

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

June 3rd, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. CALL TO ORDER: Planning & Zoning Board

**Approval of minutes from the May 13th, 2014
Planning & Zoning Board/Special Magistrate
meeting.**

2. OLD BUSINESS:

NONE

3. NEW BUSINESS:

**RZ 1404-01 Pat the Plumber 714 First Avenue
(Parcel G07D388)**

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

**SE 1404-01 Sumter Auto and Tire South
(Parcel G07D132)**

Special Exception approval to continue using the
property for automotive repairs in an area zoned “C-1:
General Commercial – Downtown” due to a change in
ownership.

**SE 1404-02 Unity of the Villages Church
(Parcel D18=082)**

Special Exception approval to construct a 10,000 sq. ft.
church (290 seats) in an area zoned R-4: Medium High
Density Residential.

AGENDA
June 3rd, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

**SP 1404-03 Rosecastle Assisted Living Facility
(Parcel G05=135)**

Site Plan approval to construct a three-story, 90,751 sq. ft. Assisted Living Facility with paved parking, driveway, and related improvements.

4. FORUM

5. ADJOURNMENT:

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

**City of Wildwood
Planning and Zoning Board/Special Magistrate
May 13, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, May 13, 2014, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Gene Losito, PE, City Engineer (Kimley Horn and Associates), Melanie Peavy, Development Services Director; Bruce Phillips, Utility Department Director/City Surveyor, Paul Ketz, Projects Planner, and Kandi Harper, Senior Development Specialist.

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

The minutes from the April 1, 2014 regular Planning and Zoning Board were approved and signed.

Melanie Peavy, Bruce Philips, Gene Losito (Kimley-Horn, Engineers), Paul Ketz and Kandi Harper were sworn in at this time.

Old Business:

SP 1401-03 PLAT – Trailwinds Village Improvement Plan (Parcels G03=004, G04=004, G04=021)

THIS ITEM IS BEING CONTINUED TO A DATE CERTAIN OF JUNE 3, 2014.

Improvement Plan approval for a mixed use subdivision with related improvements.

Melanie Peavy: Introduced herself explained that this case is being continued to a date certain of June 3, 2014.

The Special Magistrate confirmed for the record that this case will be continued to June 3, 2014 at the City Hall, Commission Chambers.

Special Magistrate: Next case?

SP 1402-06 Harry Harmer Parcel 2 Block B

THIS ITEM WAS CONTINUED FROM THE MEETING OF APRIL 1, 2014.

Site plan approval for a 4,000 sq. ft. office/warehouse with parking and related improvements.

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. The applicant has

complied with all concerns raised by the Project Review Committee meeting. Project Review Committee recommended that the project be placed on the Planning & Zoning Board's agenda for consideration. Staff recommends approval of the item.

Gene Losito, PE, Kimley-Horn stated that the project complies with the City's Land Development Regulations and there are no outstanding issues.

Jason Hurley, Springstead Engineering, applicant's representative, was sworn in at this time.

Mr. Hurley addressed the project and stated that the project had received a preliminary approval to pour the slab, contingent upon final Commission approval. The site is in an industrial area.

Melanie Peavy: Stated that Sumter County has the authority to issue a special foundation permit contingent on approval and that is what happened in this case.

Jason Hurley, Springstead Engineering: Stated that, If approved by the City Commission the time frame for completion of the project is 120 days. The construction is of a metal building with 2,000 square feet of air conditioned offices and the balance of the building will be shop use and vehicle storage. Similar structures are adjacent to the site.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP 1402-06 to the City Commission.

Special Magistrate: Next case?

RZ 1402-03 Odell 430 Acres PD Modification

(Parcels D31=006, D31=007, D31=008, D31=010, D31=029, & D31=030)

Modification to the previously approved planned development, allowing for 40,000 sq. ft. of commercial office space, 220,000 sq. ft. of commercial retail space, and 1,000 residential units; providing for the re-alignment of C-462; to be constructed over three phases.

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. The site is south west of U.S. 301 and C-462. The owner, developer and applicant is Craig O'Dell. The owner/applicant is seeking approval and favorable recommendation from the Planning and Zoning Board Special Magistrate for a modification to the Planned Development. This project is a mixed use, planned development. There are limits on sub-types as defined in Ordinance O2014-22. Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-22

adopts the O'Dell Planned Development agreement. Due to higher DRI thresholds, based on population, the applicant seeks to increase the amount of approved development for the project.

Special Magistrate: The Special magistrate asked if population counts had been recently revised.

Melanie Peavy: Responded in the affirmative and stated that Sumter County's population went up and that the City follows Sumter County thresholds for DRIs.

Special Magistrate: The Special Magistrate asked if the Applicant would be allowed a higher density based on the revised population counts.

Melanie Peavy: Responded that the City's population count is included in Sumter County's population count and that it is the State that revises the population numbers. Ms. Peavy stated that staff has overhauled the previous ordinance for this project. She noted transportation, realignment, and access issues and described them in detail.

Special Magistrate: Discussed and questioned the realignment of C-462 and discussed the naming of C-232/Clark/Ice Plant Road.

Melanie Peavy: Noted that schools have capacity for additional students and the project is required to connect to City utilities which have capacity. Comments and concerns raised at the Project Review Committee have been satisfied by the applicant. The project meets or exceeds minimum requirements of the Comprehensive Plan and Land Development Regulations and the Project Review Committee has recommended that the project be placed on the Planning and Zoning Board's agenda for consideration. Staff is recommending approval of Ordinance O2014-22 and that it is forwarded to the City Commission for approval for final action for the following reasons:

- 1) The right-of-way dedication for C-209, C-232 and C-462 will allow for improved future traffic capacity;
- 2) Ordinance O2014-22 includes standards and criteria that mitigate potential impacts of the project; and
- 3) The project meets the minimum requirements of the Comprehensive Plan and Land Development Regulations.

Special Magistrate: Asked questions about the time frame for commencement of the project.

Melanie Peavy: Responded that there is an expiration date in the Planned Development Agreement of seven (7) years and that the Code gives time frames for expiration of approvals.

Special Magistrate: Asked specifically what had changed in the Planned Development Agreement since it was last heard.

Melanie Peavy: Described the items that had been modified and how they were modified.

Special Magistrate: Is the prior Ordinance is completely replaced by this Ordinance?

Melanie Peavy: Responded in the affirmative.

Special Magistrate: Upon signing this, where does it revoke the prior Ordinance?

Melanie Peavy: Stated that the Ordinance Title will need to be corrected.

Special Magistrate: What Ordinance number will be revoked?

Melanie Peavy: Ordinance number 621.

Special Magistrate: Noted that actual construction of the Planned Development must begin within 24 months.

Melanie Peavy: Explained that the applicant can be granted extensions and that the extension period allows up to 84 months, upon consideration and approval by the City Commission.

Special Magistrate: Applicant present? Is there anyone to speak for or against this matter?

Lynn Newmons came forward to speak and was sworn in.

Lynn Newmons: The Citizen was concerned with the alignment of C-462, that her property appeared to lose road frontage and access to the road. She also questioned if there would be an impact on property values because of the project.

Special Magistrate: Noted that C-462 is out of the City's jurisdiction and asked Ms. Peavy confirm the comment.

Melanie Peavy: Answered in the affirmative. She further stated that the County has not indicated that the current alignment of C-462 will be lost, that the county cannot take away road access and there is no plan to remove the existing section.

Special Magistrate: Stated that the City has no jurisdiction over County roads.

The Special Magistrate asked if anyone else was present and asked if there were any further comments or concerns.

The Special Magistrate then commented that he would make comments during the site plan review when it comes up on the agenda.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, the procedure outlined in 8.2(E) and 3.3(B)(3), and a review of the criteria for approval in subsection 3.3(B)(4), I recommend approval of ordinance O2014-22 to the City Commission.

Special Magistrate: Next case?

New Business:

SP 1404-01 Oxford Oaks Phase 1 Final Plat (Parcels D18=040, D18=067, D18=069 and portions of D18=041, and D18=068)

Final Plat approval for Oxford Oaks Phase 1, a 268 unit residential subdivision with related improvements, which includes a neighborhood park with an 800 sq. ft. pavilion; a 549 sq. ft. postal center; tennis, pickleball, basketball, and beach volleyball courts; and a playground.

Melanie Peavy stated that the applicant seeks approval of the final plat under the subdivision plat process and favorable recommendation from the City of Wildwood Planning and Zoning Board Special Magistrate for Phase 1 of the Oxford Oaks Subdivision. Phase 1 consists of 268 single family lots, a recreation center and infrastructure improvements. The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The Project Review Committee recommended that the project be placed on the Planning and Zoning Board's agenda for consideration. Staff recommended approval of the final plat.

The Special Magistrate questioned what happens to the plat if it is approved by the City Commission.

Ms. Peavy stated that the Plat will be signed by everyone and then recorded at Sumter County.

The Special Magistrate asked if the plat is presented to the Clerk of Courts, Sumter County prior to approval.

Melanie Peavy stated that the Clerk has reviewed the plat for compliance with the statute but it was not recorded at that point.

The Special Magistrate asked if staff had no further comments or questions concerning the final plat.

Ms. Peavy responded in the negative.

Bruce Phillips, Utility Director and City Surveyor commented that he had reviewed the final plat and made comments that have been satisfied on the final plat. He further stated that the final plat meets the requirements of Chapter 177 and the City's Code.

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 for case number SP 1404-01.

The Special Magistrate noted changes to the City's Land Development Regulations and noted that he had received replacement pages.

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was continued until June 3rd, City Hall, Commissioners Chambers at 3:00 PM. The meeting concluded at approximately 3:29 p.m.

Date

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

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

Case No: RZ 1404-01

Parcel Number(s): G07D388

Property Location: North side of E. Kentucky Ave. between First and Second Avenue, just to the east of US Hwy 301 (SR 35).

Owner: Pat the Plumber, Inc.

Applicant: City of Wildwood

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from City of Wildwood "R-3: Medium Density Residential" to City of Wildwood "C-1: General Commercial - Downtown" for parcel G07D388. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1404-01).

Pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "C-1: General Commercial - Downtown" should be granted based on the following criteria:

- (a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to "C-1: General Commercial - Downtown" is consistent with the proposed Future Land Use Map designation of "COM: Commercial."
- (b) The existing land use pattern of the surrounding area;
The proposed rezoning is compatible with the current land use pattern of the surrounding area. The subject property is located immediately north of E. Kentucky Ave. between First and Second Avenue, just to the east of US Hwy 301 (SR 35). The property has been used as a plumbing supply and service store since 1997 and is intended to be used as a retail store going forward. The proposed use is consistent with the development pattern in the City's Downtown area which consists of a mix of residential, commercial, and institutional uses.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc; The rezoning of the property will not adversely affect public facilities and services. The impact to public facilities and services that may occur as a result of this amendment is considered *de minimis*.
- (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. The existing commercial structure was previously a legal nonconforming use of the property. The property owner has a new tenant who wishes to use the building as a retail business which requires a rezoning of the property. The C-1 zoning district is appropriate based on the current and intended future use of the property.

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

The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. When the property assumes its use as a retail store as intended, the consequential traffic impacts would be insignificant.

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

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

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance Number O2014-29 (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, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on May 23, 2014.

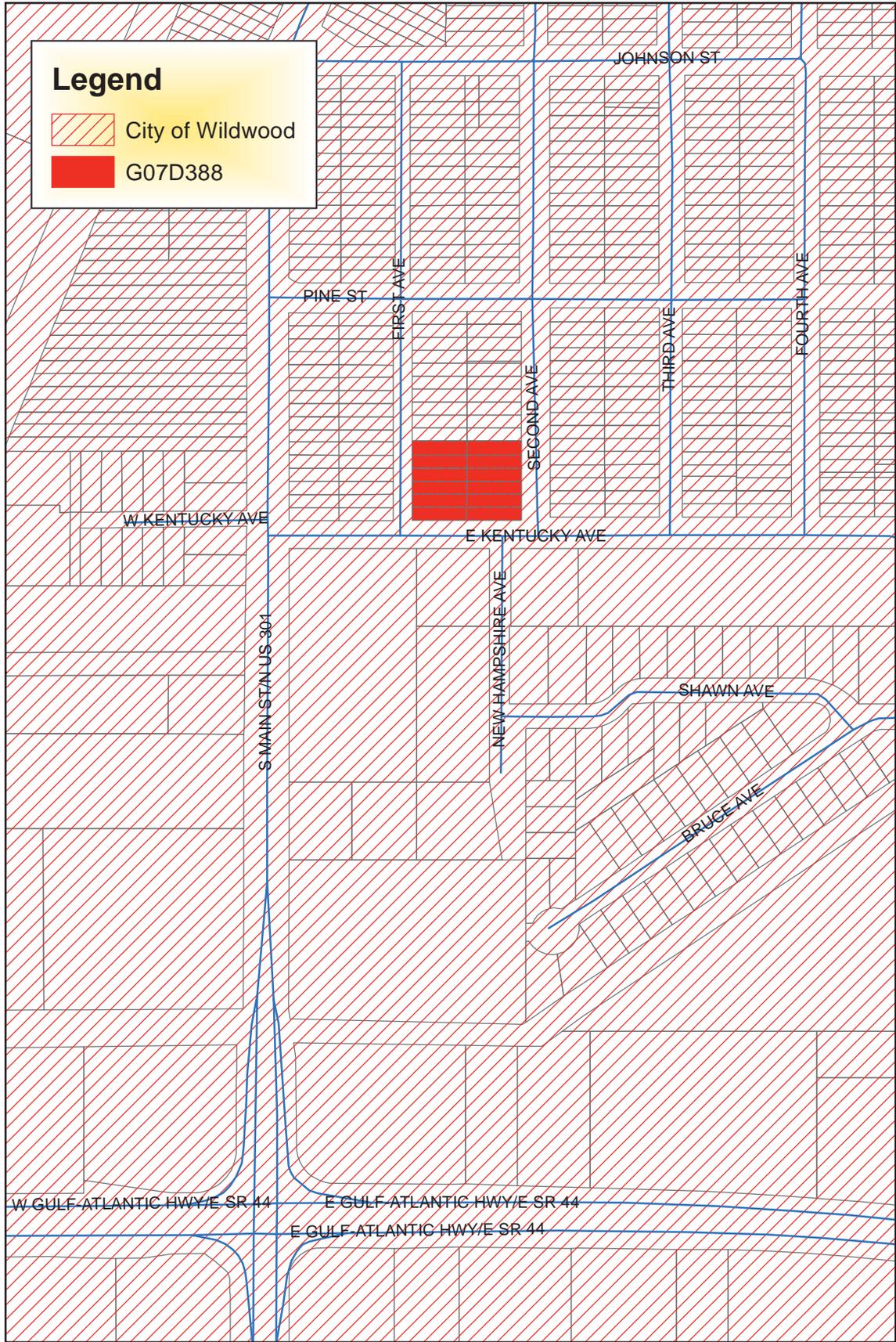


DATED: May 30, 2014

Melanie D. Peavy
Development Services Director

Legend

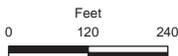
-  City of Wildwood
-  G07D388



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



G07D388
714 First Ave

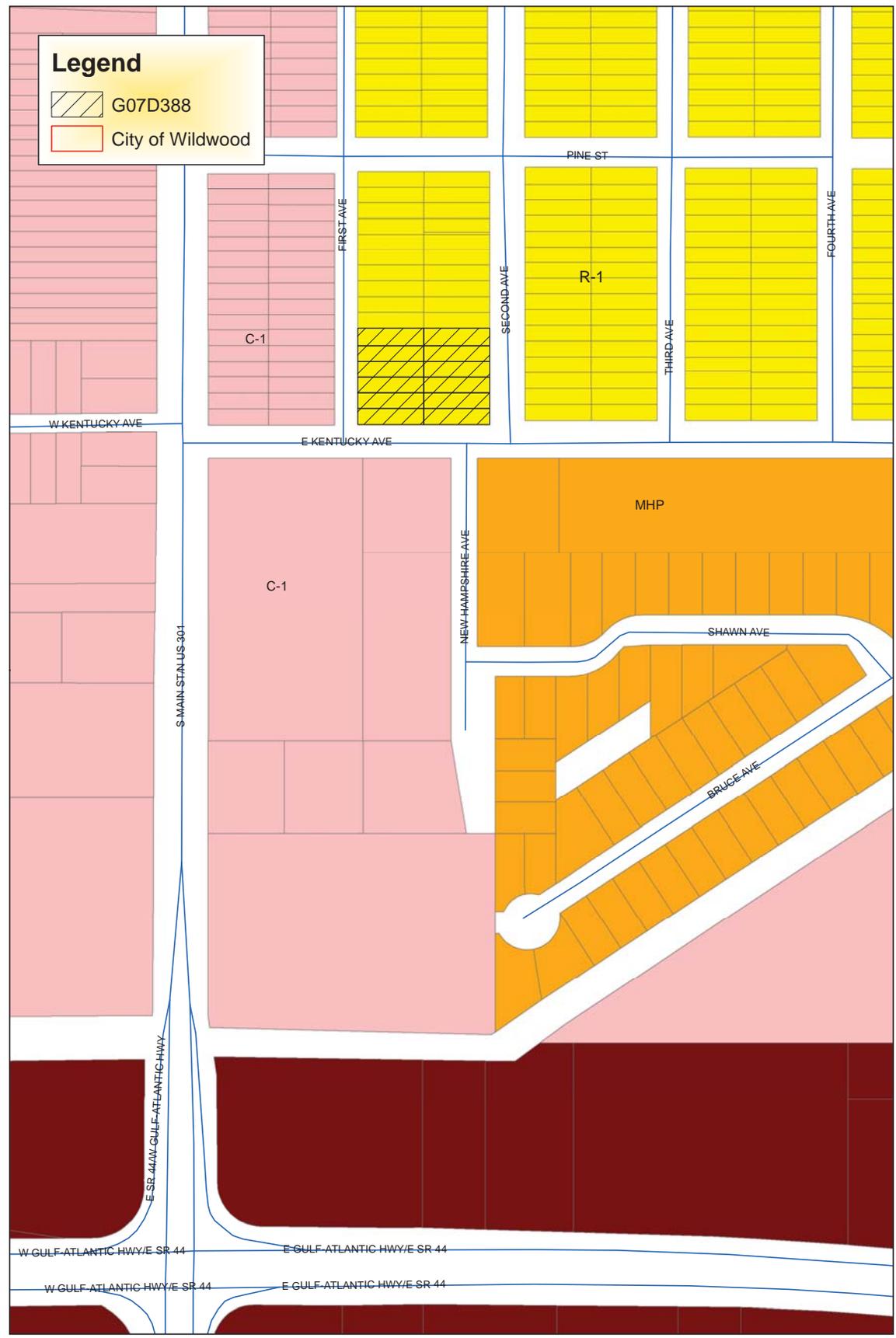
WILDWOOD, FLORIDA

APRIL 2014

LOCATION MAP

Legend

-  G07D388
-  City of Wildwood



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



G07D388 714 First Ave	
WILDWOOD, FLORIDA	
APRIL 2014	EXISTING ZONING

ORDINANCE NO. O2014-29

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

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

Parcel G07D388
Pat the Plumber, Inc. Property
0.72 acres +/-

Legal Description:

Lots 21 through 32, Block N, SUNSET PARK, according to the Plat thereof as recorded in Plat Book 1, page 82 1/2, Public Records of Sumter County, Florida.

Subject to covenants, restrictions, reservations and easements of record, if any, which are not extended or reimposed hereby.

This property is to be reclassified from City "R-3: Medium Density Residential" to City of Wildwood "C-1: General Commercial: Downtown."

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

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

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST:

Cassandra Lippincott, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

Ordinance O2014-29

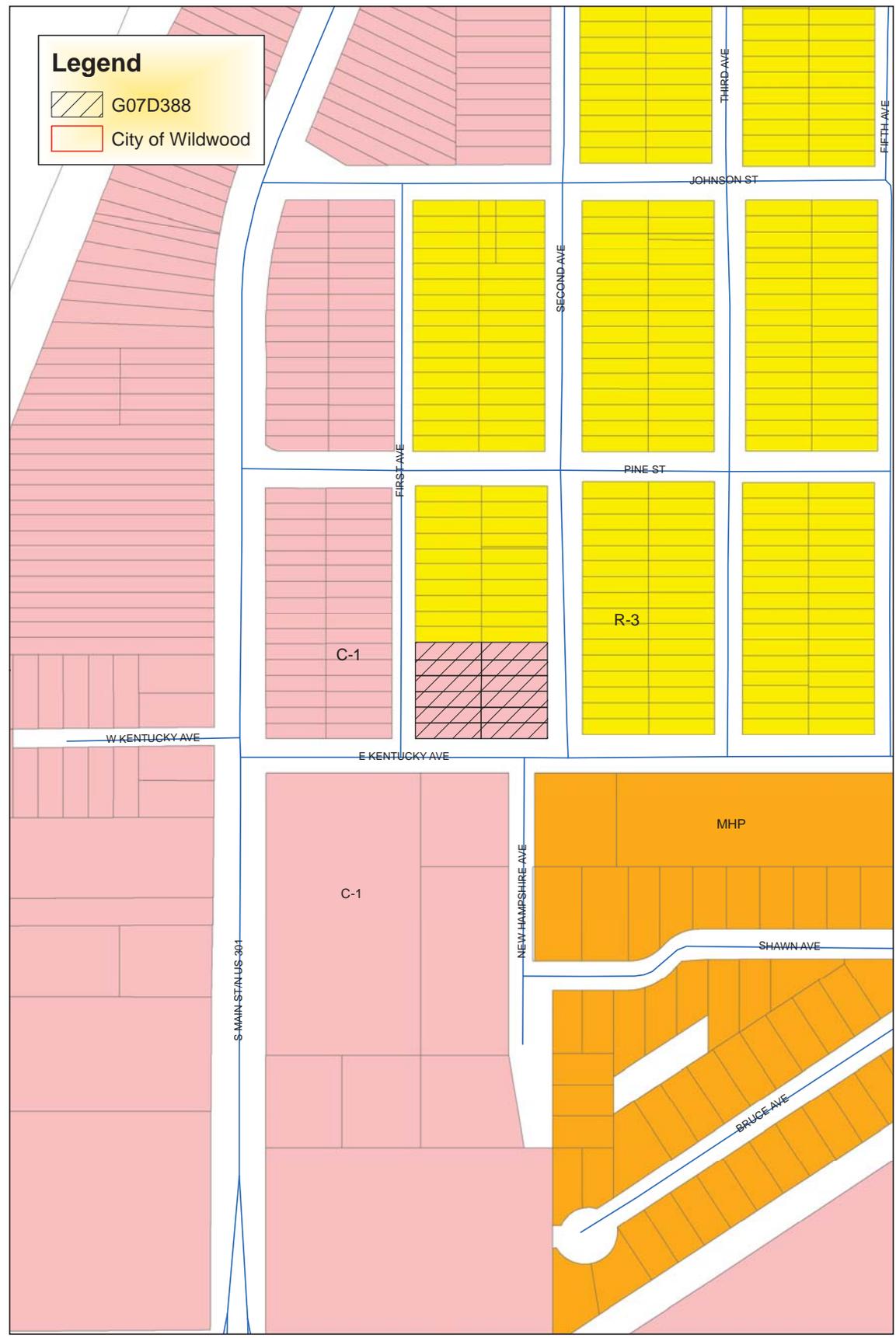
“Exhibit A”

G07D388 (Pat the Plumber, Inc.)

Proposed Zoning Map Designation

Legend

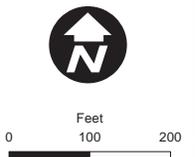
-  G07D388
-  City of Wildwood



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



G07D388 714 First Ave	
WILDWOOD, FLORIDA	
APRIL 2014	PROPOSED ZONING

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

Case Number: SE1404-01

Parcel Number(s): G07D132

Property Location: West side of US Hwy 301 (SR 35) at the intersection with Pine Street, just to the north of SR 44 in the downtown area.

Owner: Larry and Leanne Williams, Hwy 301 FL Street Land LLC

Applicant: SAME

The applicant seeks approval of a Special Exception to allow for an automotive repair shop to be located at 705 S. Main Street which is located in the C-1: General Commercial: Downtown zoning district.

Staff recommends approval of the request for a Special Exception for an automotive repair shop, considering the information provided.

1. Per Wildwood Land Development Regulations (LDRs), section 3.9 *Special Exceptions*, a Special Exception use may be permissible in a zoning district as a special exception if specific provisions for such special exception are made in the Code.
2. Per Table 3-6, a special exception is required for an automotive repair shop in the C-1: General Commercial: Downtown zoning district.
3. When reviewing an application for a Special Exception the board shall consider the following requirements and criteria:
 - (a) The proposed use must comply with the Comprehensive Plan – The property is zoned C-1 as indicated on the City Zoning Map and the Future Land Use is Commercial. Per Policy 1.1.14 of the Comprehensive Plan the Commercial category is intended for a variety of highway retail uses, offices, and the provision of services. This property has an existing automotive repair shop (that has been a legal non-conforming use) which would be utilized for the proposed special exception use being required due to a change in ownership.
 - (b) The size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by

this code – While there are no automotive repair shops with special exception uses in the vicinity of this location, there are other locations of a similar character within the downtown area. However, as an established automotive repair shop, the subject property would not be increasing the number of automotive repair shops in the area, but rather continuing an existing use on the property.

(c) Justification has been presented as to why the special exception should be granted – As previously stated, an active automotive repair shop has existed on the property prior to the revision of the City's Comprehensive Plan in May 2010 and the overhaul of the LDRs in July 2011, and the Special Exception is required solely due to the change in ownership of the facility; had the facility not been sold, it could have continued as a legal non-conforming use.

(d) Allowance of the special exception use will not result in a decrease in neighboring property values – there is no evidence to indicate that property values will be affected by the proposed automotive repair shop.

6. As a part of the Application for a Special Exception request to be issued on this property the following information is provided to satisfy the Special requirements in Section 3.9(E)(13) of the Land Development Code:

(a) The use and all associated activities must be in completely enclosed buildings – The existing automotive repair shop building already meets this requirement and would continue so to do.

(b) Additional buffering and screening may be required – This provision is not applicable in this case, as there is an existing use already in place at the property of the same type.

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 meeting was noticed pursuant to subsection 3.9 (B)(2) of the City's Land Development Regulations. Placards were posted and 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, May 23, 2014.

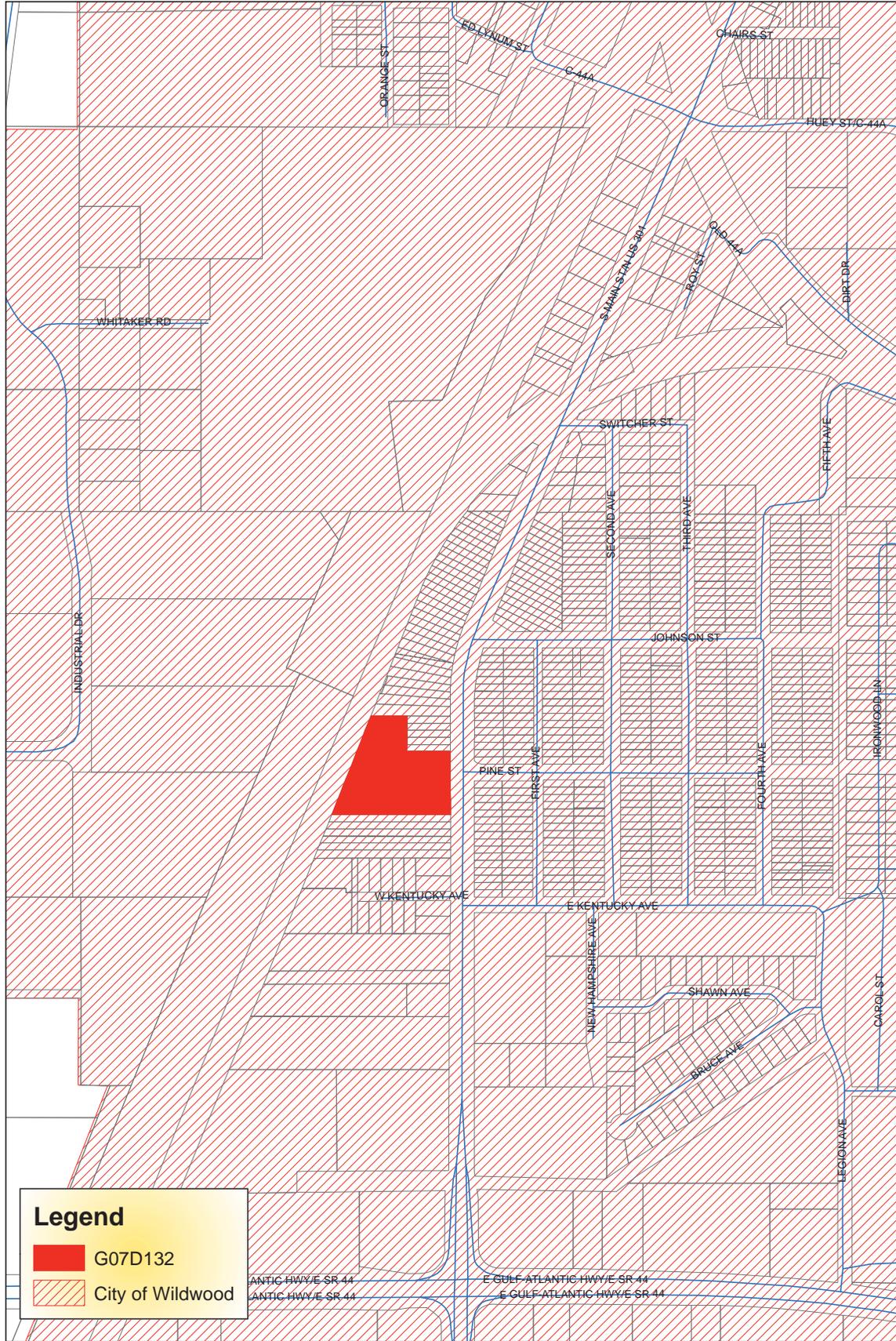
There were nine letters sent out to the adjoining property owners. There were no responses returned.

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

DATED: May 30, 2014

Melanie D. Peavy
Development Services Director

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Legend

- G07D132
- City of Wildwood



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



**G07D132
 SUMTER TIRE**

WILDWOOD, FLORIDA

MAY 2014

LOCATION MAP



City of Wildwood, Florida
Development Services Department
 100 N. Main St., Wildwood, FL 34785
 Tel: 352.330.1330 Fax: 352.330.1334-8
 www.wildwood-fl.gov

<i>Staff Use Only</i>	
Case No.:	<u>SE1404-01</u>
Fee Paid:	<u>1001/\$575.00</u>
Receipt No.:	<u>DS1780</u>

Development Application

Contact Information:

Owner Name: Larry & Leanne Williams Harry 301 FL Street Land LLC.
 Address: 810 N Main Street
 Phone: 352-748-6556 Email: sumtertire@hotmail.com

Applicant Name: Larry Williams
 Address: 810 N Main Street
 Phone: 352-748-6556 Email: sumtertire@hotmail.com

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

Property and Project Information:

PROJECT NAME*: Sumter Tire and Auto South

*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 705 S Main Street

Parcel Number(s): G07 D132 Section: _____ Township: _____ Range: _____

Area of Property: _____ Nearest Intersection: _____

Existing Zoning: C-1 Existing Future Land Use Designation: COM

Proposed Zoning: _____ Proposed Future Land Use Designation: _____

The property is presently used for: Automotive Repairs

The property is proposed to be used for: Automotive Repairs

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: We would like to open a second location of Sumter Tire & Auto. This business will be used for automotive repairs.

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: Larry W. Williams Date: 4/25/14

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.

9.75
203/14

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Current Deed Aerial Photo
 Property Appraiser Information Electronic Copy of Application Location Map

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

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment
 Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

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

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

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

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

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

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

Conditional Use Permit Applications:

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

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

Minor Lot Split Applications:

- As Described in LDRs, section 5.3

Site Plan Applications:

Minor Site Plan Applications:

- Signed & Sealed Boundary Survey Other requirements as described in LDRs, section 4.4
 Other requirements as described in LDRs, section 4.3

Return to:
Name: NewCastle Title Services, Inc. ✓
Address: 12 S. Clyde Ave.
Kissimmee FL 34741
This instrument prepared by: Larissa Jackson
NewCastle Title Services, Inc.
12 S. Clyde Ave.
Kissimmee FL 34741
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s): G07D132
File No.: 2014-94

REC 10.00
DOC 3136.00
3146.00

Inst:201460011608 Date:4/15/2014 Time:8:19 AM
Doc Stamp-Deed:3136.00
DC:Gloria R. Hayward, Sumter County Page 1 of 1 B:2763 P:272

M

WARRANTY DEED

This Warranty Deed Made this 10th day of April, 2014 by Benny G. Strickland, a single person, hereinafter called the grantor, whose post office address is: P.O. Box 207, Wildwood, FL 34785

to: Highway 301 FL Street Land, LLC, a Florida Limited Liability Company whose post office address is: 9921 CR 114B, Wildwood FL 34785 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$448,000.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sumter County, Florida, viz:

The South 1/2 of Lot 30 and all of Lots 31 through 43, inclusive, Block E, Sunset Park, as recorded in Plat Book 1, page 82 1/2, Public Records of Sumter County, Florida, LESS railroad right of way, LESS road right of way for Highway 301, LESS the East 150 feet of the South 1/2 of Lot 30, LESS the East 150 feet of Lots 31,32,33, and 34, AND LESS the EAST 150 feet of the North 5 feet of Lot 35

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2013, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]

Witness

[Signature]

Benny G. Strickland

[Signature]

Witness WINDRETH SCOTT

STATE OF: FLORIDA
COUNTY OF: SUMTER

The foregoing instrument was acknowledged before me this 10th day of April, 2014 by Benny G. Strickland

Who is/are personally known to me or who has/have produced driver license(s) as identification.



[Signature]

Notary Public
My Commission expires:

RECEIVED

MAY 06 2014

**CITY OF WILDWOOD
Development Services Dept.**

Sumter Tire and Auto South, Inc.
705 S Main Street
Wildwood FL 34785

Legal Description:

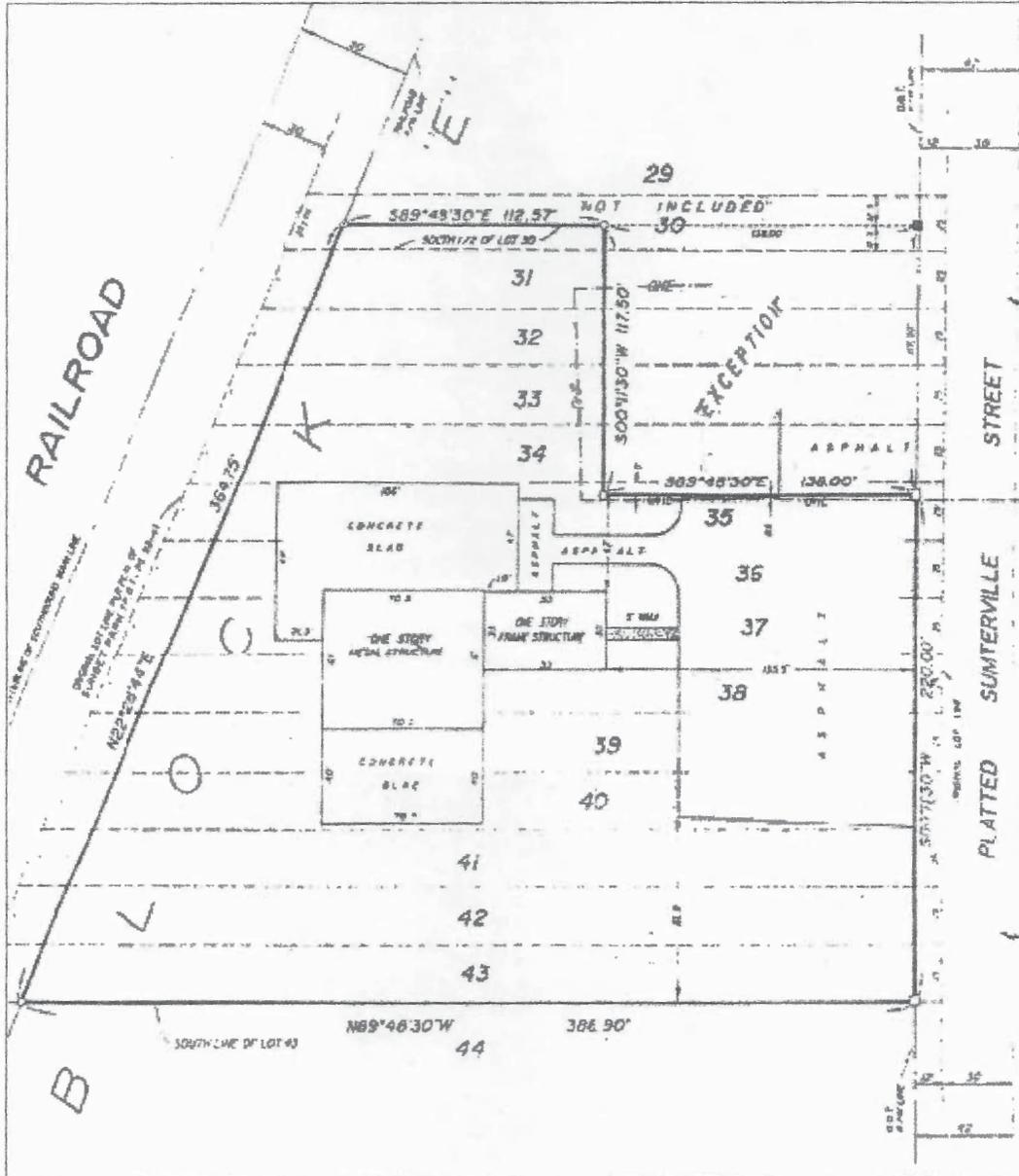
S1/2 OF LOT 30 LESS E 150 FT & LOTS 31 32 33 34 LESS E 150 FT THERE OF & LOT 35 LESS
THE N 5 FT OF E 150 FT & LOTS 36 TO 43 INCL LESS HWY 301 R/W & LESS RR R/W- BEING
IN BLK E SUNSET PARK SUBD PB 1 PG 82 1/2

Sumter Tire and Auto South, Inc.
705 S. Main Street
Wildwood FL 34785

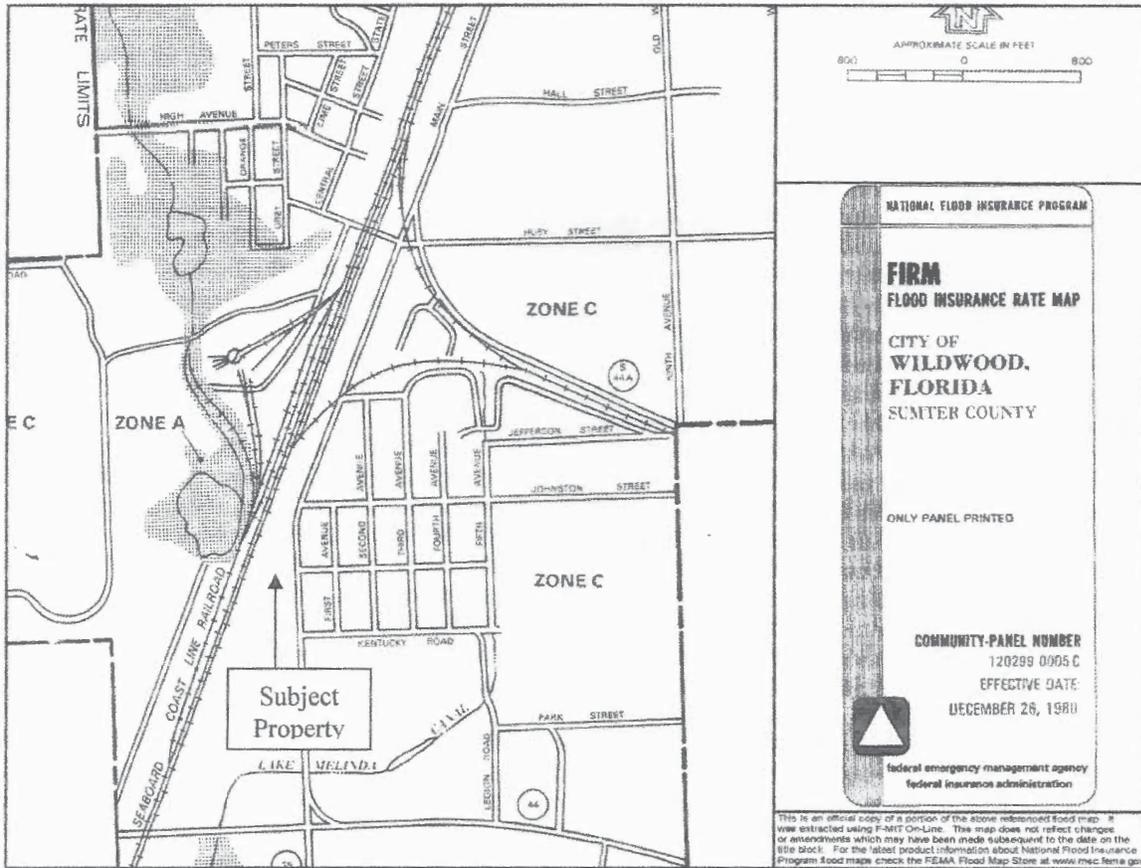
Special exception is required for the C-1 zoning category. Currently the existing facility is being used for automotive repairs.

All repairs will be in a completely enclosed building.

SITE PLAN



FLOOD MAP



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WILDWOOD,
FLORIDA
SCUMER COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
120299 0005 C
EFFECTIVE DATE
DECEMBER 26, 1980

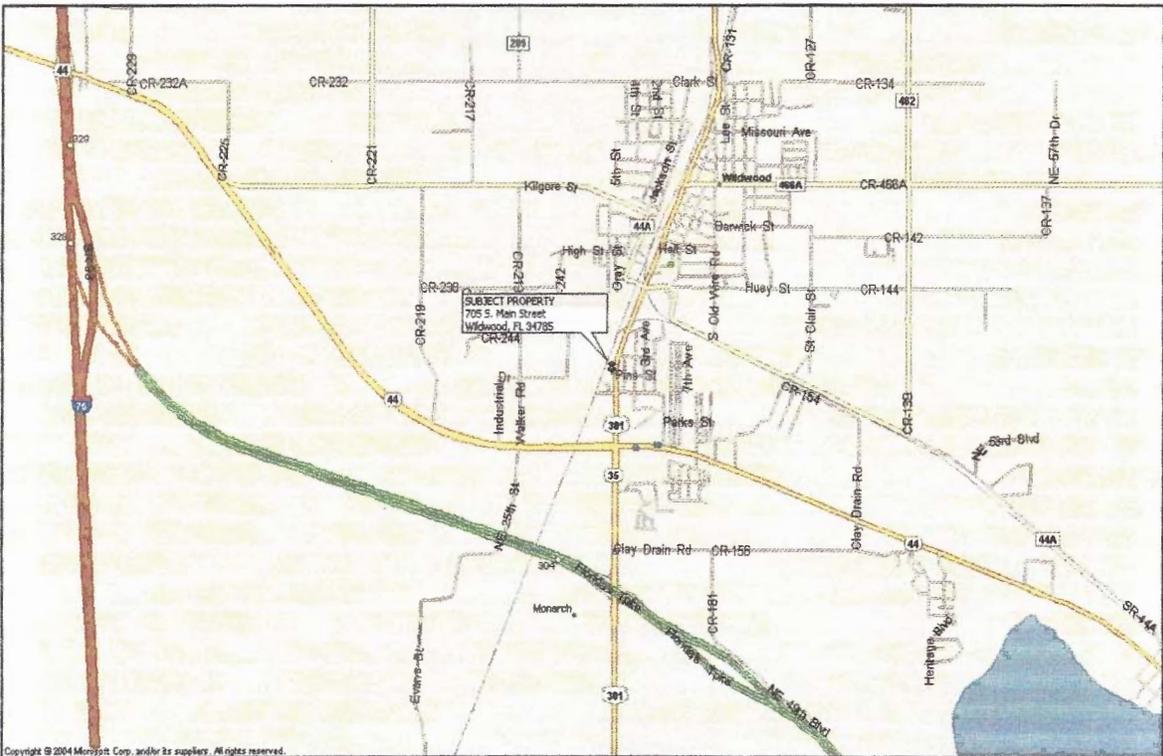
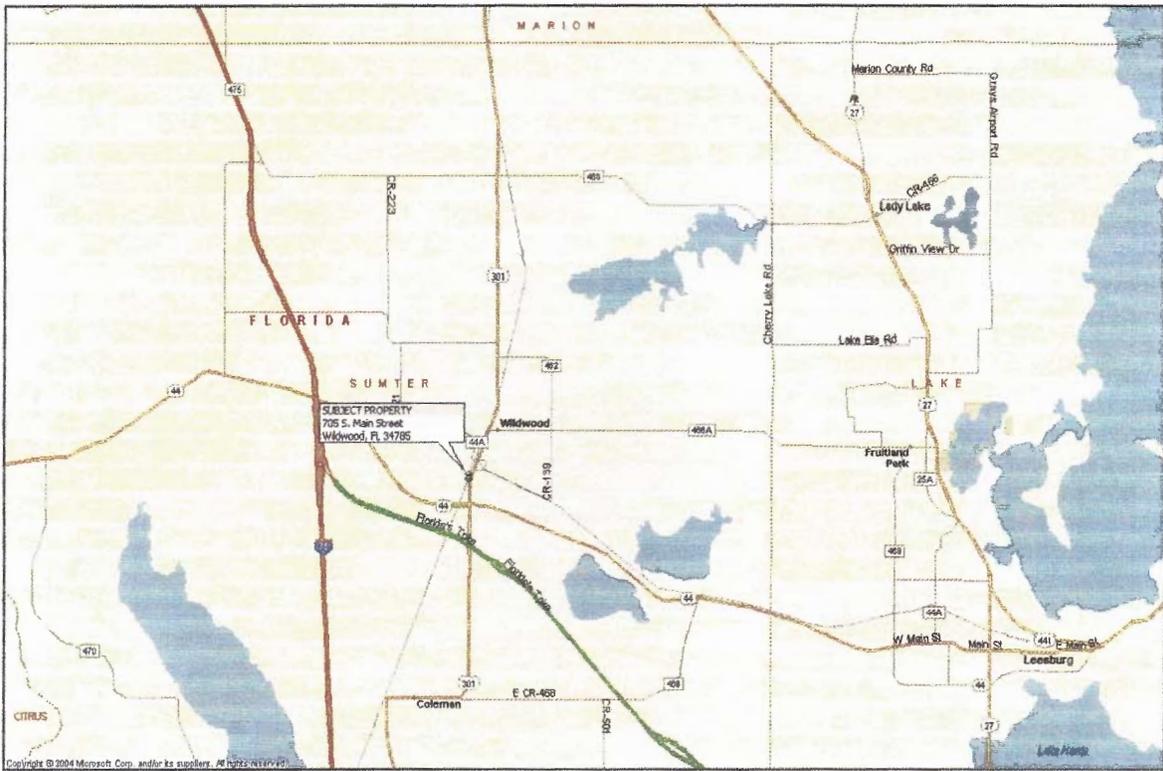
 federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

PARCEL MAP & AERIAL MAP



PROPERTY LOCATION MAPS



Sumter County Property Appraiser

updated: 3/6/2014

2013 Certified Values

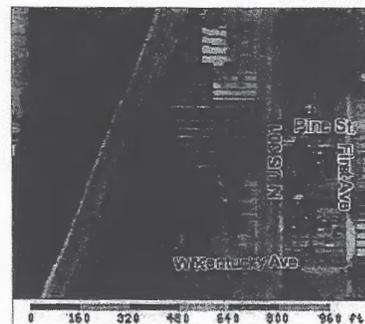
PARCEL ID: G07D132

[Parcel List Generator](#) |
 [Retrieve Tax Record](#) |
 [Property Card](#) |
 [GIS Map](#) |
 [Print](#)

Owner & Property Info

Owner's Name	STRICKLAND BENNY		
Site Address	705 S MAIN ST		
Mail Address	PO BOX 207 WILDWOOD, FL 34785		
Use Desc. (code)	AUTO SALES (02700)		
Sec/Twp/Rng	07/19/23	Neighborhood	00002268
Year Built	1982	Tax District	Wildwood (2002)
Effective Area	5641 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
S1/2 OF LOT 30 LESS E 150 FT & LOTS 31 32 33 34 LESS E 150 FT THERE OF & LOT 35 LESS THE N 5 FT OF E 150 FT & LOTS 36 TO 43 INCL LESS HWY 301 R/W & LESS RR R/W- BEING IN BLK E SUNSET PARK SUBD PB 1 PG 82 1/2			

GIS Aerial



0 160 320 480 640 800 960 ft

Property & Assessment Values

Land Value	\$75,560.00
Market Value	\$198,200.00
Assessed Value	\$198,200.00
Total Taxable Value	\$198,200.00
Exemptions	None \$0.00

Sales History

[Show Similar Sales in 1/2 mile radius](#)

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
09/1991	440/648	QC	I(O)	\$100.00	
01/1982	253/782	WD	I(O)	\$65,000.00	
08/1979	220/272	WD	I(O)	\$36,000.00	
10/1978	207/357	WD	I(O)	\$38,000.00	
11/1973	146/505	WD	I(O)	\$24,200.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown		
1	(001)	(C45)	1982	1) BAS - 1300 SF	2) PC - 450 SF	3) OP - 20 SF
2	(002)	(C25)	1985	1) BAS - 4200 SF		

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
2523	220.00	380.00	220.00 Frontage Feet
2523	118.50	130.00	118.50 Frontage Feet

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
1 (001)	ASPHALT GRADE 1 (PAV1)	12,150.00 (')	1982
2 (002)	CONCRETE 4" DEPTH (CON1)	2,520.00 (')	1985

Sumter County Property Appraiser - Roll Year: 2013

updated: 3/6/2014

Result: 1 of 3

[Next >>](#)

DISCLAIMER

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

Case Number: SE1404-02

Parcel Number(s): D18=082

Property Location: South side of CR 466 between US Hwy 301 (SR 35) and CR 209.

Owner: Oxford Oaks North, LLC

Applicant: Unity of the Villages Church

The applicant seeks approval of a Special Exception to allow for a church to be located on parcel D18=082 which is located in the R-4: Medium High Density Residential zoning district.

Staff recommends approval of the request for a Special Exception for a church, considering the information provided.

1. Per Wildwood Land Development Regulations (LDRs), section 3.9 *Special Exceptions*, a Special Exception use may be permissible in a zoning district as a special exception if specific provisions for such special exception are made in the Code.
2. Per Table 3-6, a special exception is required for a church in the R-4: Medium High Density Residential zoning district.
3. When reviewing an application for a Special Exception the board shall consider the following requirements and criteria:
 - (a) The proposed use must comply with the Comprehensive Plan – The property is zoned R-4 as indicated on the City Zoning Map and the Future Land Use is MHDR. Per Policy 1.1.11 of the Comprehensive Plan the Medium High Density Residential category is intended for a mix of residential land uses up to 12 units per acre. The property itself is currently vacant and surrounded predominantly by other vacant land and some residential. The church use would be in keeping with residential-type land uses in terms of character and the potential for offsite impacts..
 - (b) The size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this code – There are four churches within a half mile of the subject property;

however, all of them are outside the municipal boundaries of the City of Wildwood. Therefore, no churches existing in the area have special exception approval from the City.

(c) Justification has been presented as to why the special exception should be granted – The applicant has provided a conceptual plan that shows how their preliminary conceptual plan meets all of the requirements of the LDRs, as well as preserving much of the existing tree canopy that exists on the property.

(d) Allowance of the special exception use will not result in a decrease in neighboring property values – there is no evidence to indicate that property values will be affected by the proposed church.

6. As a part of the Application for a Special Exception request to be issued on this property the following information is provided to satisfy the Special requirements in Section 3.9(E)(9) of the Land Development Code:

A special exception may be granted provided the proposed site utilize the lot details for the IN zoning district. – The proposed conceptual plan details how the applicant's project can meet the lot detail requirements of the IN zoning district.

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 meeting was noticed pursuant to subsection 3.9 (B)(2) of the City's Land Development Regulations. Placards were posted and 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, May 23, 2014.

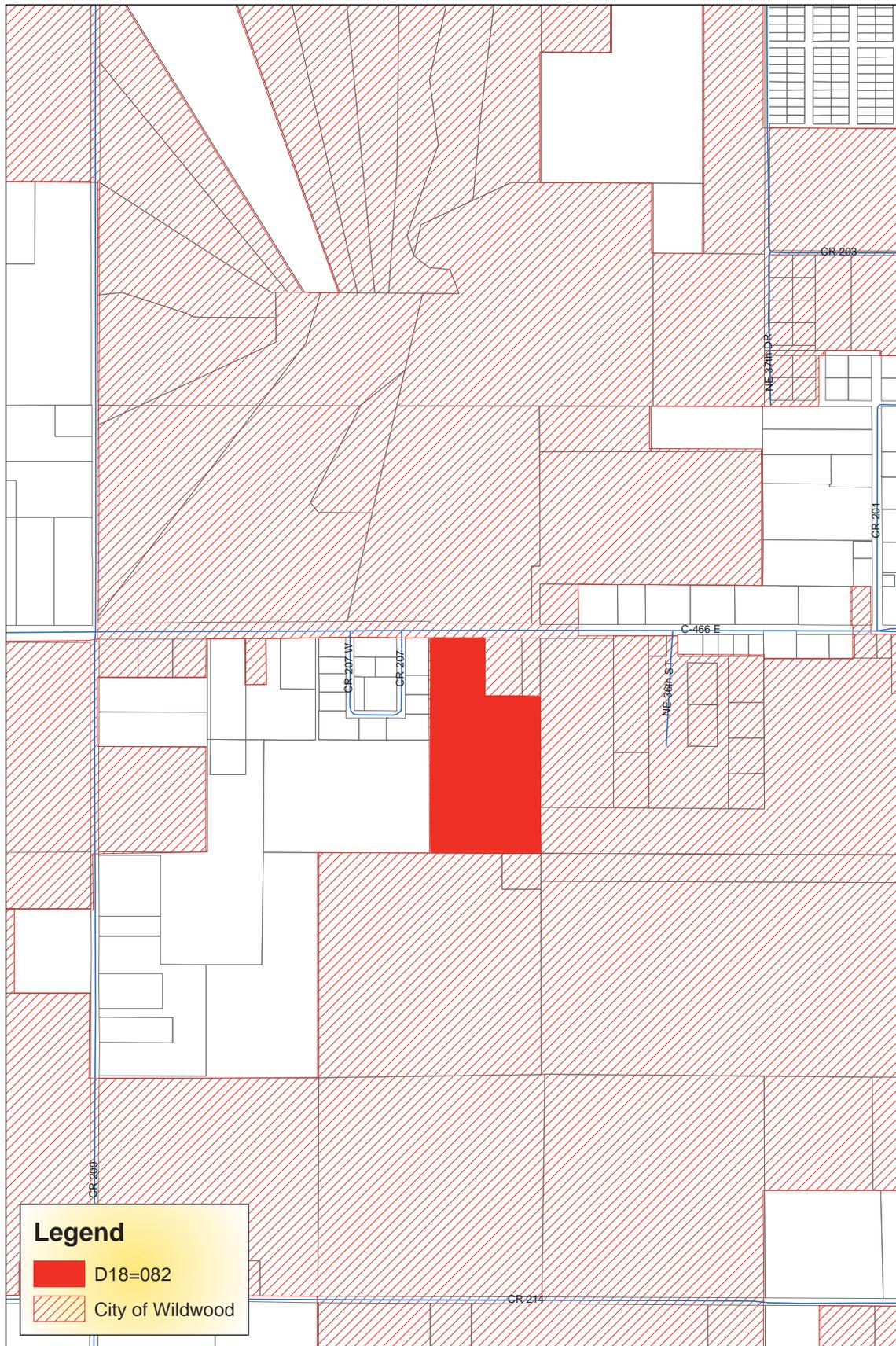
There were twelve letters sent out to the adjoining property owners. There were no responses returned.



DATED: May 30, 2014

Melanie D. Peavy
Development Services Director

I:\Terra\GIS\Maps\Location\Location - Unity of the Villages.mxd - 5/23/2014 9:05:43 AM - toneal

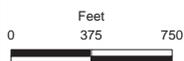


Legend

- D18=082
- City of Wildwood



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



D18=082
 UNITY OF THE VILLAGES
 WILDWOOD, FLORIDA

MAY 2014

LOCATION MAP



25' FRONT YARD SETBACK
25' BUFFER
C-466 E

S.89°27'13"E. (331.67')

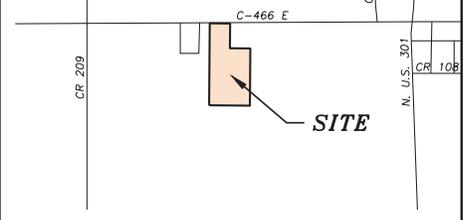
RESERVED FOR DRAINAGE RETENTION

10' SIDE YARD SETBACK

S.00°25'50"W. (400.00')

20' BUFFER

20' BUFFER



VICINITY MAP

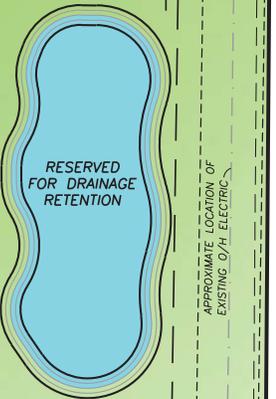
10' SIDE YARD SETBACK

PROPOSED SANCTUARY BUILDING (±10,400 S.F.)

N.00°25'56"E. (1,326.63')

20' BUFFER

10' SIDE YARD SETBACK
20' BUFFER
S.89°27'13"E. (330.00')



20' BUFFER (POSSIBLE REDUCTION TO 10'-WIDE PENDING CITY APPROVAL)

PROPOSED 50'-WIDE POWER LINE EASEMENT

S.00°25'50"W. (927.51')

10' SIDE YARD SETBACK

NOTES:

1. THIS CONCEPTUAL PLAN IS SUBJECT TO CHANGE UPON RECEIPT OF SURVEY, SOIL TESTS, REVIEW BY JURISDICTIONAL AGENCIES, OR FURTHER REVIEW BY ENGINEER.
2. THIS PLAN IS BASED ON WATER AND SANITARY SEWER BEING AVAILABLE FROM THE CITY OF WILDWOOD ALONG C.R. 466

PROPOSED PARKING CALCULATIONS:

REQUIRED:
±450 SEATS @ 1 SPACE/3 SEATS = 150 SPACES

PROVIDED:
10 HANDICAP SPACES
269 STANDARD SPACES
279 TOTAL SPACES

SITE DATA:

PARCEL ID: D18-082
SITE AREA: ±746,107 S.F. (±17.1 ACRES)
PROPOSED BUILDING AREA: ±10,400 S.F.
PROPOSED IMPERVIOUS AREA: ±179,337 S.F.
FLOOR AREA RATIO: 0.014
IMPERVIOUS SURFACE AREA RATIO: 0.24
OPEN SPACE: ±566,770 S.F. (76%)
(INCLUDES D.R.A.)

S.89°22'39"E. (661.71')

15' REAR YARD SETBACK

20' BUFFER

ISSUE DATE: 05-08-14

CONCEPTUAL PLAN #3

UNITY CHURCH OF THE VILLAGES

SUMTER COUNTY, FLORIDA

DAVIS DINKINS ENGINEERING, P.A.

CERTIFICATE OF AUTHORIZATION #28150
2201 S.E. 30TH AVE. SUITE 302-1
OCALA, FLORIDA, 34471
P: (352) 854-5961 F: (352) 854-5991



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

<i>Staff Use Only</i>	
Case No.:	<u>JE1404-02</u>
Fee Paid:	<u>\$575⁰⁰</u>
Receipt No.:	<u>DS1783</u>

Development Application

Contact Information:

Owner Name: Oxford Oaks North, LLC
 Address: 10 SE Broadway Street, Ocala, FL 34471
 Phone: 352 732-5255 Email: Brycepeek@gmail.com

Applicant Name: Unity of The Villages Church
 Address: 10935 SE 177th Place, Summerfield, FL
 Phone: 352 454-3120, cell 989 859-52122 D.Dean Email: Jackiet88@hotmail.com, oldbooksaver@yahoo.com

Engineer Name: Davis Dinkins Engineering, P.A.
 Address: 2201 SE 30th Ave, Suite 302-1, Ocala, FL 34471
 Phone: cell 352 895-8677 off 352 854-5961 Email: Davis@DinkinsEngineering.com

Property and Project Information:

PROJECT NAME*: Unity of The Villages
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: _____

Parcel Number(s): D18=082 Section: 18 Township: 18 Range 23

Area of Property: _____ Nearest Intersection: US 301 and C 466

Existing Zoning: _____ Existing Future Land Use Designation: Acreeage not classified as Ag 09900

Proposed Zoning: _____ Proposed Future Land Use Designation: _____

The property is presently used for: Planted Pine

The property is proposed to be used for: Church

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: To build a church of about 10,000 square feet (290 seats), with minimal asphalt in parking area, leaving the existing large oak trees, and some of the planted pine trees.

Required Data, Documents, Forms & Fees

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

Signature:  Date: 4/29/14

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) Current Deed Aerial Photo
 Property Appraiser Information Electronic Copy of Application Location Map

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

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment
 Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

- Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation
- Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

- Maps/Plans: Conceptual Plan as Described in LDRs section 8.4 Environmental Constraints
- Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

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

Conditional Use Permit Applications:

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

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

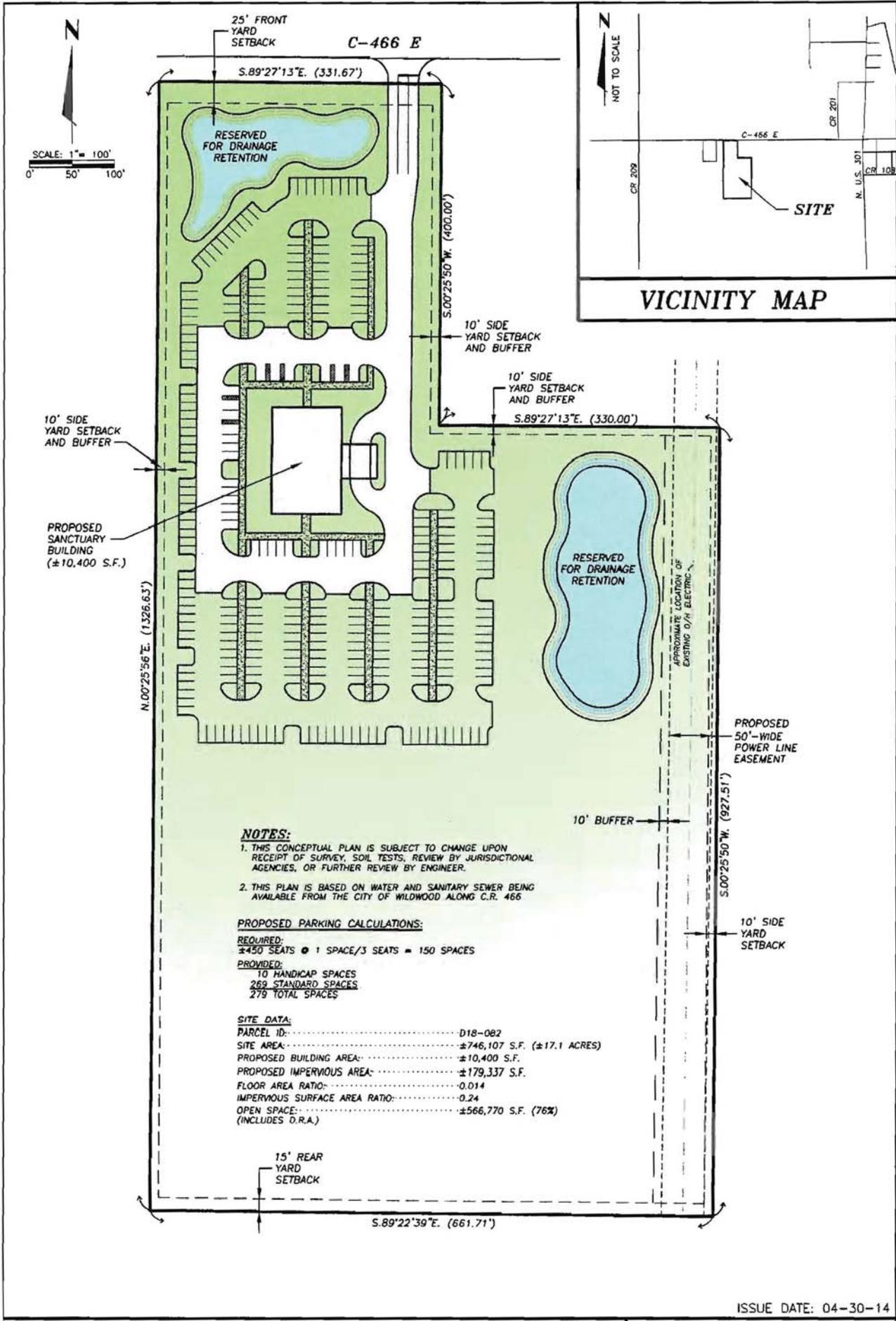
Minor Lot Split Applications:

- As Described in LDRs, section 5.3

Site Plan Applications:

Minor Site Plan Applications:

- Signed & Sealed Boundary Survey Other requirements as described in LDRs, section 4.4
 Other requirements as described in LDRs, section 4.3



ISSUE DATE: 04-30-14

CONCEPTUAL PLAN #2

UNITY CHURCH OF THE VILLAGES
 SUMTER COUNTY, FLORIDA

DAVIS DINKINS ENGINEERING, P.A.
 CERTIFICATE OF AUTHORIZATION #28150
 2201 S.E. 30th AVE. SUITE 302-1
 Ocala, Florida 34471
 P: (352) 854-5961 F: (352) 854-5991

Albert Bryce Peek Jr
Oxford Oaks North, LLC
16 SE Broadway St
Ocala, FL 34471

April 24, 2014

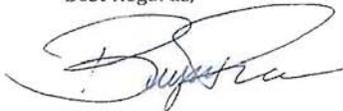
City of Wildwood
Development Services
100 N Main Street
Wildwood, FL 34785

To Whom It May Concern:

Oxford Oaks North, LLC; the current owner of Parcel ID D18-082 in Oxford, Florida gives permission to Unity of the Villages Church to apply for a Special Exception Use permit from the City of Wildwood pursuant to the executed purchase agreement dated April 24, 2014 between the two parties.

Should you have any questions regarding this issue please do not hesitate to contact our office via phone or email.

Best Regards,



Albert Bryce Peek Jr
Manager, Oxford Oaks North, LLC
brycepeek@gmail.com
352-732-5255

Exhibit A

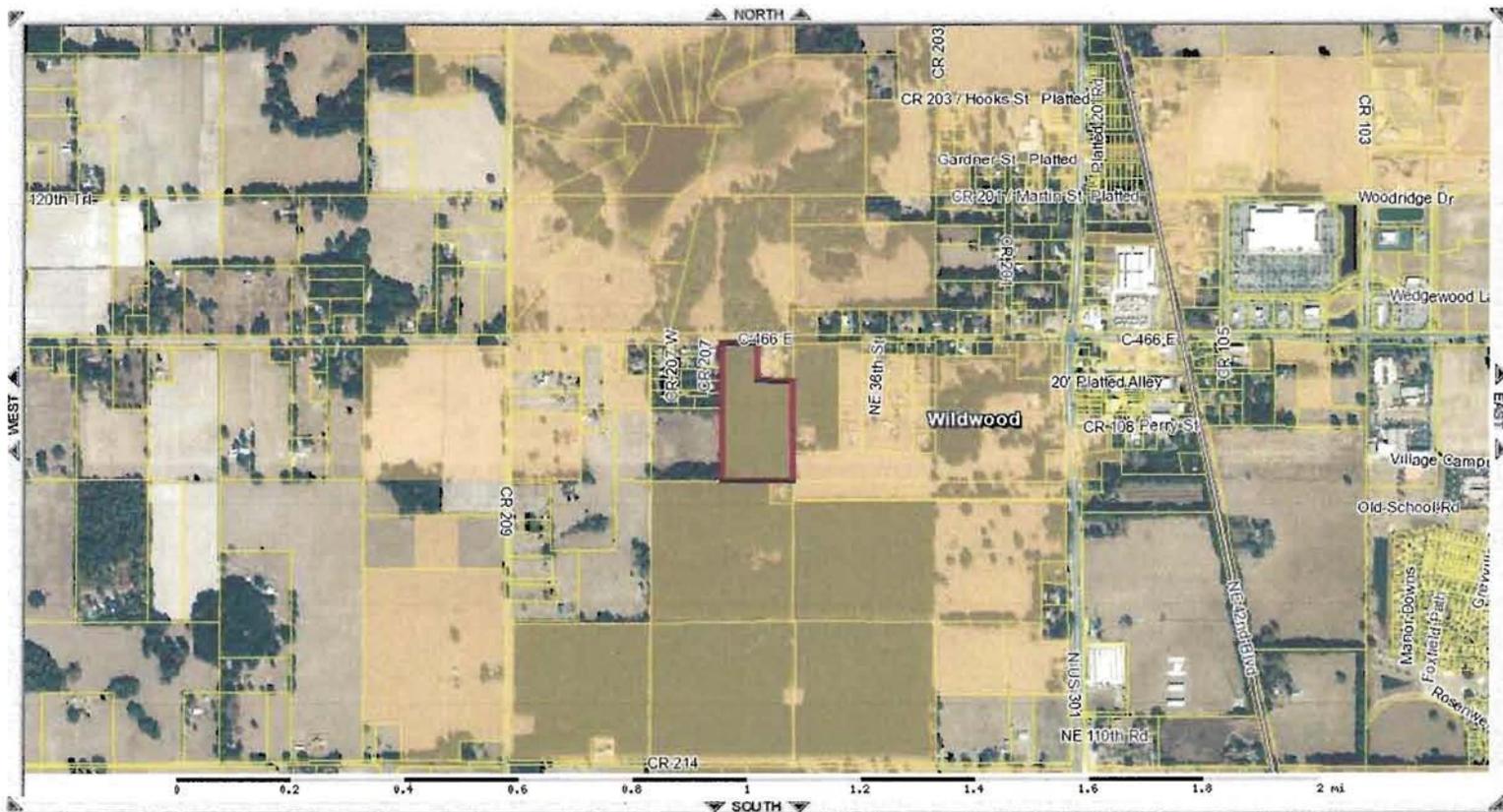
Property Size: Approximately 16.5 acres +/-

Tax Identification Number: D18=082

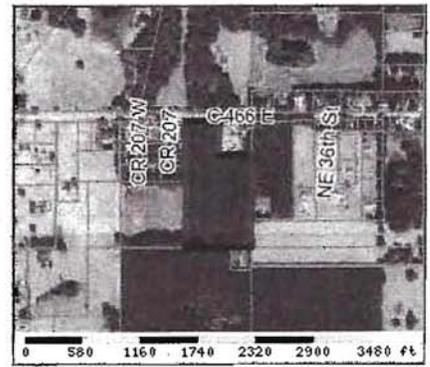
Legal Description: The East 1/2 of the Southeast 1/4 of the Northwest 1/4 Section 18, Township 18 South, Range 23 East, Sumter County, Florida, Less begin at Northeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 18, Township 18 South, Range 23 East, run west 330 feet, south 400 feet, east 330 feet, north 400 feet to Point of Beginning, less road right of way.

Sketch:





Owner's Name	OXFORD OAKS NORTH LLC		
Site Address			
Mail Address	16 SE BROADWAY ST OCALA, FL 34471		
Use Desc. (code)	ACREAGE NOT CLASSED AS AG (09900)		
Sec/Twp/Rng	18/18/23	Neighborhood	00001001
Year Built		Tax District	Wildwood (2002)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
E1/2 OF SE1/4 OF NW1/4 SEC 18 TWP 18 RNG 23 LESS BEG AT NE COR OF SE1/4 OF NW1/4 RUN W 330 FT S 400 FT E 330 FT N 400 FT TO POB & LESS CR 466 R/W ACROSS THE N SIDE THEREOF			



Property Tax Assessment Values

Land Value	\$1,160.00
Market Value	\$80,360.00
Assessed Value	\$1,160.00
Total Taxable Value	\$1,160.00
Exemptions	None \$0.00

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale VI (Qual)	Sale Price	Parties
12/2013	2716/347	WD	V (Q)	\$170,000.00	301/466 LLC
07/2005	1413/545	WD	V (M)	\$10,075,000.00	ODELL WILLIAM M III FAMILY TRUST
07/2002	990/493	WD	V (O)	\$100.00	ODELL WILLIAM M III
02/1991	424/108	WD	V (Q)	\$50,000.00	

Building Characteristics

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

Land Use Code	Frontage	Depth	Land Units
0107			16.50 Acres

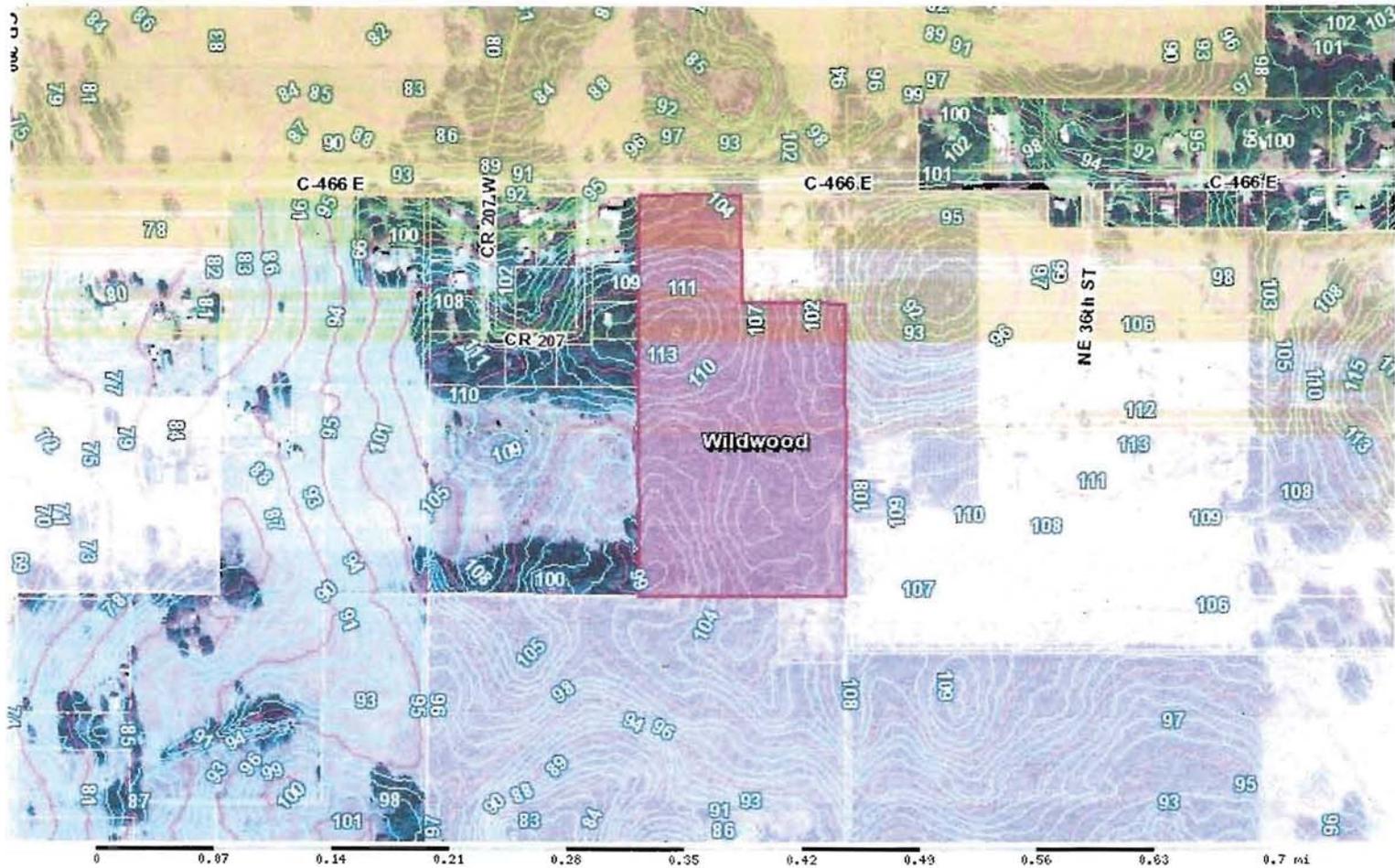
Item Number	Description (code)	Units (dms)	Eff. Year
NONE			

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LAND VALUE 1,160
 MISC VALUE 0
 BLDG VALUE 0
 CAMA VALUE 1,160
 VALUE BY CAMA Mass Appr
 ASSESS VAL 1,160
 EXEMPT VAL 0
 TAXABLE 1,160
 APPRAISER
 APPR DATE 08/21/2013
 DOR CODE 6000
 MILG CODE 2002
 NBHD 000010.01
 L 77 M100 B100
 EXEMPTIONS
 EFF AREA
 SQFT RATE
 RCN
 DEPR
 OBSOL
 BUILDING
 BOOK PAGE DATE QS SALE PRC
 1413 545 0705 M 10075000
 990 493 0702 O 100
 424 108 0291 Q 50000

REC	BLDG	CODE	DESC	PROPERTY NOTES :		UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
				LENGTH	WIDTH							
				ZONING	FRONTAGE	DEPTH					MISC TOTAL	0
1	9904		15.1-20 AC Mkt Value	.00	.00	16.50 A	.00	6325.00			AJ PRICE	80360
2	5900		Pine Timber	.00	.00	16.50 A	16.50	70.00			70.00	1160
							MARKET VALUE		80360		LAND TOTAL	1160



Rec 27-
Doc 1190-
cc .500
1222.00

This Document Prepared By and Return to:

W James Gooding III, Esquire
Gilligan, Gooding & Franjola, P A ✓
1531 SE 36th Avenue
Ocala, Florida 34471

Inst 201360046300 Date 12/27/2013 Time 2 08 PM
Doc Stamp-Deed 1190 00
DC Gloria R Hayward Sumter County Page 1 of 3 B 2716 P 347

Project 301/466 - Oxford Oaks North
Property Appraiser's Parcel ID No 018 = 082

Rec \$27 00
Doc Stamps \$1190 00

WARRANTY DEED

THIS INDENTURE, made this 27th day of December, 2013, by 301/466, LLC, a Florida limited liability company, whose address is 16 SE Broadway Street, Ocala, FL 34471, hereinafter called the Grantor, and Oxford Oaks North, LLC, a Florida limited liability company, whose address is 16 SE Broadway Street, Ocala, FL 34471, hereinafter called the Grantee

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10 00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit

See attached Exhibit A.

Except as specifically set forth on the attached **Exhibit A**, Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever

Subject to (a) taxes for the current year, and (b) easements, limitations, covenants, restrictions and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same

* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written

301/466, LLC, a Florida limited liability company

By [Signature]
Albert B Peek, as Manager

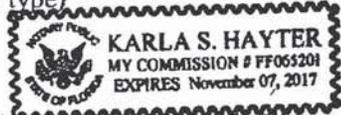
[Signature]
Witness Signature
JAMES GOODING III
Witness Printed Name
[Signature]
Witness Signature
KARLA S. HAYTER
Witness Printed Name

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 27th day of December, 2013, by Albert B Peek, as Manager of 301/466, LLC, a Florida limited liability company, on behalf of the company

[Signature]
Notary Public, State of Florida
Name

(Please print or type)
Commission Number
Commission Expires



Notary Check one of the following

Personally known OR

Produced Identification (if this box is checked, fill in blanks below)

Type of Identification Produced _____

EXHIBIT A

PARCEL 7

The East 1/2 of the Southeast 1/4 of the Northwest 1/4 Section 18, Township 18 South, Range 23 East, Sumter County, Florida, LESS begin at Northeast corner of said Southeast 1/4 of Northwest 1/4 of Section 18, Township 18 South, Range 23 East, run West 330 feet, South 400 feet, East 330 feet, North 400 feet to point of beginning

TOGETHER WITH (but not subject to any warranties set forth in the Deed to which this Exhibit is attached), all property acquired by Grantor pursuant to the Warranty Deed recorded in OR Book 1413, page 545, Public Records, Sumter County, Florida, that has not been previously conveyed by Grantor to other persons and entities, it being the intent of this Deed to convey all property acquired by Grantor pursuant to such Deed still owned by Grantor as of the date of this Deed

E:\G\Peek\Purchase from 301-466\Closing Documents\Warranty Deed docx doc

Inst 201360046300 Date 12/27/2013 Time 2 08 PM
Doc Stamp-Deed 1190 00
DC Gloria R Hayward, Sumter County Page 3 of 3 B 2716 P 349

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

Case No: SP 1404-03 Rosecastle Assisted Living Facility
Parcel Number(s): G05=135
Property Location: Northwest corner of Powell Road and Huey Street
Owner: SJL Holdings, LLC
Applicant: Lee Clymer, Farner Barley and Associates, Inc.

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a three-story, 90,751 sq. ft. Assisted Living Facility with 96 units, with paved parking, driveway, and related improvements.

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

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

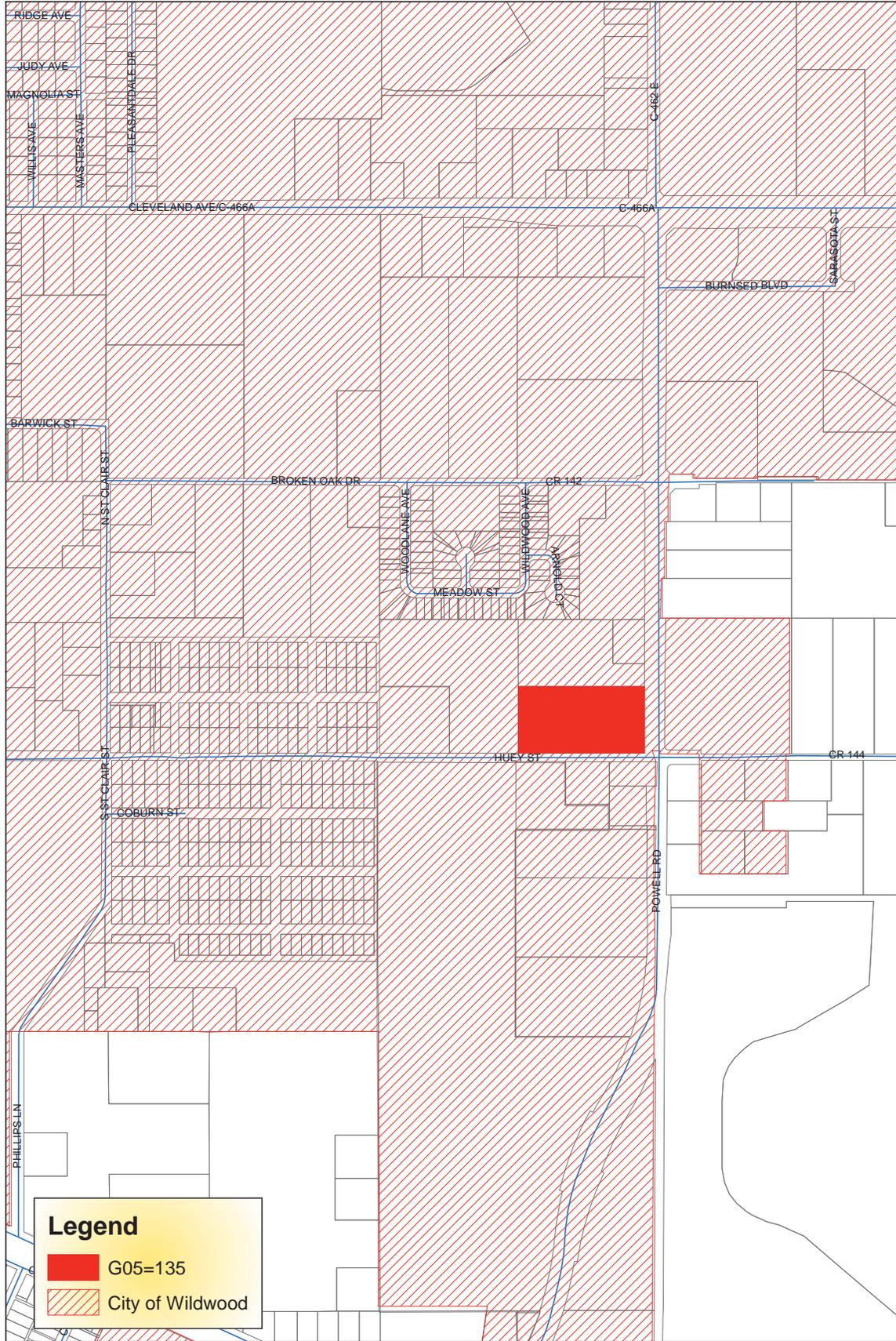
Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in section 4.4 of the LDRs.

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, May 23, 2014.



DATED: May 30, 2014

Melanie D. Peavy
Development Services Director



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



G05=135 ROSE CASTLE	
WILDWOOD, FLORIDA	
MAY 2014	LOCATION MAP

