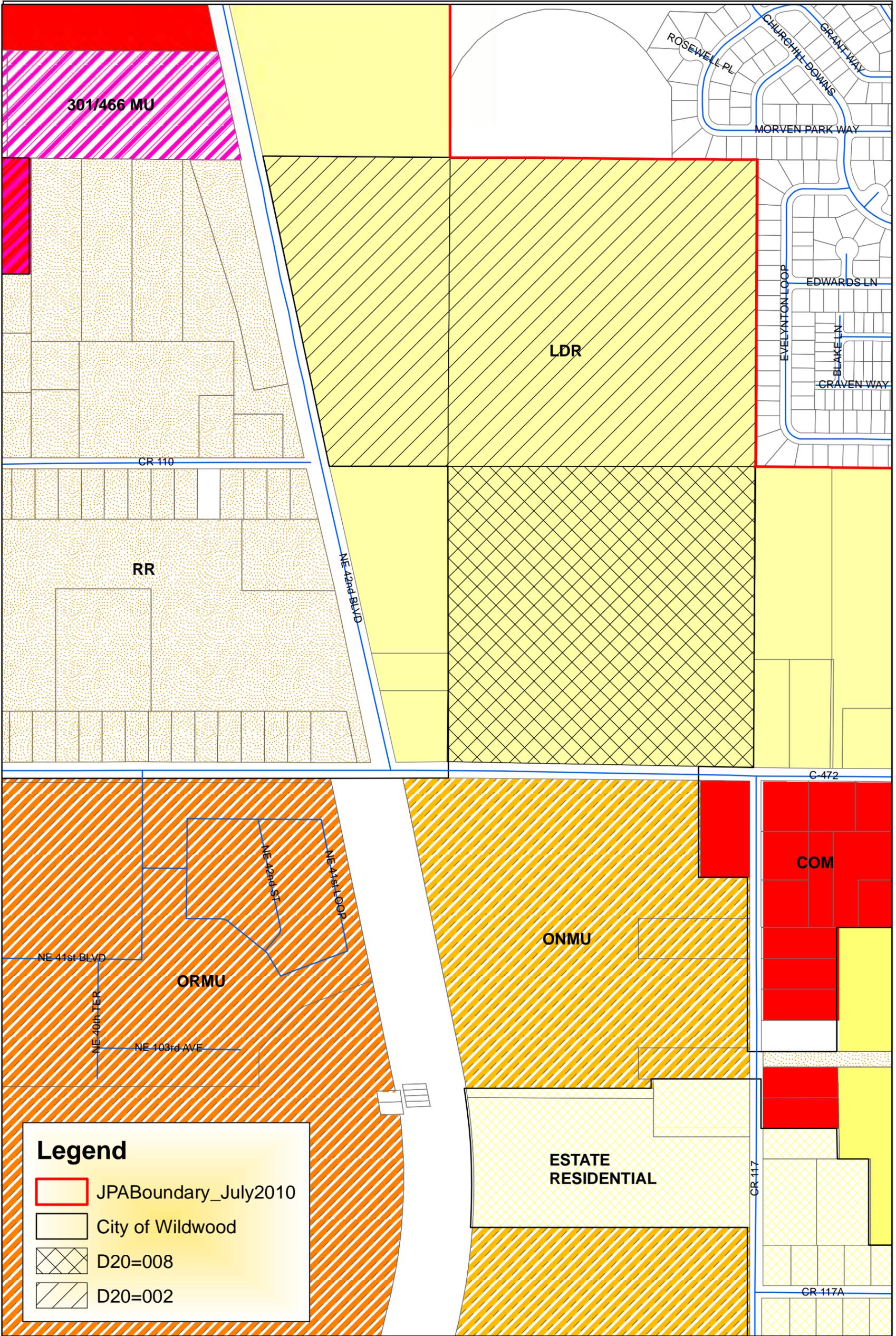


**D20=002 & D20=008  
LAMBERT**

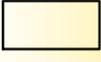
**WILDWOOD, FLORIDA**

**JANUARY 2014**      **EXISTING FUTURE LAND USE**

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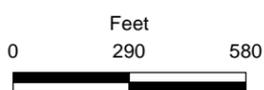


**Legend**

-  JPA Boundary July 2010
-  City of Wildwood
-  D20=008
-  D20=002



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



**D20=002 & D20=008  
 LAMBERT PROPERTY**

**WILDWOOD, FLORIDA**

JANUARY 2014

JPA LAND USE

**ORDINANCE NO. O2014-11**

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; 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:

**Parcels D20=002 and D20=008**  
**Wicker Lambert Property**  
**100.3 acres +/-**

**Legal Description:**

PARCEL 1. THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF 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 ACROSS THE SOUTH SIDE THEREOF.

PARCEL 2. THE EAST 1/2 OF THE NW 1/4 OF NE 1/4 OF 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 ACROSS THE SOUTH SIDE THEREOF.

CONTAINING 100.3 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County "A5: Agricultural 5 acres per home" to City of Wildwood "R-1: Low Density Residential."

**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 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 upon its final reading by the City Commission of the City of Wildwood.

**DONE 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: \_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

Approved as to form:  
  
\_\_\_\_\_  
Ashley Hunt, City Attorney

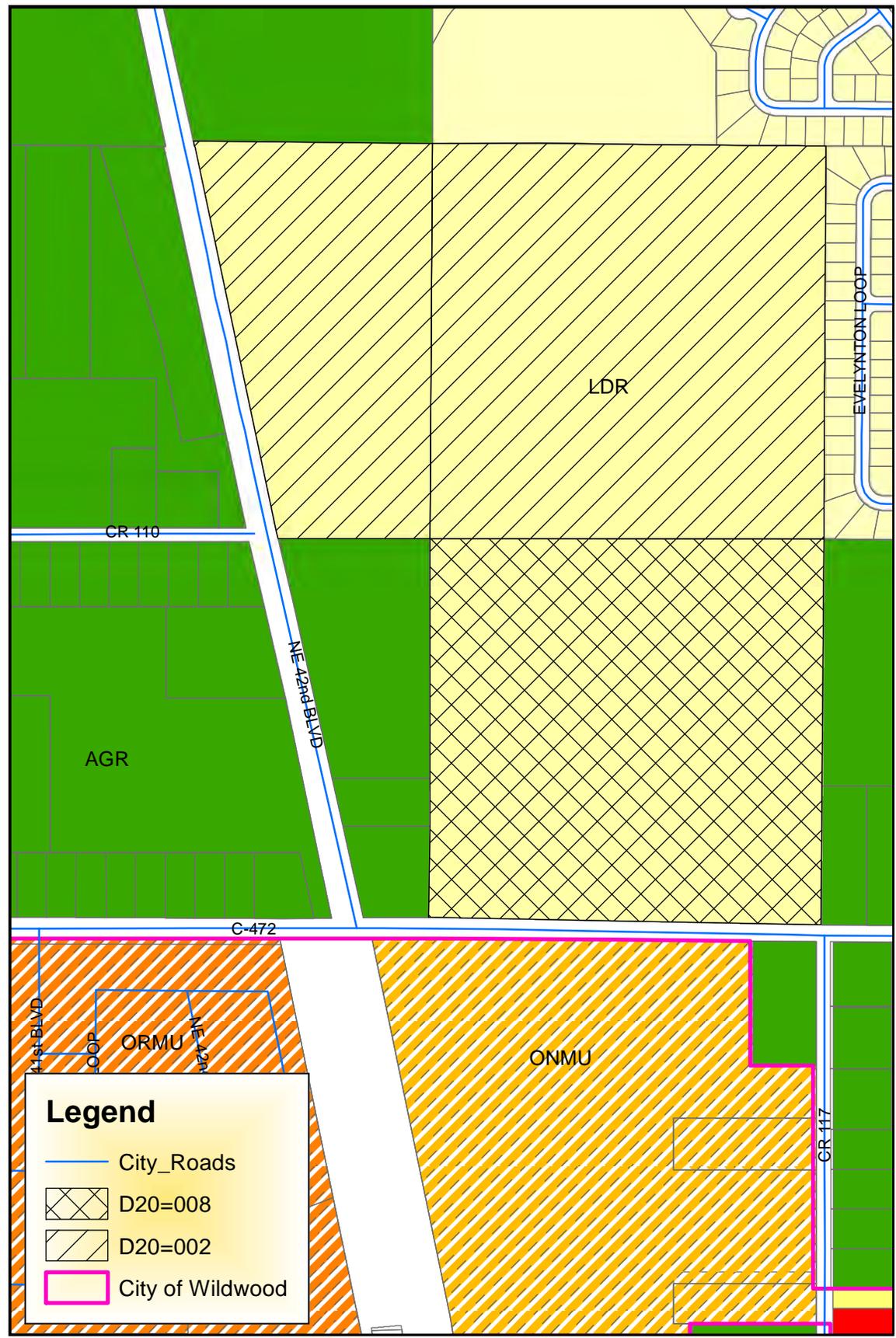
**Ordinance O2014-11**

**“Exhibit A”**

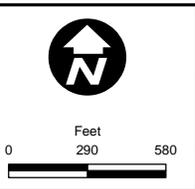
**D20=002 and D20=008 (Wicker Lambert Parcels)**

**Proposed Zoning Map Designation**

I:\Terr\GIS\Maps\Existing & Proposed FLU\Proposed FLU - Lambert.mxd - 1/10/2014 12:12:55 PM - tonaal



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



**D20=002 & D20=008  
 LAMBERT**

**WILDWOOD, FLORIDA**

JANUARY 2014      PROPOSED FUTURE LAND USE

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

**Case Number:** V1401-01  
**Owner:** Deborah A. Watson  
**Applicant:** Deborah A. Watson  
**Location:** 4933 NE 123<sup>rd</sup> Lane/Lot 78 – Parkwood  
Parcel Number – D09M078

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On March 22, 2013, the Development Services Department approved a site plan for the construction of a single family residence on Lot 78 in the Parkwood subdivision. The site plan (Exhibit 1) showed the primary structure which was in compliance with the Planned Development zoning requirements as outlined in Ordinance 2010-11 that was in effect at that time. Ordinance 2010-11 identifies the minimum set-backs of the primary structure for Lot 78 as follows:

Front – 25'  
Sides – 0'/10'  
Rear – 5'

The Ordinance further allows a 0' rear set-back for accessory structures.

Subsequently, Ordinance 2013-38 was passed by the City Commission on August 26, 2013, which amended Ordinance 2010-11; specifically, the revised language allowed for 5' accessory structure setbacks for those lots where the Ordinance is otherwise silent. (It should be noted that these changes do not have any bearing on the subject lot or variance case; they are presented for informational purposes only.)

On or about September 25, 2013, the Development Services Department received a site plan (Exhibit 2) and application for Lot 78 requesting approval to enclose the existing "covered concrete" (lanai). The request was denied after further investigation revealed that the "covered concrete" was actually part of the primary structure and not approved within the original site plan. The "covered concrete" is in violation of the 5' set-back required for the primary structure and further approval could not be given to modify a structure in non-compliance. Unbeknownst to the homeowner, the primary structure was built in violation of the governing ordinance and approved site plan.

Therefore, the applicant/homeowner has requested a variance to reduce the rear set-back on Lot 78 of the Parkwood subdivision from 5' to 0'.

Pursuant to the City's Land Development Regulations, section 3.12 Variances, a variance may be granted where, owing to special conditions, as outlined below in this section, a strict literal enforcement of the provisions will, in an individual case, result in the unnecessary or undue hardship upon the owner of the subject property or structure or upon the applicant for the variance. To warrant a variance, the specific property or building must exhibit one or more of the special features identified below which are not generally characteristic of properties or structures in the zoning district:

- (1) Substantial and exceptional narrowness, shallowness, geometry or small size of the property or buildings on said parcel of property inhibits the property from meeting the specifications set forth in this Code.
- (2) Substantial and exceptional topographical conditions.
- (3) Other substantial, extraordinary or exceptional situation(s) or conditions(s) which are not generally prevalent in the zoning district as deemed appropriate by the Planning and Zoning Board.

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.

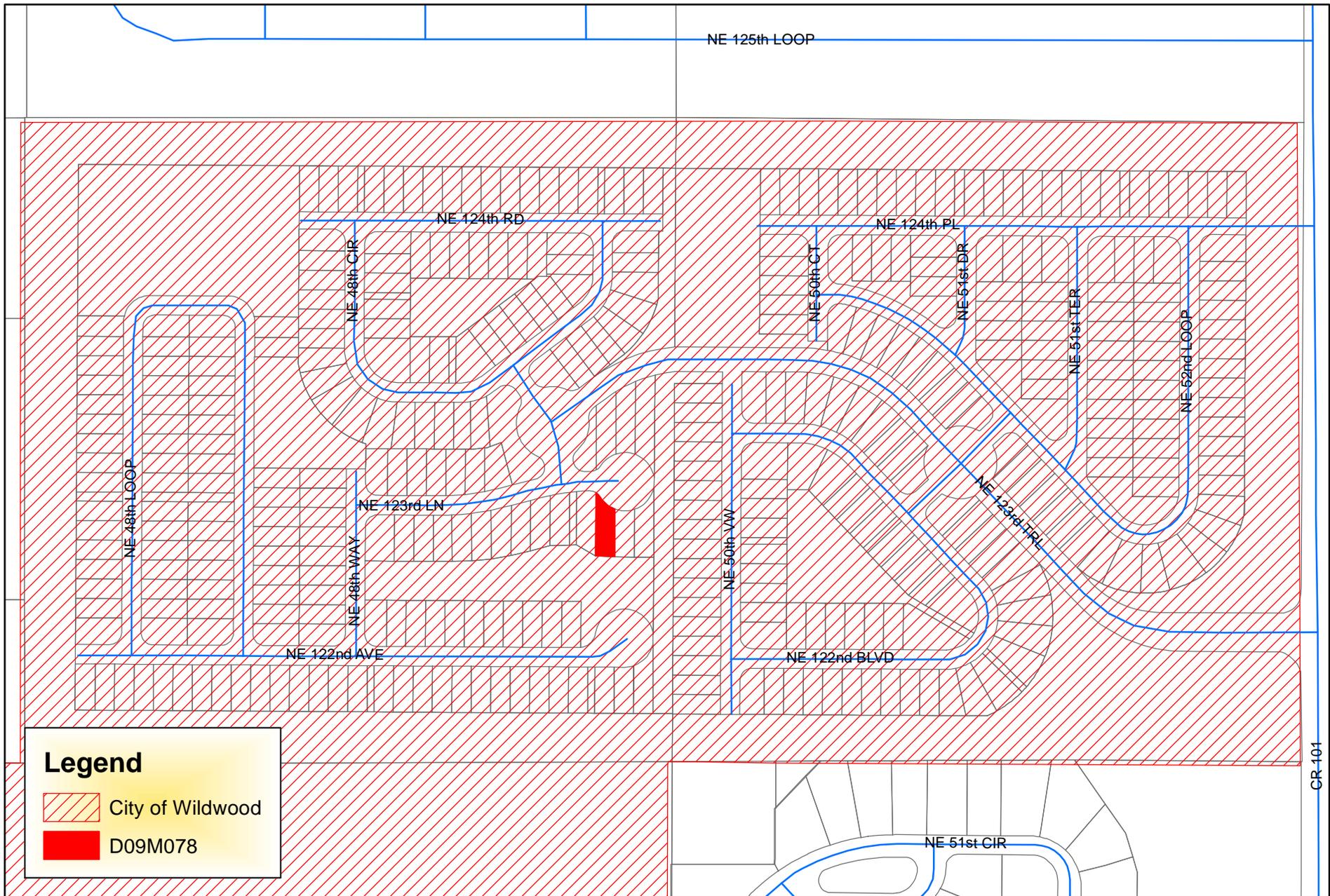
This office has duly noticed this meeting pursuant to subsection 3.12(B)(2) of the City's Land Development Regulations. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on January 24, 2014.



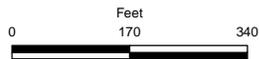
DATED: January 29, 2014

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Melanie D. Peavy  
Development Services Director



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



**D09M078 - WATSON PROPERTY**

**WILDWOOD, FLORIDA**

**JANUARY 2014**

**LOCATION MAP**



**City of Wildwood, Florida**  
**Development Services Department**  
 100 N. Main St., Wildwood, FL 34785  
 Tel: 352.330.1330 Fax: 352.330.1334  
 www.wildwood-fl.gov

<i>Staff Use Only</i>	
Case No.:	<u>11401-01</u>
Fee Paid:	<u>\$575</u>
Receipt No.:	<u>DS175</u>

## Development Application

Contact Information:

Owner Name: Deborah A. WATSON  
 Address: 4933 NE 123<sup>RD</sup> LANE OKFORD FL 34484  
 Phone: 352-751-4221 Email: DA WATSON 2013 @ YAHOO. COM

Applicant Name: Deborah A WATSON  
 Address: 4933 NE 123<sup>RD</sup> LANE OKFORD FL 34484  
 Phone: 352-751-4221 Email: DA WATSON 2013 @ YAHOO. COM

Engineer Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property and Project Information:

**PROJECT NAME\*:** WATSON VARIANCE  
\*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 4933 NE 123<sup>RD</sup> LANE OKFORD FL 34484  
 Parcel Number(s): \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Area of Property: \_\_\_\_\_ Nearest Intersection: \_\_\_\_\_  
 Existing Zoning: \_\_\_\_\_ Existing Future Land Use Designation: \_\_\_\_\_  
 Proposed Zoning: \_\_\_\_\_ Proposed Future Land Use Designation: \_\_\_\_\_

The property is presently used for: \_\_\_\_\_  
 The property is proposed to be used for: \_\_\_\_\_  
 Do you currently have City Utilities? \_\_\_\_\_

Application Type:

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Annexation          | <input type="checkbox"/> Comp Plan Amendment   | <input type="checkbox"/> Rezoning               | <input type="checkbox"/> Planned Development |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> PRC Resubmittal     |
| <input type="checkbox"/> Minor Lot Split     | <input type="checkbox"/> Preliminary Plan      | <input type="checkbox"/> Improvement Plan       | <input type="checkbox"/> Final Plat          |
| <input type="checkbox"/> Site Plan           | <input type="checkbox"/> Minor Site Plan       | <input type="checkbox"/> Replat of Subdivision  | <input type="checkbox"/> ROW/Plat Vacate     |

Please describe your request in detail: TO ENCLOSE THE EXISTING COVERED LUNAI FOR OUTDOOR RECREATIONAL USE.

**Required Data, Documents, Forms & Fees**

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: Deborah A Watson Date: 01/15/2014

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

18.50 Rec  
1421.00 Doc  
1439.50

Prepared by, Record and Return to  
John Cawood, an employee of  
Gold Coast Settlement Services  
10181 West Sample Road Suite 208  
Coral Springs, FL 33065  
(954) 575-7800

Inst:201360026291 Date:7/18/2013 Time:3:59 PM  
Doc Stamp-Deed:1421.00  
DC,Gloria R. Hayward,Sumter County Page 1 of 2 B:2646 P:528

Tax Parcel Identification Number: D09M078

Consideration for Documentary Stamps  
\$202,940.00

**SPECIAL WARRANTY DEED**

State of **Florida**

County of **Sumter**

THIS SPECIAL WARRANTY DEED is made this date of: July 15, 2013

between **Parkwood Sumter Properties, Inc., a Florida corporation**  
having a business address at:  
**12300 Northeast 50th Court , Oxford, FL 34484**  
("Grantor")

And **Deborah A. Watson, a single woman**  
having a mailing address of:  
**4933 NE 33rd Lane, Oxford, FL 34484**  
("Grantee")

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

Lot(s) 78, of VILLAGES OF PARKWOOD, according to the map or plat thereof, as recorded in Plat Book 10, at Page(s) 17, 17A through 17F, of the Public Records of Sumter County, Florida.

a/k/a: 4933 NE 33rd Lane, Oxford, FL 34484

SUBJECT TO: Subject to rights of tenants under unrecorded leases, if any.

SUBJECT TO: All other matters as contained on the Plat of VILLAGES OF PARKWOOD, as recorded in Plat Book 10, at Page(s) 17A through -17F.

SUBJECT TO: Right of Way Easement as recorded in O.R. Book 97, at Page 376; and O.R. Book 177, at Page 458.

SUBJECT TO: Agreement as recorded in O.R. Book 686, at Page 123.

SUBJECT TO: Memorandum of Agreement as recorded in O.R. Book 1680, at Page 255; and O.R. Book 1846, at Page 377.

SUBJECT TO: Developer's Agreement as recorded in O.R. Book 1890, at Page 100.

SUBJECT TO: Maintenance Agreement as recorded in O.R. Book 1903, at Page 329.

SUBJECT TO: Ordinance No. ON 2010-4, in favor of the City of Wildwood, County of Sumter, State of Florida, as recorded in O.R. Book 2202, at Page 351.

SUBJECT TO: Easement in favor of Comcast Communications, Inc., as recorded in O.R. Book 2214, at Page 758.

SUBJECT TO: Easement in favor of CenturyLink, as recorded in O.R. Book 2214, at Page 759.

SUBJECT TO: Easement in favor of Sumter Electric Cooperative, Inc., as recorded in O.R. Book 2271, at Page 775.

Continued . . .

SUBJECT TO: Easement in favor of Comcast SCH Holdings, LLC, as recorded in O.R. Book 2334, at Page 341.

SUBJECT TO: Declaration of Covenants and Restrictions of VILLAGES OF PARKWOOD, as recorded in O.R. Book 1931, at Page 234; together with any and all By-Laws, Exhibits, Attachments, Certificates, Future Certificates, Modifications, Future Modifications, Amendments, and/or Future Amendments related thereto; deleting therefrom, *Any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604( c)*. Said Declaration, among other things, establishes and provides for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.

SUBJECT TO: Any and all matters as shown on that certain Survey prepared by Farmer Barley and Associates, Inc.

SUBJECT TO, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

SUBJECT TO: Easement in favor of Comcast SCH Holdings, LLC, as recorded in O.R. Book 2334, at Page 341.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 12/31/2012. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

Parkwood Sumter Properties, Inc., a Florida corporation

Peter Trematerra  
Peter Trematerra  
President

Inst:201360026291 Date:7/18/2013 Time:3:59 PM  
Doc Stamp-Deed:1421.00  
DC,Gloria R. Hayward,Sumter County Page 2 of 2 B:2646 P:529

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature  
Print Name: John Cowood

Kathline K. Copley  
Witness Signature  
Print Name: Kathline K. Copley

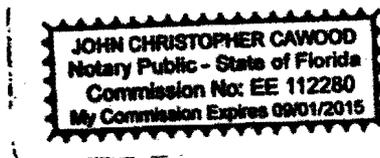
State of Florida

County of Sumter

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on July 15, 2013 by Peter Trematerra, as President, on behalf of Parkwood Sumter Properties, Inc., a Florida corporation, existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid drivers license as identification.

[Signature]  
Notary Public

My Commission Expires:



January 15, 2014

City of Wildwood Florida

RE: Request for Variance

I am Deborah Watson and I am requesting a variance to enclose the already existing covered lanai of my home located at 4933 NE 123<sup>rd</sup> Lane, Oxford FL 34484 which is located in the Village of Parkwood. I contracted with Elite Lifestyles (hereafter EL) to make the changes after receiving approval from my homeowners association. EL filed the necessary paperwork to obtain the required building permit and was contacted by Sumter County to advise the permit had been approved but it needed to be signed off by and picked up at the City of Wildwood. When the EL representative went to CoW to obtain the permit, he was advised that it could not be approved and that my home had been improperly built on the lot and the current structure would have to be altered by removing my covered lanai and that no alterations of any kind could be constructed on the rear of my home. He and, I understand, Parkwood representative, Scott Hall made the appeal to allow the covered lanai to remain, as it was actually part of the roofline. CoW agreed to this. I was out of town when all of this was taking place and was subsequently advised of this disappointing news shortly before I returned home. As I had no clue how to proceed from there, I discussed the problem with several people who have tried to assist me, including an attorney who advised that I start with the Title Company. In my attempt to do this I made contact with a gentleman from the closing company that tried to assist me only in the respects as to being a nice person. After his discussion with Jason McHugh with the City of Wildwood, he recommended that I contact him myself which I did on January 9, 2014. I relayed the complete information to him and he advised he would do some research and see what we could do. Today, January 15, 2014, I spoke with Melanie and she advised that I could apply for a variance and so I am doing that.

I bought my home in The Village of Parkwood primarily because it gave me the location that I was looking for in a home that suited my needs at an affordable price. I wanted the ability to be able to walk to the services I would use (grocery, restaurants, doctors, etc.) and also be provided with the recreational activities that I would actually use without an exorbitant amenities fee. Other communities in the area could not accommodate these needs. The model home we picked out (I started this process with my husband July 2012) was chosen primarily **because of the large covered lanai** as our intention was to enclose it so we could enjoy cooking, eating and relaxing outside without the outside elements being too much of a concern. Unfortunately my husband passed away before he could see his plan come to fruition, but I still wanted the same thing. In my mind there is a certain lifestyle associated with living in FL and being able to enjoy the outdoors in my enclosed lanai is the main part of that lifestyle.

I do not want to give up this ideal and to not be able to do it in this home does not feel right to me. I am having to go through this ordeal through no fault of my own. I discussed my plans many times with the representatives at Parkwood and at no time was it mentioned to me that this particular lot (#78) would not be allowed to do the alterations that I wanted. Every model home they showed me with my requirements had the large covered lanai and we discussed what we our plans were. I chose not to have Parkwood make the changes at the time the home was built as I realized after a few dealings that they were over pricing everything I wanted done and were nickel & diming me at every step. I did not want to pay what I am sure would have been an exorbitant price for the changes. Hind sight being

20/20, I could have had them do it and my heirs could have dealt with this later. But I chose to give the business to another local company and now I am being punished for the misdeeds of my builder.

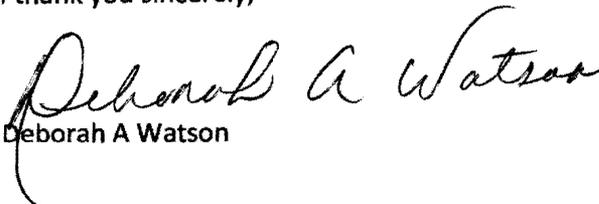
I do not want to relocate as this would cause a significant financial hardship for me. The value of my home of course would not be the same, I would never get back what I have put in the home as I had many upgrades done at building & have done some since moving in. And, of course, I would lose my low mortgage interest rate, not mentioning having to look for another affordable home that gives me what I have here, and going through the loan process again. And that only being after I could find a buyer that would be interested in a FL home where you cannot fully enjoy this great lanai. That could take a while. Yes, I could seek legal recourse (and I would), but again that would be another financial burden on my part and a situation that could drag on for longer than I can imagine and we all know that deep pockets do prevail whether they are right or not and I am not the one with the deep pockets. So I would be the legal fees and still be where I am today, in a house that I cannot fully enjoy.

I have also relocated my 90 year old Mother from VA to my home to give her a safer and warmer environment. She has finally accepted the fact that this is her new home and I hate that I may have to uproot her again and again through no fault of my own.

I hope that the City of Wildwood will understand my plight and allow me to make the requested changes to my home. 2013 was not a good year for me and I was so looking forward to just being able to continue on with my life and enjoy my new home and the life that my husband and I had planned for many years. I have many other things I wish to do to the inside of the home but I cannot until this is decided. And I have not been able to do any additional landscaping to my yard as I certainly do not want to spend any more money until I know the outcome. It just seems my life has come to another standstill and I cannot move forward. I feel there is always something or someone else in control. I just want to be able to relax and enjoy my home as it was intended. I appreciate the City of Wildwood giving me this opportunity to present my request and I pray with all my being that you can see the way to allow me this request.

I am willing to provide you with any documentation that you need.

I thank you sincerely,

  
Deborah A Watson

# PLOT PLAN

## LEGAL DESCRIPTION:

LOT 78 "VILLAGES OF PARKWOOD",  
ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 10, PAGES 17,  
17A, 17B, 17C, 17D, 17E & 17F, PUBLIC  
RECORDS OF SUMTER COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

1. BEARINGS ARE ASSUMED, BASED ON THE PLAT OF "VILLAGES OF PARKWOOD" PLAT BOOK 10, PAGES 17 TO 17F, SUMTER COUNTY RECORDS.
2. FINISH FLOOR ELEVATIONS SHOWN WERE TAKEN FROM THE LOT GRADING PLANS AS PREPARED BY PSM ENGINEERING, ONIEDO, FLORIDA.
3. THIS SKETCH IS NOT A BOUNDARY SURVEY.
4. PROPERTY DESCRIBED HEREON LIES IN ZONE "C", ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120296 0075 B, EFFECTIVE DATE MARCH 15, 1982.
5. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE PLOT PLAN IS FOR INFORMATION ONLY AND IS NOT VALID.

## ABBREVIATIONS:

- |                                       |                                  |
|---------------------------------------|----------------------------------|
| O.R.B. = OFFICIAL RECORDS BOOK        | ~ = DRAINAGE FLOW ARROW          |
| LB = LICENSED BUSINESS                | x 77.8 = PROPOSED SPOT ELEVATION |
| E = CENTERLINE                        | F.F. = FINISHED FLOOR            |
| CONC. = CONCRETE                      | (R) = RADIAL                     |
| A/C = AIR CONDITIONER                 | R = RADIUS                       |
| W = WATER VALVE                       | L = ARC LENGTH                   |
| E = ELECTRICAL BOX                    | R = RADIUS                       |
| W = WATER METER                       | Δ = CENTRAL ANGLE                |
| C = CABLE TELEVISION RISER            | R/W = RIGHT-OF-WAY               |
| T = TELEPHONE RISER                   | OE = OVERHANG EASEMENT           |
| ⊙ = LIGHT POLE                        | UE = UTILITY EASEMENT            |
| ⊞ = FLAT GRATE INLET                  | S/B = BUILDING SETBACK LINE      |
| ⊞ = FIRE HYDRANT                      | P.C.P. = PERMANENT CONTROL POINT |
| ⊞ = FOUND P.C.P. 18 4709"             | PL = PROPERTY LINE               |
| ⊞ = FOUND 5/8" IRON ROD & CAP 184709" |                                  |



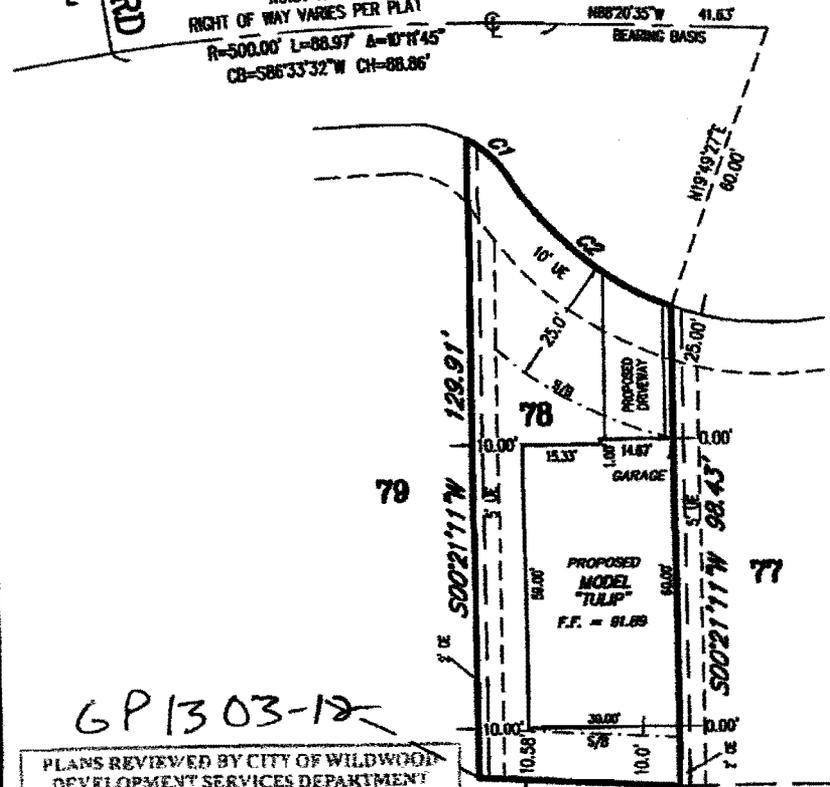
SCALE: 1"=30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	12.44'	25.00'	28°30'35"	N45°20'48"W	12.31'
C2	40.93'	60.00'	39°05'03"	S50°38'02"E	40.14'

NE 123RD TRAIL

NE 123RD LANE

TRACT A-7  
RIGHT OF WAY VARIES PER PLAT  
R=500.00' L=88.97' Δ=10°11'45"  
CB=586°33'32"W CH=88.86'



GP1303-12

PLANS REVIEWED BY CITY OF WILDWOOD DEVELOPMENT SERVICES DEPARTMENT

APPROVED

APPROVED WITH CONDITIONS

DENIED

DATE 3/22/13 INITIALS [Signature]

25' - F  
0'10" - S  
5' - R  
(House) 02010-11

TRACT OS-23

LOT AREA 4,457 SQ.FT.  
IMPERVIOUS AREA 2,138 SQ.FT.

CLIENT	PARKWOOD
JOB NO.	081007.0280
ACAD FILE	PARKWOOD-LOT78P.LDWG
FIELD DATE	CHECKED BY: [Signature]
DRAWN BY: [Signature]	FLD. BOOK:
REVISIONS	DATE

48%  
0.102 Ac. 3/21/13  
DATE:

ADDRESS:  
4833 NE 123RD LANE  
OXFORD, FL 34484

Kate H. Jameson  
KATE H. JAMESON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5912

**FARNER BARLEY AND ASSOCIATES, INC.**

4430 NE 83RD ROAD - WILMINGTON, FL 34208 - (352) 748-3128

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4709









VECTOR  
SECURITY

