



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

### April 2<sup>nd</sup>, 2013 at 3:00 pm

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

**1. CALL TO ORDER: Planning & Zoning Board as Local Planning Agency**

**Approval of minutes from the Planning and Zoning Board as Local Planning Agency meeting of January 8, 2013.**

**2. OLD BUSINESS:**

**None**

**3. NEW BUSINESS:**

**CP 1302-02 Williams (A portion of parcel D18=038)**  
Small-scale land use change from County Agricultural to City 466/301 Mixed Use.

**CP 1302-03 Villages of Legacy Park (A portion of parcel D30=003)**

Small-scale land use change from County Rural Residential to City Rural Residential.

**4. FORUM**

**5. ADJOURNMENT:**

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

**Approval of minutes from the March 5<sup>th</sup>, 2013 Planning & Zoning Board/ Special Magistrate meeting.**

# **AGENDA**

## **April 2<sup>nd</sup>, 2013 at 3:00 pm**

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

**7. OLD BUSINESS:**

**None**

**8. NEW BUSINESS:**

**RZ 1302-02 Williams (A portion of parcel D18=038)**  
Rezoning approval from County RR1C to City 466/301  
Mixed Use.

**RZ 1302-03 Villages of Legacy Park  
(A portion of parcel D30=003)**  
Rezoning approval from County RR1 to City RR (Rural  
Residential).

**SE 1303-01 Missy's Place Adult Day Care  
(Parcel G05=040)**  
Renewal of approval previously conferred under case  
number SE 1111-01 for a Special Exception to allow an  
older adult day care center in a residential area.

**SP 1303-03 Windward at Lakeside Landings Final  
Plat (A portion of parcel D21=003)**  
Final Plat approval for a new subdivision, Windward at  
Lakeside Landings, for 25 single family homes.

**SP 1212-02 Trailwinds Village – Improvement Plan**  
Improvement Plan approval for the Trailwinds Village  
Plat.

**9. FORUM**

**10. 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  
Acting as the Local Planning Agency  
January 8, 2013**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, January 8, 2013 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Gene Losito, City Engineer, Kimley Horn and Associates; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry, Jr.

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

**Melanie Peavy, Richard Busche, and Paul Ketz were sworn in at this time.**

**Old Business:**

**NONE**

**New Business:**

**CP 1212-01 Ten-Year Water Supply Plan**

Adoption of the ten-year water supply facilities work plan and providing for text amendments to the Comprehensive Plan in accordance with section 163.3177(6)(c), Florida Statutes and the Community Planning Act of 2011.

**Melanie Peavy:** Introduced herself and read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item.

**Special Magistrate:** Requested that Ms. Peavy address each criterion for approval, as well as the support for each item. Ms. Peavy addressed the application against the criteria for approval in the Land Development Regulations (LDRs).

**Bruce Phillips, Utilities Director, was sworn in at this time.**

Mr. Phillips addressed questions regarding the plan. He noted that less than 50% of the capacity is currently utilized.

**Melanie Peavy:** The rate structure originally required by 2009 (page 90) was delayed due to turnover in Mr. Phillips' position; however, work is progressing to complete the new structure.

**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, I recommend approval of the comprehensive plan amendment and Ordinance O2013-01 to the City Commission and submittal to the State of Florida, subject to any other staff comments.

**CP 1212-02 Capital Improvements Element**

Modifying the five-year Capital Improvement Schedule of the Capital Improvement Element of the Comprehensive Plan as required by Section 163.3177(3)(b), Florida Statutes.

**Melanie Peavy:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item.

**Special Magistrate:** Requested that Ms. Peavy address each criterion for approval, as well as the support for each item. Ms. Peavy addressed the application against the criteria for approval in the Land Development Regulations (LDRs).

Mr. Lowry has some follow-up questions, which Ms. Peavy addressed 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, I recommend approval of the comprehensive plan amendment and Ordinance O2013-04 to the City Commission and ultimately to the Department of Community Affairs.

**CP 1211-01 Villages of Wildwood Text Amendment**

Text Amendments to policy 1.7.3 of the Comprehensive Plan pertaining to the Villages of Wildwood DRI in accordance with the Community Planning Act of 2011.

**Melanie Peavy:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item.

**Special Magistrate:** Requested that Ms. Peavy address each criterion for approval, as well as the support for each item. Ms. Peavy addressed the application against the criteria for approval in the Land Development Regulations (LDRs).

Mr. Lowry had some follow-up questions regarding the residential units. Ms. Peavy noted that the residential units are outside the Brownwood Community Development District (CDD).

**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, I must abstain from making a

recommendation to the City Commission. I have no reason to believe a conflict of interest exists, but I am abstaining to avoid the appearance of a conflict of interest.

**Special Magistrate:** Is there any other business to come before the Local Planning Agency today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate as Local Planning Agency 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 and Zoning Board/Special Magistrate**  
**Acting as the Local Planning Agency**

**Case No:** CP 1302-02  
**Parcel Number(s):** Portion of D18=038  
**Property Location:** South of CR 466, East of CR 209  
**Owner:** Gary Williams  
**Applicant:** Quentin Berry

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from Sumter County "Agricultural" to City of Wildwood "466-301 Mixed Use" for a portion of Parcel D18=038 (approximately 1 acre one in size).

The amendment is consistent with the Joint Planning Area Future Land Use Map and simply reassigns the land use of the property from Sumter County "Agricultural" to City of Wildwood "466-301 Mixed Use."

Staff believes the proposed amendment should be granted based on the following criteria found in Section 1.7(D) of the Land Development Regulations:

(1) Justification of the proposed amendment has been adequately presented;

The applicant is seeking to utilize the property as a mower service and repair business. The applicant has recently annexed the subject property into the City, and now the City must assign a Future Land Use Map designation to the property. The "466-301 Mixed Use" designation allows for commercial, office, institutional, or residential uses.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is consistent with goals, objectives and policies of the Comprehensive Plan. The proposed designation of "466-301 Mixed Use" is consistent with the agreed upon land use plan between the City and the County as shown on the Joint Planning Area Future Land Use Map which has been adopted into the City's Comprehensive Plan.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The proposed amendment is located within an area deemed appropriate for development by both the City and the County.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The property subject to the amendment is located in an area suitable for development.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

The amendment will not adversely affect public facilities and services. As previously stated, the proposed amendment is consistent with the Joint Planning Area Future Land Use Map. All impacts to public facilities and services as a result of the increased development potential within the Joint Planning Area were addressed during the Joint Planning Area Comprehensive Plan Amendment (Summer of 2012). As such, the amendment will not adversely affect any public facilities or services.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance #02013-11** (attached), to be forwarded to the City Commission for further action.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments pursuant to the Section 1.7(D) 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 Friday, March 22, 2013.

DATED: March 25, 2013



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Jason McHugh  
Development Services Coordinator/ City Planner

**ORDINANCE NO. O2013-11**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A SMALL SCALE LAND USE AMENDMENT  
TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND  
FUTURE LAND USE MAP IN ACCORDANCE WITH THE  
COMMUNITY PLANNING ACT OF 2011, AS AMENDED;  
PROVIDING FOR CODIFICATION; PROVIDING FOR  
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

**Portion of Parcel # D18=038**  
**0.98 +/- Acres**

**LEGAL DESCRIPTION**

From the Northwest corner of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 18, Township 18 South, Range 23 East, Sumter County, Florida, run S 00° 00'03" E, along the west line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of said Section 18, a distance of 65.08 feet, to the south right-of-way of C-466; thence N 89° 30'42" E, along said south right-of-way, a distance of 238.72 feet, to the Point of Beginning of the following described parcel; from said Point of Beginning, continue N 89°30'42" E, along said south right-of-way, a distance of 142.89 feet, to a point that is 280.00 feet west of the East line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of said Section 18; thence leaving said south right-of-way, run S 00°00'05" E, and parallel with said East line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼, a distance of 300.00 feet; thence S 89°30'42" W, a distance of 142.90 feet; thence N 00°00'03" W, a distance of 300.00 feet, to the Point of Beginning, and end of this description.

Area described contains 42,866.92 square feet, 0.984 acres.

Subject to easements, restrictions, reservations, and rights-of-way of record, if any.

This property is to be reclassified from County comprehensive plan category "Agricultural" to City comprehensive plan category "466-301 Mixed Use District."

**AND WHEREAS**, the proposed amendment is consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

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

**SECTION 1.** The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map is attached hereto as "Exhibit A" and incorporated herein by reference.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 3.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

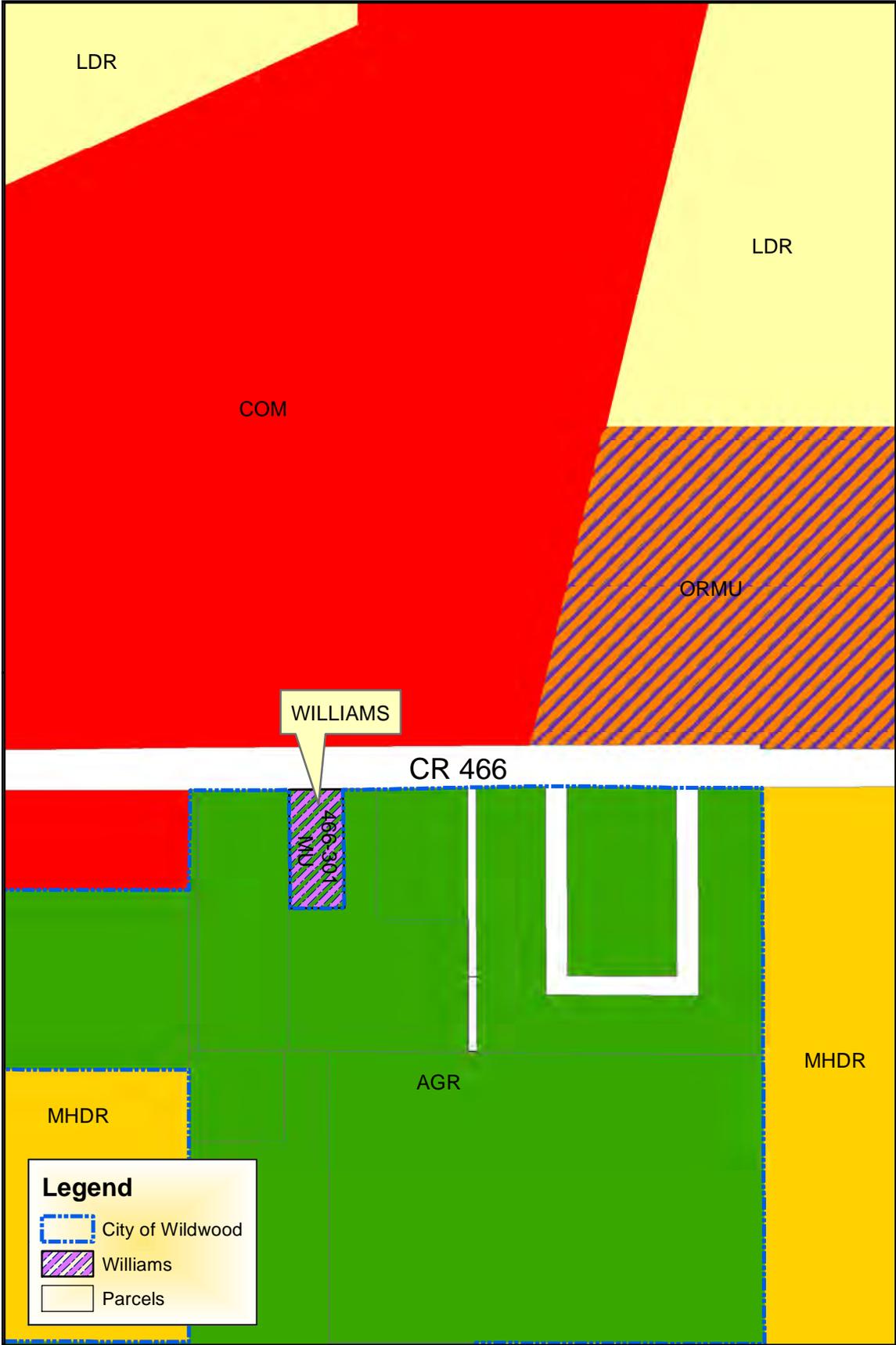
First Reading: \_\_\_\_\_

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

Approved as to form:

\_\_\_\_\_  
Jerri A. Blair, City Attorney

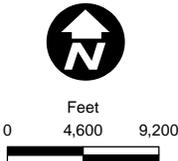
**Ordinance O2013-11**  
**Williams Small Scale Comprehensive Plan Amendment**  
**“Exhibit A”**  
**Proposed Future Land Use Map Designation**



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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
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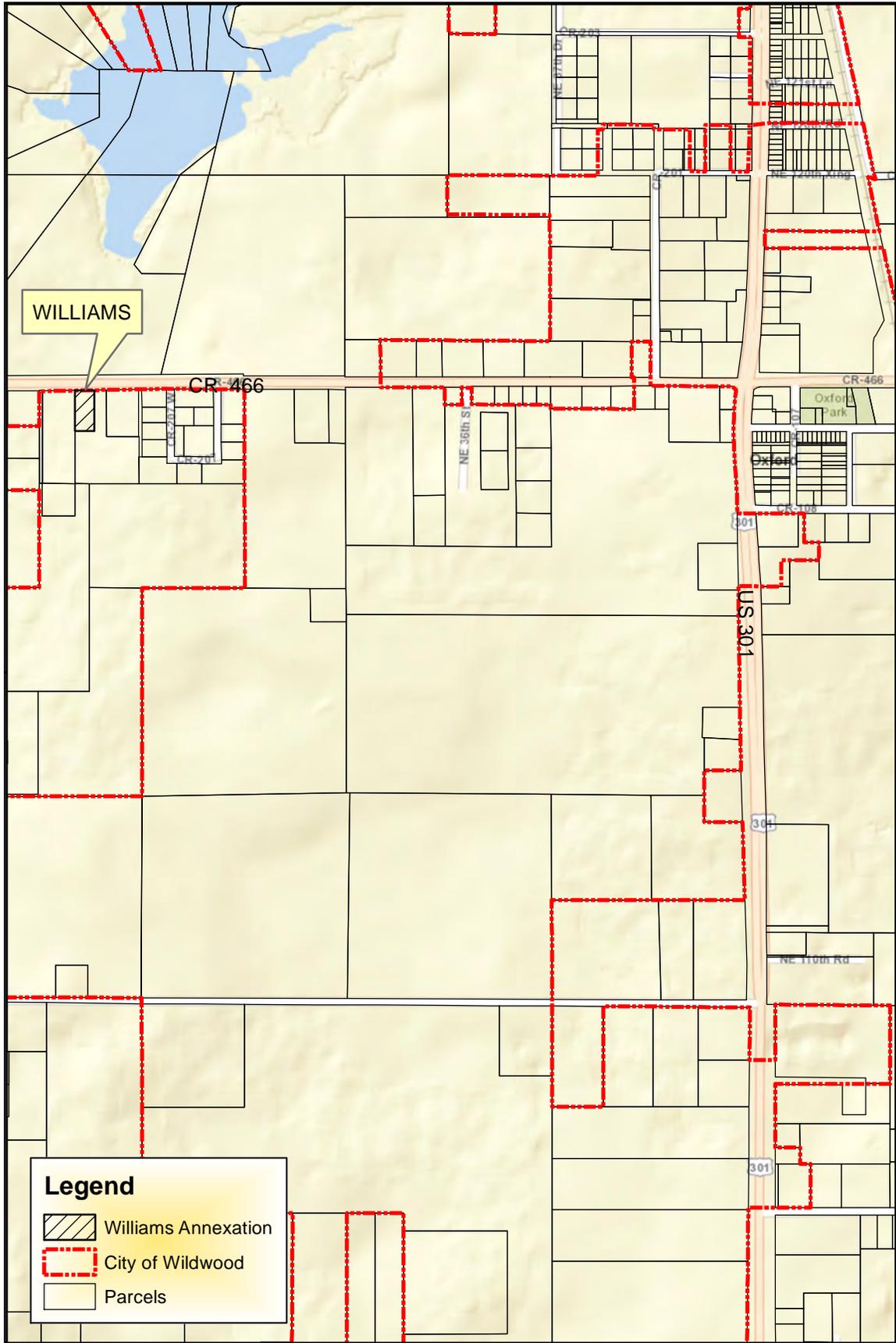


PROPOSED FUTURE LAND USE

WILLIAMS  
 WILDWOOD, FLORIDA

March 2013

SS Comp Plan Amendment



**Legend**

-  Williams Annexation
-  City of Wildwood
-  Parcels

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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
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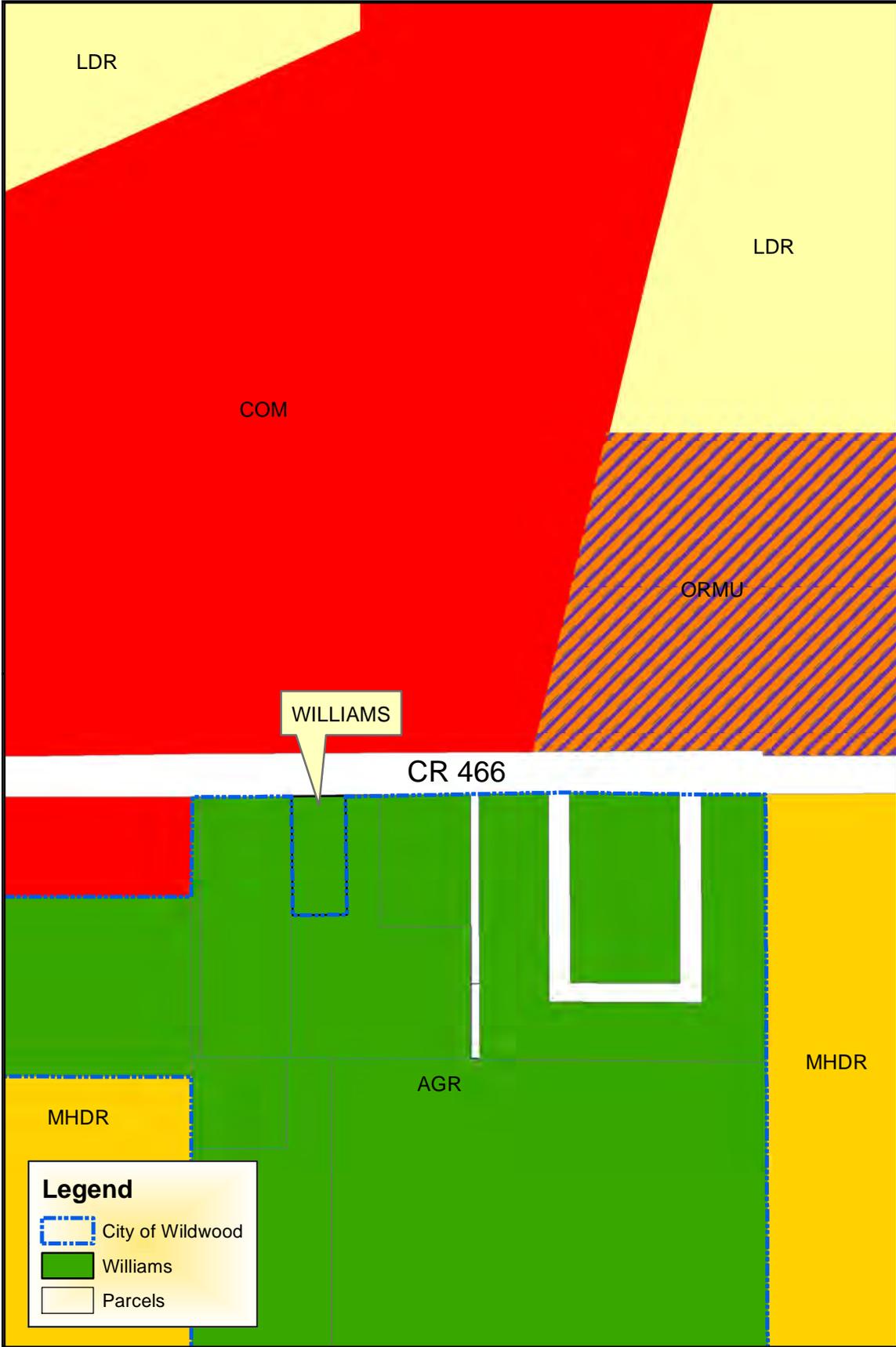
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LOCATION MAP

WILLIAMS  
 WILDWOOD, FLORIDA

February 2013

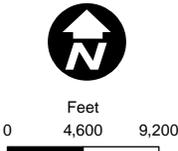
ANNEXATION



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City of Wildwood  
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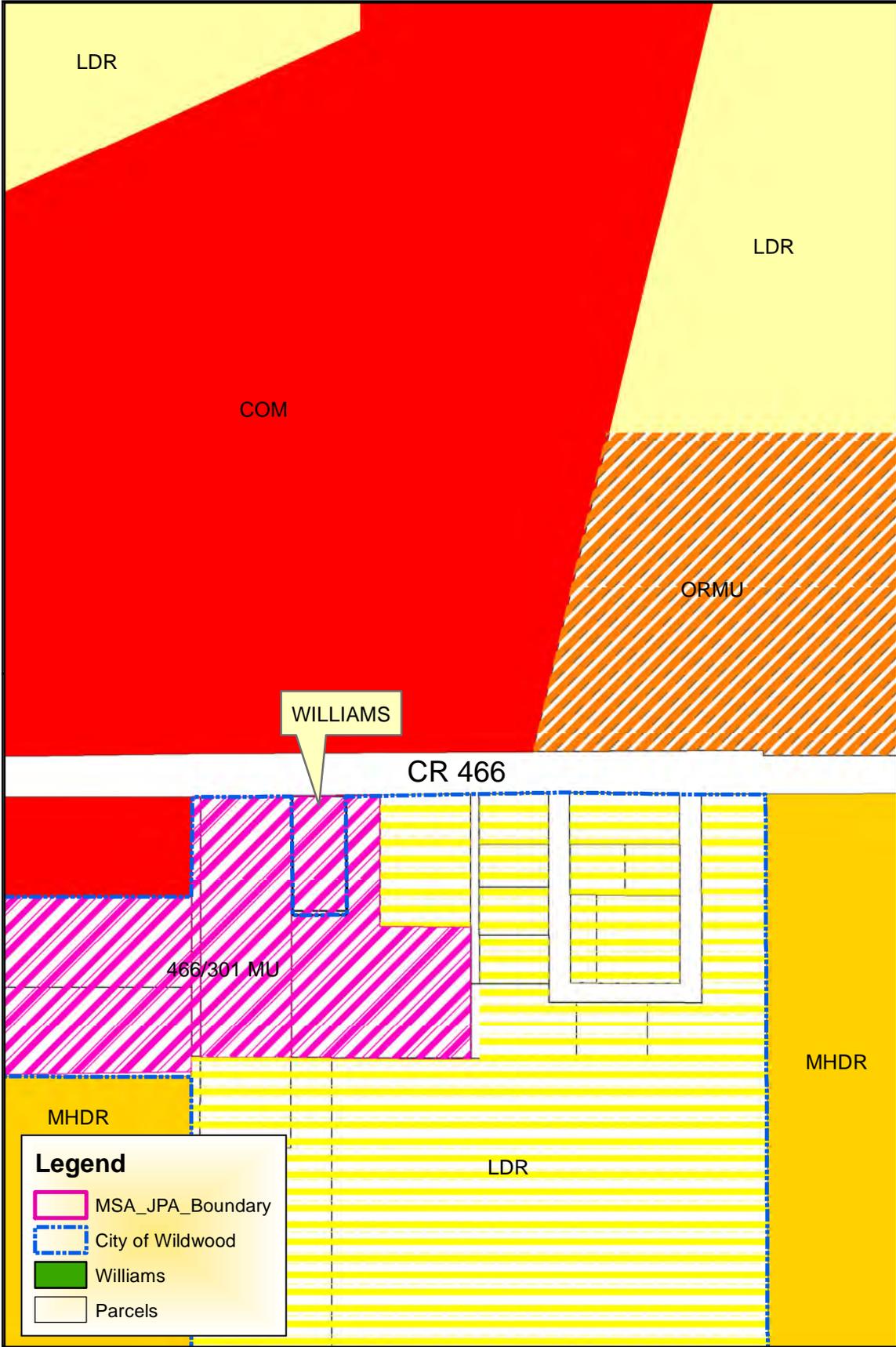


EXISTING FUTURE LAND USE

WILLIAMS  
 WILDWOOD, FLORIDA

March 2013

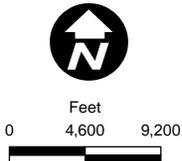
SS Comp Plan Amendment



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



JPA	
<b>WILLIAMS</b> WILDWOOD, FLORIDA	
March 2013	SS Comp Plan Amendment

**CITY OF WILDWOOD**  
**Planning and Zoning Board/Special Magistrate**  
**Acting as the Local Planning Agency**

**Case No:** CP 1302-03

**Parcel Number(s):** North 100' of D30=003

**Property Location:** Western Terminus of Peppertree Lane; West of U.S. 301 and South of CR 222

**Owner:** R. William Futch, Trustee

**Applicant:** Gary Thurston, Advanced Holdings, LLC

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from Sumter County "Rural Residential" to City of Wildwood "Rural Residential" on the north 100' of Parcel D30=003 (approximately 1.5 acres).

The amendment is consistent with the Joint Planning Area Future Land Use Map and simply reassigns the land use of the property from Sumter County "Rural Residential" to City of Wildwood "Rural Residential."

Staff believes the proposed amendment should be granted based on the following criteria found in Section 1.7(D) of the Land Development Regulations:

(1) Justification of the proposed amendment has been adequately presented;

The applicant is currently in the approval process for a residential subdivision of which the subject property is included in. The applicant has recently annexed the subject property into the City, and now the City must assign it a Future Land Use Map designation.

Further, the "Rural Residential" Future Land Use Map designation allows for 1 residential unit per acre in both the City and the County. This amendment will not increase the permitted density that is currently allowed on the subject property.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is consistent with goals, objectives and policies of the Comprehensive Plan. The proposed designation of "Rural Residential" is consistent with the agreed upon land use plan between the City and the County as shown on the Joint Planning Area Future Land Use Map which has been adopted into the City's Comprehensive Plan.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The proposed amendment is located within an area deemed appropriate for development by both the City and the County.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems:

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The property subject to the amendment is located in an area suitable for development.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

As previously stated, the proposed amendment is consistent with the Joint Planning Area Future Land Use Map. The amendment does not increase the allowable density on the property. As such, the amendment will not adversely affect any public facilities or services.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance #02013-13** (attached), to be forwarded to the City Commission for further action.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments pursuant to the Section 1.7(D) 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 Friday, March 22, 2013.

DATED: March 25, 2013



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Jason McHugh  
Development Services Coordinator/ City Planner

**ORDINANCE NO. O2013-13**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A SMALL SCALE LAND USE AMENDMENT  
TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND  
FUTURE LAND USE MAP IN ACCORDANCE WITH THE  
COMMUNITY PLANNING ACT OF 2011, AS AMENDED;  
PROVIDING FOR CODIFICATION; PROVIDING FOR  
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

**Portion of Parcel # D30=003**  
**1.5 +/- Acres**

**LEGAL DESCRIPTION**

The North 100 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 23 East, Sumter County, Florida.

This property is to be reclassified from County comprehensive plan category "Rural Residential" to City comprehensive plan category "Rural Residential."

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

**SECTION 1.** The proposed amendment has been found to be consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

**SECTION 2.** The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

**SECTION 4.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST:

\_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

Approved as to form:

\_\_\_\_\_  
Jerri A. Blair, City Attorney

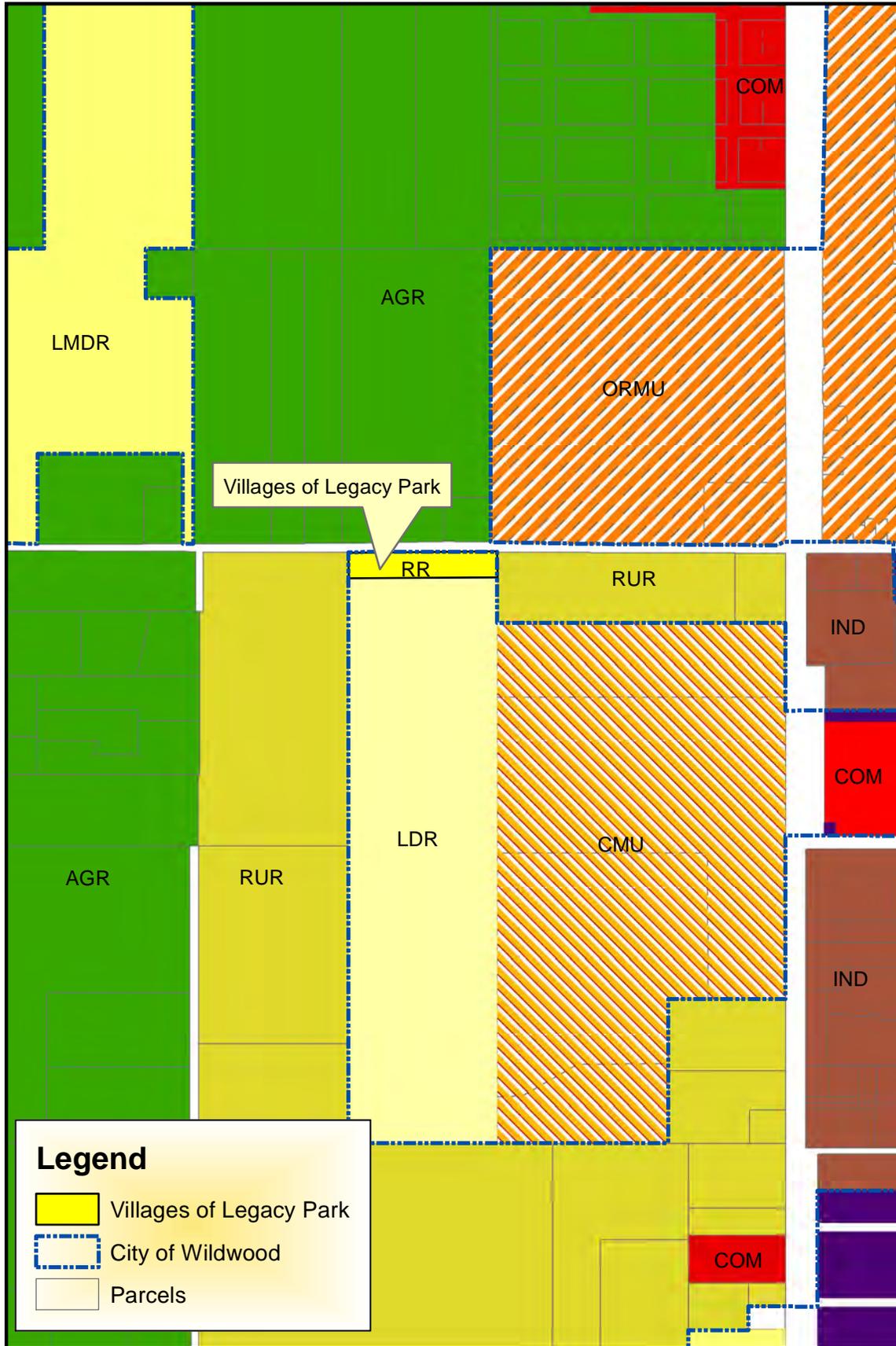
**Ordinance O2013-13**

**Villages of Legacy Park Small Scale Comprehensive Plan Amendment**

**“Exhibit A”**

**Proposed Future Land Use Map Designation**

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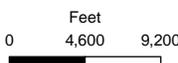


**Legend**

- Villages of Legacy Park
- City of Wildwood
- Parcels

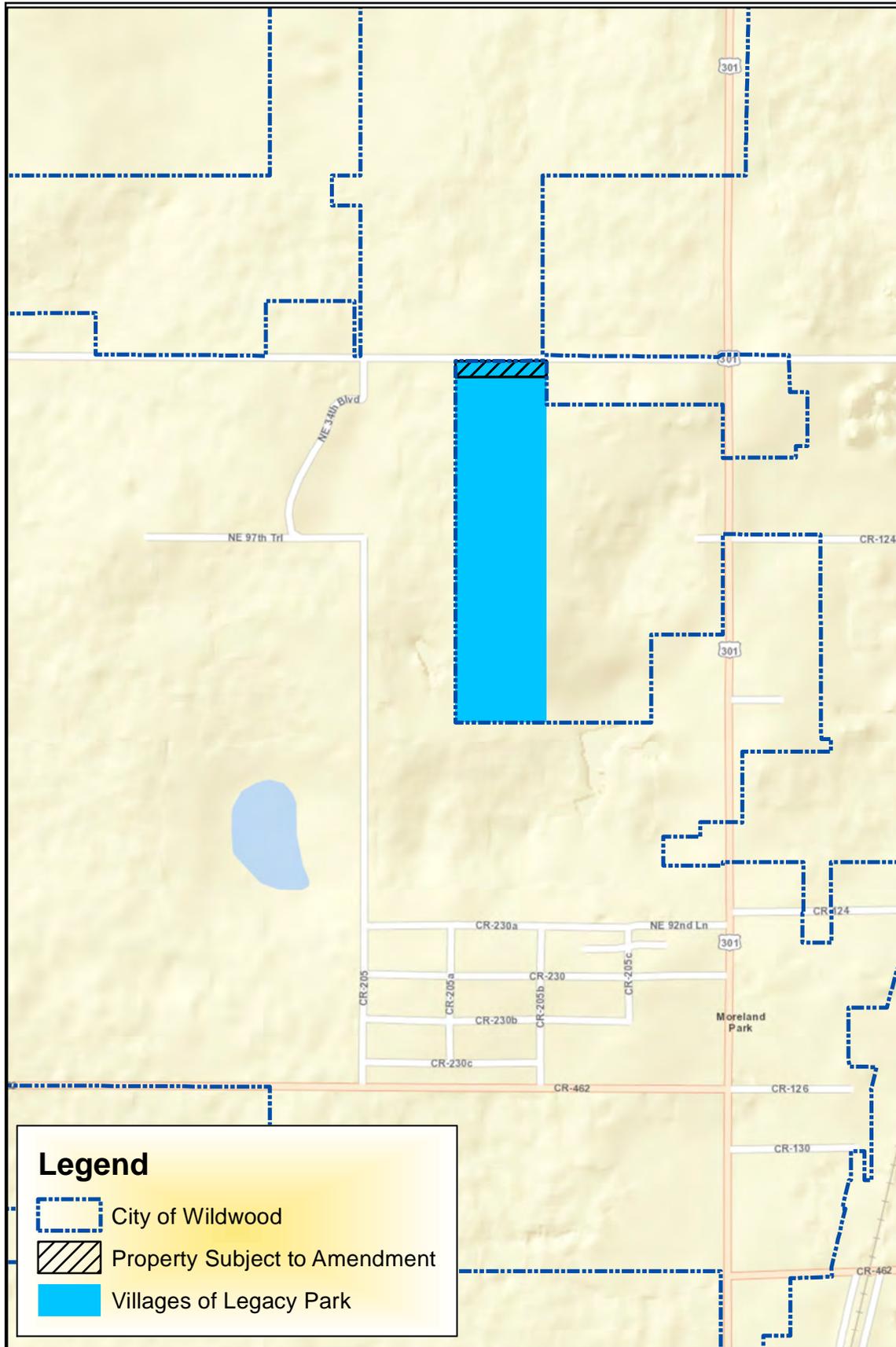


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<b>PROPOSED FUTURE LAND USE</b>	
<b>VILLAGES OF LEGACY PARK WILDWOOD, FLORIDA</b>	
MARCH 2013	SS Comp Plan Amendment

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**Legend**

-  City of Wildwood
-  Property Subject to Amendment
-  Villages of Legacy Park



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



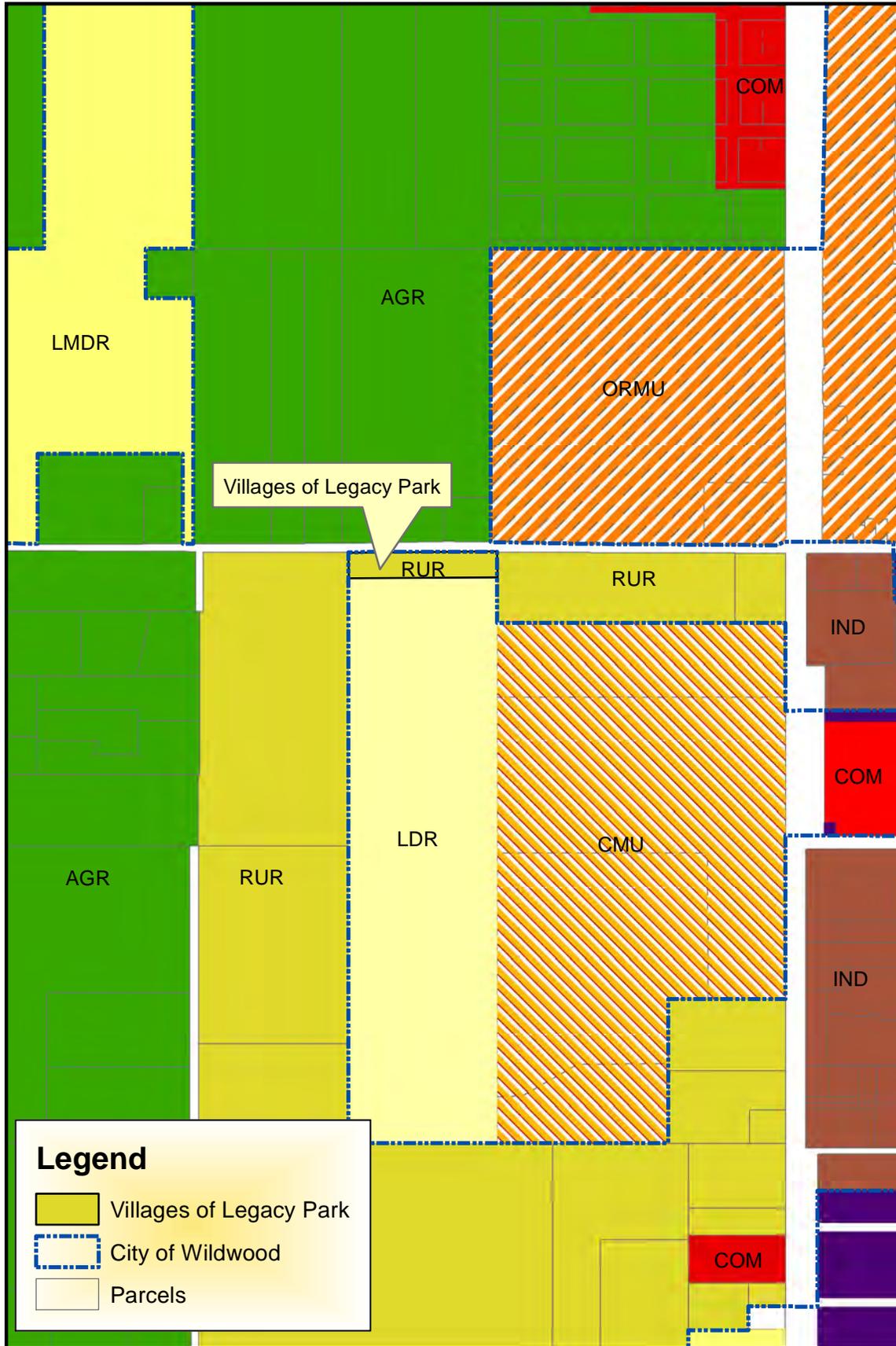
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**LOCATION MAP**

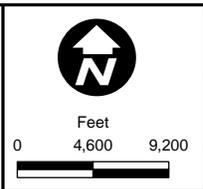
**VILLAGES OF LEGACY PARK  
 WILDWOOD, FLORIDA**

MARCH 2013

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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
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**EXISTING FUTURE LAND USE**

**VILLAGES OF LEGACY PARK  
 WILDWOOD, FLORIDA**

MARCH 2013      SS Comp Plan Amendment

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
March 5, 2013**

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

City Representatives Present: Melanie Peavy, Development Services Director (DSD); Gene Losito, City Engineer, Kimley Horn and Associates; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the February 5, 2013 regular Planning and Zoning Board were approved and signed.

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

**Old Business:**

**NONE**

**New Business:**

**Melanie Peavy:** Requested that the sign variance be moved to the top of the agenda.

**Special Magistrate:** Are there any comments?

Hearing none, Mr. Lowry asked Ms. Peavy to proceed.

**V 1302-04 Sign Variance - Lakeside Landings (Parcel D19=014)**  
Variance to allow an off-site sign.

**Jerry Blair, City Attorney:** Ms. Blair introduced herself and read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff has taken no position on this item, but rather defer to the requirements for the approval of a Variance. Ms. Blair deferred to the applicant and their counsel to present the facts and legal basis for their request for a variance.

The Special Magistrate had questions about a previous case where a variance was requested to deviate from the Design District standards. Ms. Blair did not recall the case but deferred to Ms. Peavy.

The Special Magistrate requested to hear from the applicant or their counsel at this time.

**Joshua Bills,** Attorney for Mr. Agnelli and Power Corporation, stepped forward at this time to address the factual and legal basis of their request. He requested that Mr. Agnelli be allowed to step forward to present a narrative of the request, which the Special Magistrate approved.

**John Agnelli, Senior Vice-President of Power Corporation, stepped forward and was sworn in at this time.**

Mr. Agnelli presented a narrative of the variance request to the Special Magistrate to present the case before the Planning and Zoning Board. There were some questions from Ms. Blair, which Mr. Agnelli addressed.

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

There were no public comments at this time.

The Special Magistrate had follow up questions for the applicant's counsel regarding the applicant for a variance. It was established that the applicant is not relying on subsection 3.12(A)(1) or 3.12(A)(2), but rather subsection 3.12(A)(3). Counsel Bills was temporarily unable to articulate a basis for approval.

After further discussion among the applicant, applicant's counsel, the Special Magistrate, the City Attorney, and DSD Peavy, it was established that there is no uniqueness of the subject property that would confer approval; rather, at issue is the Design District Standards ordinance. Since this is a different location / sign than the existing sign, being "grandfathered-in" does not apply in this instance. Although there may be existing signs of a similar nature that were grandfathered in, no new signs have been permitted along US Hwy 301 where the project is off of US Hwy 301.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based on the testimony and information provided today, and subsections 3.12(A)(1), 3.12(A)(2), and 3.12(A)(3) of the LDRs which address the criteria for the approval of a variance which have not been established in this case. There is no basis for the approval of a variance whatsoever.

**Ms. Blair was excused at this time (approximately 3:30 pm).**

**SP 1301-02 PLAT – Windward at Lakeside Landings (Parcel D21=003)**  
Plat – Improvement Plan approval.

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

**Special Magistrate:** Requested that Ms. Peavy address each criterion for approval, as well as the support for each item. Ms. Peavy addressed the application against the criteria for approval in the Land Development Regulations (LDRs).

The Special Magistrate had some follow-up questions, which were addressed by DSD Peavy, and Gene Losito, City Engineer.

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

Mr. Agnelli came before the Board to present the project. It is a reconfiguration of the development based on market conditions.

**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 5.5 of the LDRs and applicable regulations, I recommend approval of the Improvement Plan to the City Commission pursuant to staff's recommendation.

**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.

**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.

Ms. Peavy addressed the application against the criteria for approval in the Land Development Regulations (LDRs) and the justification for approval for each criterion.

The Special Magistrate had some additional questions regarding the project, which were addressed by DSD Peavy and Gene Losito, City Engineer.

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

**David Springstead came forward and was sworn in at this time.**

Mr. Springstead gave a brief narrative of the project and responded to questions from the Special Magistrate.

**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.

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

Final Plat approval.

**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.

Ms. Peavy addressed the application against the criteria for approval in the Land Development Regulations (LDRs) and the justification for approval for each criterion.

**[BREAK IN RECORDING AT THIS POINT DUE TO TAPE CHANGE]**

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

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

There were no public comments at this time. The applicant was not present.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information being provided as required in section 5.6 of the LDRs, I recommend approval of the Final Plat to the City Commission.

**SP 1302-02 PLAT - Villages of Legacy Park (Parcels D30=003, D30=004, D30=006)**  
Plat – Preliminary Plan approval.

**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.

Ms. Peavy addressed the application against the criteria for approval in the Land Development Regulations (LDRs) and the justification for approval for each criterion.

The Special Magistrate had some additional questions regarding the project, which were addressed by Ms. Peavy and Gene Losito, City Engineer.

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

**Mike Radcliffe, Radcliffe Engineering, was sworn in at this time.**

Mr. Radcliffe came forward and addressed the project 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 5.4 of the LDRs, I recommend approval of the Preliminary Plan to the City Commission.

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

Melanie Peavy: It has come to my attention that approvals subject to outside agency approvals may no longer be permissible to a change in state law.

Special Magistrate: I am agreeable to delete the language “subject to approval, exemption, or permitting of the project by all agencies of competent jurisdiction” from all of the recommendations at this meeting, should that new legislation apply to the City.

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 4:30 p.m.

\_\_\_\_\_  
Date

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

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

**Case No:** RZ 1302-02  
**Parcel Number(s):** Portion of D18=038  
**Property Location:** South of CR 466, East of CR 209  
**Owner:** Gary Williams  
**Applicant:** Quentin Berry

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "RR1C" to City of Wildwood "466-301 Mixed Use" for a portion of Parcel D18=038 (approximately 1 acre in size). This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1302-02).

Pursuant to Section 3.3(4) of the Land Development Regulations, Staff believes the zoning change to "466-301 Mixed Use" should be granted based on the following criteria:

- (a) Whether the proposed change is consistent with the comprehensive plan;  
The proposed rezoning to "466-301 Mixed Use" is consistent with the proposed Future Land Use Map designation of "466-301 Mixed Use."
- (b) The existing land use pattern of the surrounding area;  
The proposed retail use is compatible with the surrounding area. The CR 466 corridor is urbanizing and contains existing and planned residential, institutional, and retail uses.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;  
The proposed rezoning will not have an adverse effect on public facilities and services.
- (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;  
The rezoning is necessary to accommodate the proposed use of the property. Further, the property has been annexed into the City and now must be given a City zoning designation.
- (e) Whether the proposed change will adversely influence living conditions in the neighborhood;  
The proposed rezoning will not adversely influence living conditions within the area.
- (f) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;  
The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety.
- (g) Whether the proposed change will adversely affect property values in the adjacent area;  
The proposed rezoning will not adversely impact living property values within the area.
- (h) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;  
The proposed rezoning will not be a deterrent to the development of surrounding properties.
- (i) Whether the proposed change will constitute a grant or special privilege.  
The proposed rezoning will not constitute a grant of special privilege.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #2013-12 (attached).**

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the 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 March 22, 2013.

DATED: March 28, 2013



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Jason F. McHugh  
Development Services Coordinator/ City Planner

**ORDINANCE NO. O2013-12**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A ZONING MAP AMENDMENT TO THE  
OFFICIAL ZONING MAP IN ACCORDANCE WITH  
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT  
REGULATIONS; PROVIDING FOR CODIFICATION;  
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN  
EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

**Portion of Parcel # D18=038**  
**0.98 +/- Acres**

**LEGAL DESCRIPTION**

From the Northwest corner of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 18, Township 18 South, Range 23 East, Sumter County, Florida, run S 00° 00'03" E, along the west line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of said Section 18, a distance of 65.08 feet, to the south right-of-way of C-466; thence N 89° 30'42" E, along said south right-of-way, a distance of 238.72 feet, to the Point of Beginning of the following described parcel; from said Point of Beginning, continue N 89°30'42" E, along said south right-of-way, a distance of 142.89 feet, to a point that is 280.00 feet west of the East line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of said Section 18; thence leaving said south right-of-way, run S 00°00'05" E, and parallel with said East line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼, a distance of 300.00 feet; thence S 89°30'42" W, a distance of 142.90 feet; thence N 00°00'03" W, a distance of 300.00 feet, to the Point of Beginning, and end of this description.

Area described contains 42,866.92 square feet, 0.984 acres.

Subject to easements, restrictions, reservations, and rights-of-way of record, if any.

This property is to be reclassified from County "RR1C" to "466-301 Mixed Use."

**AND WHEREAS**, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

**SECTION 1.** The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 3.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST:

\_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

Approved as to form:

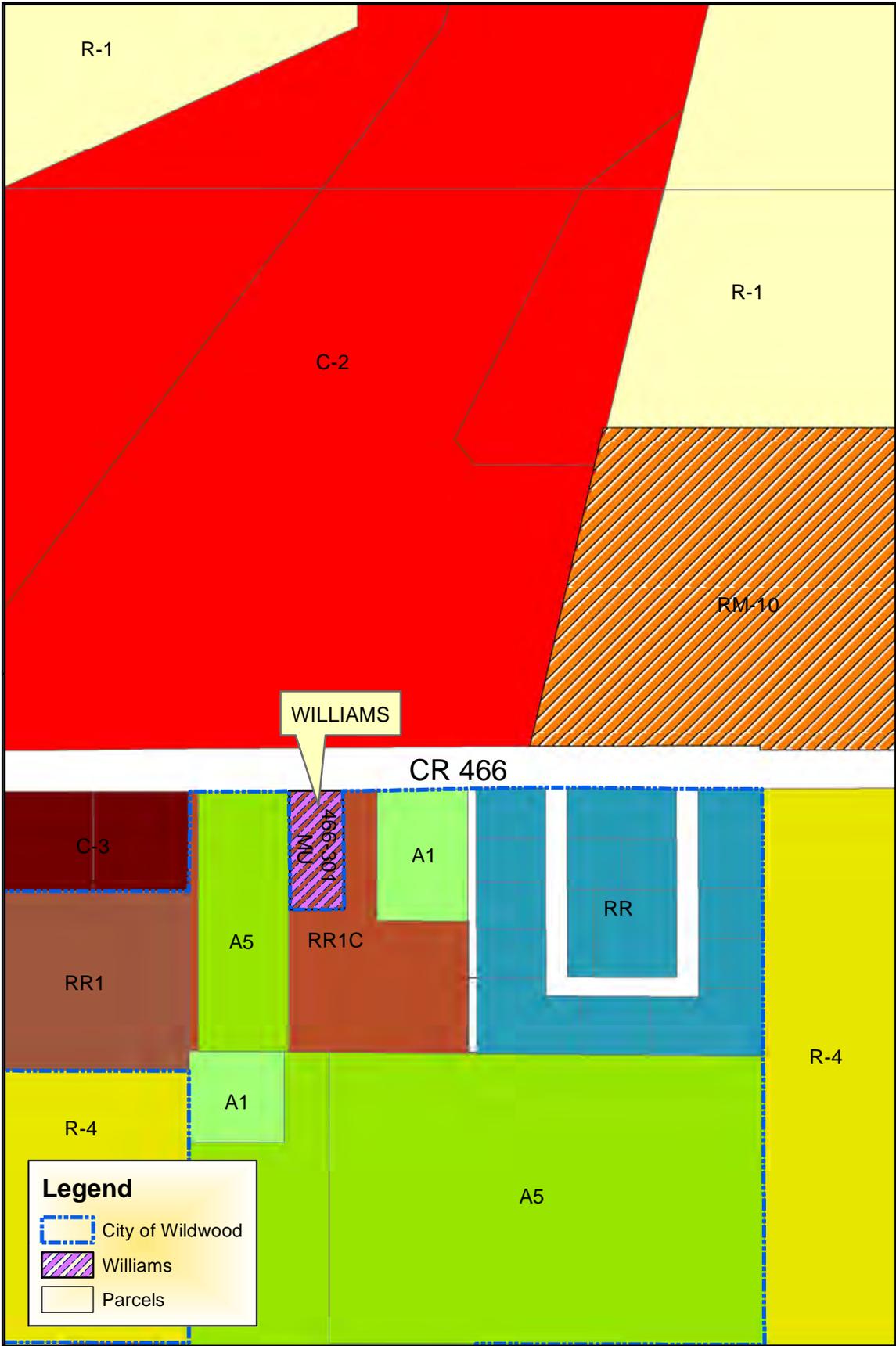
\_\_\_\_\_  
Jerri A. Blair, City Attorney

**Ordinance O2013-12**

**Williams Rezoning**

**“Exhibit A”**

**Proposed Zoning Map Designation**



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



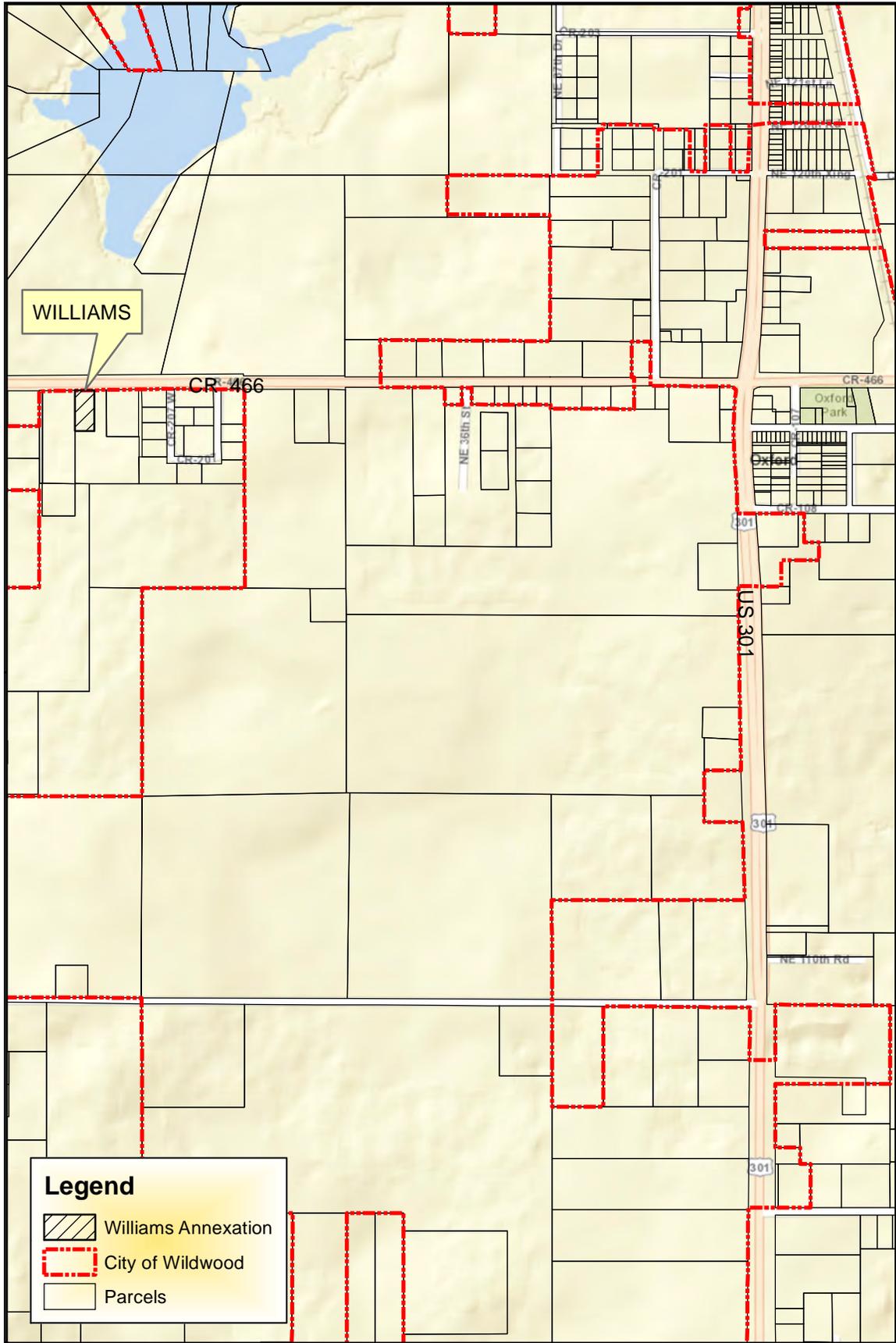
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PROPOSED ZONING

WILLIAMS  
 WILDWOOD, FLORIDA

March 2013

Zoning Amendment



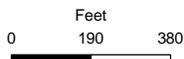
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**Legend**

-  Williams Annexation
-  City of Wildwood
-  Parcels



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

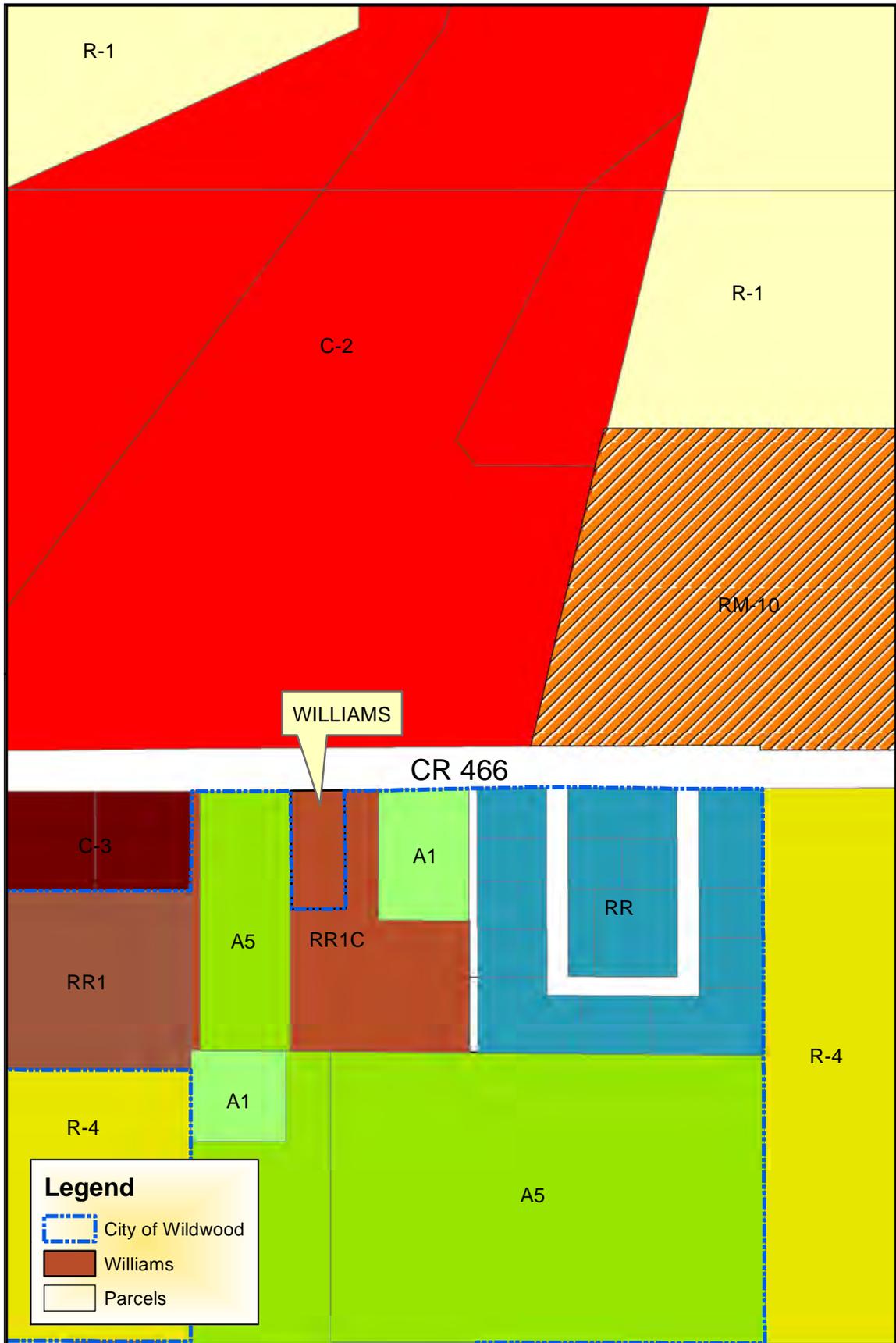


LOCATION MAP

WILLIAMS  
 WILDWOOD, FLORIDA

February 2013

ANNEXATION



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



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EXISTING ZONING

WILLIAMS  
 WILDWOOD, FLORIDA

March 2013

Zoning Amendment

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

**Case No:** RZ 1302-03

**Parcel Number(s):** North 100' of D30=003

**Property Location:** Western Terminus of Peppertree Lane; West of U.S. 301

**Owner:** R. William Futch, Trustee

**Applicant:** Gary Thurston, Advanced Holdings, LLC

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "RR1" to City of Wildwood "RR: Rural Residential" for the north 100' of Parcel D30=003 (approximately 1.5 acres). This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1302-03).

Pursuant to Section 3.3(4) of the Land Development Regulations, Staff believes the zoning change to "RR: Rural Residential" should be granted based on the following criteria:

- (a) Whether the proposed change is consistent with the comprehensive plan;  
The proposed rezoning to "RR: Rural Residential" is consistent with the proposed Future Land Use Map designation of "Rural Residential."
- (b) The existing land use pattern of the surrounding area;  
The proposed residential use is compatible with the surrounding area. Adjacent to Peppertree Apartments, the subject property will become part of a larger subdivision and contain single family homes.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;  
The proposed rezoning will not have an adverse effect on public facilities and services.
- (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;  
The rezoning is necessary to accommodate the proposed use of the property. Further, the property has been annexed into the City and now must be given a City zoning designation.
- (e) Whether the proposed change will adversely influence living conditions in the neighborhood;  
The proposed rezoning will not adversely influence living conditions within the area.
- (f) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;  
The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety.
- (g) Whether the proposed change will adversely affect property values in the adjacent area;  
The proposed rezoning will not adversely impact living property values within the area.
- (h) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;  
The proposed rezoning will not be a deterrent to the development of surrounding properties.
- (i) Whether the proposed change will constitute a grant or special privilege.

The proposed rezoning will not constitute a grant of special privilege.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #2013-14 (attached).**

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the 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 March 22, 2013.

DATED: March 28, 2013



---

Jason F. McHugh  
Development Services Coordinator/ City Planner

**ORDINANCE NO. O2013-14**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A ZONING MAP AMENDMENT TO THE  
OFFICIAL ZONING MAP IN ACCORDANCE WITH  
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT  
REGULATIONS; PROVIDING FOR CODIFICATION;  
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN  
EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

**Portion of Parcel # D30=003**  
**1.5 +/- Acres**

**LEGAL DESCRIPTION**

The North 100 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 23 East, Sumter County, Florida.

This property is to be reclassified from County "RR1" to City "RR: Rural Residential."

**AND WHEREAS**, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

**SECTION 1.** The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 3.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST:

\_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

Approved as to form:

\_\_\_\_\_  
Jerri A. Blair, City Attorney

**Ordinance O2013-14**  
**Villages of Legacy Park Rezoning**  
**“Exhibit A”**  
**Proposed Zoning Map Designation**

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**Legend**

- Villages of Legacy Park
- City of Wildwood
- Parcels



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



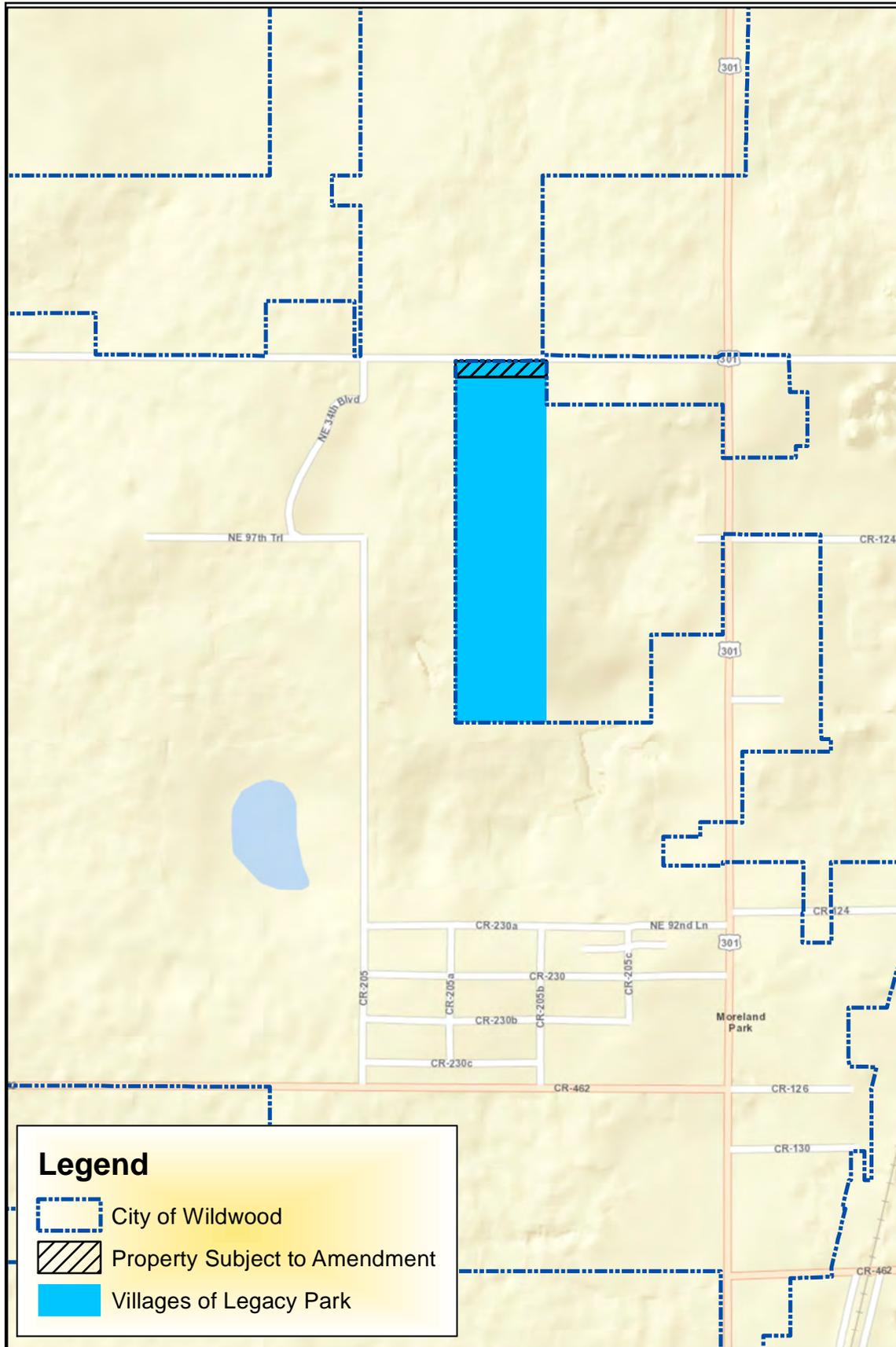
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**PROPOSED ZONING**

**VILLAGES OF LEGACY PARK  
 WILDWOOD, FLORIDA**

MARCH 2013      Zoning Amendment

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**Legend**

-  City of Wildwood
-  Property Subject to Amendment
-  Villages of Legacy Park



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



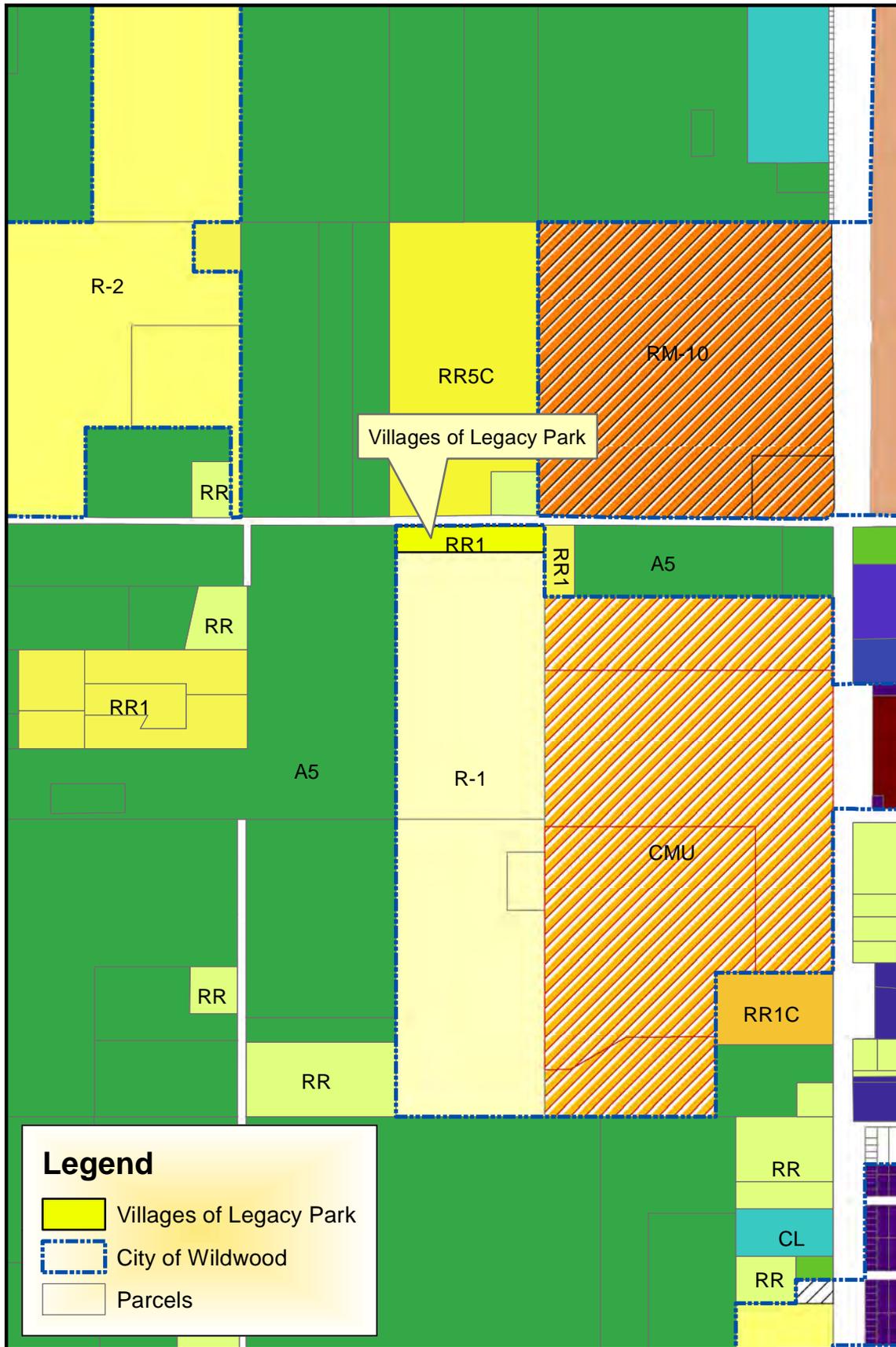
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**LOCATION MAP**

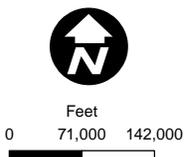
**VILLAGES OF LEGACY PARK  
 WILDWOOD, FLORIDA**

MARCH 2013

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



<b>EXISTING ZONING</b>	
<b>VILLAGES OF LEGACY PARK WILDWOOD, FLORIDA</b>	
MARCH 2013	Zoning Amendment

**CITY OF WILDWOOD  
PLANNING & ZONING BOARD/SPECIAL MAGISTRATE  
STAFF REPORT**

**Case Number:** SE1303-01  
**Property Owner:** Melissa Wilkes  
**Applicant:** Melissa Wilkes  
**Parcel Number:** G05=040

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The applicant seeks an renewal of a previously approved Special Exception (SE 1111-01) to allow for an adult day care center to be located at 711 Cleveland Avenue (CR 466A) which is located in a Medium Density Residential (R-3) zoning district. The Special Exception was initially approved by the Planning and Zoning Board/Special Magistrate at the meeting of January 3, 2012.

**Staff recommends approval of the request to renew the Special Exception for a period of one year as governed by subsection 3.9 (D)(2).** As detailed in the applicant's request, although they are not yet ready to open for participants, significant progress has been made on the project.

The Planning and Zoning Board/Special Magistrate has the duty to approve, approve with conditions, or deny the Special Exception pursuant to subsections 1.7(B)(3) and 3.9(B)(3) of the Land Development Regulations.

The public hearing was noticed pursuant to subsection 3.9 (B)(2) of the City's Land Development Regulations for the April 2, 2013 Planning and Zoning Board meeting. Placards were posted and a Notice of Hearing was sent via Certified Mail to all property owners adjoining the property in question.

Notice of today's meeting was 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, March 22, 2013.

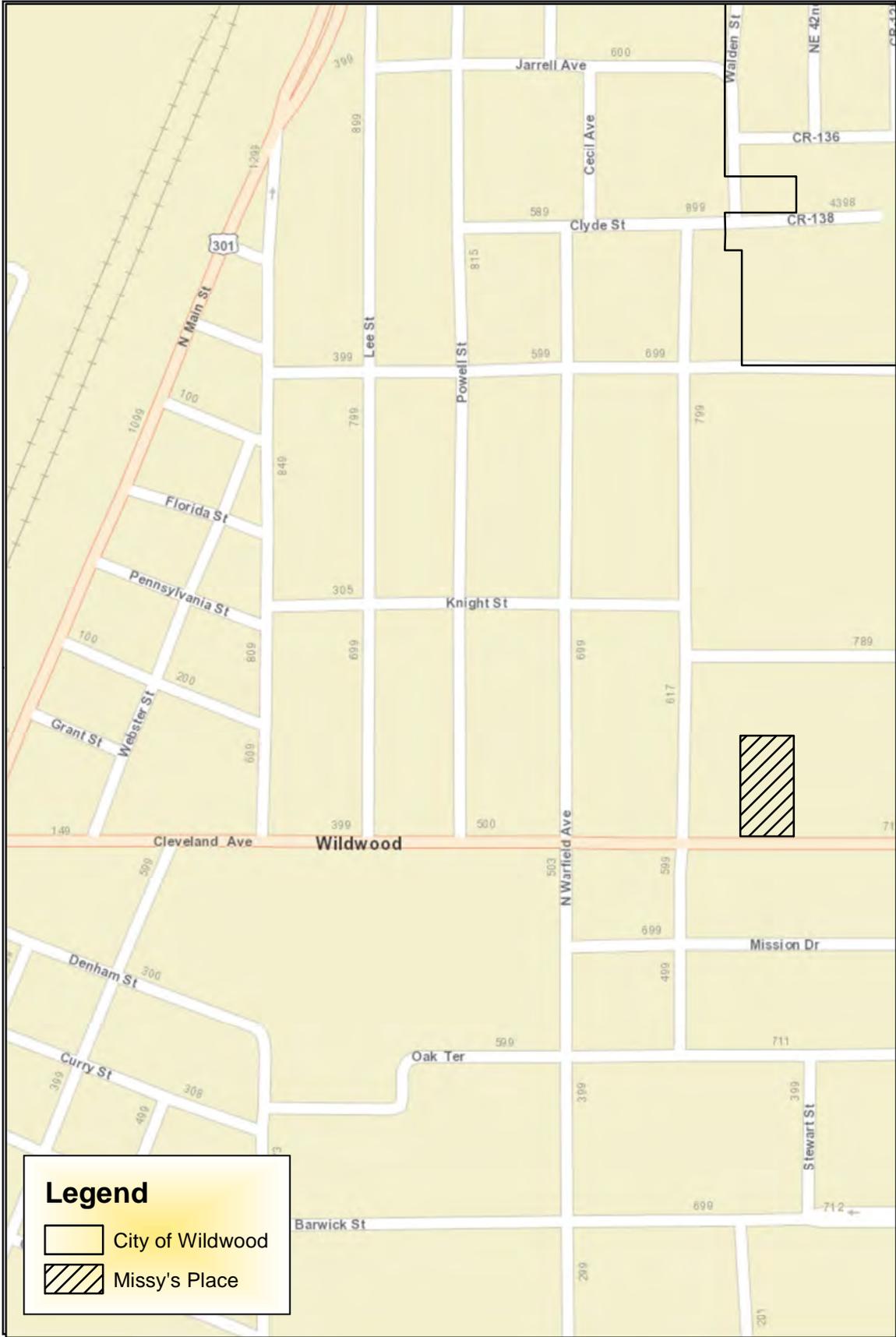


DATED: March 26, 2013

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Melanie D. Peavy  
Development Services Director

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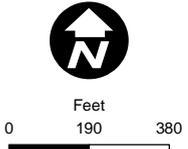


**Legend**

-  City of Wildwood
-  Missy's Place



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



LOCATION MAP	
<b>Missy's Place Adult Day Care</b> <b>WILDWOOD, FLORIDA</b>	
March 2013	Special Exception



**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.:	SE 1303-01
Fee Paid:	\$575
Receipt No.:	DS 1491

## Development Application

Contact Information:

Owner Name: Melissa Wilkos  
 Address: 711 Cleveland Ave Wildwood, FL  
 Phone: 330-414-8979 Email: wilkos-melissa@yahoo.com  
 Applicant Name: Same  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Engineer Name: MVA  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property and Project Information:

**PROJECT NAME\*:** Melissa's Place (Adult Day Care Center)  
\*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.  
 Property Address: 711 Cleveland Ave Wildwood, FL  
 Parcel Number(s): 605-040 Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
 Area of Property: \_\_\_\_\_ Nearest Intersection: Cleveland + Stanley  
 Existing Zoning: MU Existing Future Land Use Designation: \_\_\_\_\_  
 Proposed Zoning: MU Proposed Future Land Use Designation: \_\_\_\_\_  
 The property is presently used for: Residential  
 The property is proposed to be used for: Adult Day Care Center  
 Do you currently have City Utilities? Yes

Application Type:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Annexation      | <input type="checkbox"/> Comp Plan Amendment              | <input type="checkbox"/> Rezoning               | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance        | <input checked="" 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: Re-applying for Special Exception granted Feb 2012 (SE 1111-01) for Adult Day Care Center

**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: [Signature] Date: 2-28-13

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/](http://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 Boundary Survey
- Other requirements as described in LDRs, section 4.4

##### Minor Site Plan Applications:

- Other requirements as described in LDRs, section 4.3

February 27, 2013

Mr. Paul Ketz  
Senior Development Specialist  
City of Wildwood  
100 N. Main Street  
Wildwood, FL 34785

Re: Special Exception, Melissa's Place Adult Day Care Center (SE 1111-01)

Dear Mr. Ketz;

Per the Special Exception application, I am attaching two documents that address the following issues:

- 1. Short narrative regarding the scale and scope of the center (how many employees / clients will be on site, how much and what type of signage will be requested, how will parking be addressed?).*
- 2. Site sketch (hand drawn, not to scale but with dimensions listed is acceptable) detailing preliminary sign placement and any additional pavement / on-site parking that will be required.*

Melissa's Place Adult Day Care Center is a place where adults can go who need care/supervision during the day due to illness such as Alzheimer's or dementia, cardio-vascular disease, COPD, etc.; post-surgical or trauma rehabilitation coordination; or who need assistance with their activities of daily living.

Melissa's Place will operate Monday through Friday from approximately 8:00 AM to 6:00 PM. Hours may be adjusted to accommodate families' / caregivers' working schedules. We will provide two hot meals and one snack per day and there will be organized activities that meet physical, emotional, social, spiritual and intellectual needs.

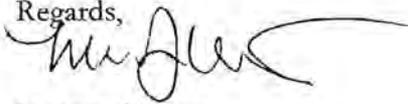
There will be one staff person per each six participants. It is projected that by the end of the first year of operations, there may be up to 12 participants on-site on a daily basis. To service these participants, we will require up to five parking spaces for staff as the participants will be dropped off and picked up and will not have vehicles on-site. Based on these projections, we can meet current projections for parking by having staff park perpendicular to the driveway on the lawn. This leaves an existing paved parking space for participants' caregivers.

Regarding signage, it is my intent at this point in time to keep this as home-like as possible and I propose to simply put 12" – 18" numbers and letters on the exterior fireplace wall which read "711 MP". I would also like to put a small sign (about the size of a real estate sign) near the street that simply reads "711". Both of these will allow for identification of the property address without distracting from the residential feel.

Also, because there is communication regarding street widening of Cleveland Avenue, I prefer not to go to a great expense to construct and install a street sign only to have it affected by the project and possibly incurring more or greater expenses.

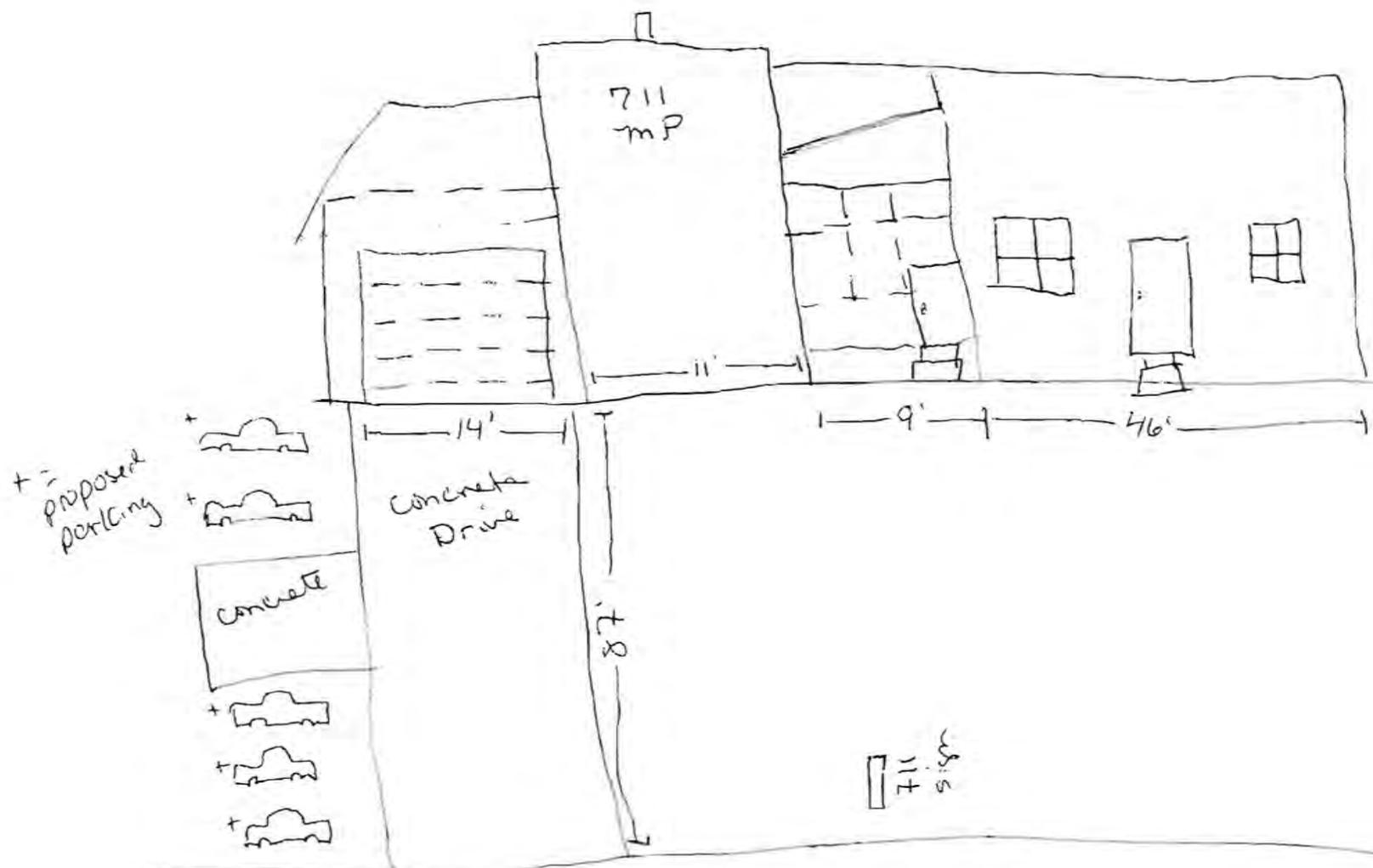
Should you require any additional information, please contact me at your convenience.

Regards,

A handwritten signature in black ink, appearing to read 'Melissa Wilkes', with a long, sweeping horizontal stroke extending to the right.

Melissa Wilkes  
2246 Crestview St.  
The Villages, FL 32162  
Cell: 330-414-8979  
Email: [wilkes\\_melissa@yahoo.com](mailto:wilkes_melissa@yahoo.com)

Attachments (2)



Melissa's Place Adult Day Care Center LSE 1111-01  
 711 Alameda Ave. Wildwood, FL 34785

Dec 7, 2011

February 28, 2013

Mr. Paul Ketz  
Senior Development Specialist  
City of Wildwood  
100 N. Main Street  
Wildwood, FL 34785

Re: Special Exception, Melissa's Place Adult Day Care Center (SE 1111-01)

Dear Mr. Ketz;

Thank you for speaking with me recently regarding re-applying for the Special Exemption Use for Melissa's Place Adult Day Care Center, to be located at 711 Cleveland Avenue.

If you have driven along Cleveland Avenue these past several months, you have likely seen many changes taking place at the property, namely the following:

- Addition of new landscaping, flower boxes and maintained lawn
- Addition of handicap accessible entry – deck with ramp for wheelchair access
- Painted exterior and doors

Some changes taking place within the house which are not visible to passing traffic include:

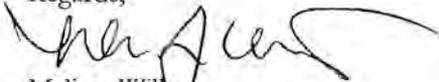
- Installation of inspected and approved fire extinguishers
- Installation of lighted EXIT signs
- Installation of ADA hand rails in restroom

I have attached some photographs depicting these improvements.

I have been working with the Fire Department on the safety needs of the building and have started the application process with the Florida Health Care Association. One item I will need for the FHCA application is the Special Exemption Use permit. As such, I am attaching the Application and fees to obtain this permit.

Should you require any additional information regarding this request, please contact me at your convenience. I would be happy to provide regular updates if you feel this is necessary to ensure that I am proceeding with the project in a professional manner.

Regards,



Melissa Wilkes  
2246 Crestview St.  
The Villages, FL 32162  
Cell: 330-414-8979  
Email: [wilkes\\_melissa@yahoo.com](mailto:wilkes_melissa@yahoo.com)

Attachments

SAFETY AND IMPROVEMENT PHOTOS OF MELISSA'S PLACE – 711 CLEVELAND AVE.





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

**Case No:** SP 1212-02 – Improvement Plan (Plat) –Trailwinds Village  
(Word Property)

**Owner:** Word Family LLC (Attn.: Tommy L. Word)

**Applicant:** Word Family LLC (Attn.: Tommy L. Word)

**Parcel:** G03=004, G04=004, and G04=021

---

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 a new subdivision, Trailwinds Village, within their planned development.

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.

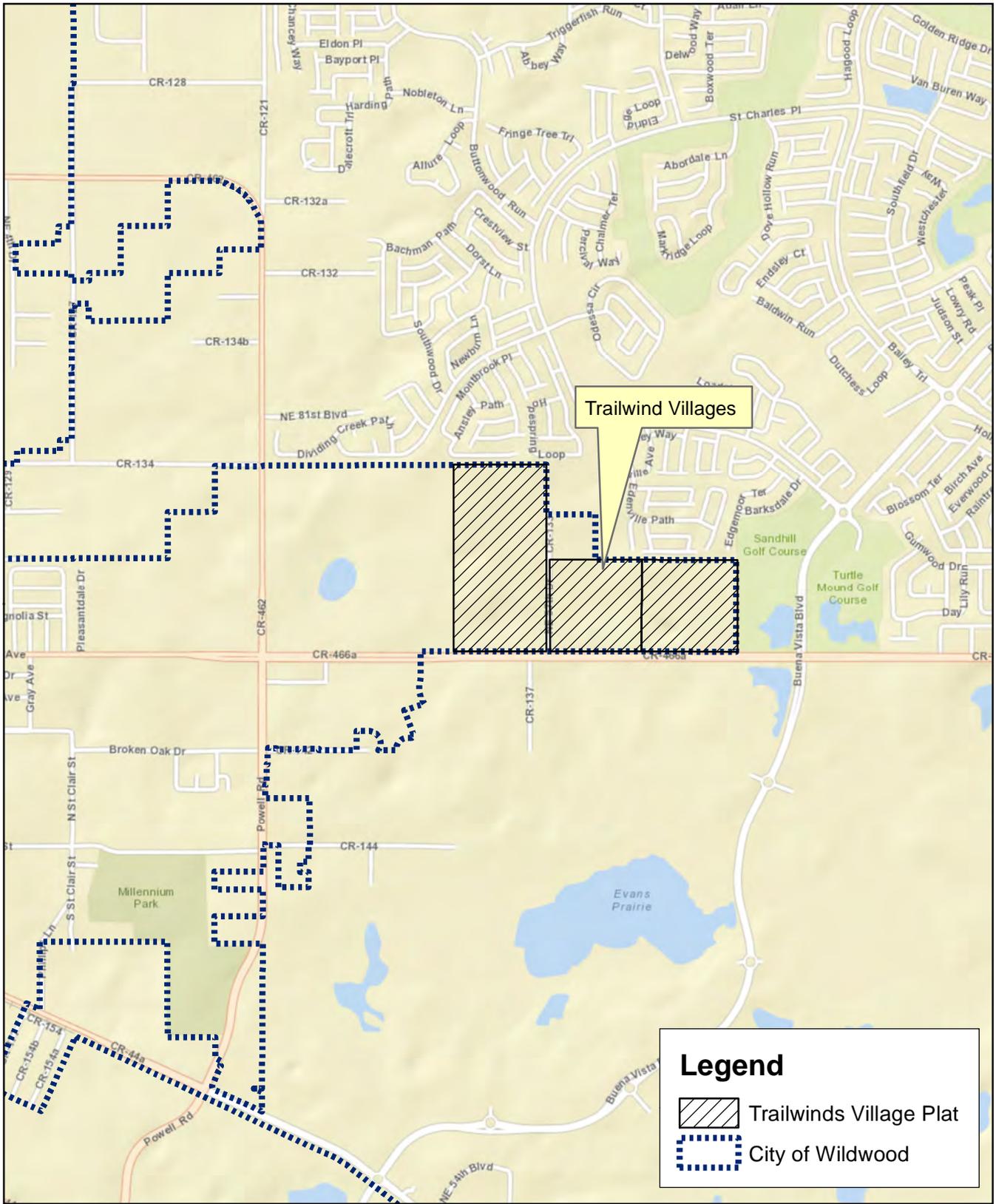
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial)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



DATED: March 26, 2013

---

Melanie D. Peavy  
Development Services Director

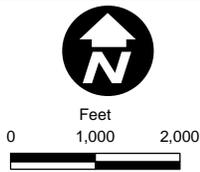


**Legend**

-  Trailwinds Village Plat
-  City of Wildwood



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



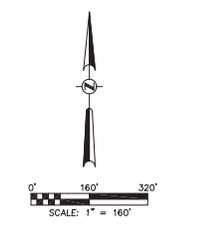
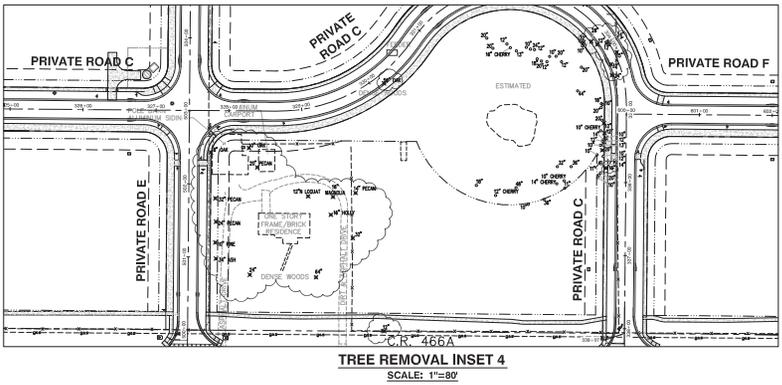
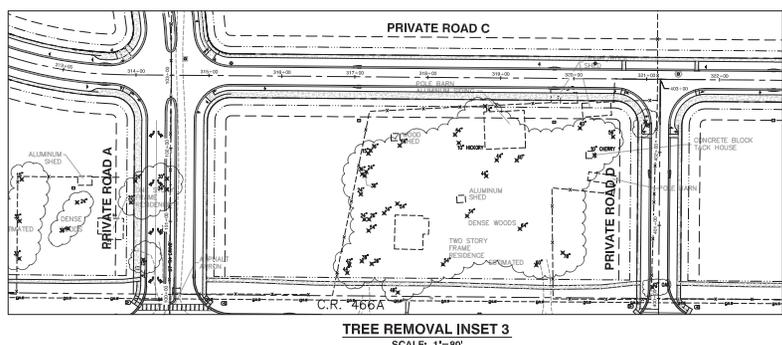
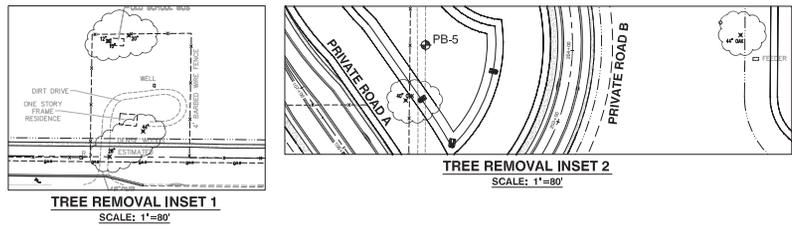
G03=004, G04=004, G04=021

**Trailwinds Village  
 WILDWOOD, FLORIDA**

November 2012

Location Map

© 2015 SECURITY LAND HOLDINGS, LLC. ALL RIGHTS RESERVED. THESE PLANS MAY NOT BE COPIED AND OR MODIFIED WITHOUT WRITTEN PERMISSION FROM AEGION GROUP, L.P. COPYRIGHT 2012.



- SITE LEGEND**
- PROPOSED CURB
  - - - SITE BOUNDARY AND R/W LINE
  - - - CENTER LINE OF ROAD
  - - - PARCEL LINE
  - - - PROPOSED BUILDING SETBACK LINE
  - - - PROPOSED BUFFER LINE
  - PROPOSED CONCRETE S/W OR TRAIL
- TYP**  
TYPICAL
- S/W**  
SIDEWALK
- R9**  
9' RADIUS
- LF**  
LINEAR FEET
- SF**  
SQUARE FEET
- TREE TO BE REMOVED**  
SIZE: ALL TREES ARE 6" DBH UNLESS OTHERWISE NOTED.
- TREE TO REMAIN AND BARRICADE**  
SIZE: ALL TREES ARE 6" DBH UNLESS OTHERWISE NOTED.
- PB-10**  
SOIL BORING LOCATION
- C.A. 466A R/W NOT INCLUDED IN THIS SUBMITTAL**

**PROPOSED CONSTRUCTION NOTES:**

- ALL CURB RADIUS TO BE 3 FEET AT FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY SHALL BE PERFORMED TO THE LATEST APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.

- SIGN LEGEND**
- | NO.  | TEXT OR SYMBOL           | SIZE    |
|------|--------------------------|---------|
| R1-1 | STOP                     | 30"x30" |
| R3-1 | NO RIGHT TURN            | 24"x30" |
| R3-7 | LEFT LANE MUST TURN LEFT | 30"x30" |
| R5-1 | DO NOT ENTER             | 30"x30" |
| R6-1 | ONE WAY                  | 30"x12" |
- ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

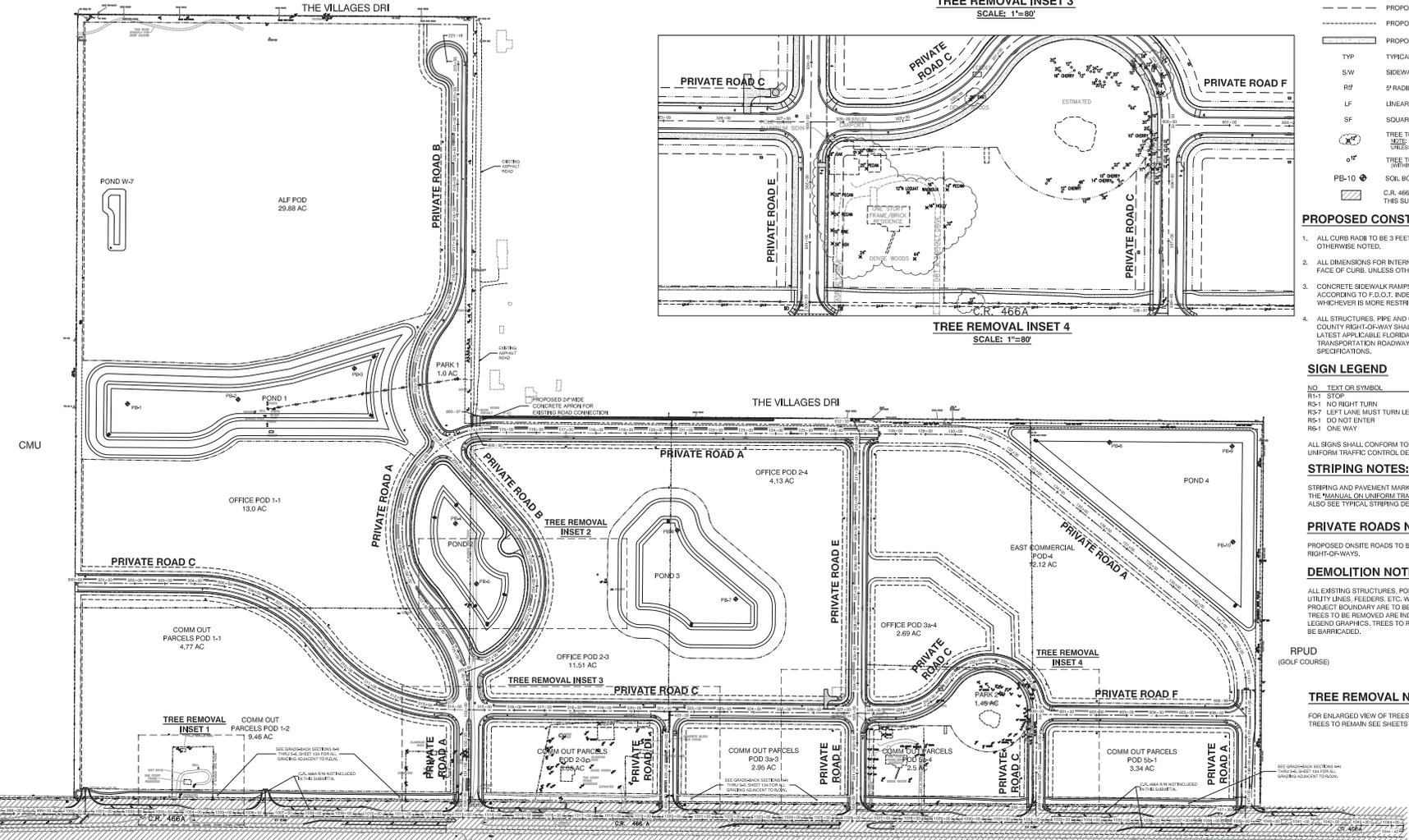
**STRIPING NOTES:**  
STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." ALSO SEE TYPICAL STRIPING DETAILS, SHEET 16.

**PRIVATE ROADS NOTE:**  
PROPOSED ONSITE ROADS TO BE PRIVATE ROAD RIGHT-OF-WAYS.

**DEMOLITION NOTE:**  
ALL EXISTING STRUCTURES, POLES, OVERHEAD UTILITY LINES, FEEDERS, ETC. WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED. TREES TO BE REMOVED ARE INDICATED PER LEGEND GRAPHICS. TREES TO REMAIN ARE TO BE BARRICADED.

**RPUD (GOLF COURSE)**

**TREE REMOVAL NOTE:**  
FOR ENLARGED VIEW OF TREES TO BE REMOVED AND TREES TO REMAIN SEE SHEETS 5-A - 5-D.



NO.	DATE	DESCRIPTION
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PROJECT: TRAILWINDS VILLAGE  
 DRAWN BY: J. JOUDREY  
 CHECKED BY: J. JOUDREY  
 DATE: 05/21/2012

**Security Land Holdings, LLC**  
 CIVIL ENGINEERING 2026 CORLEW ROAD STE 201  
 WILDLAND, FLORIDA 34983  
 SURVEYING 17271 784-8800  
 PHONE (813) 784-8800  
 FAX (813) 784-8802  
 AEGION GROUP

**TRAILWINDS VILLAGE**  
**WILDLAND, FLORIDA**  
**OVERALL SITE AND**  
**TREE REMOVAL PLAN**

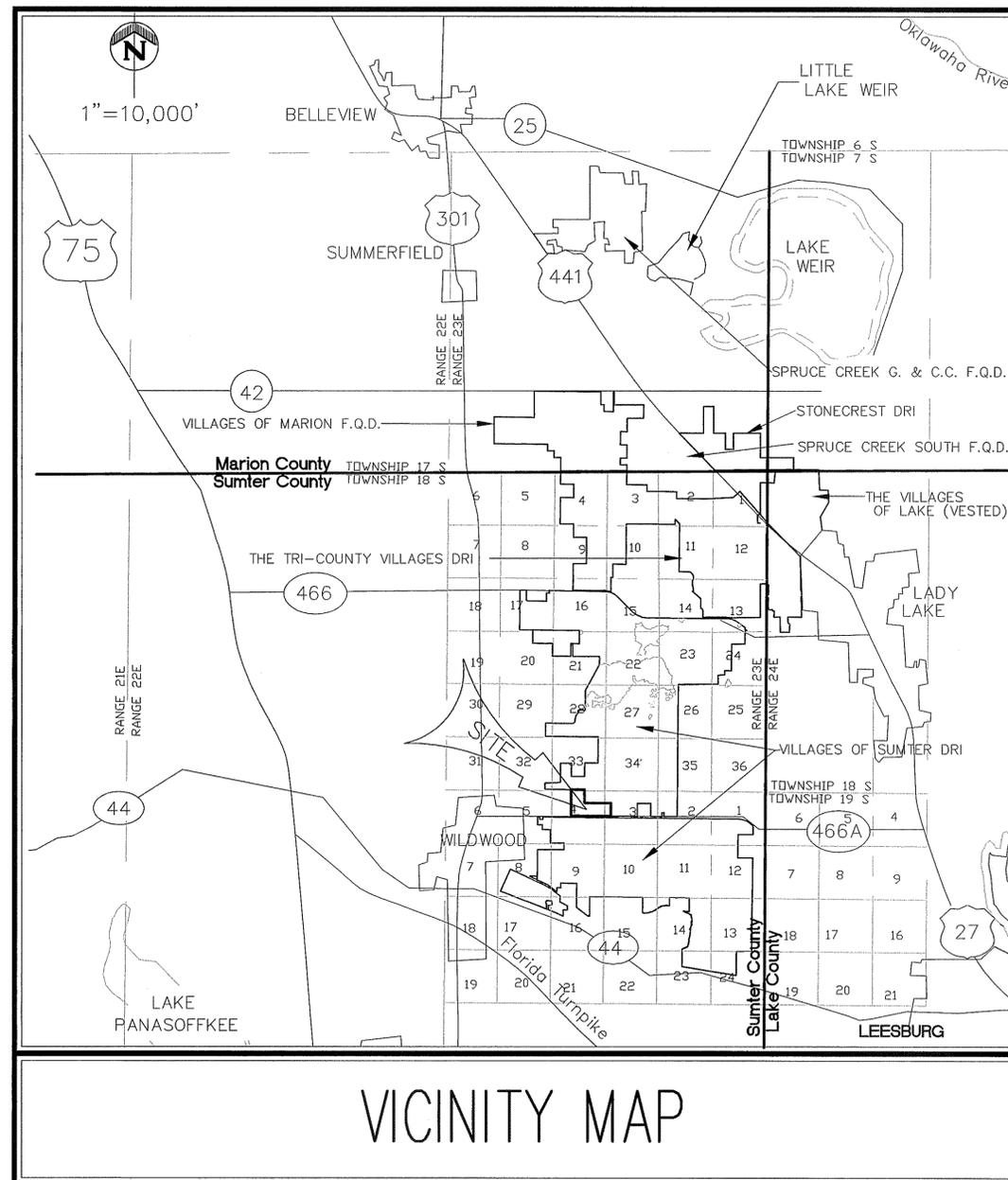
**4**

# BOUNDARY & TOPOGRAPHIC SURVEY

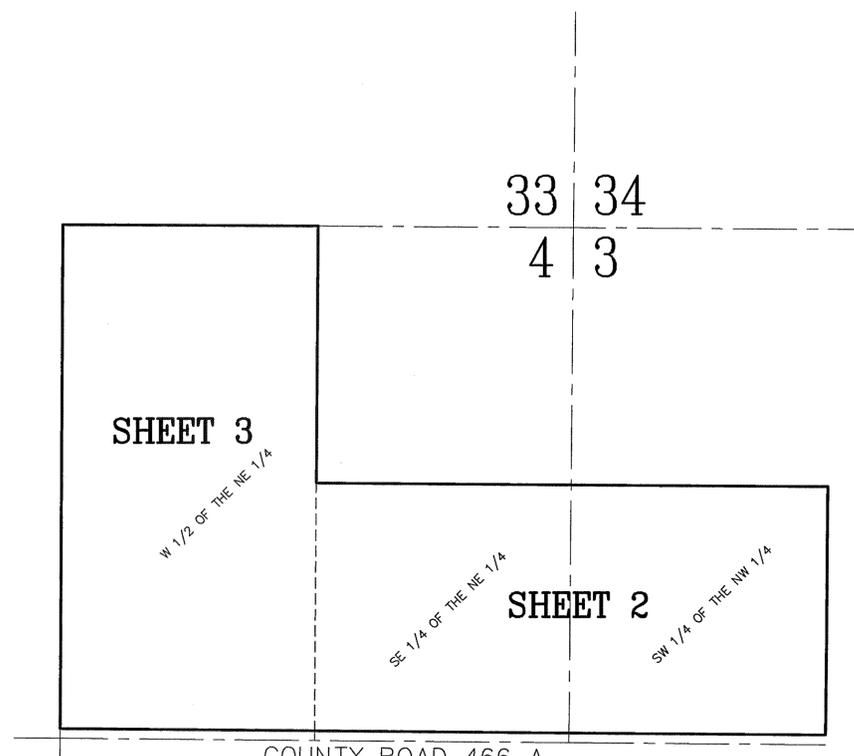
## LEGAL DESCRIPTION:

(PROVIDED BY CLIENT)  
 THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE  
 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
 SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST  
 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23  
 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT  
 RIGHT OF WAY OF CR 466-A AND C.R. 137.

## SECTIONS 3 & 4 TOWNSHIP 19 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA



VICINITY MAP



### NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N89°58'03"W, AN ASSUMED MERIDIAN.
4. THE LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
6. THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY "ABSTRACTED TITLE SEARCH" NO. 2076-846949, EFFECTIVE DATE, JUNE 1, 2005 AT 8 A.M.
7. ACCORDING TO FIRM COMMUNITY PANEL NUMBER 120296 0075B, EFFECTIVE DATE MARCH 15, 1982, LANDS SHOWN HEREON LIE IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING.
8. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 AND ARE REFERENCED TO UNITED STATES GEOLOGICAL SURVEY MONUMENT DESIGNATED AS "P-57" WITH AN ELEVATION OF 66.82.
9. TOPOGRAPHIC MAPPING WAS GENERATED BY PHOTOGRAMMETRIC METHODS BY SOUTHERN RESOURCE MAPPING, INC. THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE ACCOMPANYING SURVEY AND MAP REPORT WHICH REFERENCES THIS MAP.
10. THE DIRT ROAD RUNNING NORTH FROM COUNTY ROAD 466A PROVIDING ACCESS TO SEVERAL RESIDENCES, IS THE ONLY VISIBLE ACCESS TO THESE PROPERTIES. ACCORDING TO SUMTER COUNTY PUBLIC WORKS DIVISION, THERE IS NO DEEDED NOR DEDICATED RIGHT OF WAY FOR THIS ROAD. THE TITLE WORK PROVIDED DOES NOT CONTAIN ANY REFERENCES TO EASEMENTS NOR OTHER RIGHTS IN FAVOR OF ADJOINING PROPERTIES. THE ROAD IS MARKED NE 57TH DRIVE IN THE FIELD. ACCORDING TO SUMTER COUNTY IT IS NOT MAINTAINED BY THEM. THE ROAD IS MARKED FOR 911 PURPOSES ONLY. THE DESCRIPTION AS FURNISHED LESSES OUT RIGHT OF WAY FOR COUNTY ROAD NO. 137. THIS SURVEYOR ASSUMES THAT THE ROAD REFERRED TO IS WHAT IS NOW KNOWN AS COUNTY ROAD NO. 133. AS STATED ABOVE, THE COUNTY CLAIMS NO RIGHT OF WAY ACROSS THE SUBJECT PROPERTY. THE COUNTY'S RIGHT OF WAY IS BY MAINTENANCE ONLY AND, ACCORDING TO THE PUBLIC WORKS DEPARTMENT, BEGINS NORTH OF THE SUBJECT PROPERTY.
11. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

### CERTIFIED TO:

WORD FAMILY, LLC  
 FIRST AMERICAN TITLE INSURANCE COMPANY

5/3/07  
 DATE

*William S. Barley*  
 WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 3815

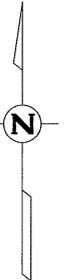
SHEET 1 OF 4		BOUNDARY & TOPOGRAPHIC SURVEY	
IN SECTION 3 & 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.		WORD PROPERTY	
CLIENT	WORD FAMILY, LLC	ENGINEERS	▲
JOB NO.	065235.0000	SURVEYORS	▲
DATE	APRIL 4, 2007	PLANNERS	▲
DRAWN BY	GMW	CHECKED BY	JEG
ACAD FILE	WORD JOB-TOPO-REVISED.DWG	DATE	
REVISIONS			



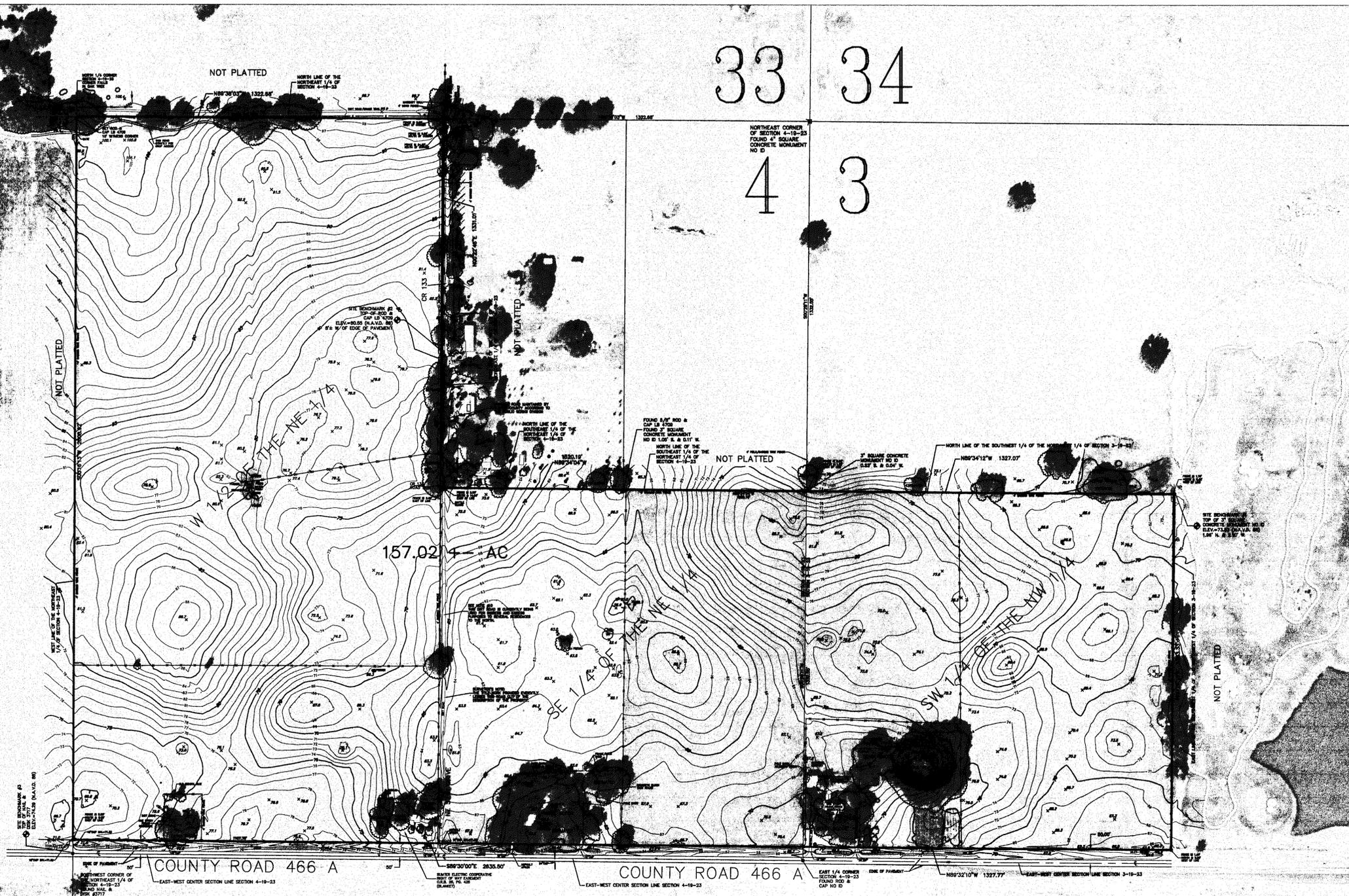




# BOUNDARY & TOPOGRAPHIC SURVEY



Scale: 1" = 200'  
 0 200' 400'  
 SCALE IN FEET



LEGEND	
	INDICATES SET REBAR AND CAP LB 4709
	INDICATES FOUND 4" SQUARE CONCRETE MONUMENT NO ID
	INDICATES FOUND 3" SQUARE CONCRETE MONUMENT NO ID
	INDICATES TREE CANOPY
X 74.5	INDICATES SPOT ELEVATIONS
-X-X-	INDICATES FENCE
R/W	INDICATES RIGHT-OF-WAY
NO.	INDICATES NUMBER
ID	INDICATES IDENTIFICATION
LB	INDICATES LICENSED BUSINESS
⊕	INDICATES CENTERLINE
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE NUMBER
PB.	PLAT BOOK
OU	OVERHEAD UTILITY LINE
CR	COUNTY ROAD
CMP	CORRUGATED METAL PIPE

<b>SHEET 4 OF 4</b>		<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>	
CLIENT WORD FAMILY, LLC		IN SECTION 3 & 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.	
JOB NO. 065235.0000		WORD PROPERTY	
DATE APRIL 4, 2007			
DRAWN BY GMW CHECKED BY JEG		<b>FARNER BARLEY AND ASSOCIATES, INC.</b> ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709 4450 NE 63RD ROAD - WILDWOOD, FL 34785 - (352) 748-3120	
ACAD FILE WORD JOB-TOPO-REVISED.DWG			
REVISIONS	DATE		

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

**Case No:** SP 1303-03 – Final Plat – Windward at Lakeside Landings

**Owner:** Power Corporation

**Applicant:** John Agnelli

**Parcel:** D21=003

---

The applicant seeks final plat approval under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a new subdivision, Windward at Lakeside Landings, within their approved planned development.

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)(c) and the criteria for the approval of improvement plans 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, March 22, 2013.

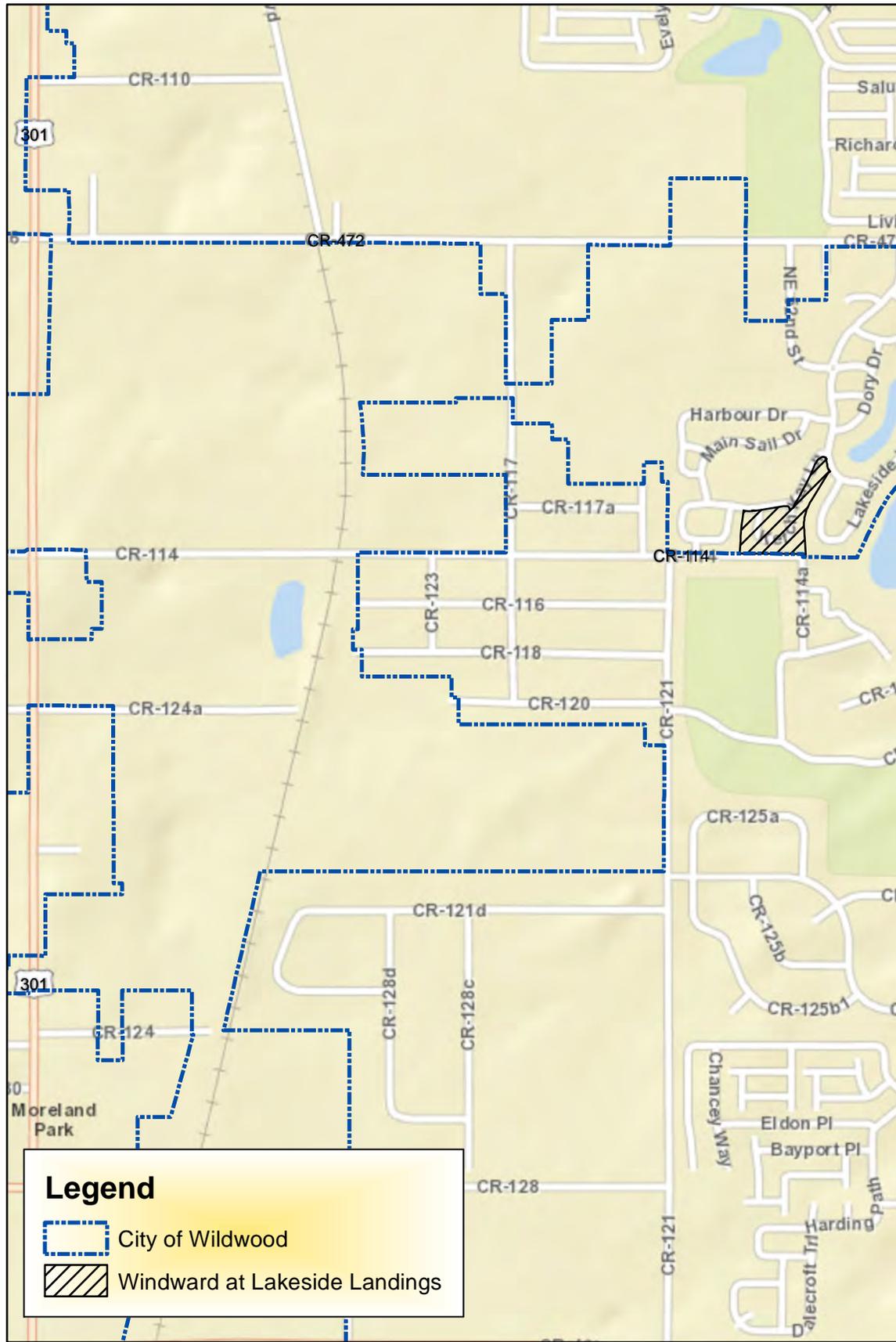


DATED: March 26, 2013

---

Melanie D. Peavy  
Development Services Director

F:\Terr\GIS\Maps\Location\Location - Windward at Lakeside Landings.mxd - 2/28/2013 3:11:37 PM - toneal

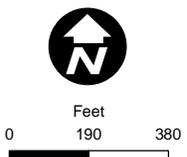


**Legend**

-  City of Wildwood
-  Windward at Lakeside Landings



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



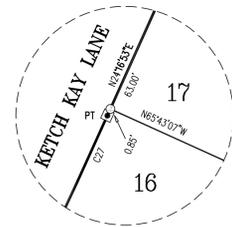
LOCATION MAP

**WINDWARD AT LAKESIDE LANDINGS  
 WILDWOOD, FLORIDA**

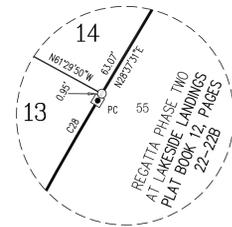
FEBRUARY 2013 IMPROVEMENT PLAN

# WINDWARD AT LAKESIDE LANDINGS

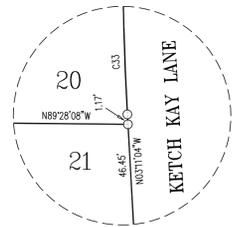
BEING A PORTION OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



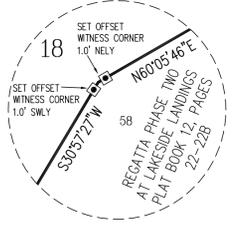
DETAIL 'A' SCALE 1"=10'



DETAIL 'B' SCALE 1"=10'



DETAIL 'C' SCALE 1"=10'



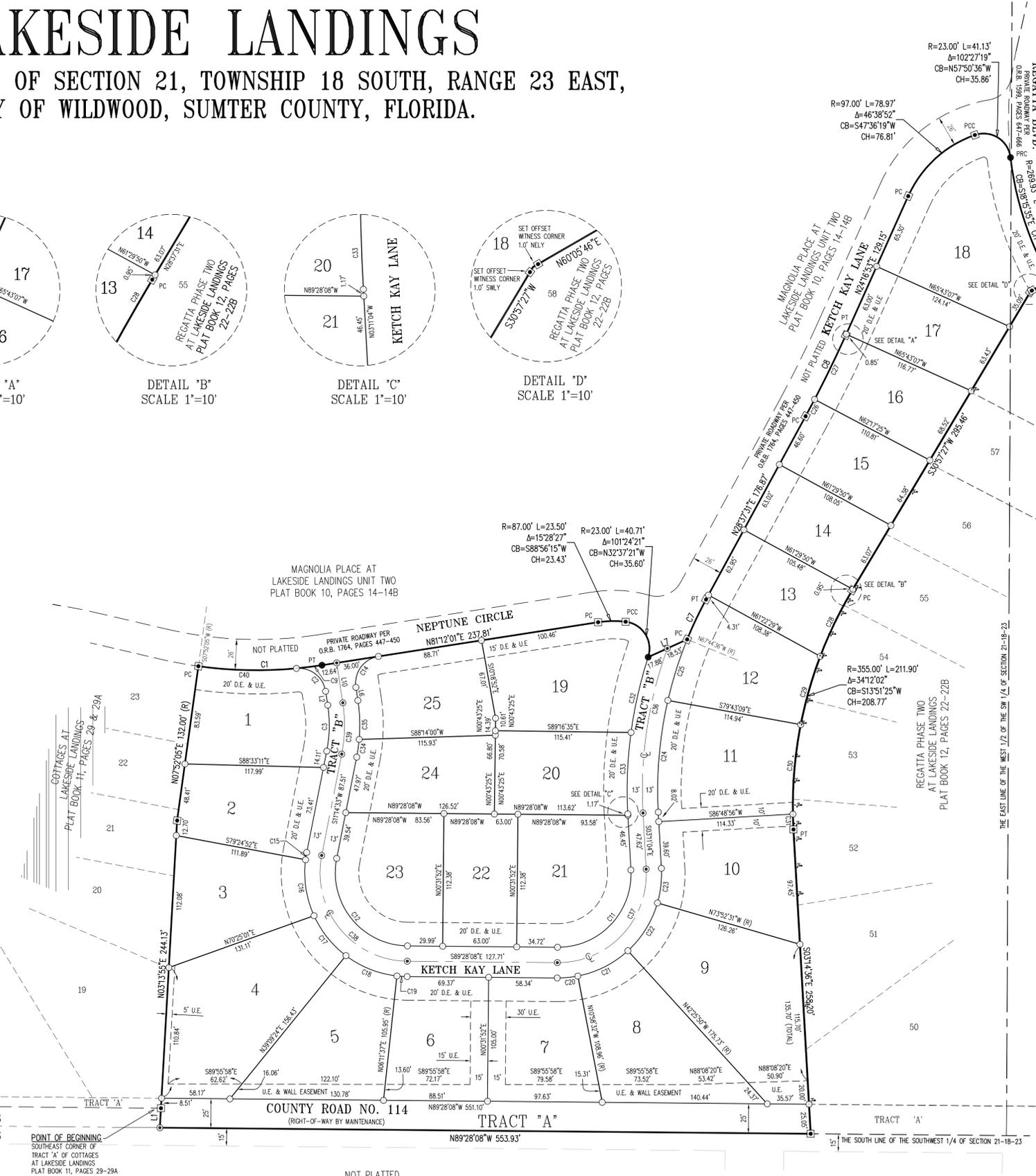
DETAIL 'D' SCALE 1"=10'

**LEGEND**

- (R) = RADIAL
- L = ARC LENGTH
- R = RADIUS
- Δ = CENTRAL ANGLE
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.G.S. = PAGES
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- LD = IDENTIFICATION
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- SET NAIL & DISK "PCP-LB4709"
- BEARING
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT ON CURVE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- CL = CENTERLINE
- INDICATES LOT CORNER TO BE SET IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES (SEE NOTE #9)
- INDICATES 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)
- INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES P.K. NAIL AND DISK PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)

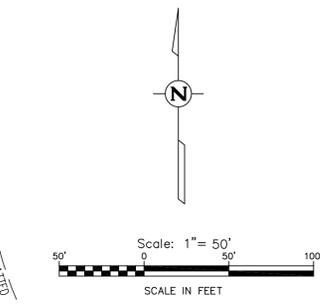
**LINE TABLE**

LINE	LENGTH	BEARING
L1	16.52'	N31°3'55"E
L2	11.89'	S84°7'59"E
L6	11.18'	N84°7'59"W
L7	36.41'	N65°41'51"E
L10	34.18'	S84°7'59"E



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	105.59'	363.00'	164°01'	N89°32'01"E	105.22'
C2	34.74'	23.00'	86°32'29"	N52°03'34"W	31.53'
C3	39.18'	112.00'	20°02'32"	N01°13'17"E	38.98'
C7	37.46'	337.00'	6°22'07"	S25°26'28"W	37.44'
C8	76.80'	1013.00'	4°20'38"	N26°27'12"E	76.78'
C9	21.98'	363.00'	3°28'09"	N82°56'05"E	21.97'
C11	101.41'	62.00'	93°42'56"	N43°40'24"E	90.48'
C12	108.98'	62.00'	100°42'41"	S39°06'48"E	95.48'
C14	36.13'	23.00'	90°00'00"	S36°12'01"W	32.53'
C15	6.29'	88.00'	4°05'47"	S09°11'39"W	6.29'
C16	48.56'	88.00'	31°37'05"	S08°39'47"E	47.95'
C17	43.86'	88.00'	28°33'22"	S38°45'01"E	43.41'
C18	47.27'	88.00'	30°46'41"	S68°25'02"E	46.71'
C19	8.70'	88.00'	5°39'45"	S86°38'16"E	8.69'
C20	17.67'	88.00'	11°30'24"	N84°46'40"E	17.64'
C21	48.31'	88.00'	31°27'18"	N63°17'49"E	47.71'
C22	48.30'	88.00'	31°26'41"	N31°50'49"E	47.68'
C23	29.66'	88.00'	19°18'33"	N06°28'12"E	29.52'
C24	95.38'	337.00'	16°13'00"	S04°55'36"W	95.06'
C25	94.26'	337.00'	9°13'29"	S17°38'40"W	94.20'
C26	16.19'	1013.00'	0°54'56"	N28°10'03"E	16.19'
C27	60.62'	1013.00'	3°25'42"	N25°59'44"E	60.61'
C28	62.37'	355.00'	10°03'58"	S25°55'28"W	62.29'
C29	60.24'	355.00'	9°43'23"	S16°01'47"W	60.17'
C30	76.30'	355.00'	12°18'51"	S05°00'41"W	76.15'
C31	13.00'	355.00'	2°05'51"	S02°11'40"E	13.00'
C32	65.56'	363.00'	10°20'50"	S12°54'24"W	65.47'
C33	69.17'	363.00'	10°55'03"	S02°16'27"W	69.06'
C34	15.15'	138.00'	6°17'26"	N08°05'50"E	15.14'
C35	33.12'	138.00'	13°45'06"	N01°55'36"W	33.04'
C36	141.95'	350.00'	23°14'18"	S08°26'05"W	140.98'
C37	122.67'	75.00'	93°42'56"	N43°40'24"E	109.45'
C38	131.83'	75.00'	100°42'41"	S39°06'48"E	115.50'
C39	43.73'	125.00'	20°02'32"	N01°13'17"E	43.50'
C40	83.61'	363.00'	13°11'52"	S88°43'55"E	83.43'



PREPARED BY:  
**FARNER BARLEY AND ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 LB 4709  
 4450 NE 83RD ROAD WILDWOOD, FL 34785 (352) 748-3128

\\SURVEY\NEW\SURVEYS\SUMTER\NON-VILLAGES PROJECTS\LAKESIDE LANDINGS\WINDWARD A&A THE SHORES\WINDWARD RECORD PLAT INCLUDING ROAD.DWG

COVENANTS, CONDITIONS, RESTRICTIONS  
 AND EASEMENTS FOR THIS SUBDIVISION  
 ARE RECORDED IN THE PUBLIC RECORDS  
 OF SUMTER COUNTY, FLORIDA.  
 OR BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

# WINDWARD AT LAKESIDE LANDINGS

BEING A PORTION OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED POWER CORPORATION, A FLORIDA CORPORATION (HEREINAFTER REFERRED TO AS "DEVELOPER") AS OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, HAS CAUSED TO BE MADE THIS PLAT OF WINDWARD AT LAKESIDE LANDINGS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND HEREBY RESERVES TRACT "B", DRAINAGE EASEMENTS, UTILITY EASEMENTS AS SHOWN HEREON TO THE DEVELOPER AND HIS OR HER SUCCESSORS AND/OR ASSIGNS.

TRACT "A" IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY.

IN WITNESS WHEREOF, POWER CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

WITNESSES:  
 (1) \_\_\_\_\_ POWER CORPORATION,  
 \_\_\_\_\_ A FLORIDA CORPORATION  
 SIGNATURE BY: \_\_\_\_\_  
 PRINT NAME SIGNATURE  
 (2) \_\_\_\_\_  
 \_\_\_\_\_  
 SIGNATURE PRINT NAME / TITLE  
 PRINT NAME

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2013, BY \_\_\_\_\_  
 THE \_\_\_\_\_ OF POWER  
 CORPORATION AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA  
 PRINT NAME: \_\_\_\_\_ SERIAL / COMM. NO. \_\_\_\_\_  
 TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_ PERSONALLY KNOWN

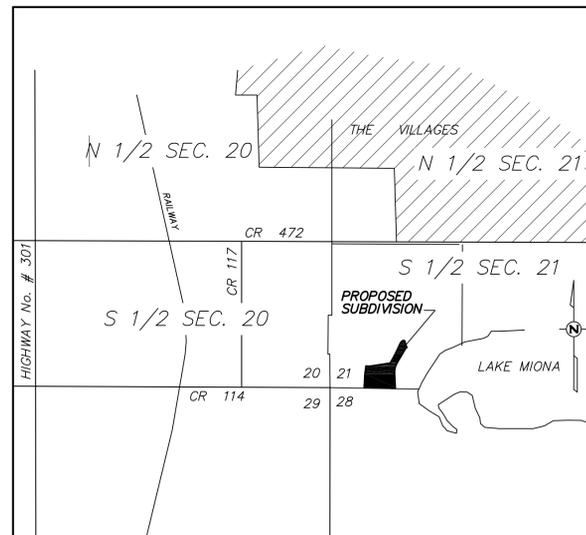


LEGAL DESCRIPTION:

THAT LAND LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 'A', COTTAGES AT LAKESIDE LANDINGS, AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 29A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING 2 COURSES BEING ALONG THE EAST BOUNDARY LINE OF LOTS 19 THROUGH 23, INCLUSIVE, OF SAID COTTAGES AT LAKESIDE LANDINGS: THENCE N03°13'55"E, 244.13 FEET; THENCE N07°52'05"E, 132.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 363.00 FEET TO WHICH A RADIAL LINE BEARS S07°52'05"W, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF ROADWAY DESCRIBED IN OFFICIAL RECORDS BOOK 1764, PAGES 447 THROUGH 450, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES ALONG SAID SOUTHERLY ROADWAY BOUNDARY: THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'01", AN ARC DISTANCE OF 105.59 FEET TO THE POINT OF TANGENCY; THENCE N81°12'01"E, 237.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 87.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°28'27", AN ARC DISTANCE OF 23.50 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 23.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°24'21", AN ARC DISTANCE OF 40.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°41'51"E, 36.41 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 337.00 FEET TO WHICH A RADIAL LINE BEARS N67°44'36"W; SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF SAID ROADWAY DESCRIBED IN OFFICIAL RECORDS BOOK 1764, PAGES 447 THROUGH 450, INCLUSIVE; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID EASTERLY BOUNDARY OF SAID ROADWAY: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°22'07", AN ARC DISTANCE OF 37.46 FEET TO THE POINT OF TANGENCY; THENCE N28°37'31"E, 176.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,013.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°20'38", AN ARC DISTANCE OF 76.80 FEET TO THE POINT OF TANGENCY; THENCE N24°16'53"E, 129.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 97.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°38'52", AN ARC DISTANCE OF 78.97 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 23.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°27'19", AN ARC DISTANCE OF 41.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 269.93 FEET, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF ROADWAY DESCRIBED IN OFFICIAL RECORDS BOOK 1599, PAGES 647 THROUGH 666, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WESTERLY ROADWAY BOUNDARY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°17'18", AN ARC DISTANCE OF 109.71 FEET TO A POINT ON A RADIAL LINE, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 58, REGATTA PHASE TWO AT LAKESIDE LANDINGS, AS RECORDED IN PLAT BOOK 12, PAGES 22, 22A AND 22B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG THE WEST BOUNDARY LINE OF LOTS 50 THROUGH 58, INCLUSIVE, AND TRACT 'A' OF SAID REGATTA PHASE TWO AT LAKESIDE LANDINGS: THENCE S60°05'46"W, ALONG SAID RADIAL LINE A DISTANCE OF 19.46 FEET; THENCE S30°57'27"W, 295.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 355.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°12'02", AN ARC DISTANCE OF 211.90 FEET TO THE POINT OF TANGENCY; THENCE S03°14'36"E, 258.20 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE N89°28'08"W, ALONG SAID SOUTH LINE A DISTANCE OF 553.93 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY LINE OF SAID TRACT 'A' OF COTTAGES AT LAKESIDE LANDINGS; THENCE DEPARTING SAID SOUTH LINE N03°13'55"E, ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 16.52 FEET TO THE POINT OF BEGINNING.

LESS RIGHT OF WAY FOR COUNTY ROAD NO. 114 ACROSS THE SOUTH SIDE THEREOF.



KEY MAP - Scale: 1" = 1500'

NOTES:

- 1.) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS BEING N89°28'08"W, AN ASSUMED MERIDIAN.
- 2.) ALL PLATTED AND/OR NOTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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 CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER 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 SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE APPLICABLE BOND OR SURETY.
- 6.) ALL PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY A SEPARATE DOCUMENT.
- 9.) PROPERTY DESCRIBED HEREON IS SUBJECT TO DISTRIBUTION EASEMENT IN FAVOR OF PROGRESS ENERGY, OFFICIAL RECORDS BOOK 1485, PAGE 134 (A BLANKET TYPE EASEMENT).
- 10.) TRACT "B" IS RESERVED BY THE OWNER/DEVELOPER.
- 11.) TRACT "A" IS DEDICATED FOR RIGHT-OF-WAY.
- 12.) PROPERTY DESCRIBED HEREON FALLS ENTIRELY WITHIN FLOOD ZONE "C" LOCATED IN FEMA PANEL NO. 1202960075B, DATED 03/15/1982; SUBSEQUENTLY AND REVISED BY LETTERS OF MAP REVISION BASED ON FILL, CASE #06-04-BY18A AND CASE #06-04-0802A. ALL LOTS LIE ABOVE THE BASE FLOOD ELEVATION OF 58.9 FEET (NGVD 1929).

25 LOTS

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.

CERTIFICATE OF APPROVAL OF CITY OFFICIALS

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

PRINT NAME:  
PROJECT REVIEW COMMITTEE COORDINATOR

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  
CITY CLERK

ED WOLF  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

JERRI BLAIR  
CITY OF WILDWOOD, ATTORNEY

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 \_\_\_\_\_ DATE \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_ REGISTRATION NO. \_\_\_\_\_



DEVELOPMENT SERVICES DIRECTOR

I HEREBY CERTIFY THAT THE 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, CERTIFIED BY THE CITY ATTORNEY, ATTESTED BY THE CITY CLERK.

MELANIE PEAVY  
DEVELOPMENT SERVICES DIRECTOR  
CITY OF WILDWOOD

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF WINDWARD AT LAKESIDE LANDINGS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FLORIDA 34785  
LICENSED BUSINESS NO. 4709



KAYE M. JAMESON  
REGISTRATION NO. 5912

DATE

CERTIFICATE OF CLERK

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 \_\_\_\_\_, 2013, AT \_\_\_\_\_ FILE NUMBER \_\_\_\_\_ PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 DEPUTY CLERK DEPUTY CLERK



PREPARED BY:



▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4709

4450 N.E. 83rd ROAD • WILDWOOD, FL 34785 • (352) 748-3126