



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

March 5th, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. CALL TO ORDER: Planning & Zoning Board

**Approval of minutes from the February 5th, 2013
Planning & Zoning Board/ Special Magistrate meeting.**

2. OLD BUSINESS:

None

3. NEW BUSINESS:

**SP 1301-02 PLAT – Windward at Lakeside Landings
(Parcel D21=003)**

Plat – Improvement Plan approval.

**SP 1301-03 Harry Harmer Lot 4 Block A (Parcel
G30D001)**

**Site Plan approval to construct a 4,200 sq. ft. building in
the South Wildwood Industrial Park with associated
driveway and parking.**

**SP 1302-01 PLAT – Oxford Greens Final Plat
(Parcel D08=005)**

Final Plat approval.

**SP 1302-02 PLAT - Villages of Legacy Park
(Parcels D30=003, D30=004, D30=006)**

Plat – Preliminary Plan approval.

**V 1302-04 Sign Variance - Lakeside Landings
(Parcel D19=014)**

Variance to allow an off-site sign.

AGENDA
March 5th, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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
February 5, 2013**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, February 5, 2013, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director and Gene Losito, City Engineer, Kimley Horn and Associates.

The hearing was called to order at 3:05 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the December 4, 2012 regular Planning and Zoning Board were approved and signed.

Melanie Peavy and Gene Losito, were sworn in at this time.

Old Business:

NONE

New Business:

**SP 1210-02 Alliance Coach Site Plan
(4505 Monaco Way, Parcels G17B008, G17=044, G17B002, G17B006, G17A012)**
Site Plan approval for a Detail Center (2,500 sq. ft.), Office (1,200 sq. ft.), and Employee Pavilion (600 sq.ft.) as well as an additional eight (8) acres of impervious area.

Melanie Peavy: Ms. Peavy 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: Inquired why the eight acres of additional impervious surface was noted.

Melanie Peavy: It is just part of the description that shows what is being proposed in the development.

Special Magistrate: How long has this property been in existence?

Melanie Peavy: Since 2002.

Special Magistrate: Is the engineer for the City present?

Gene Losito: Introduced himself; advised that Kimley Horn reviewed the plans and issued a comment letter. All comments have been addressed.

Special Magistrate: And all the items required in section 4.4 of the LDRs have been incorporated in the plans?

Gene Losito: Yes, sir.

Special Magistrate: Any other comments?

Gene Losito: No.

Special Magistrate: Ok, thank you. Is the applicant present?

Brent Spain: Identified himself and the Project Engineer (Keith Riddle, Riddle-Newman and Associates) and the applicant (Brett Howard, Alliance Coach) for the record. Mr. Spain is the attorney for the applicant.

The Special Magistrate had general questions for Attorney Spain regarding the Site Plan at this time.

Keith Riddle, Project Engineer, stepped forward to be sworn in at this time.

The Special Magistrate had general questions for Mr. Riddle regarding the Site Plan at this time. Mr. Lowry expressed concern regarding possible oil runoff. Mr. Riddle stated that vehicle servicing could continue to be performed inside the existing structure; the detail area is for the washing of vehicles only and would not be a mechanical work area.

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

There were no public comments 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 section 4.1 of the LDRs and applicable regulations, I recommend approval of the Site Plan to the City Commission pursuant to staff's recommendation.

**SP 1212-03 Kangaroo Express Store #1433
(Parcel D20=013)**

Site Plan approval for a 3,813 sq. ft. convenience store/gas station, gasoline/diesel fuel pumps/storage tanks, and associated improvements

Melanie Peavy: Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. She also elaborated on some lighting and buffering issues that need to be included as part of the recommendation. Staff recommends approval of the item. Ms. Peavy addressed the application against the criteria for approval in the order listed in the Land Development Regulations (LDRs) and the location-specific justification for approval for each criterion.

Special Magistrate: Is the project compatible with the surrounding area, and how?

Melanie Peavy: It does fit in with the surrounding property; much of it is undeveloped at this time. It is a much needed gas station for this area.

The Special Magistrate had some additional questions for Ms. Peavy regarding the project, which she addressed.

Special Magistrate: Is the engineer for the City present?

Gene Losito: Introduced himself; advised that Kimley Horn reviewed the plans and issued a comment letter. All comments have been addressed.

Special Magistrate: And all the items required in section 4.4 of the LDRs have been incorporated in the plans?

Gene Losito: Yes, sir.

Special Magistrate: Do you know anything about the gas tanks that would go in the ground?

Gene Losito: No, I do not.

Special Magistrate: Would the Project Engineer please step forward?

Barry Fay, Project Engineer, stepped forward to be sworn in at this time.

The Special Magistrate had general questions for Mr. Fay regarding the gasoline storage tanks and the Site Plan.

Special Magistrate: What would be the expected time to construction?

Barry Fay: The Pantry, Inc. is expecting a 180 day work time from start to finish.

Special Magistrate: Who are the owners?

Barry Fay: The Pantry, Inc. (Mr. Fay was not cognizant of the owners of the corporation).

The Special Magistrate had a few follow up questions for Ms. Peavy and Mr. Losito regarding the storage tanks, lights, buffer, parking, and traffic requirements at this time.

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

There were no public comments 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 4.4 of the LDRs, I recommend approval of the Site Plan to the City Commission subject to the rear lighting being deflected onto the Kangaroo property and not intruding on the adjacent properties.

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 3:30 p.m.

Date

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

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1301-02 – Improvement Plan (Plat) – Windward at Lakeside Landings

Owner: Power Corporation

Applicant: John Agnelli

Parcel: D21=003, et.al.

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 next phase of their approved planned development, Windward at Lakeside Landings.

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 site plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

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.

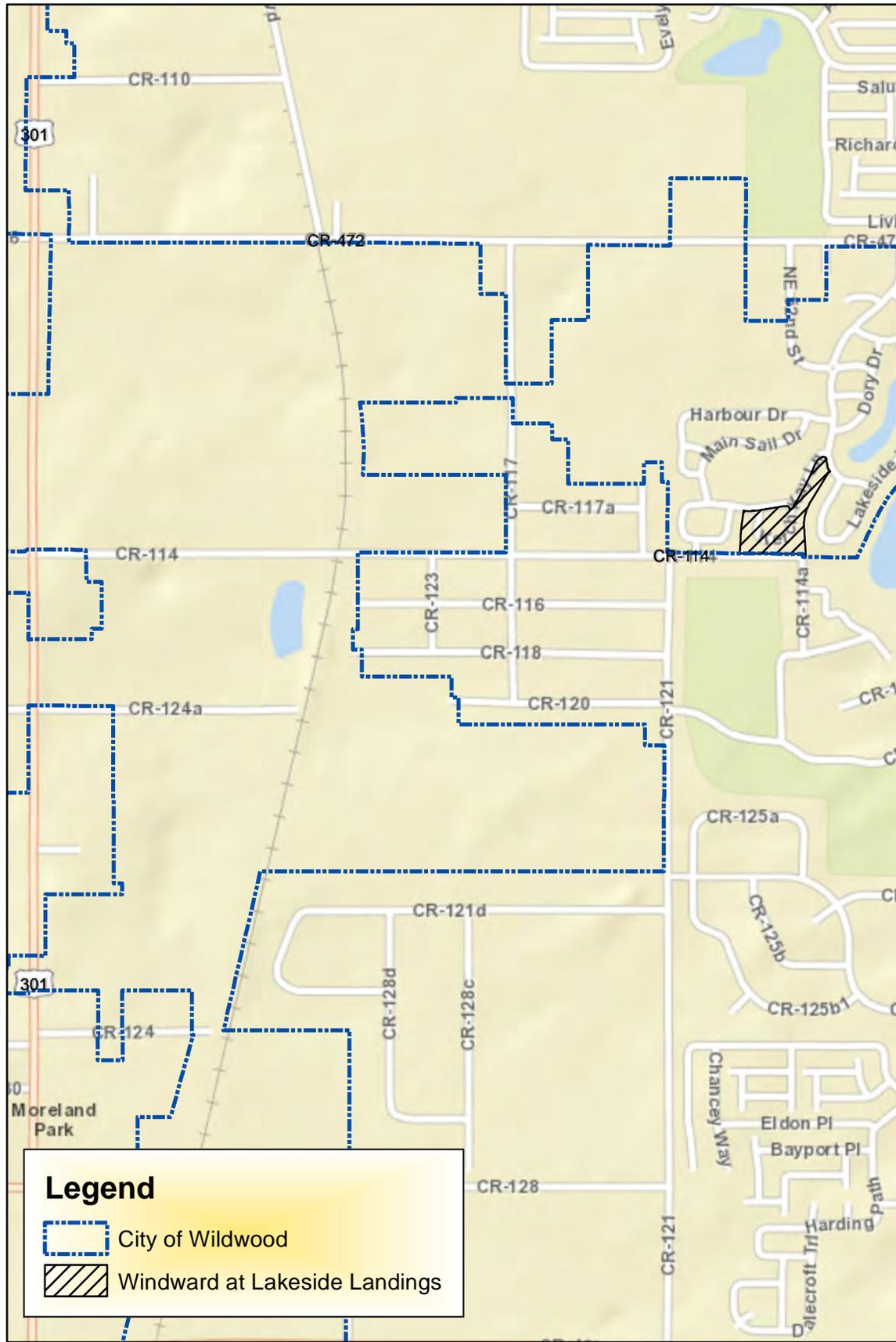
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, February 22, 2013.



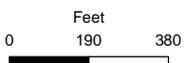
DATED: February 27, 2013

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



LOCATION MAP

**WINDWARD AT LAKESIDE LANDINGS
 WILDWOOD, FLORIDA**

FEBRUARY 2013

IMPROVEMENT PLAN

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

Case No: SP 1301-03 – Harry Harmer Lot 4 Block A

Owner: Harry Harmer

Applicant: Bill Keen

Parcels: G30D001

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 4,200 sq. ft. building in the South Wildwood Industrial Park with associated improvements and parking.

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 site plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

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.

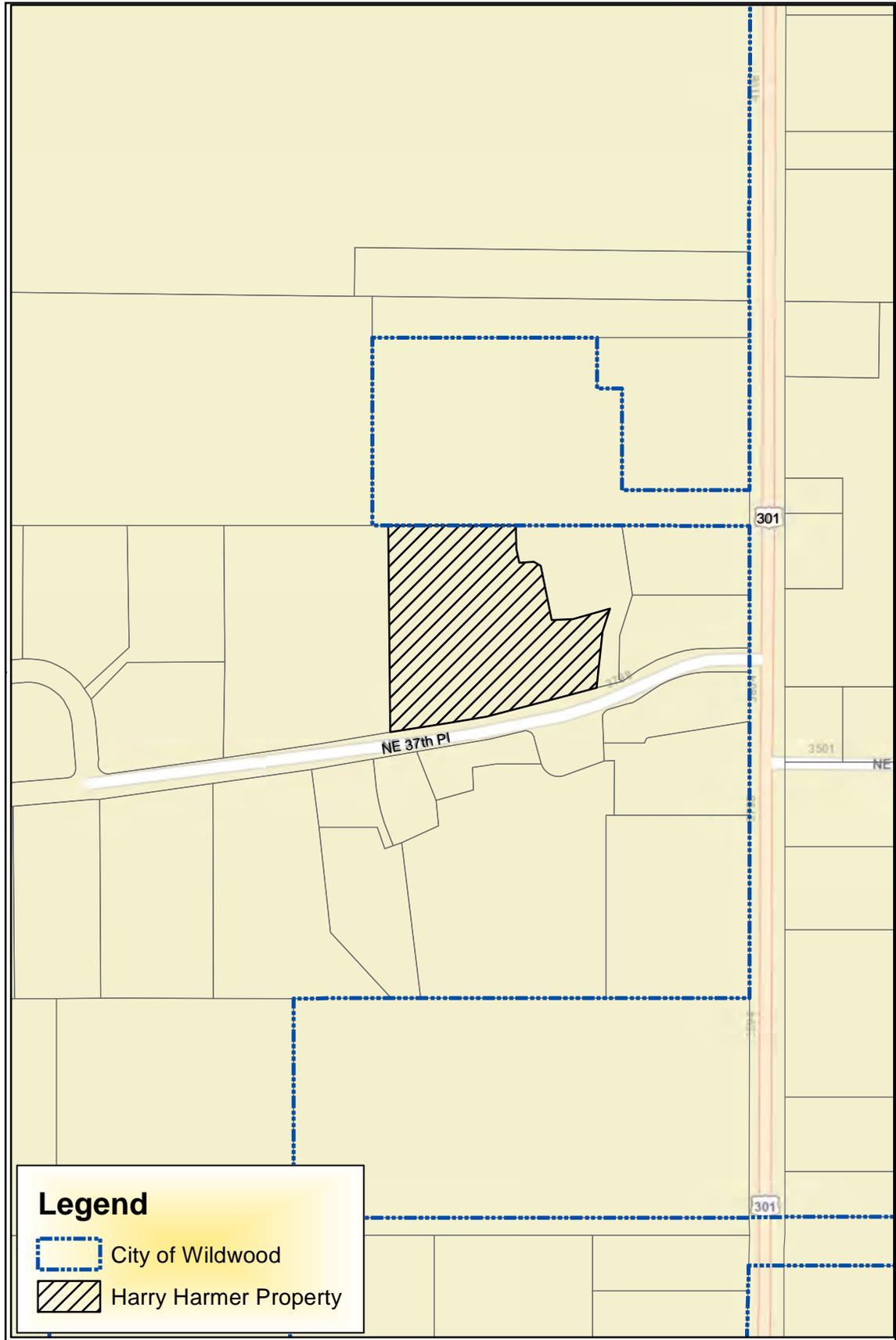
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DATED: February 27, 2013

Melanie D. Peavy
Development Services Director

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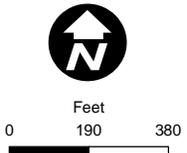


Legend

-  City of Wildwood
-  Harry Harmer Property

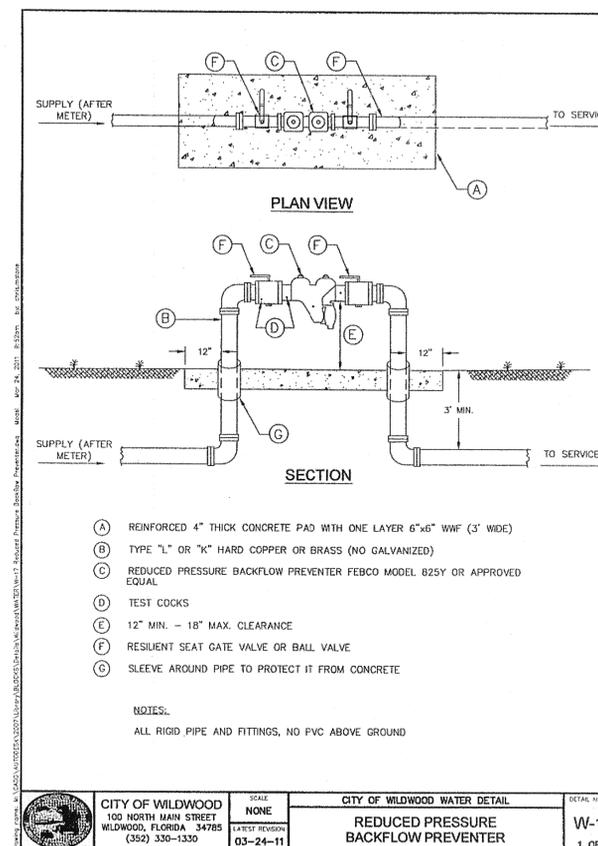
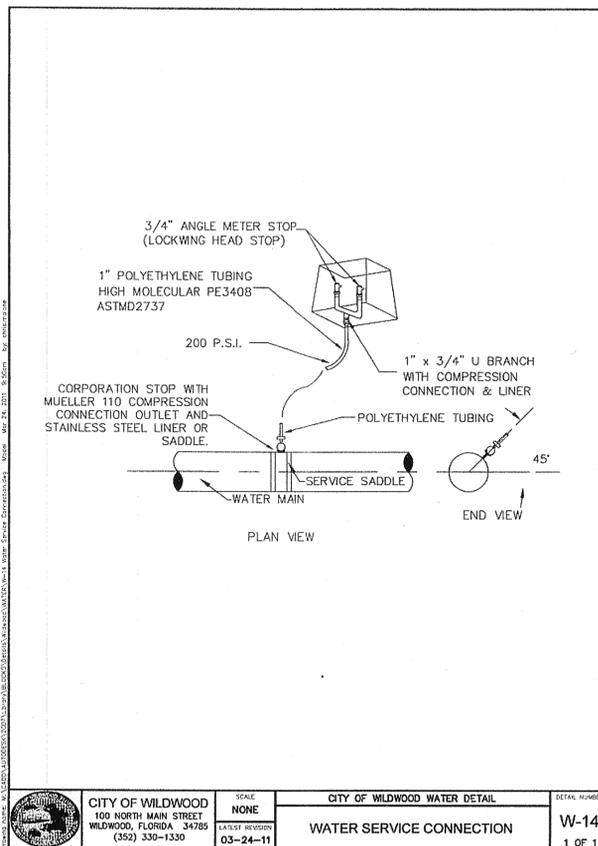


City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
 www.wildwood-fl.gov



LOCATION MAP	
HARRY HARMER WILDWOOD, FLORIDA	
February 2013	Site Plan

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



REV.	BY:	DESCRIPTION	DATE:	DRAWN

CLIENT:	HARRY HARMER
PROJECT:	SOUTH WILDWOOD INDUSTRIAL PARK
DRAWING:	LOT 4 BLK A - 4200 SF BUILDING SITE DETAILS
	2 of 2

Springstead Engineering, Inc.

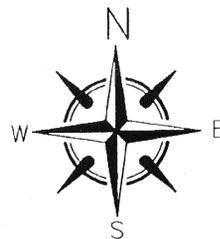
Consulting Engineers
 Planners
 Surveyors
 CA-0001723
 LB-0001723
 727 South 14th Street
 Leesburg, FL 34748
 (352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	LOT 4 BLK A	2/2013
DESIGN:	DRAWN:	CHECKED:
JRH	JRH	JRH
DRAWING: LOT 4 BLK A - 4200 SF BUILDING SITE DETAILS		
CLIENT: HARRY HARMER		
SOUTH WILDWOOD INDUSTRIAL PARK		
JOB NO.:	SHEET:	
1210005.002	2	
	OF:	2

SOUTH WILDWOOD INDUSTRIAL PARK

A SUBDIVISION IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4; AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SE CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 45C FEET TO THE POINT OF BEGINNING, THENCE N89°55'46"W ALONG SAID SOUTH LINE A DISTANCE OF 526.31 FEET, THENCE N06°50'37"W A DISTANCE OF 425.08 FEET, THENCE S70°42'38"W A DISTANCE OF 50 FEET, THENCE N19°17'22"W A DISTANCE OF 63.92 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 1°04'33" AND A RADIUS OF 532.57 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10 FEET, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N18°45'06"W 10.00 FEET), THENCE N89°56'20"W A DISTANCE OF 151.93 FEET, THENCE S06°16'41"E A DISTANCE OF 295.13 FEET, THENCE S42°45'30"E A DISTANCE OF 247.99 FEET TO THE SOUTH LINE OF NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 30, THENCE N89°54'01"W ALONG SAID SOUTH LINE A DISTANCE OF 1603.88 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, THENCE N0°03'21"W ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 664.09 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N0°02'19"W ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 A DISTANCE OF 664.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4, THENCE S89°55'46"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 A DISTANCE OF 1603.17 FEET, THENCE CONTINUE ALONG SAID NORTH LINE S89°57'23"E A DISTANCE OF 1005.11 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301, THENCE LEAVING SAID NORTH LINE S0°02'02"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 819.55 FEET TO THE NORTH LINE OF THE EAST 450 FEET OF THE SOUTH 510 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N89°55'09"W ALONG SAID NORTH LINE A DISTANCE OF 404.73 FEET TO THE WEST LINE OF SAID EAST 450 FEET OF THE SOUTH 510 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, THENCE S0°04'52"E ALONG SAID WEST LINE A DISTANCE OF 509.90 FEET TO THE POINT OF BEGINNING.

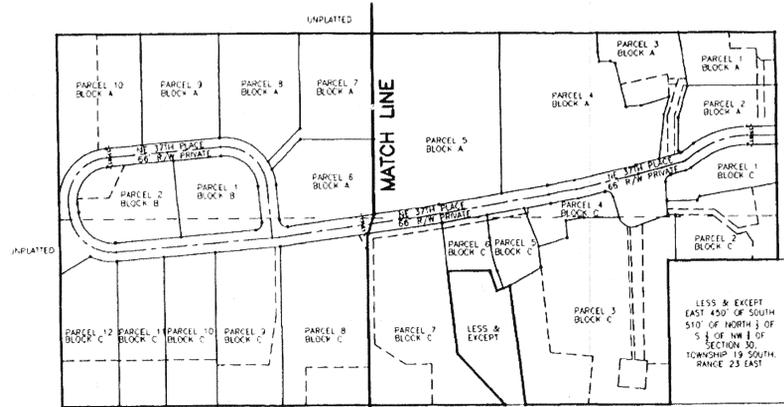


PLAT PREPARED BY:

RICHARD J. HICKMAN
 LAND SURVEYING, INC.
 4449 S. PLEASANT GROVE ROAD
 INVERNESS, FLORIDA 34452
 (352) 726-3660

LEGEND:

- SET 5/8" IRON ROD WITH CAP "R.J. HICKMAN LS 4008"
- SET 4"x4" CONCRETE MONUMENT STAMPED "PRM R.J. HICKMAN LS 4008"
- SET NAIL & DISC "R.J. HICKMAN LS 4008"
- ⊙ FOUND 5/8" IRON ROD WITH CAP "R.J. HICKMAN LS 4008"
- ⊕ FOUND 4"x4" CONCRETE MONUMENT STAMPED "PLS 4393" (PRM)
- SET 4"x4" CONCRETE MONUMENT STAMPED "PCP PLS 4008"
- ⊙ SET 5/8" IRON ROD WITH CAP "PCP R.J. HICKMAN LS 4008"
- ⊕ SET NAIL & DISC "PCP R.J. HICKMAN LS 4008"
- PRM PERMANENT REFERENCE MONUMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY



SHEET 3
 SHEET 2
 INDEX & KEY MAP
 (NOT TO SCALE)
 SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST

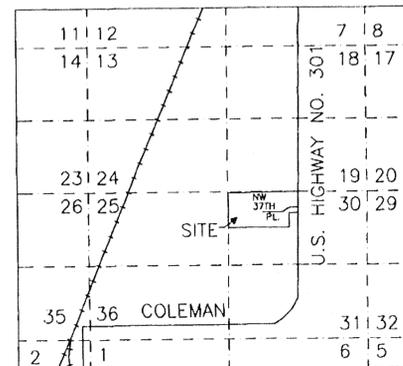
GENERAL NOTES:

- 1) BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°55'46"W ON THE SOUTH LINE OF NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
- 2) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED MARCH 15, 1982, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE C, LOCATED ON COMMUNITY PANEL NUMBER 120296 0125 B.
- 3) U.S. HIGHWAY NO. 301 IS A PUBLIC ROAD AND IS MAINTAINED BY THE STATE OF FLORIDA.
- 4) WATER SERVICE PROVIDED BY THE CITY OF WILDWOOD, SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC DISPOSAL SYSTEMS.
- 5) THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 6) ADDITIONS, DELETIONS AND MODIFICATIONS TO THESE DRAWING BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) THERE ARE 15 FOOT BUILDING SETBACK LINES ACROSS THE REAR AND SIDE BOUNDARY LINES AND A 25 FOOT BUILDING SETBACK LINES ACROSS THE FRONT BOUNDARY LINES.
- 8) THERE IS A 15 FOOT BUFFER AROUND THE WETLAND AREAS AS SHOWN ON THE PLAT THEREOF.
- 9) A 7.5 FOOT UTILITY EASEMENT LYING ADJACENT TO ALL OVERHEAD AND UNDERGROUND UTILITY LINES.
- 10) ALL DISTANCES SHOWN ARE IN FEET.
- 11) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 12) A 7.5 FOOT DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL LOT LINES.
- 13) A 10 FOOT SUPPLEMENTAL EASEMENT ADJACENT TO ALL RIGHT-OF-WAY ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND DRAINAGE SERVING THIS SUBDIVISION.
- 14) A BLANKET EASEMENT FOR DRAINAGE IS RESERVED OVER ALL LOTS, LYING WITHIN 2 FEET OF ALL BUILDINGS.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
 OR BOOK: 1953 PAGE: 679
 1970 PAGE: 700 Amended



VICINITY MAP
 TOWNSHIP 19 SOUTH, RANGE 23 EAST
 (NOT TO SCALE)

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND KNOWN AS HARRY HARMER, DO HEREBY DEDICATE SOUTH WILDWOOD INDUSTRIAL PARK PLAT FOR THE USES AND PURPOSES THEREON EXPRESSED AND DEDICATE ALL ROADS AND EASEMENTS, AS SHOWN HEREON TO THE PERPETUAL USE OF THE SOUTH WILDWOOD PROPERTY OWNERS ASSOCIATION, INC., IN WITNESS WHEREOF, THE UNDERSIGNED OWNER(S) HERETO SET THEIR HAND AND SEAL ON 8/6/2008

THE FOLLOWING FACILITIES ARE PRIVATELY OWNED: DRAINAGE FACILITIES AND ROADS WILL BE MAINTAINED BY SOUTH WILDWOOD PROPERTY OWNERS ASSOCIATION AND THE CITY OF WILDWOOD IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF SAME.

BY: Harry Harmer DATE: August 6, 2008
 HARRY HARMER
 BY: Mauiel Brown DATE: 8/6/2008
 NOTARY PUBLIC - STATE OF FLORIDA



DEVELOPMENT SERVICES DIRECTOR

I HEREBY CERTIFY THAT LANDS CONTAINED HEREIN ARE ZONED PROPERLY AND THAT THE DEVELOPMENT HAS PROCEEDED THROUGH SUBDIVISION REQUIREMENTS. I FURTHER CERTIFY THAT I HAVE PRESENTED TO THE CITY COMMISSION FOR RECORDATION IN THE MINUTES OF THEIR MEETING ON 31 DAY OF July 2008, CERTIFIED BY THE CITY ATTORNEY, ATTESTED BY THE CITY CLERK.

BY: [Signature] DATE: 7/31/08
 DEVELOPMENT SERVICES DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SOUTH WILDWOOD INDUSTRIAL PARK IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) AS SHOWN WERE IN PLACE AS OF THE 29TH DAY OF APRIL, 2008, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

DATE: 07/31/2008 BY: [Signature]
 RICHARD J. HICKMAN
 PROFESSIONAL SURVEYOR AND MAPPER No. 4008
 4449 S. PLEASANT GROVE ROAD
 INVERNESS, FL 34452
 CERTIFICATE OF AUTHORIZATION NO. LB 6735



TITLE CERTIFICATE

RANDALL N. THORNTON, ATTORNEY AT LAW, DULY ADMITTED TO THE PRACTICE OF LAW IN THE STATE OF FLORIDA, CERTIFIES THAT ABSOLUTE FEE SIMPLE TITLE TO THE LAND DESCRIBED HEREIN IS VESTED IN HARRY J. HARMER, SUBJECT TO THE FOLLOWING EXCEPTIONS:
 1. TAXES FOR THE YEAR 2008 AND ALL SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
 2. EASEMENT IN FAVOR OF PROGRESS ENERGY RECORDED IN O.R. BOOK 1932, PAGE 303, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
 3. DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R. BOOK 1953, PAGE 679, AS AMENDED IN O.R. BOOK 1970, PAGE 750, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THIS CERTIFICATE OF TITLE EXTENDS THROUGH July 24 2008, @ 5:00 P.M.

[Signature]
 RANDALL N. THORNTON
 ATTORNEY AT LAW
 POST OFFICE BOX 58
 LAKE PANASOFFKEE, FLORIDA 33538

CITY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY PER CHAPTER 177 BY THE UNDERSIGNED SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WILDWOOD, AND HAS BEEN FOUND TO CONFORM TO SUCH CHAPTER.

BY: [Signature] DATE: 8/14/08
 STEVEN E. BLANKENSHIP
 PRINT NAME: STEVEN E. BLANKENSHIP REGISTRATION NO.: 5361



CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE WILDWOOD SUBDIVISION COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 31 DAY OF July 2008.

ATTEST: [Signature] [Signature]
 BENNIE BEDENBAUGH JIM STEVENS
 CITY ENGINEER CHAIRMAN, SUBDIVISION ADVISORY COMMITTEE

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THIS 31 DAY OF July 2008.

[Signature] [Signature]
 JOSEPH JACOBS ED WOLF
 CITY CLERK MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS 31 DAY OF July 2008.

[Signature] 440116556.010
 JERRI BLARECITY
 CITY OF WILDWOOD, ATTORNEY

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON August 21st 2008, AT 10:56 AM FILE NUMBER 23551 PLAT BOOK 11 PAGE 8-3A-B

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA
[Signature]
 BECKY HAWNER
 PRINT NAME: BECKY HAWNER DEPUTY CLERK

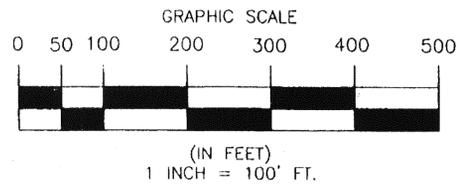


SOUTH WILDWOOD INDUSTRIAL PARK

A SUBDIVISION IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGEND:

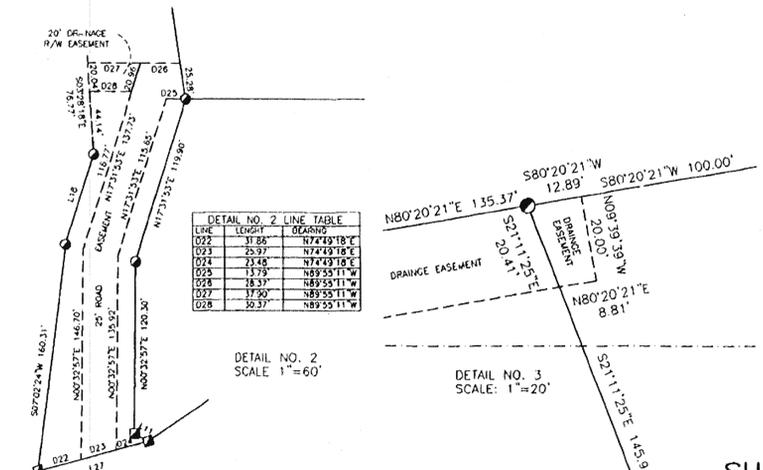
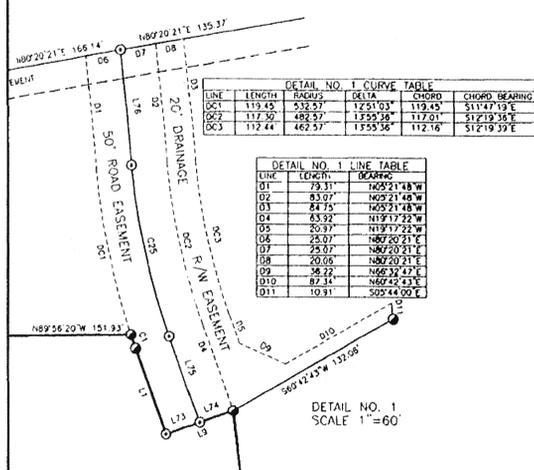
- SET 5/8" IRON ROD WITH CAP "R.J. HICKMAN LS 4008"
- SET 4"x4" CONCRETE MONUMENT STAMPED "PRM R.J. HICKMAN LS 4008"
- SET NAIL & DISC "R.J. HICKMAN LS 4008"
- FOUND 5/8" IRON ROD WITH CAP "R.J. HICKMAN LS 4008"
- FOUND 4"x4" CONCRETE MONUMENT STAMPED "PLS 4393" (PRM)
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- SET NAIL & DISC "PCP R.J. HICKMAN LS 4008"
- PRM PERMANENT REFERENCE MONUMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY



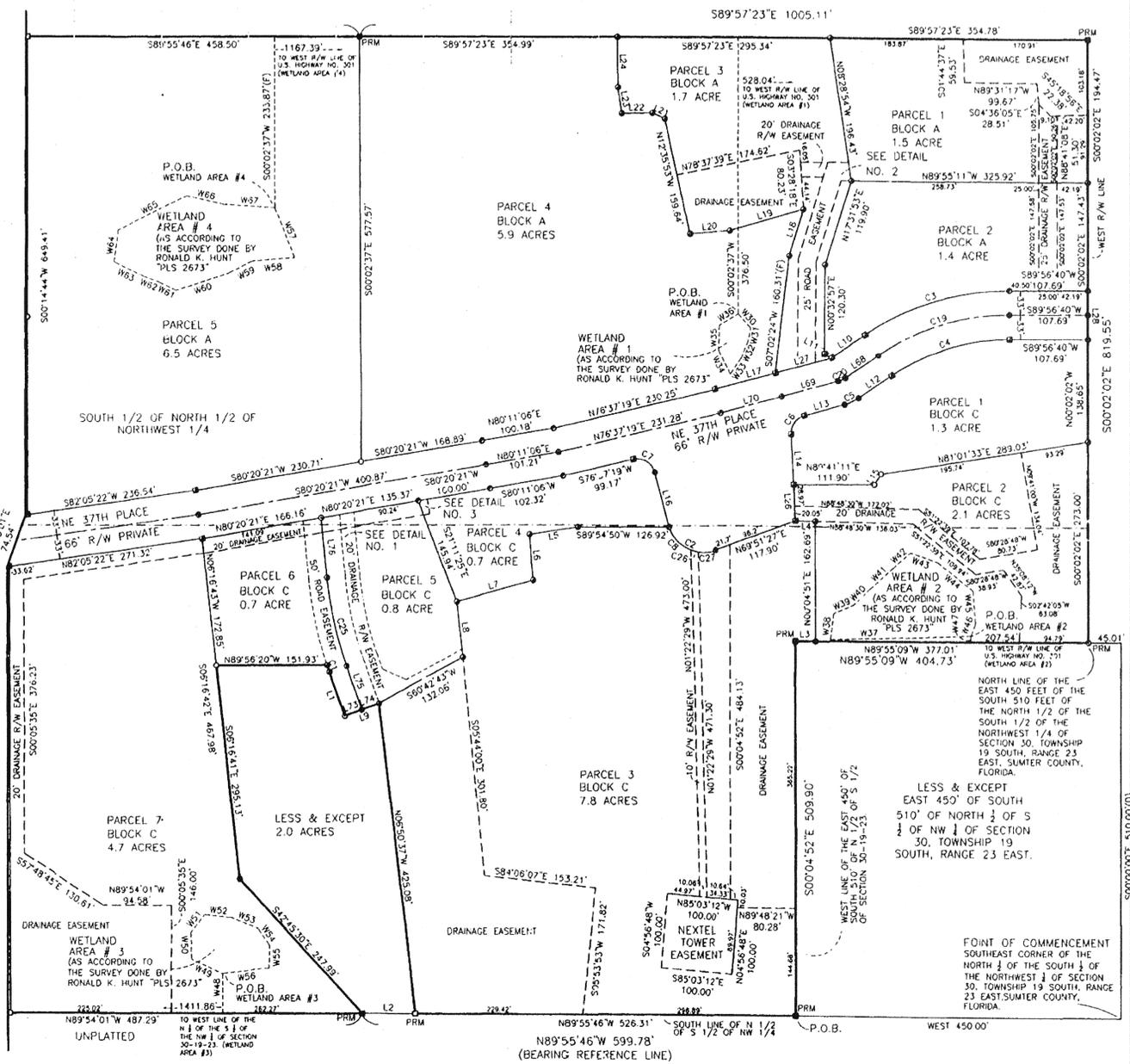
LINE	LENGTH	BEARING
L68	55.23	S56°00'33"W
L69	81.31	N74°49'18"E
L70	86.94	N74°48'58"E

LINE	LENGTH	BEARING
W30	25.44	S42°03'16"E
W31	19.31	S12°00'00"W
W32	23.56	S24°03'50"W
W33	26.25	S34°04'51"W
W34	35.86	N27°21'04"W
W35	33.31	N02°29'01"E
W36	30.75	N58°51'49"E
W37	194.21	S08°19'59"W
W38	35.54	N06°22'55"E
W39	30.26	N67°29'37"E
W40	30.19	N45°59'42"E
W41	46.13	N48°33'36"E
W42	30.37	N48°53'28"E
W43	43.29	S10°26'14"E
W44	61.65	S51°22'39"E
W45	43.63	S04°37'26"E
W46	18.50	S21°05'58"W
W47	8.16	N00°04'25"E
W48	53.65	N00°04'14"E
W49	47.72	N65°07'11"W
W50	36.67	N01°13'02"W
W51	30.18	N39°44'46"E
W52	36.93	S84°05'14"E
W53	40.29	S68°04'59"E
W54	7.92	S33°33'32"E
W55	31.13	S00°00'21"W
W56	64.63	S83°34'44"W
W57	72.64	S11°36'24"E
W58	57.92	S85°12'30"W
W59	36.84	S63°51'14"W
W60	76.16	S72°18'30"W
W61	25.87	N63°23'39"W
W62	21.48	N70°21'29"W
W63	46.74	N64°29'37"W
W64	43.64	N07°42'40"E
W65	105.14	N63°51'32"E
W66	52.01	S76°55'51"E
W67	71.39	S85°57'11"E

LINE	LENGTH	BEARING
L1	63.92	N19°17'22"W
L2	73.47	N89°55'46"W
L3	27.72	N89°55'09"W
L4	27.92	N88°48'30"W
L5	66.61	S81°31'50"W
L6	61.85	S03°36'37"E
L7	108.57	S74°26'42"W
L8	75.56	S09°44'00"E
L9	50.00	S56°00'53"W
L10	55.25	S56°00'53"W
L11	11.38	N61°43'06"W
L12	32.23	S56°00'53"W
L13	57.60	S74°48'58"W
L14	68.72	S02°45'36"E
L15	17.33	N32°56'25"E
L16	27.44	N74°48'58"E
L17	86.54	N74°48'58"E
L18	66.34	N17°31'53"E
L19	106.24	S73°31'53"W
L20	56.47	S85°51'26"W
L21	19.00	N66°22'09"W
L22	42.00	S89°12'09"W
L23	55.92	N08°01'56"W
L24	69.23	N02°36'18"W
L26	49.02	S02°47'01"E
L27	81.33	N74°48'58"E
L28	66.00	S00°02'02"E
L29	25.00	S70°42'38"W
L30	17.44	S70°42'38"W
L31	63.92	S70°42'38"W
L32	81.19	N05°21'48"W



MATCH LINE SEE SHEET 3



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	10.00	532.57	1°04'33"	10.00	N18°45'06"W
C2	79.92	50.00	91°20'54"	71.54	S64°28'12"E
C3	212.00	358.00	33°55'48"	208.92	S72°58'46"W
C4	172.92	292.00	33°55'48"	170.40	S72°58'28"W
C5	21.66	66.00	18°48'06"	21.56	N65°25'40"E
C6	33.85	25.00	77°44'12"	31.32	N12°19'36"W
C7	38.42	25.00	88°03'03"	34.74	S36°01'41"W
C8	123.37	507.51	13°55'36"	123.07	N12°19'36"W
C9	10.40	50.00	11°55'19"	10.39	N75°43'23"W
C10	24.58	50.00	28°27'43"	24.58	N84°08'06"W
C11	44.48	50.00	50°58'06"	43.03	N44°16'41"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C12	192.46	325.00	33°55'48"	189.66	S72°58'28"W
C13	10.83	33.00	18°48'03"	10.78	N65°25'40"E

PLAT PREPARED BY:
 RICHARD J. HICKMAN
 LAND SURVEYING, INC.
 4449 S. PLEASANT GROVE ROAD
 INVERNESS, FLORIDA 34452
 (352) 726-3660



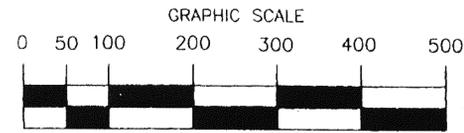
SOUTH WILDWOOD INDUSTRIAL PARK

A SUBDIVISION IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



LEGEND:

- SET 5/8" IRON ROD WITH CAP "R.J. HICKMAN LS 4008"
- SET 4"x4" CONCRETE MONUMENT STAMPED "PRM R.J. HICKMAN LS 4008"
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- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY



(IN FEET)
1 INCH = 100' FT.

PLAT PREPARED BY:

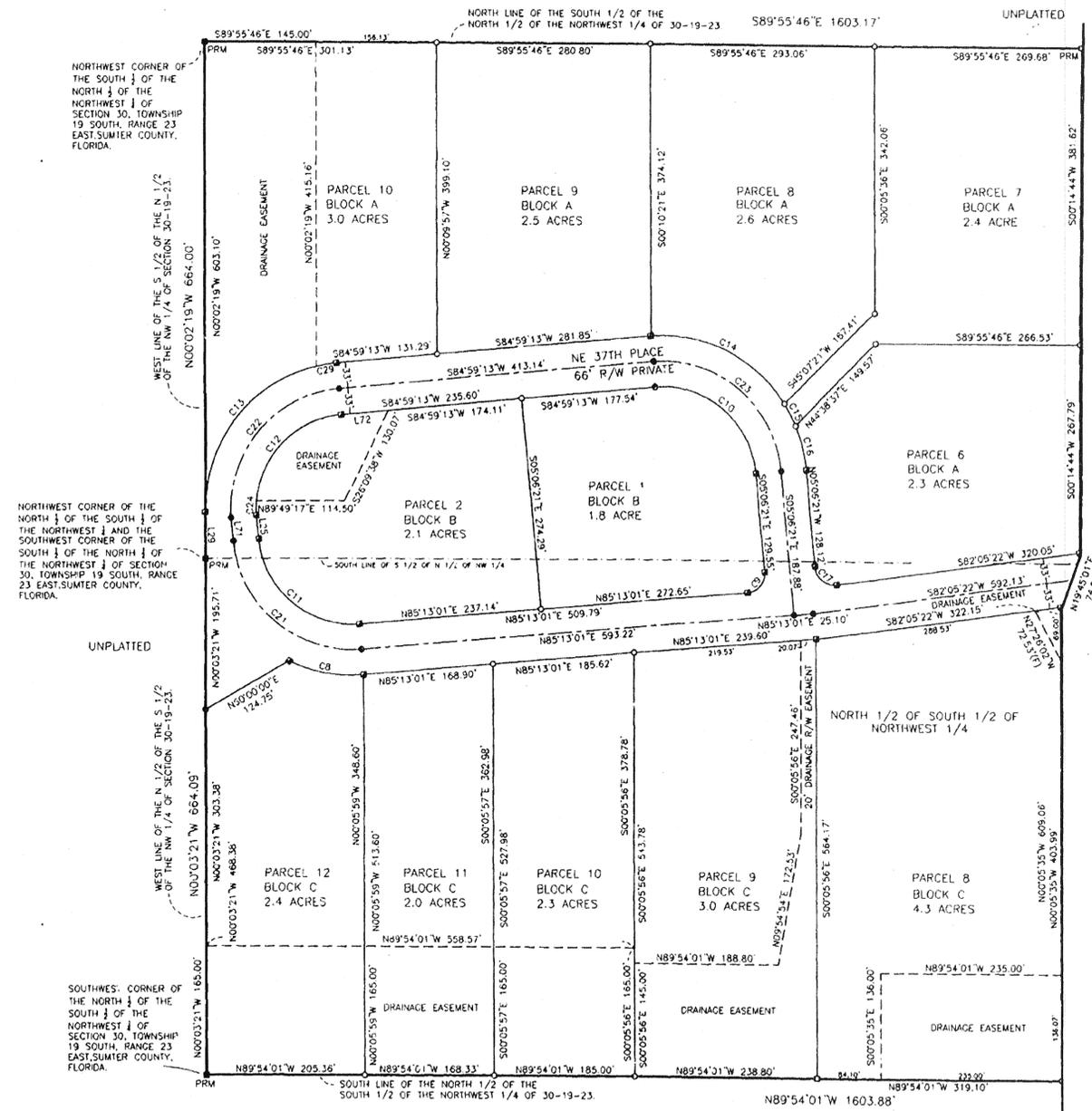
RICHARD J. HICKMAN
LAND SURVEYING, INC.
4449 S. PLEASANT GROVE ROAD
INVERNESS, FLORIDA 34452
(352) 726-3660

LINE	LENGTH	BEARING
L71	31.34	S04°46'59"E

LINE	LENGTH	BEARING
L25	31.34	S04°46'59"E
L29	60.90	N00°02'19"W
L72	61.50	N84°59'13"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C21	241.90	154.00	90°00'00"	217.79	S49°46'59"E
C22	241.90	154.00	90°00'00"	217.79	S40°13'01"W
C23	240.93	154.00	89°38'16"	217.10	N49°55'41"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	99.63	187.00	30°11'52"	98.45	S79°45'19"E
C9	39.41	25.00	90°19'02"	35.45	N40°03'20"E
C10	189.30	121.00	89°38'16"	170.58	N49°55'41"W
C11	190.07	121.00	90°00'00"	171.12	S49°46'59"E
TOTAL C12	190.07	121.00	90°00'00"	171.12	S40°13'01"W
C13	283.73	187.00	86°56'03"	257.29	S41°40'49"W
C14	201.14	187.00	62°32'50"	194.10	N63°34'08"W
C15	31.43	187.00	9°37'47"	31.39	N27°28'44"W
C16	58.73	187.00	17°59'30"	58.49	N13°40'01"W
C17	39.31	25.00	90°08'00"	35.39	S52°59'17"E
C24	18.96	121.00	8°58'39"	18.94	S00°16'39"E
C29	26.56	187.00	8°08'12"	26.54	S81°04'05"W



MATCH LINE
SEE SHEET 2

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1302-01 – Final Plat – Oxford Greens

Owner: Sumter Retirement Residence LLC

Applicant: Mark Lowen

Parcel: D08=005

The applicant seeks final plat approval under the subdivision process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the next phase of their development. Parcel D08=005 is being subdivided into five lots. Proposed plans for the development include an Independent Living Facility, an Assisted Living Facility and Memory Care, and Senior Cottages.

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 site plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

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 final plats under the subdivision process in accordance with the procedure outlined in subsection 1.14 (B)(4)(c) and the criteria for the approval of final plats as defined in section 5.6 of the LDRs.

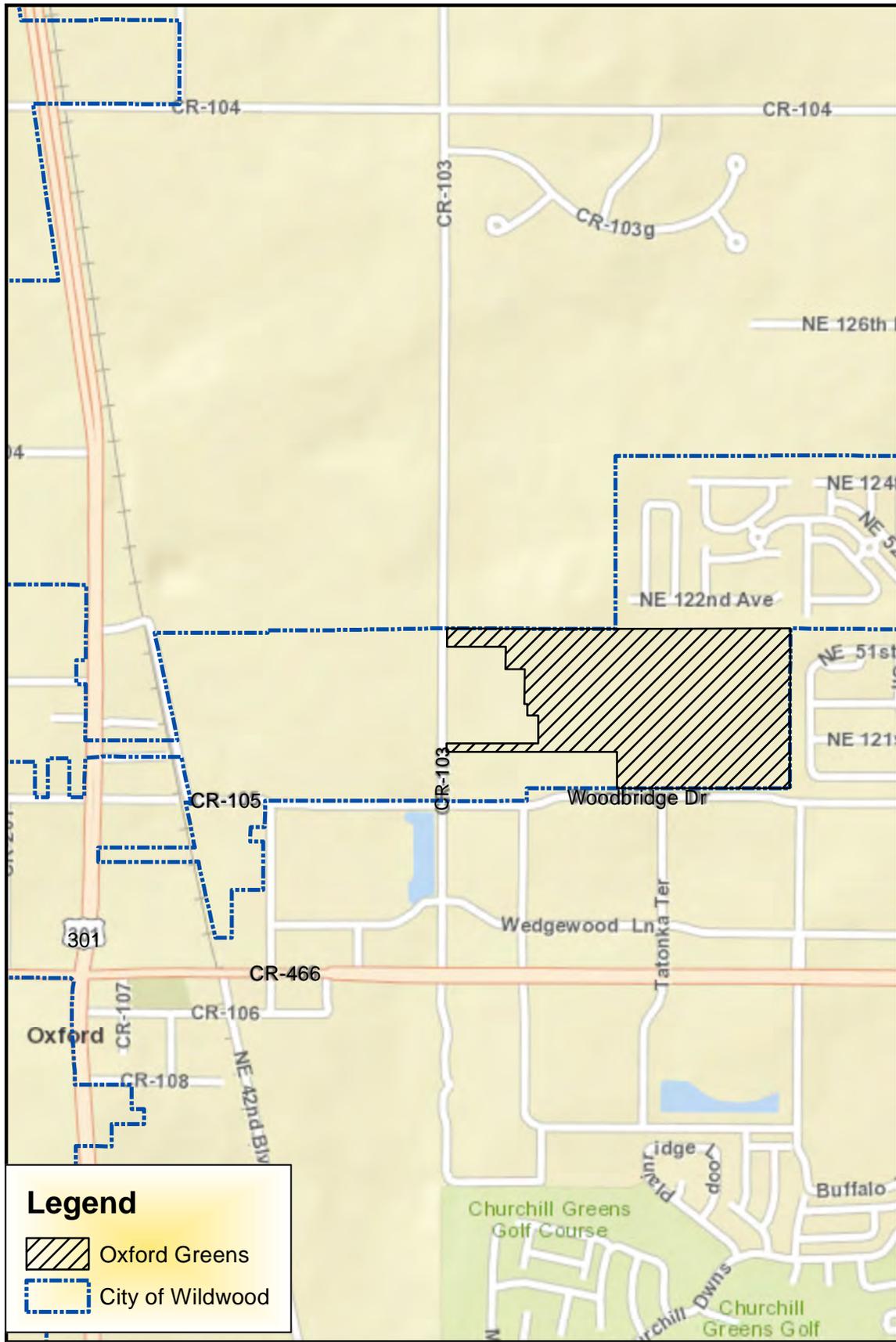
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, February 22, 2013.



DATED: February 27, 2013

Melanie D. Peavy
Development Services Director

F:\Terr\GIS\Maps\Location\Location - Oxford Greens.mxd - 2/28/2013 9:26:57AM - toneal

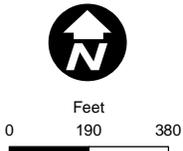


Legend

-  Oxford Greens
-  City of Wildwood



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



LOCATION MAP	
OXFORD GREENS WILDWOOD, FLORIDA	
FEBRUARY 2013	FINAL PLAT



Tillman & Associates
 ENGINEERING, I.L.C.
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100 • Ocala, FL 34471
 Office: (352) 307-1917 • Fax: (352) 307-2420
 CERTIFICATE OF AUTHORIZATION #26736

DATE	REVISIONS

OXFORD GREENS
 CITY OF WILDWOOD, FL
**AERIAL
 PHOTOGRAPH**

DATE 10-30-12
 DRAWN BY KD
 CHKD BY JDT
 JOB NO. 12-7042

SIGNATURE:
 J. DAVID TILLMAN, P.E. # 60281
 DATE:
 SHT. 2 OF 3

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COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, PLAT BOOK _____, PAGE _____.

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA, 34471

OXFORD GREENS

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 1 OF 4

DESCRIPTION:

A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE EAST 1/2 OF SAID SECTION 8, THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, S.00°02'06"E., A DISTANCE OF 3965.62 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°29'39"E. A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 103 (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST RIGHT OF WAY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, S.89°52'22"E., A DISTANCE OF 1300.59 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, S.89°51'37"E. A DISTANCE OF 1335.41 FEET TO THE N.E. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 8, S.00°01'33"W., A DISTANCE OF 1217.31 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°49'49"W., A DISTANCE OF 1334.52 FEET TO A POINT ON THE EAST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST BOUNDARY, N.00°00'25"W., A DISTANCE OF 277.18 FEET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE SOUTH 383.81 FEET OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.89°49'26"W., A DISTANCE OF 1300.24 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD 103; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°01'11"W., A DISTANCE OF 74.95 FEET TO THE S.W. CORNER OF "OXFORD PROFESSIONAL PARK" AS RECORDED IN PLAT BOOK 13, PAGES 10 AND 10A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID "OXFORD PROFESSIONAL PARK", S.89°49'23"E., A DISTANCE OF 699.94 FEET TO THE S.E. CORNER OF SAID "OXFORD PROFESSIONAL PARK"; THENCE ALONG THE EAST BOUNDARIES OF SAID "OXFORD PROFESSIONAL PARK" THE FOLLOWING COURSES; N.00°23'11"W., A DISTANCE OF 213.27 FEET; THENCE S.89°32'49"W., A DISTANCE OF 84.72 FEET; THENCE N.00°09'20"E., A DISTANCE OF 89.56 FEET; THENCE S.89°52'18"W., A DISTANCE OF 20.11 FEET; THENCE N.00°08'29"E., A DISTANCE OF 263.59 FEET; THENCE N.89°51'06"W., A DISTANCE OF 147.29 FEET; THENCE N.00°11'08"E., A DISTANCE OF 169.42 FEET TO THE N.E. CORNER OF SAID "OXFORD PROFESSIONAL PARK"; THENCE ALONG THE NORTH BOUNDARY OF SAID "OXFORD PROFESSIONAL PARK", S.89°38'23"W., A DISTANCE OF 448.42 FEET TO THE N.W. CORNER OF SAID "OXFORD PROFESSIONAL PARK" AND A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD 103; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°01'35"W., A DISTANCE OF 132.84 FEET TO THE POINT OF BEGINNING.

NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS BEING S.00°02'06"E.
4. PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF WILDWOOD BOARD OF CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS.
5. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
6. THE SURVEYED LANDS DEPICTED HEREIN APPEAR TO LIE WITHIN FLOOD ZONE "C" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 120296 0075 B, EFFECTIVE MARCH 15, 1982.

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1980
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, Florida 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 • TRAVIS P. BARRINEAU, P.S.M. - LS 4897
MINORITY BUSINESS ENTERPRISE

SURVEYOR'S CERTIFICATE:

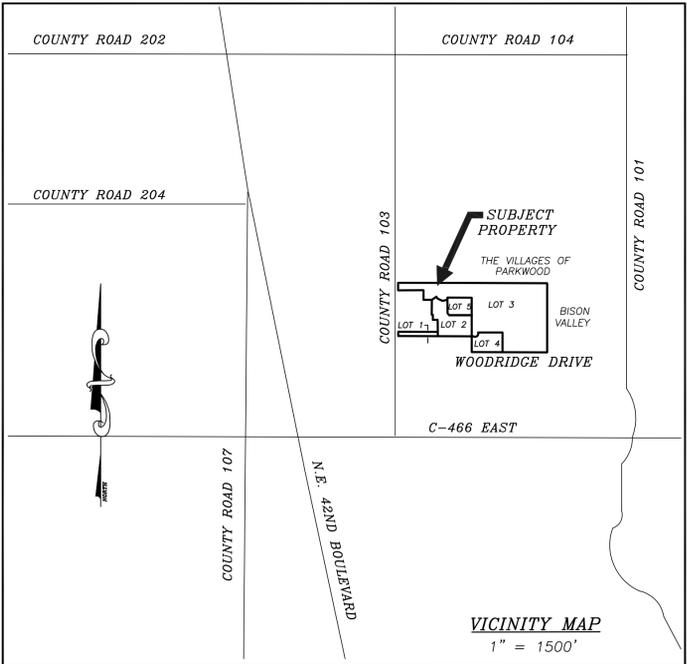
THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON OCTOBER 07, 2011 HE COMPLETED THE SURVEY OF LANDS DESCRIBED ON THIS PLAT, AND THIS IS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED. I FURTHER CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____
CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553

COMMUNITY DEVELOPMENT SERVICES DIRECTOR:

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE ZONED PROPERLY AND THAT THE DEVELOPMENT HAS PROCEEDED THROUGH THE SUBDIVISION REQUIREMENTS. I FURTHER CERTIFY THAT I HAVE PRESENTED TO THE CITY COMMISSION FOR THE RECORDATION IN THE MINUTES OF THEIR MEETING ON THE _____ DAY OF _____, 2013. CERTIFIED BY THE CITY ATTORNEY, ATTESTED BY THE CITY CLERK.

MELANIE PEAVY
DEVELOPMENT SERVICES DIRECTOR
CITY OF WILDWOOD



TITLE CERTIFICATE:

I HAVE EXAMINED A REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF THE TITLE TO THE ABOVE DESCRIBED LANDS IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, FROM EARLIEST RECORD THROUGH _____, AND BASED UPON THIS EXAMINATION, I FIND THE FEE SIMPLE TITLE THERETO VESTED IN SUMTER RETIREMENT RESIDENCE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SUBJECT, HOWEVER TO THE FOLLOWING:

1. PERPETUAL RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 44, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
2. EASEMENT TO CITY OF WILDWOOD RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 527, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
3. GRANTS OF, AND AGREEMENT CONCERNING EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 536, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; AMENDMENT TO GRANTS OF, AND AGREEMENT CONCERNING, EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2079, PAGE 108, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SECOND AMENDMENT TO GRANTS OF, AND AGREEMENT CONCERNING, EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2193, PAGE 1, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; JOINDER, CONSENT AND SUBORDINATION RECORDED IN OFFICIAL RECORDS BOOK 2198, PAGE 165, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; JOINDER, CONSENT AND SUBORDINATION RECORDED IN OFFICIAL RECORDS BOOK 2198, PAGE 166, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
4. DEVELOPER'S AGREEMENT BETWEEN THE CITY OF WILDWOOD, FLORIDA AND MARICAMP, LLC RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 690, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
5. ADDENDUM TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 715, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
6. PARTIAL ASSIGNMENT OF ERUs AND RIGHTS UNDER DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 532, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
7. MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 2404, PAGE 449, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
8. MORTGAGE WITH ABSOLUTE ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 2404, PAGE 506, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
9. SUBORDINATION AND STANDSTILL AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2404, PAGE 486, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

BY: _____
SHUTTS & BOWEN, LLP

CHARLES B. COSTAR, III

CITY SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY PER CHAPTER 177 BY THE UNDERSIGNED SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WILDWOOD AND HAS BEEN FOUND TO CONFORM TO SUCH CHAPTER.

SIGNATURE

PRINT NAME

DATE:

REGISTRATION NO.

OWNER'S DEDICATION:

STATE OF WASHINGTON
COUNTY OF CLARK

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN AND KNOWN AS OXFORD GREENS, DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

- 1) THE FOLLOWING FACILITIES ARE FOR PRIVATE USE ONLY:
(A) STORMWATER EASEMENT, FOR USE AND MAINTENANCE AS SET FORTH IN THAT CERTAIN GRANTS OF, AND AGREEMENT CONCERNING, EASEMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 536, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AS AMENDED, AND SUMTER COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF THE SAME;
(B) ACCESS EASEMENT & UTILITY EASEMENT, FOR NON-EXCLUSIVE USE BY THE OWNERS OF LOT 1, LOT 2, LOT 3, LOT 4 AND LOT 5, THEIR RESPECTIVE SUCCESSORS IN TITLE, LICENSEES AND INVITEES, FOR VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 AND COUNTY ROAD 103 AND FOR UNDERGROUND UTILITIES (PROVIDED ABOVE GROUND TRANSFORMERS, METERS AND UTILITY MARKERS SHALL BE PERMITTED) REASONABLY NECESSARY OR CONVENIENT FOR THE SAFE AND EFFICIENT DEVELOPMENT, OPERATION AND MAINTENANCE OF LOTS 1, 2 AND 3 FOR THE ENJOYMENT AND USE OF SUCH EASEMENT FOR THE PURPOSES DESCRIBED ABOVE. IN ADDITION, THE ACCESS EASEMENT SHALL BE FOR USE BY THE CITY OF WILDWOOD, FLORIDA AND SUMTER COUNTY, FLORIDA, AND OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF DELIVERY AND PICK-UP SERVICES, POLICE SERVICES, AMBULANCE SERVICES, FIRE PROTECTION SERVICES AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS AND REPRESENTATIVES OF UTILITIES. THE ACCESS EASEMENT & UTILITY EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 2, ITS SUCCESSORS AND/OR ASSIGNS, WHICH ASSIGNS MAY INCLUDE WITHOUT LIMITATION A PROPERTY OWNERS ASSOCIATION, AND SUMTER COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF THE SAME.
- 2) NO PART OF SAID LANDS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF WILDWOOD, FLORIDA, SUMTER COUNTY, FLORIDA OR TO THE PUBLIC.

IN WITNESS THEREOF, THE UNDERSIGNED OWNER(S) HERETO SET THEIR HAND AND SEAL ON THIS _____ DAY OF _____, 2013.

SUMTER RETIREMENT RESIDENCE LLC, A WASHINGTON
LIMITED LIABILITY COMPANY

BY: HAWTHORN MANAGEMENT SERVICES CORP., A WASHINGTON
CORPORATION, ITS MANAGER

BY: BARTON G. COLSON, PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

BEFORE ME THIS DAY PERSONALLY APPEARED BARTON G. COLSON, AS PRESIDENT OF HAWTHORN MANAGEMENT SERVICES CORP., A WASHINGTON CORPORATION, MANAGER OF SUMTER RETIREMENT RESIDENCE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN _____, OR WHO PRODUCED IDENTIFICATION _____ AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS PRESIDENT OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC: _____
STATE OF: _____
COMMISSION EXPIRES: _____

CLERK'S CERTIFICATE:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE WILDWOOD SUBDIVISION COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS _____ DAY OF _____, 2013.

ATTEST: _____
RICHARD BUSCHE, P.E. MELANIE PEAVY
CITY ENGINEER DEVELOPMENT SERVICES DIRECTOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THIS _____ DAY OF _____, 2013.

JOSEPH JACOBS ED WOLF
CITY CLERK MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY HIM OR HER AS TO LEGALITY ON THIS _____ DAY OF _____, 2013.

JERRI A. BLAIR
CITY OF WILDWOOD ATTORNEY

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 2013 AT _____

CLERK OF THE COURTS IN AND FOR SUMTER COUNTY, FLORIDA.

PRINT NAME DEPUTY CLERK

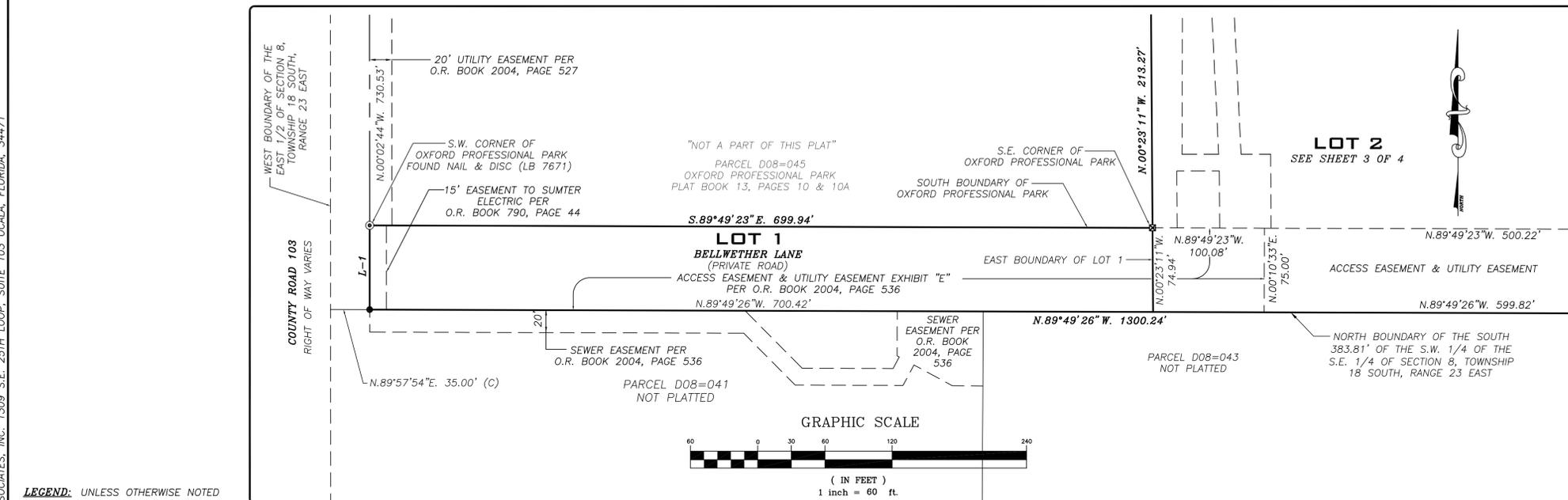
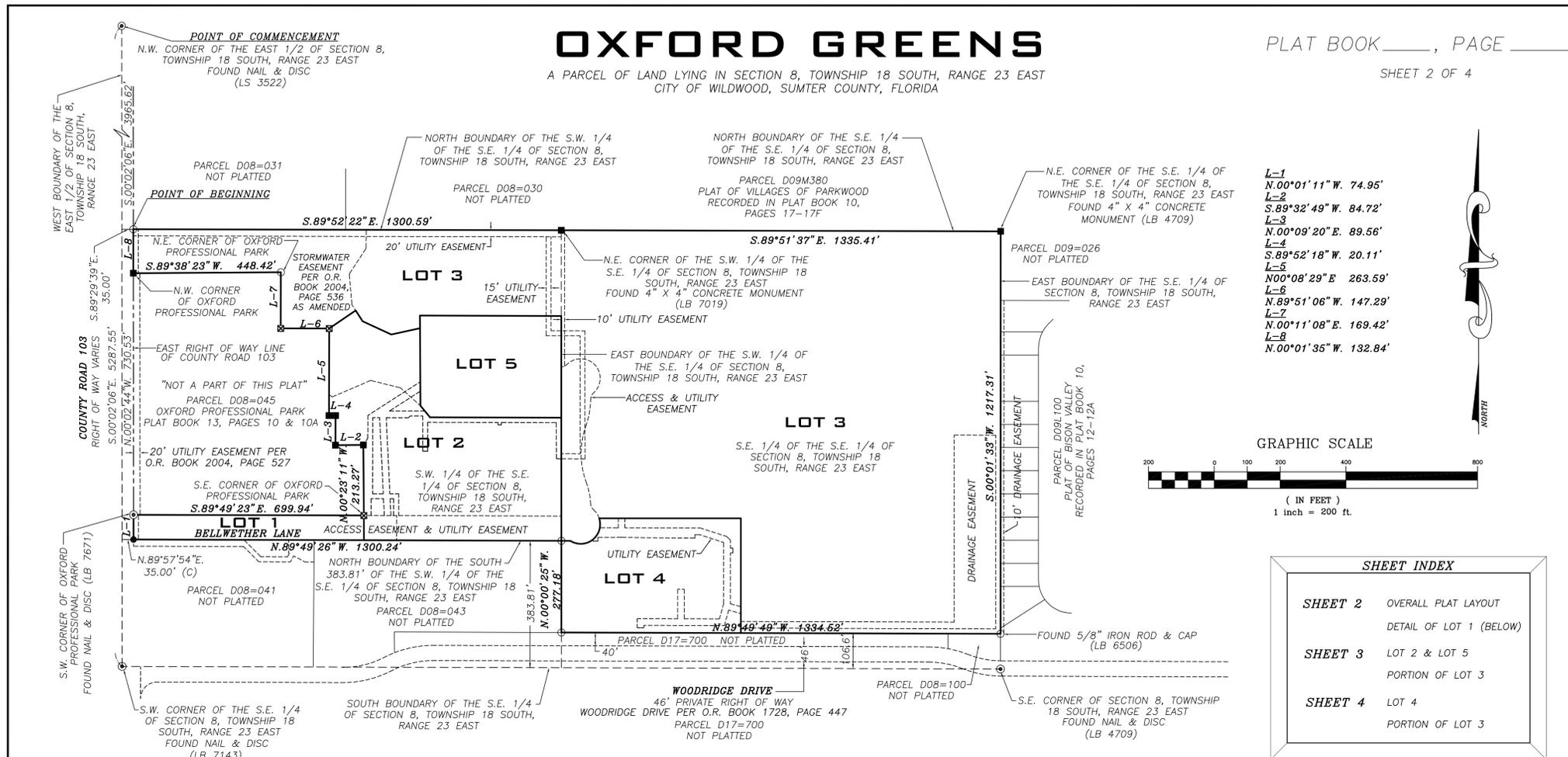
SIGNATURE DEPUTY CLERK

OXFORD GREENS

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 2 OF 4



LEGEND: UNLESS OTHERWISE NOTED

- ☉ = CENTERLINE OF RIGHT OF WAY
- R/W = RIGHT OF WAY LINE
- O.R. = OFFICIAL RECORDS OF SUMTER COUNTY
- C.B. = CHORD BEARING
- = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION)
- ⊠ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 7389)
- = FOUND NAIL & DISC
- = FOUND 5/8" IRON ROD & CAP (LB 4709)
- = SET 5/8" IRON ROD & CAP - LB 5091

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

R.M. BARRINEAU AND ASSOCIATES
 PROFESSIONAL SURVEYORS & MAPPERS
 1309 S.E. 25th Loop, Suite 103, Ocala, Florida 34471
 PHONE: (352) 922-3133 • FAX: (352) 365-3771 • www.rmbarneau.com
REGINALD M. BARRINEAU, P.S.M., FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
 CHRISTOPHER J. HOVSON, P.S.M., C.F.M., L.S. 6533 • TRAVIS P. BARRINEAU, P.S.M., L.S. 6997
 MINORITY BUSINESS ENTERPRISE

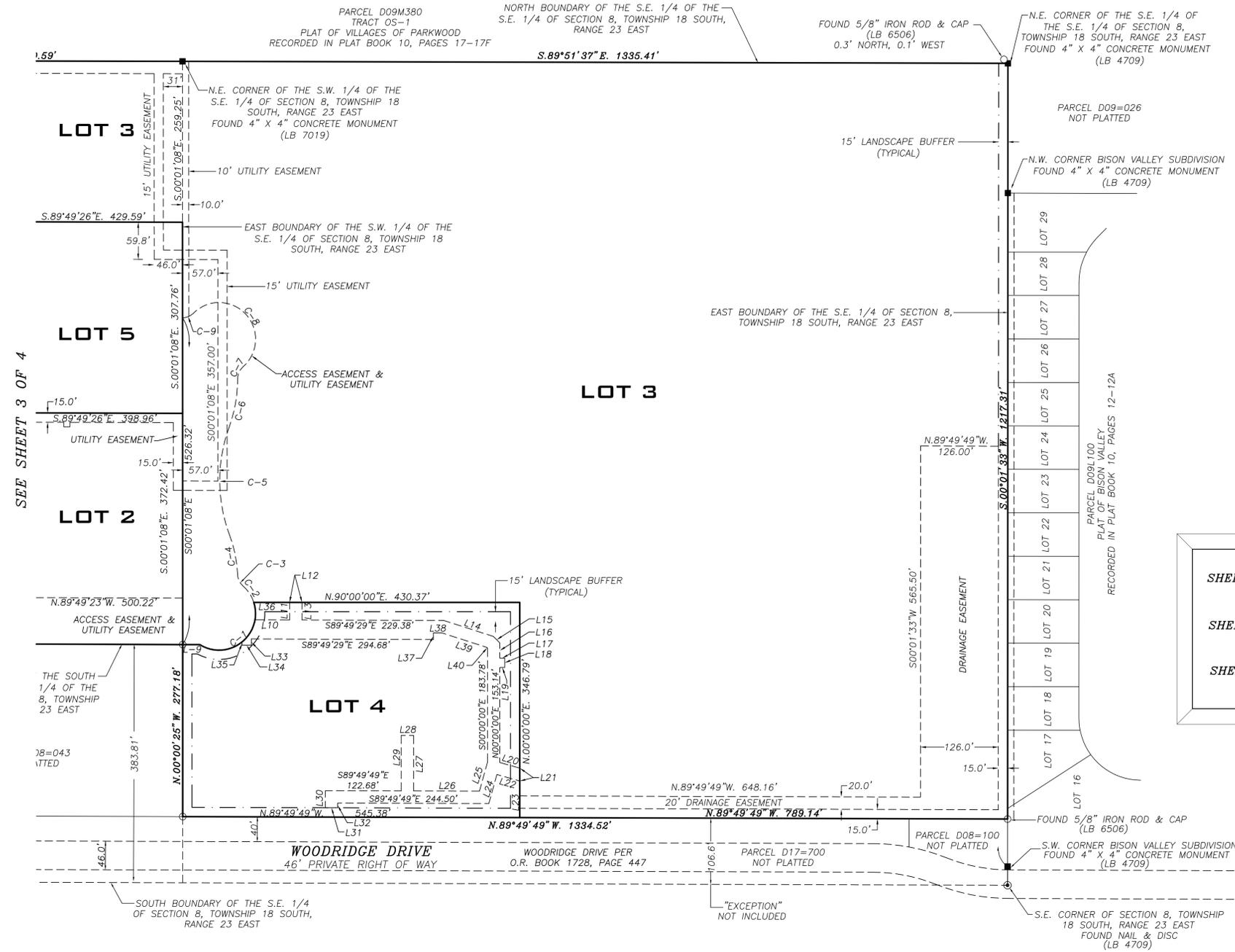
PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA, 34471

OXFORD GREENS

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 4 OF 4



SEE SHEET 3 OF 4



SHEET INDEX

SHEET 2	OVERALL PLAT LAYOUT DETAIL OF LOT 1
SHEET 3	LOT 2 & LOT 5 PORTION OF LOT 3
SHEET 4	LOT 4 PORTION OF LOT 3

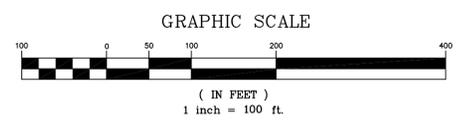
LINE TABLE

LINE	LENGTH	BEARING
L9	27.60'	N89°49'26"W
L10	56.07'	S89°49'29"E
L11	28.40'	N00°00'00"W
L12	20.00'	N90°00'00"E
L13	28.46'	S00°00'00"E
L14	84.36'	S72°11'23"E
L15	14.86'	S45°00'00"E
L16	24.43'	S00°00'00"W
L17	7.78'	S89°49'29"E
L18	15.00'	S00°00'00"W
L19	7.78'	N89°49'29"W
L20	33.41'	S74°17'24"E
L21	20.78'	S00°00'00"W
L22	38.43'	N74°17'24"W
L23	58.93'	S00°00'00"W
L24	48.50'	S15°42'36"W
L25	48.37'	N15°42'36"E
L26	106.62'	S89°49'49"E
L27	89.39'	S00°00'00"W
L28	20.00'	S89°49'49"E
L29	89.39'	N00°00'00"E
L30	27.50'	N00°10'10"E
L31	20.00'	N89°49'49"W
L32	7.50'	S00°10'10"W
L33	9.91'	S00°10'31"W
L34	15.00'	N89°49'29"W
L35	4.90'	N00°10'31"E
L36	58.01'	N90°00'00"E
L37	10.77'	S00°34'16"W
L38	13.51'	N89°49'29"W
L39	76.42'	N72°11'23"W
L40	1.74'	N45°00'00"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
C-1	139°49'41"	59.00'	143.99'	110.82'	N52°05'42"E
C-2	31°22'44"	59.00'	32.31'	31.91'	N33°30'31"W
C-3	46°52'45"	25.00'	20.45'	19.89'	S25°45'31"E
C-4	18°15'34"	205.00'	65.33'	65.06'	N11°26'55"W
C-5	40°36'53"	250.00'	177.21'	173.53'	S00°16'16"E
C-6	20°00'18"	230.00'	80.31'	79.90'	N10°02'01"E
C-7	49°03'21"	25.00'	21.40'	20.76'	S24°33'32"W
C-8	184°06'44"	59.00'	189.59'	117.92'	N42°58'09"W
C-9	44°20'46"	25.00'	19.35'	18.87'	N67°08'52"E

- LEGEND:** UNLESS OTHERWISE NOTED
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 - ⊙ = FOUND NAIL & DISC
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CHRISTOPHER J. HONICON, P.S.M., C.F.M., L.S. 6903 • TRAVIS P. BARRINEAU, P.S.M., L.S. 6907
MINORITY BUSINESS ENTERPRISE

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA, 34471

SHUTTS
&
BOWEN
LLP

ATTORNEYS AND COUNSELLORS AT LAW

CHARLES B. COSTAR, III
PARTNER
(407) 835-6910 Direct Telephone

E-MAIL ADDRESS:
ccostar@shutts.com

December 3, 2012

Mayor Ed Wolf
City Commissioners
City of Wildwood
100 North Main Street
Wildwood, Florida 34785

**Re: Title Certification – Sumter Retirement Residence LLC
Plat of Oxford Greens**

Dear Mayor Wolf and Commissioners:

Pursuant to Chapter 177.041(2), Florida Statutes, please be advised that I am an attorney at law licensed in Florida and have examined the Sumter County Public Records with respect to the title to that certain property proposed to be platted as “OXFORD GREENS” more particularly described on **Exhibit “A”** attached hereto (the “Property”).

My examination of the recorded public records based on a plat search prepared by First American Title Insurance Company, from the earliest public records through November 26, 2012, at 8:00 a.m., reveals, other than Notices of Commencements which are not liens, clouds or encumbrances on real property pursuant to Section 713.13(3), Florida Statutes (2010), the following as of this date:

1. Record title holder to the Property is in the name of Sumter Retirement Residence LLC, a Washington limited liability company, by virtue of that certain Warranty Deed recorded in Official Records Book 2376, Page 530, of the Public Records of Sumter County, Florida.
2. Perpetual Right-Of-Way Easement to Sumter Electric Cooperative, Inc., recorded February 17, 2000 in Official Records Book 790, Page 44, Public Records of Sumter County, Florida.

3. Easement to the City of Wildwood, recorded October 20, 2008 in Official Records Book 2004, Page 527, Public Records of Sumter County, Florida.

4. Grants of, and Agreement Concerning, Easements executed by Maricamp, LLC, a Florida limited liability company; CFUS Development, LLC, a Florida limited liability company; Oxford Retirement Residence LLC, a Delaware limited liability company, and Open Bible Ev. Lutheran Church At The Villages, Corp., a Florida not for profit corporation, dated October 1, 2008 and recorded October 20, 2008 in Official Records Book 2004, Page 536, as amended by: Amendment to Grants of, and Agreement Concerning, Easements, recorded June 3, 2009 in Official Records Book 2079, Page 108, Second Amendment to Grants of, and Agreement Concerning, Easements recorded May 20, 2010 in Official Records Book 2193, Page 1, together with: Joinder, Consent and Subordination of Wels Church Extension Fund, Inc., recorded June 8, 2010 in Book 2198, Page 165, and Joinder, Consent and Subordination of Lutheran Association for Church Extension, Inc., recorded June 8, 2010 in Book 2198, Page 166, all of the Public Records of Sumter County, Florida.

5. Developer's Agreement between The City of Wildwood, Florida and Maricamp, LLC, dated May 30, 2007 and recorded August 21, 2007 in Official Records Book 1827, Page 690, as amended by: Addendum to Developer's Agreement between The City of Wildwood, Florida and Maricamp, LLC approved February 13, 2006, dated May 30, 2007 and recorded August 21, 2007 in Official Records Book 1827, Page 715, and Partial Assignment of ERUs and Rights under Developer's Agreement dated October 15, 2008 and recorded October 20, 2008 in Official Records Book 2004, Page 532.

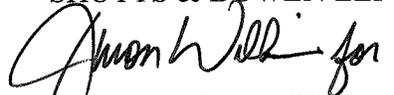
6. Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing executed by Sumter Retirement Residence LLC, a Washington limited liability company, in favor of Bank of America, N.A, dated January 25, 2012 and recorded January 31, 2012 in Official Records Book 2404, Page 449, Public Records of Sumter County, Florida.

7. Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Sumter Retirement Residence LLC, a Washington limited liability company, in favor of Hawkridge Investment LLC, a Washington limited liability company, dated January 25, 2012 and recorded January 31, 2012 in Official Records Book 2404, Page 506, as affected by: Subordination and Standstill Agreement dated January 25, 2012 and recorded January 31, 2012 in Official Records Book 2404, Page 486, Public Records of Sumter County, Florida.

8. 2011 Real Estate Taxes for the Property are paid.

Sincerely,

SHUTTS & BOWEN LLP


Charles B. Costar, III, Esq.

Fla. Bar No. 976430

CBC/teb

ORLDOCS 12727932 1 21706.0040

cc: Sumter Retirement Residence LLC

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE EAST 1/2 OF SAID SECTION 8, THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, S.00°02'06"E., A DISTANCE OF 3965.62 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°29'39"E. A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 103 (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST RIGHT OF WAY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, S.89°52'22"E., A DISTANCE OF 1300.59 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, S.89°51'37"E. A DISTANCE OF 1335.41 FEET TO THE N.E. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 8, S.00°01'33"W., A DISTANCE OF 1217.31 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°49'49"W., A DISTANCE OF 1334.52 FEET TO A POINT ON THE EAST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST BOUNDARY, N.00°00'25"W., A DISTANCE OF 277.18 FEET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE SOUTH 383.81 FEET OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.89°49'26"W., A DISTANCE OF 1300.24 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD 103; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°01'11"W., A DISTANCE OF 74.95 FEET TO THE S.W. CORNER OF "OXFORD PROFESSIONAL PARK" AS RECORDED IN PLAT BOOK 13, PAGES 10 AND 10A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID "OXFORD PROFESSIONAL PARK", S.89°49'23"E., A DISTANCE OF 699.94 FEET TO THE S.E. CORNER OF SAID "OXFORD PROFESSIONAL PARK"; THENCE ALONG THE EAST BOUNDARIES OF SAID "OXFORD PROFESSIONAL PARK" THE FOLLOWING COURSES: N.00°23'11"W., A DISTANCE OF 213.27 FEET; THENCE S.89°32'49"W., A DISTANCE OF 84.72 FEET; THENCE N.00°09'20"E., A DISTANCE OF 89.56 FEET; THENCE S.89°52'18"W., A DISTANCE OF 20.11 FEET; THENCE N.00°08'29"E., A DISTANCE OF 263.59 FEET; THENCE N.89°51'06"W., A DISTANCE OF 147.29 FEET; THENCE N.00°11'08"E., A DISTANCE OF 169.42 FEET TO THE N.E. CORNER OF SAID "OXFORD PROFESSIONAL PARK"; THENCE ALONG THE NORTH BOUNDARY OF SAID "OXFORD PROFESSIONAL PARK", S.89°38'23"W., A DISTANCE OF 448.42 FEET TO THE N.W. CORNER OF SAID "OXFORD PROFESSIONAL PARK" AND A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD 103; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°01'35"W., A DISTANCE OF 132.84 FEET TO THE POINT OF BEGINNING.

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1302-03 – Preliminary Plan (Plat) – Villages of Legacy Park

Owner: R. William Futch, Trustee

Applicant: Gary Thurston, Advanced Holdings, LLC

Parcel: D30=003, D30=004, D30=006

The applicant seeks preliminary plan approval under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the first phase of their new development, Villages of Legacy Park.

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 site plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

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 preliminary plans under the subdivision process in accordance with the procedure outlined in subsection 1.14 (B)(4)(a) and the criteria for the approval of preliminary plans as defined in section 5.4 of the LDRs.

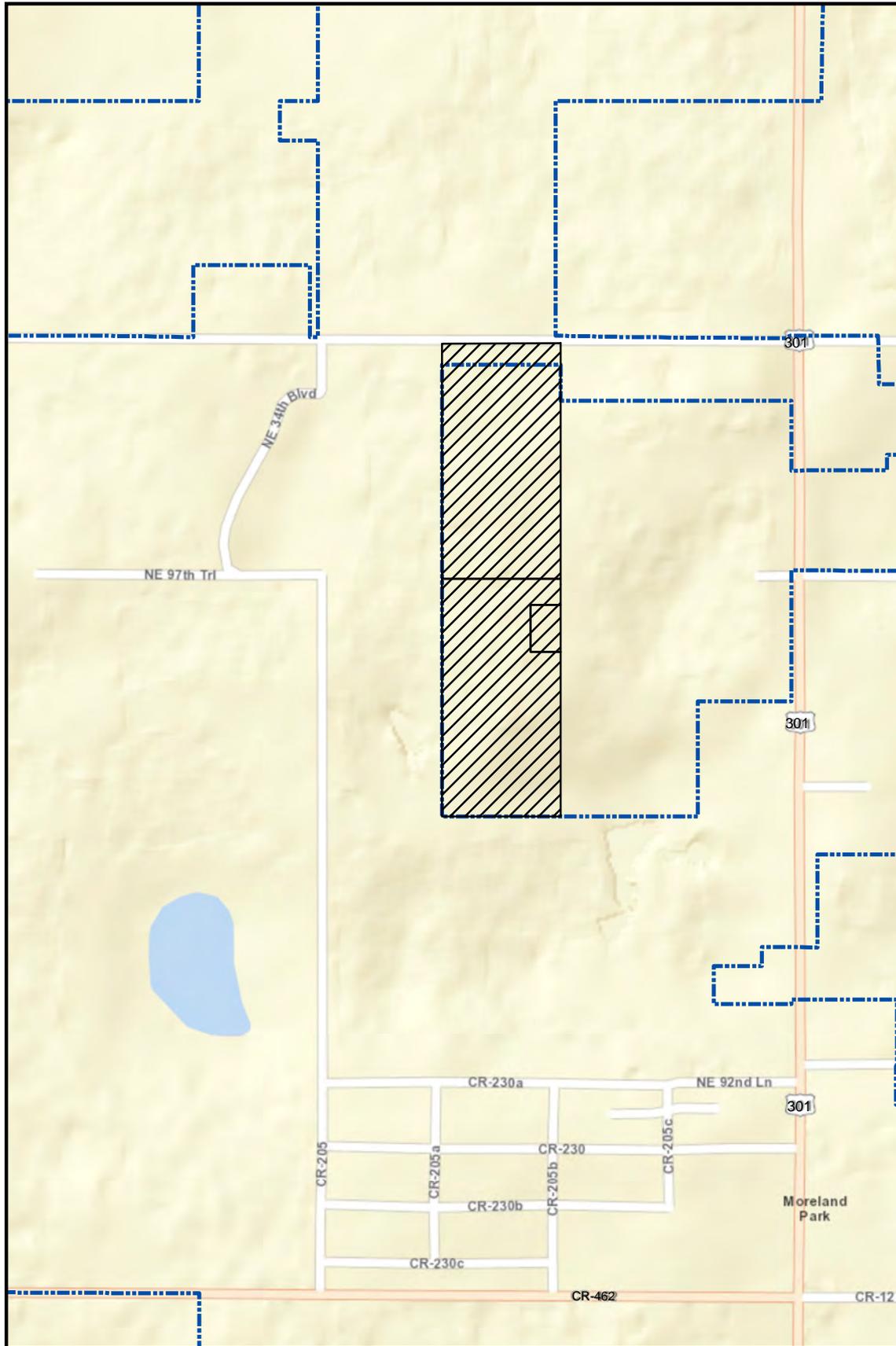
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, February 22, 2013.



DATED: February 27, 2013

Melanie D. Peavy
Development Services Director

F:\Terr\GIS\Maps\Location\Location - Villages of Legacy Park2.mxd - 2/28/2013 3:12:50 PM - toneal



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



Feet
0 190 380

LOCATION MAP

VILLAGES OF LEGACY PARK
WILDWOOD, FLORIDA

FEBRUARY 2013

PRELIMINARY PLAN



Project Name: 2012-27 THE VILLAGES OF LEGACY PARK

Sheet Name:

THE VILLAGES OF LEGACY PARK
AERIAL

Drawn:

JWS

Scale:

1" = 500'

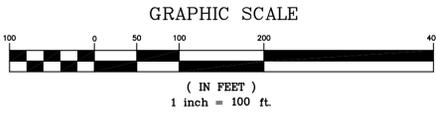
Date:

1-17-2013



MICHAEL W. RADCLIFFE ENGINEERING, INC.

2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568
www.radcliffeengineering.com



Parcel Descriptions:

D30=003
E1/2 OF NW 1/4 OF NE 1/4
LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (CITY OF WILDWOOD)
ZONING: R-1 (CITY OF WILDWOOD)

NORTH 100' OF THIS PARCEL IS IN SUMTER COUNTY (TO BE ANNEXED)
ZONING: A5 - (SUMTER COUNTY)
LAND USE DESIGNATION: RURAL RESIDENTIAL (SUMTER COUNTY)

D30=006
E1/2 OF SW1/4 OF NE1/4 LESS THE S 260 FT OF THE N 405 FT
OF THE 168 FT THEREOF
LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
ZONING: R-1

D30=004
THE S 260 FT OF N 405 FT OF E 168 FT OF E1/2 OF SW1/4 OF NE1/4
LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
ZONING: R-1

PROPERTY DESCRIPTIONS PER SUMTER COUNTY PROPERTY APPRAISER WEBSITE.

THE VILLAGES OF LEGACY PARK

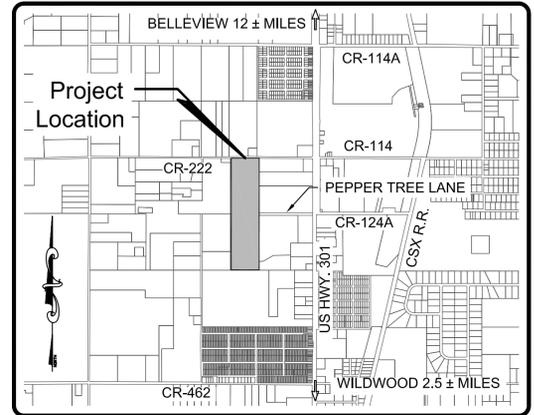
PRELIMINARY PLAN

PROJECT # SP 1302-03

ALLOWABLE DENSITY: 4 UNIT PER ACRE
TOTAL LOTS: 112
PROPOSED DENSITY: 112 UNITS/40.0 ACRES = 2.8± UNITS PER ACRE (LESS THAN ALLOWED DENSITY)

Site Information:

PROJECT NAME: THE VILLAGES OF LEGACY PARK
PROJECT LOCATION: WEST END OF PEPPER TREE LANE
PARCEL NUMBERS: D30-003, D30-004, D30-006
OWNER: WILLIAM R. FUTCH, TRUSTEE
CONTACT: GARY THURSTON
ADVANCED HOLDINGS, LLC.
ADDRESS: 2601 SE LAKE WEIR AVENUE
OCALA, FL. 34471
TELEPHONE: (352) 620-0179
SITE AREA: 1,750,295 SF (40.18 AC)
PROPOSED LAND USE: LOW DENSITY RESIDENTIAL
ZONING: R-1
PROPOSED ROADWAY LENGTH: 5,705±



LOCATION MAP
SCALE: 1" = 2000'
WILDWOOD, FLORIDA
SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST

Open Space Requirements:

15% OF TOTAL GROSS ACREAGE

TOTAL ACREAGE = 40.18 ac
40.18 x 15% = 6.03 ACRES OPEN SPACE REQUIRED

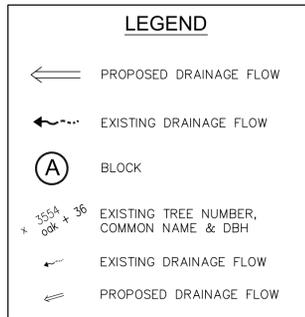
20' BUFFER 71,460 SF = 1.64 AC
DRA/CONSERVATION AREA (LESS 50% OF DRA 1.0) = 249,648 = 5.73 AC
COMMUNITY CENTER = 8,115 SF = 0.39 AC = 0.19 AC
50% OF DRA'S 2.0 & 3.0 AREA = 29,369 SF = 0.67 AC

TOTAL OPEN SPACE AVAILABLE: 8.23 ACRES

BUILDING SETBACKS -
FRONT = 30'
REAR = 15'
SIDE = 5'

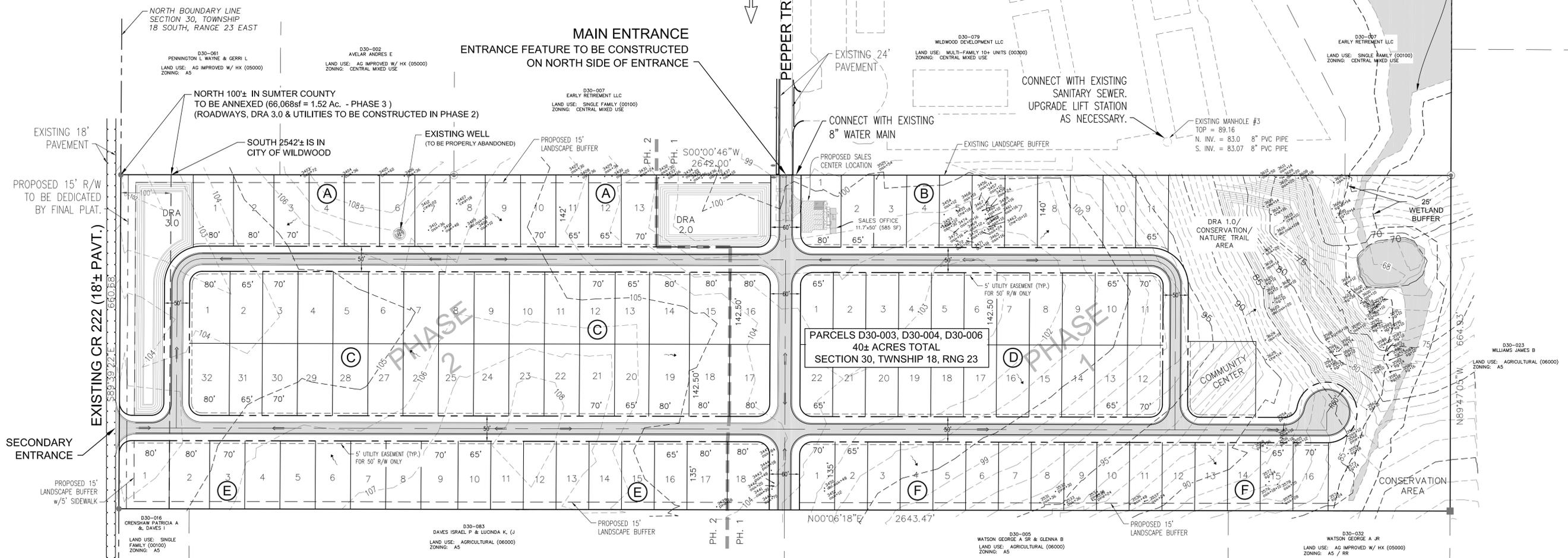
MINIMUM LOT WIDTH = 50'

LOT SUMMARY				
LOT WIDTH	65'	70'	80'	TOTAL
PHASE 1	44	4	4	52
PHASE 2	13	36	11	60
LOT SIZES & LOT YIELD MAY VARY DUE TO FINAL DESIGN & PERMITTING REQUIREMENTS				112



NOTES:

- ROADS TO BE PUBLIC. STREET NAMES TO BE PROVIDED WITH IMPROVEMENT PLANS.
- CR-222 (EXISTING 30' MAINTENANCE RIGHT-OF-WAY) SURVEYED 11.5' TO 19' IN WIDTH FROM PROPERTY LINE. PROPOSED RIGHT-OF-WAY TO BE 15' SOUTH FROM SECTION LINE (NORTH BOUNDARY OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST).
- RIGHT-OF-WAY TO BE 50' WITH CURB & GUTTER EXCEPT PEPPER TREE LANE WHICH WILL BE 60'. PAVEMENT TO BE 24' WIDE ON PEPPER TREE LANE EXTENSION. ALL OTHER ROADS TO BE 20' WIDE PAVEMENT.
- MINIMUM EDGE OF PAVEMENT RADII TO BE 40'.
- FOR CLARITY, SIDEWALKS NOT SHOWN BUT WILL BE SHOWN ON IMPROVEMENT PLANS AND CONSTRUCTED ON BOTH SIDES OF ROADS PER CITY OF WILDWOOD SPECIFICATIONS.
- ALL TREES SHOWN ARE 10" DBH OR GREATER LYING NORTH OF WETLAND BUFFER & LOCATED BY SURVEY.
- UTILITIES TO BE PROVIDED BY CITY OF WILDWOOD AND TO BE SHOWN ON IMPROVEMENT PLANS.
- TOPOGRAPHY PROVIDED BY SILVESTRE & ASSOCIATES, INC. VERTICAL DATUM: NAVD 1988. BENCHMARK USED: T753 (PID DN9190) ELEVATION: 99.12' DATE OF SURVEY: FEBRUARY 11, 2013
- AMENITIES TO INCLUDE COMMUNITY CENTER AND NATURE TRAILS WITHIN THE CONSERVATION AREA.
- A TRAFFIC ANALYSIS WILL BE CONDUCTED DURING THE IMPROVEMENT PLAN STAGE.



Project Name: THE VILLAGES OF LEGACY PARK
PRELIMINARY PLAN

Revisions to Plan Set
THIS DATE INDICATES THE LATEST DATE AT WHICH ANY PART OF THIS PLAN SET WAS REVISIONED.
Date: 2-20-2013

Sheet No. 1 of 2

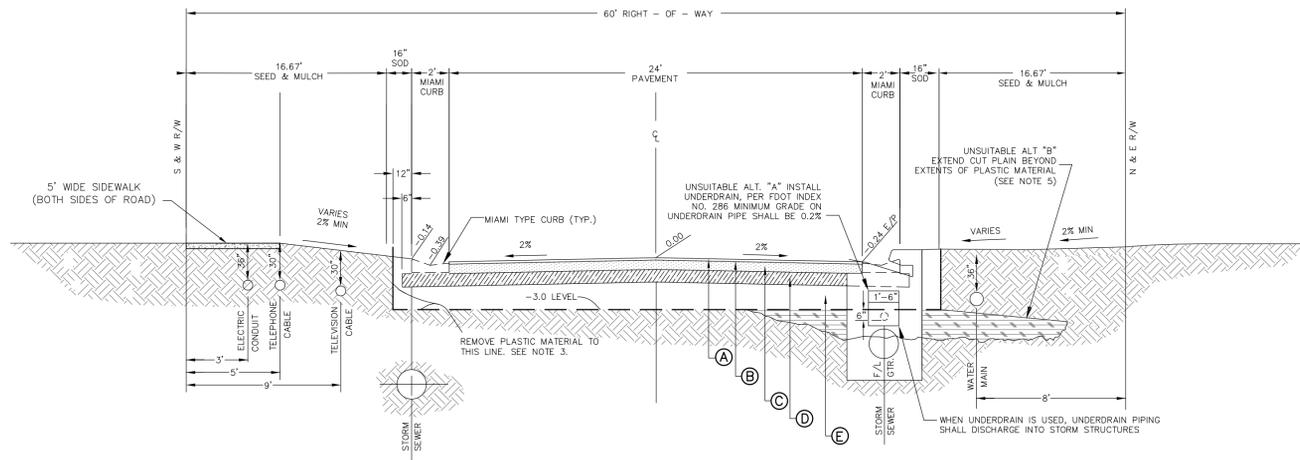
Project: 2012-27
Date: 10-8-12
File: 2013-02-20 Preliminary Plan.dwg

Designed: MMR
Drawn: JWS
Checked: MMR
Date: 2013-02-20

Scale: 1" = 100'
Project: 2012-27
Date: 10-8-12
File: 2013-02-20 Preliminary Plan.dwg

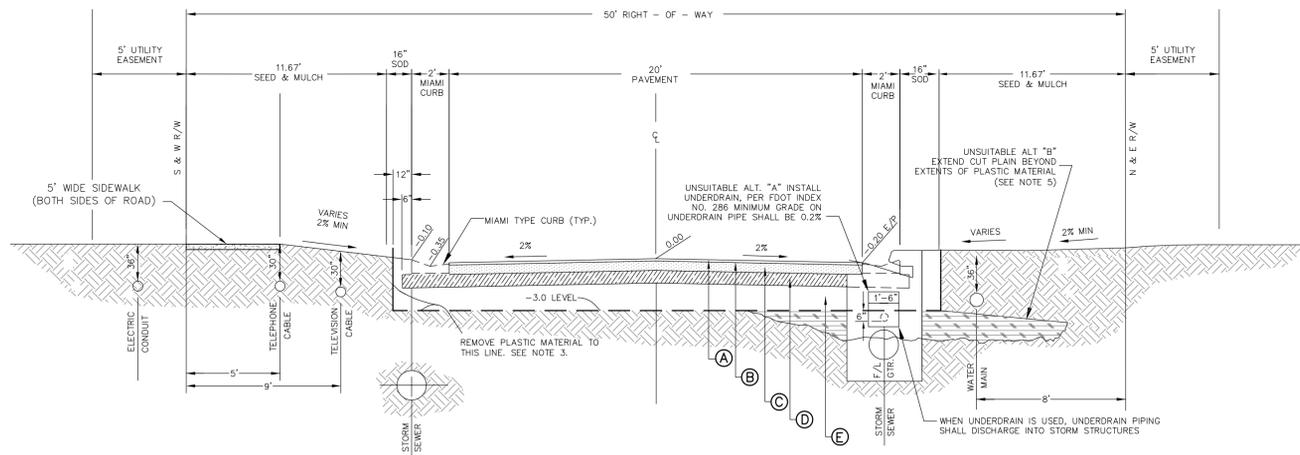
Michael W. Radcliffe Engineering, Inc.
2611 S.E. Lake Weir Avenue
Ocala, FL 34471
Phone: 352-620-0179
Fax: 352-620-0179
Email: info@radcliffeeng.com
License No. EC-5000180 - Michael W. Radcliffe P.E.
License No. EC-5000180 - Christopher A. Van Pelt P.E.

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TYPICAL SECTION 60' R/W (PEPPER TREE LANE)

N.T.S.



TYPICAL SECTION 50' R/W (INTERIOR ROADS)

N.T.S.

GENERAL NOTES:

- BACK SLOPES 3:1 MAXIMUM.
- STANDARD SPECIFICATIONS "THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."
- IF THE ROAD CONTRACTOR ENCOUNTERS ANY SOIL THAT NEEDS TO BE UNDERCUT, HE SHALL CONTACT THE CITY AND PROJECT ENGINEERS BEFORE PROCEEDING.
- ALL CONCRETE SHALL BE 3000 PSI STRENGTH AT 28 DAYS.
- IN CASES WHERE PLASTIC MATERIAL IS ENCOUNTERED AND THE CONTRACTOR ELECTS TO USE UNSATURABLE ALT. "B" FOR REMOVAL, THE CONTRACTOR SHALL CONTACT THE CITY AND PROJECT ENGINEERS ONCE HE HAS UNCOVERED THE EXTENTS OF THE PLASTIC MATERIAL SO THAT THEY MAY BE VERIFIED BEFORE BACKFILLING IS PERFORMED.

- (A) 1-1/4" TYPE S-1 OR TYPE III ASPHALTIC CONCRETE (SURFACE COURSE). STABILITY SHALL BE AT LEAST 1,500 POUNDS AS DETERMINED BY MARSHAL STABILITY TEST AND COMPACTED TO AT LEAST 96% OF MAXIMUM LABORATORY DENSITY. (SUPERPAVE MAY BE USED IN LIEU OF TYPE "S" ASPHALT.
- (B) PRIME COAT W/SAND APPLICATION. (PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD).
- (C) 8" COMPACTED LIMEROCK BASE TO BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY.
- (D) 12" STABILIZED SUBGRADE WITH AN LBR OF 40 SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY.
- (E) EXCAVATE UNSATURABLE MATERIAL AND REPLACE WITH SELECT MATERIAL CLASS A-3 SAND (SEE NOTE 3).

POINT #	DESCRIPTION & DBH	TREE DESCRIPTIONS
3403	oak+72	3470 oak+18
3404	oak+36	3471 oak+16
3405	oak+60	3472 oak+20
3406	oak+36	3473 oak+16
3407	ced+18	3474 oak+10+16
3408	oak+10	3518 oak+18
3409	dbl.oak+10	3519 oak+16
3410	oak+48	3520 oak+36
3411	oak+36	3521 oak+54
3412	ced+22	3531 oak+36
3427	oak+30	3532 pine+30
3428	oak+36	3533 oak+36
3429	oak+36	3534 pine+30
3430	oak+20	3535 pine+24
3431	oak+24	3536 oak+48
3432	oak+30	3537 oak+24
3433	oak+16	3554 pine+10
3434	oak+20	3555 pine+12
3435	oak+36	3556 pine+10
3436	oak+72	3557 pine+10
3437	oak+10	3558 pine+36
3438	oak+28	3559 sq+18
3439	pine+18	3560 pine+26
3440	oak+70	3561 oak+12
3441	oak+30	3562 sq+10
3442	oak+20	3563 sq+12
3443	oak+48	3564 sq+18
3444	palm+18	3565 sq+12
3445	oak+84	3566 sq+16
3450	dbl.oak+48	3567 sq+14
3451	oak+12	3568 dbl.sq+16+18
3452	oak+30	3573 sq+14
3453	oak+12	3574 sq+24
3454	oak+12	3575 oak+28
3455	che+18	3576 oak+18+10
3456	oak+14	3577 sq+24
3457	oak+12	3578 oak+20
3458	oak+24	3580 sq+10
3459	oak+16	3581 sq+12
3460	oak+10	3582 sq+16
3461	oak+16	3583 sq+14
3462	oak+10	3584 sq+12
3463	che+10+12	3585 sq+12
3464	oak+24	3586 sq+14
3465	oak+16	3587 sq+12
3466	oak+10	3588 che+10
3467	oak+12	3589 sq+24
3468	oak+10	3590 sq+10
3469	oak+12	3591 sq+10
		3592 sq+12
		3593 sq+22
		3594 sq+20
		3595 oak+10
		3597 oak+10
		3598 sq+16
		3599 sq+16
		3600 oak+10
		3601 sq+18
		3602 oak+16
		3603 sq+30
		3604 oak+12
		3605 sq+12+14
		3606 sq+10+14
		3607 oak+24
		3608 oak+18
		3609 oak+20
		3610 oak+20
		3611 oak+14
		3612 oak+50
		3613 che+14
		3614 che+16
		3615 che+10
		3616 dbl.oak+108
		3617 oak+22
		3618 oak+14
		3619 oak+10
		3620 sq+10
		3621 sq+10
		3622 sq+10
		3623 dbl.oak+20
		3624 oak+10
		3625 che+14

TREE SPECIES LISTED:

- OAK
- SWEETGUM (sq)
- CHERRY (che)
- PALM
- PINE
- CEDAR (ced)

By	JWS	REV. PER CITY OF MIDWOOD COMMENTS
Date	2-20-13	

Scale	1" = 100'
Project	2012-27
Date	10-11-12
File	2013-02-20 Preliminary Plan.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2611 S.E. Lake View Avenue
 Ocala, FL 34471
 Phone: (352) 629-5500 Fax: (352) 629-1010
 Website: www.mwre.com
 License No. EC-560818 - Michael W. Radcliffe P.E. - 40000

DETAILS & TREE LIST
The Villages of Legacy Park



CITY OF WILDWOOD
Planning and Zoning Board/Special Master

Case No: V 1302-01 (Lakeside Landings Off-Site Sign Variance)

Parcel Number(s): D19=014

Property Location: Intersection of CR 216 and US 301

Owner/Developer: 216/301, LLC

Applicant: Power Corporation, John Agnelli

The applicant, Power Corporation (the developer of the Lakeside Landings development), seeks approval from the Planning and Zoning Board/Special Magistrate for a variance to allow an off-site sign on Parcel D19=014. The subject parcel is owned by 216/301, LLC and is zoned NMU-7 (Neighborhood Mixed Use).

The applicant has an agreement with the property owner for a sign promoting the Lakeside Landings Development to be erected on the parcel. The parcel is located at the intersection of CR 216 and US 301 which is located across US 301 from the CR 472 and US 301 intersection. The entrance to the Lakeside Landings development is located on CR 472 and is over a mile from the intersection.

Chapter 1, Section J(4)(d) of the City of Wildwood Design District Standards prohibits off-site signage within the City of Wildwood.

Pursuant to Section 3.12(A) of the Land Development Regulations a variance may be granted if the property exhibits one or more of the following special features:

- (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 the Code;
- (2) Substantial or exceptional topographical conditions;
- (3) Other substantial, extraordinary or exceptional situation(s) or condition(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 a duty to make the final determination on all variance requests pursuant to Section 1.7(3) 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

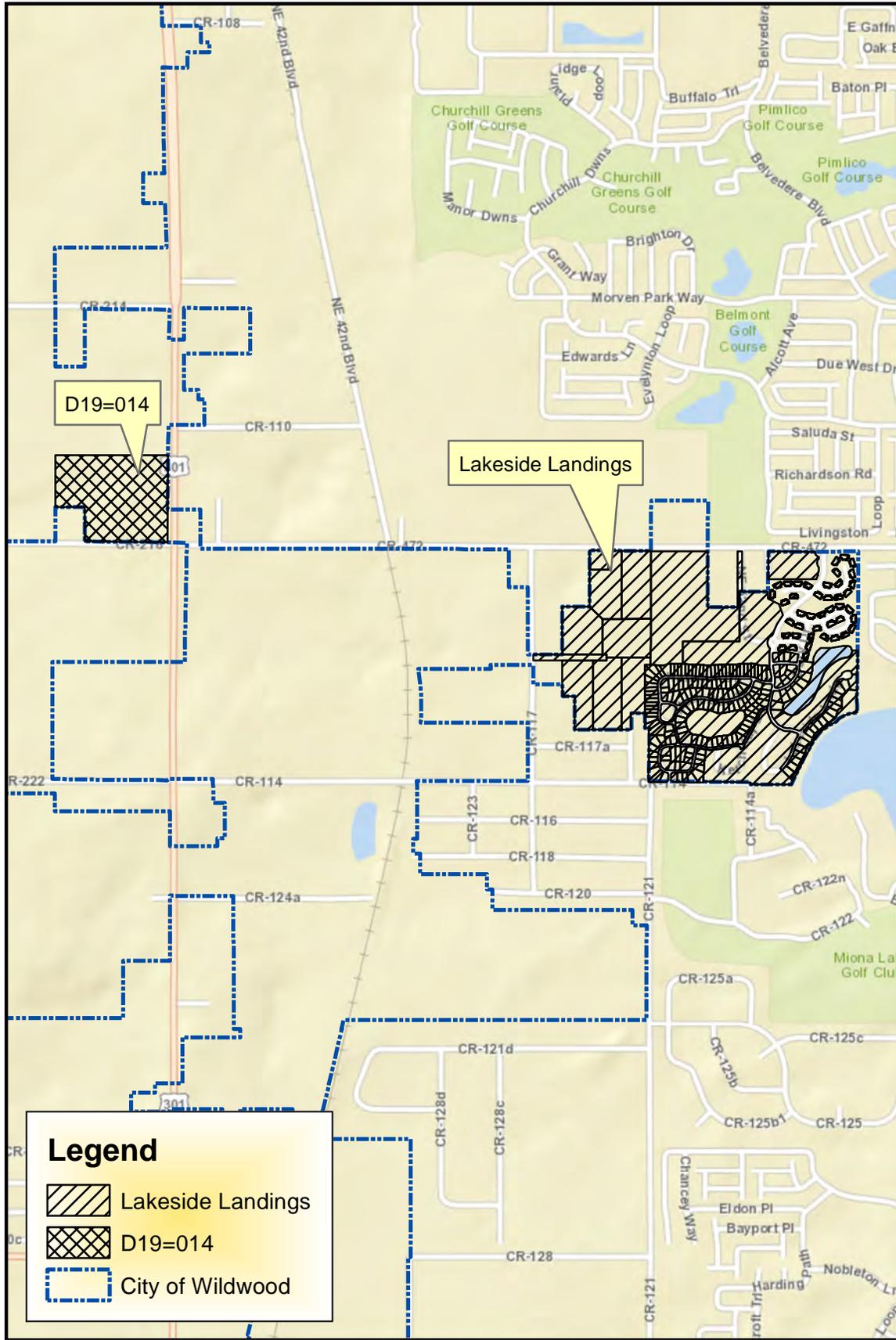
been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on February 22, 2013

DATED: February 22, 2013

A handwritten signature in black ink that reads "Melanie D. Peavy". The signature is written in a cursive style with a large initial 'M' and a long, sweeping tail on the 'y'.

Melanie D. Peavy
Development Services Director

F:\Terr\GIS\Maps\Location - Lakeside Landings.mxd - 22/1/2013 8:29:11 AM - eoneal

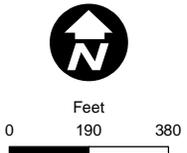


Legend

-  Lakeside Landings
-  D19=014
-  City of Wildwood



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



LOCATION MAP	
LAKESIDE LANDINGS WILDWOOD, FLORIDA	
FEBRUARY 2013	SIGN VARIANCE



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

Staff Use Only	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

Development Application

Contact Information:

Owner Name: HWY 301/216, LLC
 Address: 101 NE 11th Avenue, Ocala, FL 34470
 Phone: (352) 732-4464 Email: tracyraines@embarqmail.com

Applicant Name: Power Corporation
 Address: 3050 N. Horseshoe Drive, Suite 105 Naples, FL 34104
 Phone: (239) 775-2230 Email: johna@powercorp.net

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Lakeside Landings Offsite Sign
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: U.S. 301 & CR 216

Parcel Number(s): DR19-014 Section: 19 Township: 18S Range: 23E

Area of Property: 288 Sq. Ft. Nearest Intersection: U.S. 301 & CR 216

Existing Zoning: Ag Existing Future Land Use Designation: Ag

Proposed Zoning: Offsite Sign Proposed Future Land Use Designation: N/A

The property is presently used for: Vacant

The property is proposed to be used for: Offsite Sign

Do you currently have City Utilities? N/A

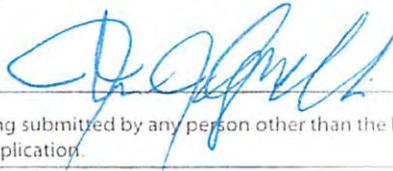
Application Type:

- | | | | |
|--|--|---|--|
| <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: Construction and operation of a 12' x 24' offsite advertising sign. Please see the attached application.

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:  Date: 2/20/13

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.

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Proof of Ownership Aerial Photo Existing FLU Map
 Property Appraiser Information Electronic Copy of Application Existing Zoning Map Location Map

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through www.sumtergis.com/gis/. Legal Descriptions should also come with a Word file of the legal description for the ENTIRE development. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. Pre-application conferences are strongly encouraged.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment
 Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation

Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

Maps/Plans: Conceptual Plan as Described in LDRs section 8.4 Environmental Constraints

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

- Justification for Special Exception Use Site Sketch
 List of Special Requirements as Described in LDRs, section 3.9(E)

Conditional Use Permit Applications:

- Proposed List of Conditions and Safeguards
 Site Plan as Described in LDRs, section 4.4 Written Statement as Described in LDRs, section 3.8(E).

Subdivision Applications (Preliminary Plan, Improvement Plan and Final Plat): As Described in LDRs, Chapter 5

Minor Lot Split Applications:

- As Described in LDRs, section 5.3

Site Plan Applications:

- Signed & Sealed Other requirements as described in LDRs, section 4.4

Minor Site Plan Applications:

- Boundary Survey Other requirements as described in LDRs, section 4.3

JUSTIFICATION FOR VARIANCE

(Attachment to Development Application)

Power Corporation is the developer of Lakeside Landings, a residential community with a site plan of over 700 residences situated in Sumter County, Florida. The development is located within the city limits for the City of Wildwood and is, therefore, part of the tax base for the city. Lakeside Landings is not located on any major roadway with a high traffic volume. However, Lakeside Landings is primarily dependent upon “drive by”, or “foot traffic”, for the majority of its sales. Insofar as Lakeside Landings is located somewhat near to U.S. 301, Lakeside Landings has depended upon offsite signage in order to draw potential sales prospects.

In 2007 Power Corporation placed a 4' x 4' sign for the Lakeside Landings development near the proposed site at issue in the current application. Based upon a hardship request, the Florida Department of Transportation (FDOT) granted Power Corporation permission to place this sign along U.S. 301. Attached hereto as ‘Exhibit A’ is a letter from the FDOT dated August 27, 2007, showing that Lakeside Landings had permission to keep the 4' x 4' sign along U.S. 301.

When U.S. 301 was widened, a large swale was built along the east side of U.S. 301 and the road itself was moved towards the west. As a result, the original 4' x 4' sign was moved further away from the road and making it much less visible and, consequently, less effective than it had been.

Insofar as Lakeside Landings primarily depends upon “drive by”, or “foot traffic”, for its sales, the loss of visibility as to the sign on U.S. 301 has affected the amount of potential buyers who have made on site visits to the Lakeside Landings development. Prior to the widening of U.S. 301, Lakeside Landings would see approximately 30-40 sales prospects per week during the peak season. After U.S. 301 was widened, the number of sales prospects coming to Lakeside

Landings' sales office has dropped to around 20 per week during the peak season. Absent any special event promotions, this decrease has negatively impacted Lakeside Landings' sales. Consequently, this application is being submitted insofar as Power Corporation believes that an offsite sign at the proposed location will greatly benefit Lakeside Landings' sales.

On September 21, 2012, Power Corporation entered into a lease agreement with HWY 301/216, LLC to permit the placement of signage on the property described in the application. A true and correct copy of said lease agreement is attached hereto as 'Exhibit B'. Furthermore, and as further proof of Power Corporation's legal authorization to use the land for its signage, there is attached hereto as 'Exhibit C' a true and correct copy of a letter from HWY 301/216, LLC confirming its authorization of the same. Therefore, Power Corporation has acquired and holds all rights necessary for the placement of the requested sign.

Under § 3.12 of the Land Development Regulations for the City of Wildwood, a variance may be granted where strict application of the regulations will "result in unnecessary and undue hardship . . . upon the applicant for the variance." Furthermore, a variance is permitted where there is an exceptional situation which is "not generally prevalent in the zoning district." LDR § 3.12(A)(3).

In the instant matter, the restriction of offsite signs imposes an undue hardship upon Lakeside Landings, and more specifically, an economic hardship. The expansion and widening of U.S. 301 has caused the prior signage to become ineffective. Lakeside Landings has, in turn, seen a noticeable downturn in the number of prospective buyers who make on-site visits to Lakeside Landings. This decrease has had a material impact on Lakeside Landings' business.

Given the location of Lakeside Landings, and insofar as it is not located adjacent to a high traffic roadway, a variance for offsite signage would be beneficial. Further, the situation at issue is not one that is generally prevalent in the City of Wildwood.

For the reasons stated above, Power Corporation respectfully requests a variance for an offsite sign in this matter.



Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

STEPHANIE C. KOPELOUSOS
SECRETARY

August 27, 2007

Mr. Eric Luplow
Vice President and General Manager
Lakeside Landings
3511 Wedgewood Lane, Suite 106
The Villages, Florida 32162

RE: Violation Notice 18-R188

Dear Mr. Luplow:

Thank you for your letter of August 20, 2007 regarding the above referenced violation notice issued by the Department.

After reviewing your letter, we have determined the sign qualifies for an exemption from permitting under Section 479.16(15), Florida Statutes. Your sign may remain at its current location; however, if any message other than the name of the business and the distance and direction to the business is added to the sign, you will be required to seek an outdoor advertising permit from the Department.

We appreciate your quick response.

Sincerely,

Juanice M. Hagan
Deputy State Right of Way Manager

/jh



BILLBOARD LEASE AGREEMENT

THIS AGREEMENT is made September 21, 2012 and entered into by and between HWY 301/216, LLC Name and Address (Lessor), and Power Corporation, 3050 N. Horseshoe Dr., Suite 105, Naples, FL 34104 (Lessee). In consideration of the provisions contained in this Lease and other good and valuable consideration and any accompanying Addendum's (attached hereto) the receipt of which is hereby acknowledged, Lessor leases and grants to Lessee exclusive rights for the purposes set forth in this Lease, including the rights of possession, use of and ingress and egress to the "real property". The term "real property" as used herein shall mean a portion of the property with parcel number D19=043 located in Sumter County, in the State of Florida described as the Southeasterly corner approximately 40 feet from the Eastern boundary and as close to the Southern boundary as Sumter County Permitting Department allows, based on structure setbacks (see attachment "A").

TERM AND RENTAL AGREEMENT

The Term of this Lease shall be Ten (10) years beginning upon Lessee's receipt of all licenses, permits, tags and governmental and regulatory authorizations required for the construction, illumination, operation and maintenance of subject outdoor advertising display.

On the date construction of Lessee's sign is completed Rent shall be payable at the rate of \$2,400.00 per year payable in advance. Rent shall increase annually at the rate of 3% over the previous year's rent rate for the term of the agreement.

After the original terms hereof, this Lease shall continue in full force from year to year, on the same terms, unless terminated at the end of the original term or any additional term thereafter, upon written notice of termination by Lessor or Lessee, served by certified mail not less than (90) days before the end of such term or additional term however there will be no termination during the first twenty-four months of the Lease. All materials and displays placed upon the property by Lessee shall remain Lessee's property forever, and Lessee may remove the same at any time during the term or extended term of this agreement or within a reasonable time after termination of this agreement. At the termination of this lease, Lessee agrees to restore the premises to its original condition, except for tree replacement.

PURPOSE AND GRANT OF EASMENT

The property is leased for the purpose of construction, operation, alteration, repositioning, relocation, removal and maintenance of an outdoor advertising display. Lessor empowers Lessee with full authority to act as agent for Lessor in all matters necessary to the erection of said advertising display. Lessee is granted the right to ingress and egress over the said premises and adjoining premise for the terms hereof for the purpose of surveying subject property and for constructing, maintaining, operating, illuminating, removing or replacing said display. Permission is also granted to the Lessee and/or the electric utility company to establish electrical service.

Lessor agrees that he, his tenants, agents, employees, or other persons acting in his or their behalf shall not encourage, place or maintain any object on the property or any neighboring property which would in any way obstruct or impair the view of Lessee's advertising display. Lessor grants Lessee the right to maintain the visibility to the advertising display faces(s) free of obstructive vegetation and structures for the initial term and for all extensions and period of refusal rights.

This lease is cancelable by either party, for any reason, with 60 days written notice, after the initial twenty-four month period.

CONDEMNATION PROCEEDINGS

In the event the property leased hereunder shall become the subject matter of condemnation proceedings, Lessee shall be entitled to full compensation from the condemning authority for all elements of its separate compensable interests, including, but not limited to (1) loss of the sign, and (2) loss of advertising income from the sign for the unexpired term of this lease. Provided however, this paragraph shall not be construed to limit or preclude the lessor from asserting any claim Lessor has against the condemning authority. Lessor shall immediately notify lessee of the initiation of condemnation proceedings upon the property leased hereunder. Lessor shall have no obligation to indemnify Lessee from the governmental authority from the



gpp

payment of condemnation proceedings to Lessee for losses sustained by lessee as a result of the institution of said condemnation proceedings. Lessee may relocate the advertising display in order to meet any new setbacks .Lessee shall remove and relocate only the existing above -grade portion of the sign structure for condemnation and/or lease termination proceedings.

WARRANTIES

Lessee agrees to pay promptly the rentals provided herein. Lessor warrants title and agrees that he as owner, agent or tenant has the full right and authority to enter into this agreement. Upon Lessee's request, Lessor agrees to execute a Memorandum of Lease and further agrees to execute any documents necessary to effectuate this Lease.

ACCEPTANCE AND ASSIGNMENT

This Lease shall not obligate the Lessee in any way until it is accepted and signed by an executive officer of the Lessee. Neither Lessor nor Lessee shall be bound by any agreement or representation, expressed or implied, not contained herein. This Lease is assignable by Lessor or Lessee and shall be binding upon the heirs, successors and assigns of both Lessor and Lessee.

If this Lease is assigned or the real Property is sold, Lessor shall notify Lessee of said assignment or sale. Lessor also agrees to provide the new owner written notice of the existence of this Lease and to deliver a copy of this Lease to the new owner.

INDEMNIFICATION

Lessee does herewith indemnify and agree to hold Lessor harmless against all claims or damages to persons or property by reason of accidents resulting from the negligence, acts of God, or willful acts of Lessee's agent, employee or workmen in the construction, maintenance, repair or removal of its sign. Lessee shall name Lessor additional named insured under Lessee's insurance policy. Lessee shall provide Lessor proof of said coverage.

ACKNOWLEDGEMENT

Lessee acknowledges that it has reviewed this Lease, is familiar with its terms and has had adequate opportunity to review this Lease. Lessee has entered into this Lease freely and voluntarily. This Lease contains the complete understanding of the parties with respect to the subject matter hereof. All prior understandings and agreements, oral or written, heretofore made between the parties and/or between Lessee and the previous owner of the leased property and landlord of Lessee are merged in this Lease, which alone, fully and completely expresses the agreement between Lessee and Lessor with respect to the subject matter hereof. No modification, waiver or amendment of this Lease or any of its conditions or provisions shall be binding upon Lessor or Lessee unless in writing and signed by both such parties.

LESSOR: [Signature]
By: _____
And
By: _____
(2nd Party ownership if applicable)
Date: 4/24/12
Print Name: Bruce Pinkins
SS No. or FEIN: _____

WITNESS: _____
WITNESS: _____

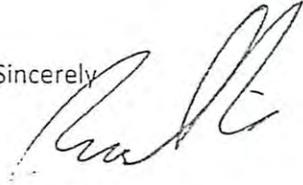
LESSEE: POWER CORPORATION
By: [Signature] SENIOR U.P.
Date: 19/20/12
WITNESS: [Signature]
WITNESS: _____



To Whom It May Concern

Please accept this letter as verification that Hwy 301/216 LLC is the Owner of the lands identified by the Sumter County Property Appraiser as Parcel D19-014 at the NW corner of US 301 and County Road 216 in Sumter County Florida. And in conjunction with Lakeside Landings, Power Corporation has the authorization and legal right to use the Property for the purpose of construction, operation, alteration, removal and maintenance of a 12'x24' 30' height Outdoor Advertising Sign.

Sincerely



Brad Dinkins

Hwy301/216LLC



LEGAL DESCRIPTION

The Southeast 1/4 of the Northeast 1/4 of Section 19, Township 18 South, Range 23 East, Sumter County, Florida; LESS AND EXCEPT the South 415.00 feet of the West 330.00 feet of the West 1/3 of the South 3/4 of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 18 South, Range 23 East, Sumter County, Florida; ALSO LESS right of way for U.S. Highway No. 301 across the East side thereof; ALSO LESS right of way for County Road No. 216 across the South side thereof.

Sumter County Property Appraiser

2012 Certified Values

Last Updated: 2/12/2013

Parcel: D19=014

<< Next Lower Parcel Next Higher Parcel >>

Owner & Property Info

Result: 1 of 2 Next >>

Owner's Name	HWY 301/216 LLC		
Site Address			
Mail Address	101 NE 16TH AVE OCALA, FL 34470		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	19/18/23	Neighborhood	00001001
Year Built		Tax District	Wildwood (2002)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
SE1/4 OF NE1/4 LESS HWY 301 R/W & LESS N1/4 THEREOF LESS THE S 415 FT OF THE W 330 FT OF THE W 1/3 OF S 3/4 OF SE 1/4 OF THE NE 1/4 OF SEC 19 TWP 18 RNG 23 LESS R/W FOR CR 216			

GIS Aerial



Property & Assessment Values

Land Value		\$1,750.00
Market Value		\$99,810.00
Assessed Value		\$1,750.00
Total Taxable Value		\$1,750.00
Exemptions	None	\$0.00

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
10/2006	1673/462	WD	V (Q)	\$3,000,000.00	SLAUGHTER ARNETTA BRONSON TRUSTE
11/1999	778/744	QC	V (O)	\$100.00	
11/1999	778/744	CD	I (U)	\$100.00	SLAUGHTER ARNETTA BRONSON TRUSTE
09/1999	765/453	QC	V (O)	\$100.00	
03/1987	342/334	QC	I (O)	\$100.00	
12/1971	124/786	WD	I (Q)	\$25,000.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9905			25.05 Acres
5900			25.05 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

27.00-ACC
21,000.00-DS
21,027.00

THIS INSTRUMENT WAS PREPARED BY:

JOHN C. TRENTELMAN, Attorney

207 N. Magnolia Avenue
Ocala, Florida 34475-6625
Parcel # D19-014 &
D19-043

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
10/24/2006 12:33:49PM
DEED
DOC \$21,000.00

PAGE 1 OF 3
B-1673 P-462

2006 35157



JB

WARRANTY DEED

THIS INDENTURE, made the 18 day of October, 2006, between ARNETTA BRONSON SLAUGHTER, single, individually and as Trustee of the Arnetta Bronson Slaughter Family Trust, under trust dated October 28, 1998, hereinafter called the grantor*, and HWY 301/216, LLC, a Florida Limited Liability Company, whose mailing address is: 101 NE 16th Av., Ocala, FL 34470, hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, 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:

SEE ATTACHED EXHIBIT "A".

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 2006. ***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.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
10/24/2006 12:33:49PM
DEED
DOC \$21,000.00
PAGE 2 OF 3
B-1673 P-463
2006 35157

Signed, sealed and delivered
in our presence.

John C. Trentelman

Victoria N. McClue
Victoria N. McClue

Arnetta Bronson Slaughter (Seal)
ARNETTA BRONSON SLAUGHTER
P.O. Box 5208
Ocala FL 34478

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 18 day of Oct,
2006, by Arnetta Bronson Slaughter, Individually and as Trustee of the Arnetta Bronson
Slaughter Family Trust, who is personally known to me, or who furnished FLOK and who
did/did not take an oath.

John C. Trentelman
Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-07



JOHN C. TRENTELMAN
MY COMMISSION # DD 199443
EXPIRES: July 31, 2007
Bonded Thru Budget Notary Services

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
10/24/2006 12:33:49PM PAGE 3 OF 3
DEED B-1673 P-464
DOC \$21,000.00 2006 35157



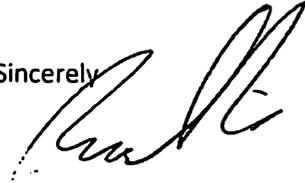
EXHIBIT "A"

The Southeast 1/4 of the Northeast 1/4 of Section 19, Township 18 South, Range 23 East, Sumter County, Florida; LESS AND EXCEPT the South 415.00 feet of the West 330.00 feet of the West 1/3 of the South 3/4 of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 18 South, Range 23 East, Sumter County, Florida; ALSO LESS right of way for U.S. Highway No. 301 across the East side thereof; ALSO LESS right of way for County Road No. 216 across the South side thereof.

To Whom It May Concern

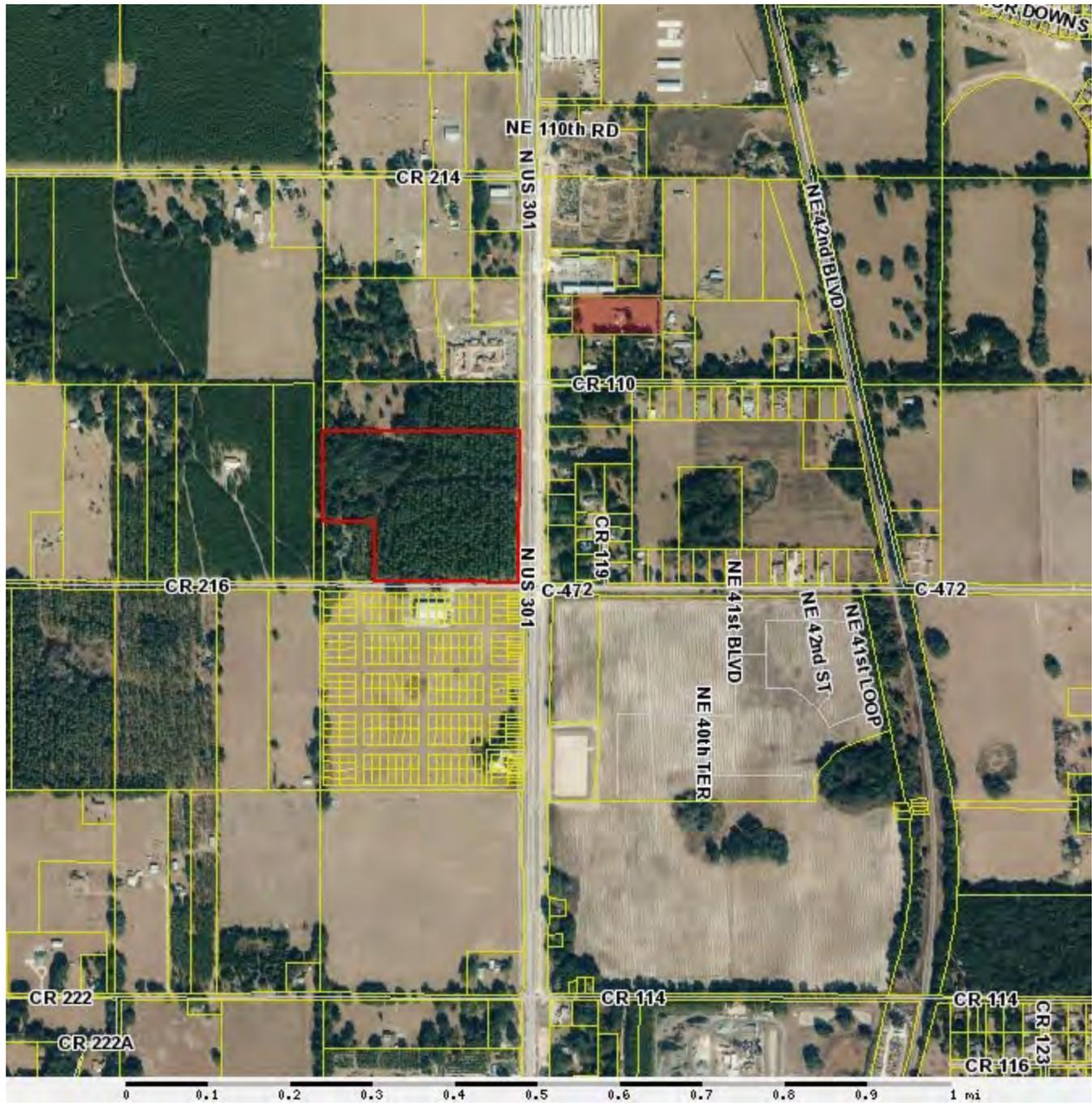
Please accept this letter as verification that Hwy 301/216 LLC is the Owner of the lands identified by the Sumter County Property Appraiser as Parcel D19-014 at the NW corner of US 301 and County Road 216 in Sumter County Florida. And in conjunction with Lakeside Landings, Power Corporation has the authorization and legal right to use the Property for the purpose of construction, operation, alteration, removal and maintenance of a 12'x24' 30' height Outdoor Advertising Sign.

Sincerely

A handwritten signature in black ink, appearing to read 'Brad Dinkins', written over the word 'Sincerely'.

Brad Dinkins

Hwy301/216LLC



Sumter County BOCC - GIS

BOCC - Bushnell, FL 33513 | 352-793-0200

Parcel ID: **D19=014**
HWY 301/216 LLC
 101 NE 16TH AVE OCALA, FL 34470
 Street: NOT ON FILE
 S/T/R: 19/18/23 SE1/4 OF NE1/4 LESS HWY 301 R/W & LESS N1/4 THEREOF LESS THE S 415 FT OF THE W 330 FT OF THE W 1/3 OF S 3/4 OF SE 1/4 O

Sales

10/1/2006	1673/462	Vacant	\$3,000,000.00
11/1/1999	778/744	Vacant	\$100.00

NOTES:



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Sumter County BOCC - GIS

BOCC - Bushnell, FL 33513 | 352-793-0200

Parcel ID: **D19=014**

HWY 301/216 LLC

101 NE 16TH AVE OCALA, FL 34470

Street: NOT ON FILE

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Co Rd 110

Co Rd 119

Co Rd 472

GOO

35

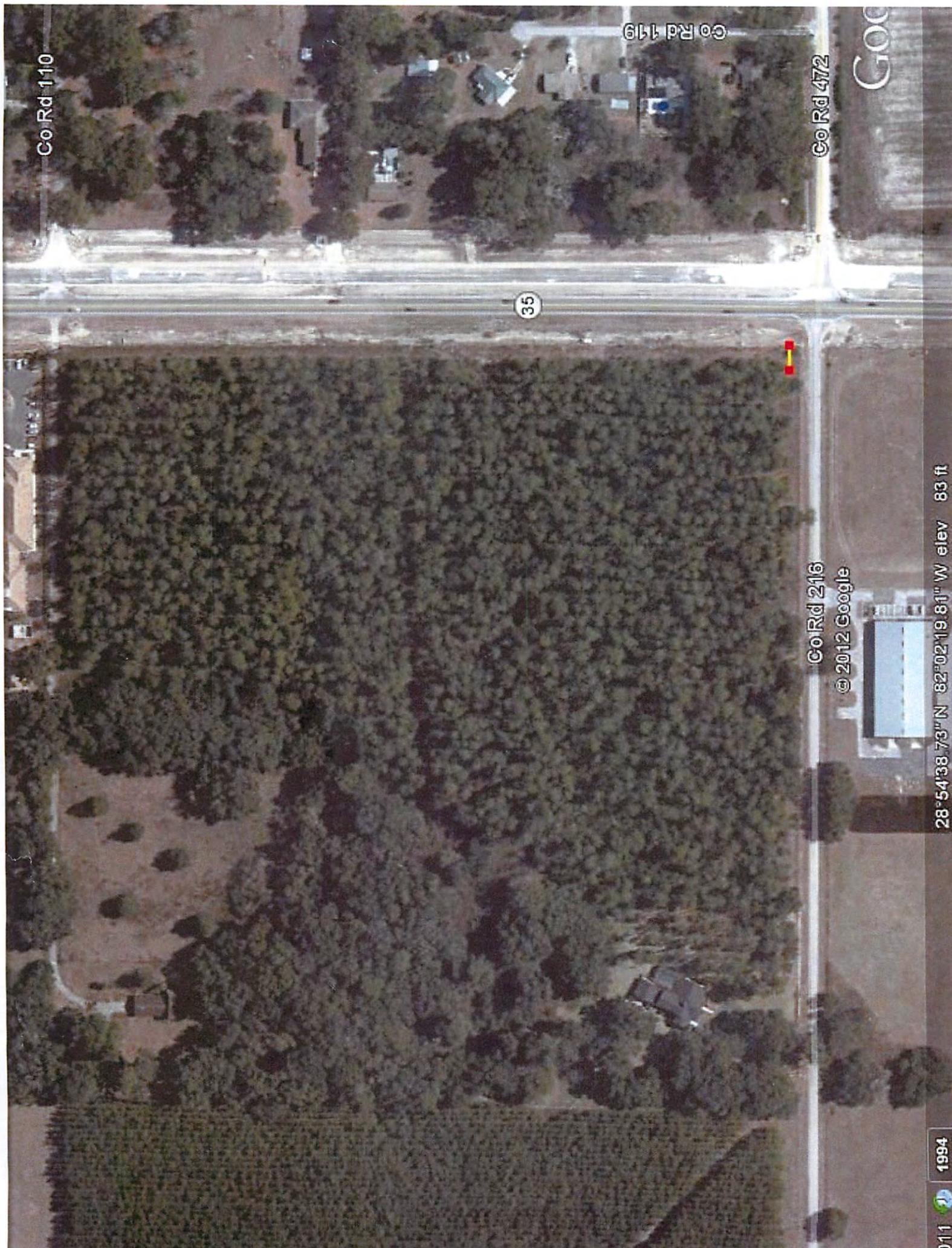
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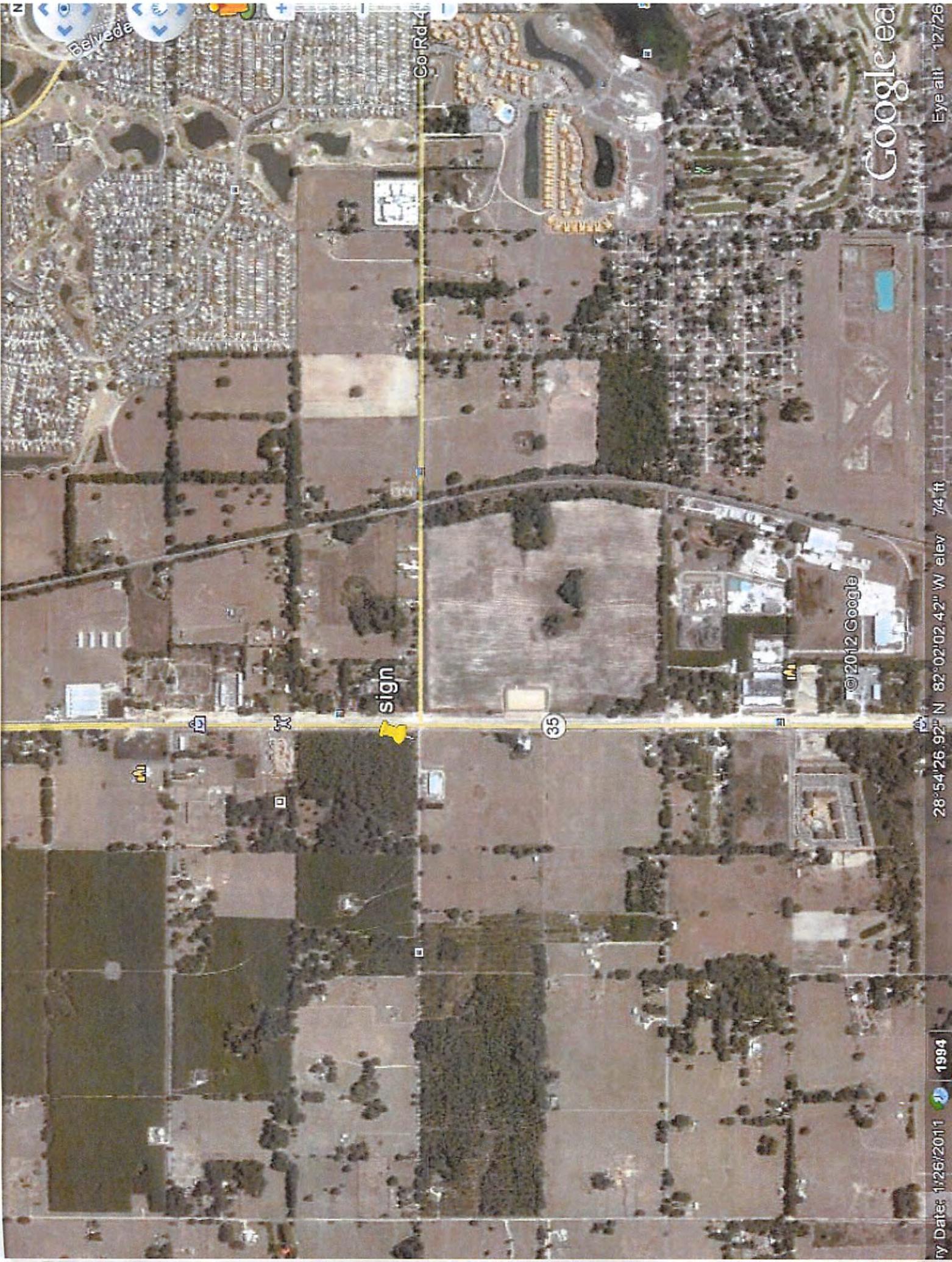
© 2012 Google

28°54'38.73"N 82°02'19.81"W elev 83 ft

1994

011





Google ea

Eye alt 12726

© 2012 Google

28°54'26.92" N 82°02'02.42" W elev 74 ft

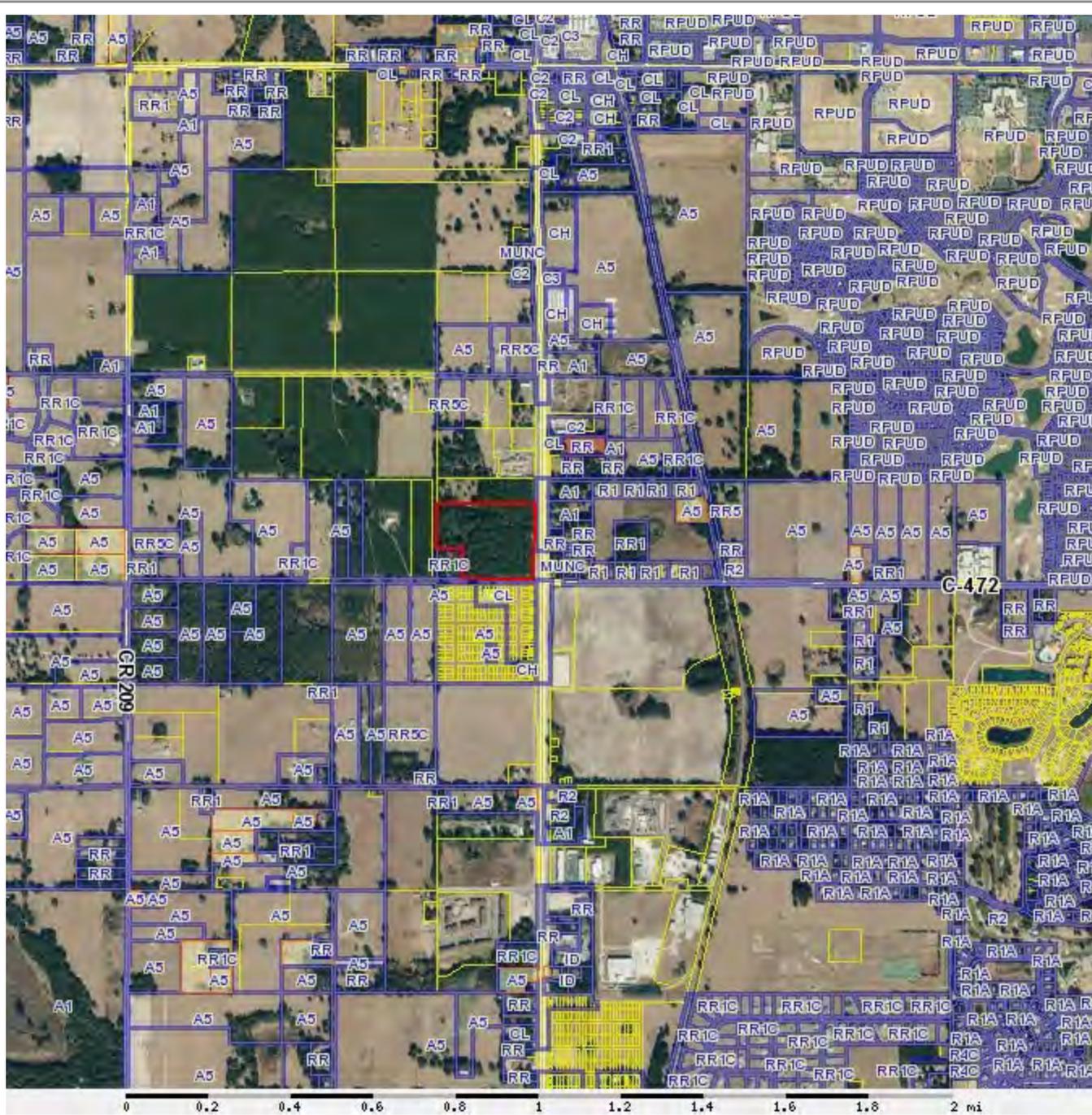
ty Date: 1/26/2011 1994



05/01/2012



05/01/2012



Sumter County BOCC - GIS

BOCC - Bushnell, FL 33513 | 352-793-0200

Parcel ID: **D19=014**

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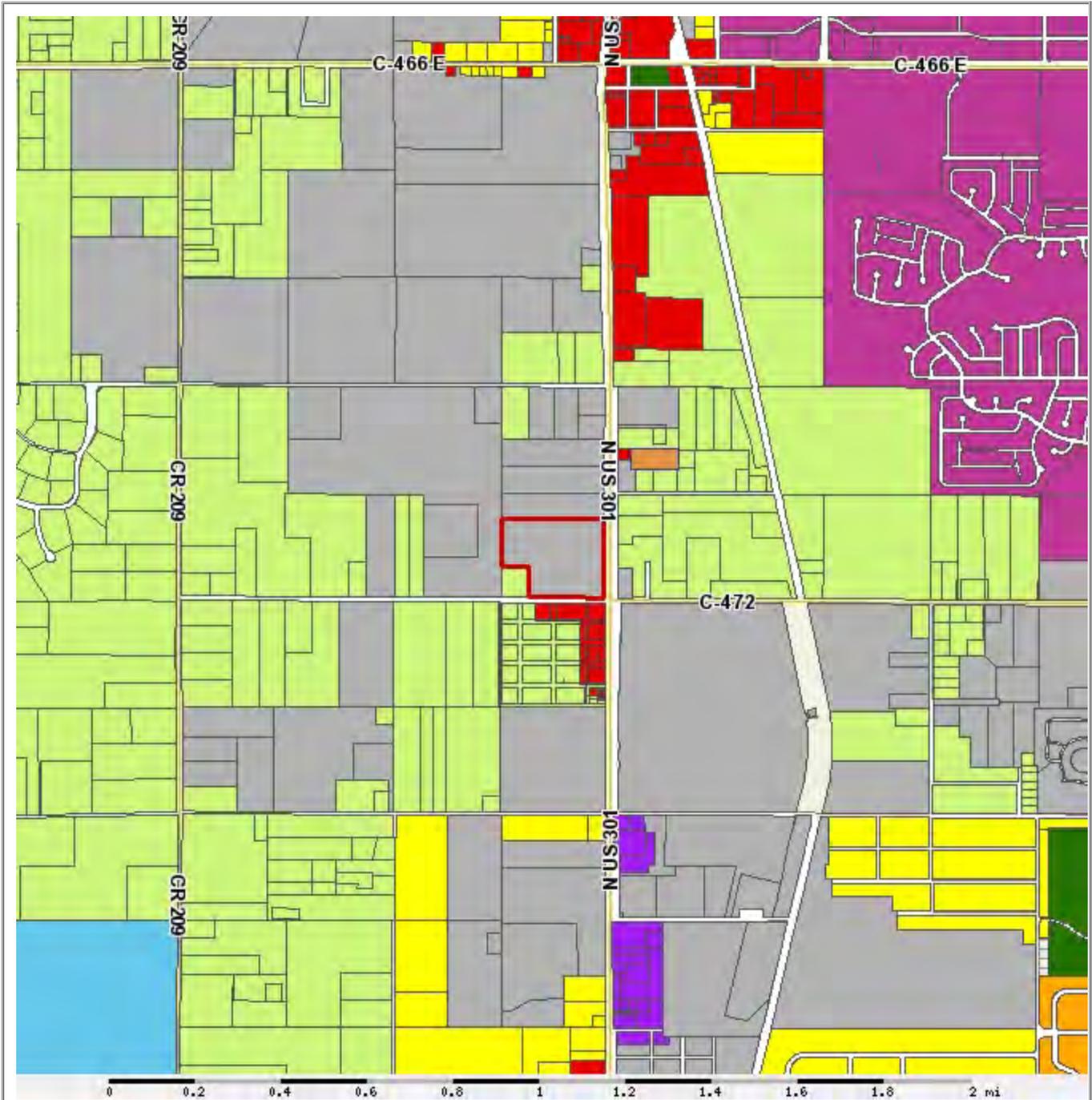
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Sumter County BOCC - GIS

BOCC - Bushnell, FL 33513 | 352-793-0200

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