



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

### December 3<sup>rd</sup>, 2013 at 3:00 pm

#### PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

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

2. **OLD BUSINESS:**

**NONE**

3. **NEW BUSINESS:**

**SP 1310-01 Compass Storage Facility  
(Parcel D17=062)**

Site Plan approval of a 99,832 sq. ft. self-storage facility  
with related improvements.

**SP 1307-02 Oxford Oaks Improvement Plan (Plat)  
(Parcel Numbers: D18=040, D18=064, D18=069, and  
portions of D18=068 and D18=041)**

Improvement Plan approval (Plat Process) for Phase 1  
for the first 247 units of a 542 unit residential  
subdivision with 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  
November 5, 2013**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, September 3, 2013, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Jason McHugh, Development Services Coordinator; Paul Ketz, Senior Development Specialist; and Gene Losito, City Engineer (Kimley-Horn and Associates).

The hearing was called to order at 4:10 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the October 1<sup>st</sup>, 2013 regular Planning and Zoning Board were approved and signed.

**Jason McHugh, Gene Losito, and Paul Ketz were sworn in at this time.**

**Old Business:**

**NONE**

**New Business:**

**RZ 1309-01 Piedmont Companies Oxford Retail (Parcel D17=007)**  
Rezoning approval from County RR (Rural Residential) to City C-3 (General Commercial – Highway).

**Jason McHugh:** Introduced himself and read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item. This project is in relation to the comprehensive plan case heard at the local planning agency earlier today, CP 1309-01.

The Special Magistrate asked a few clarifying questions regarding the project, which Mr. McHugh addressed.

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

No one from the public stepped forward at this time.

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

ordinance O2013-51 to the City Commission, subject to the property being annexed into the City of Wildwood.

**RZ 1310-01 Triumph South PD Modification  
(Parcels D32=040, D32=136, & D32=140)**

Approval for a Planned Development modification revising certain Development Standards.

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

The Special Magistrate asked a few clarifying questions regarding the project, which Mr. McHugh addressed. Three responses were received in opposition, stating primarily that they did not want to see more development. Further questions were addressed regarding the state mandated requirement that all residential developments contain a mix of housing types.

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

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the review of subsection 3.3(B)(4) of the LDRs; the requirements of section 8.6 for planned developments; and other applicable regulations, I recommend approval of ordinance O2013-53 to the City Commission for further action.

**SP 1309-03 Miryala Office Complex (Parcel D17=054)**

Site Plan approval of a two-story 10,546 sq. ft. office building (5,273 sq. ft. each floor) with related improvements.

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

The Special Magistrate asked Mr. Losito about the project, and whether it had met the requirements of the LDRs, which Mr. Losito stated it had. Mr. Losito stated that all of the required information had been submitted and there were no outstanding issues.

**Keith Riddle, with Riddle Newman Engineering, stepped forward and was sworn in at this time.**

**Keith Riddle:** Briefly addressed the project.

The Special Magistrate requested that the contractor step forward and address the project at this time.

**Mark Matthews, Matthew Hanna Construction, stepped forward and was sworn in at this time.**

**Mark Matthews:** The project would be for a day spa and professional offices. He estimated that the project would take about four months.

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

No one stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP 1309-03 to the City Commission.

**SP 1309-06 Fort Knox Self-Storage Facility (Parcel D32=031)**  
Site Plan approval for a 73,750 sq. ft. self-storage facility with related improvements.

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

The Special Magistrate asked a few clarifying questions regarding the location of the project (which Mr. McHugh addressed), then asked the City Engineer to step forward to address the project.

The Special Magistrate asked Mr. Losito about the project, and whether it had met the requirements of the LDRs, which Mr. Losito stated it had. Mr. Losito stated that all of the required information had been submitted and there were no outstanding issues.

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

**The applicant's engineer, Christopher Potts, Farner Barley and Associates, stepped forward and was sworn in at this time to represent the applicant.**

The Special Magistrate had a few general questions regarding the project, which Mr. Potts addressed. The project will be prefabricated metal and will need to meet the requirements of the current Florida Building Code. The project will take approximately 6 to 8 months to start. The owner was not present today.

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

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the 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 1309-06 to the City Commission.

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

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 4:36 p.m.

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Date

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

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

**Case No:** SP 1310-01 Compass Storage Facility

**Owner:** Amsdell Storage Ventures XV, LLC

**Applicant:** Richard Beavers, Self Storage Associates, Inc.

**Parcel:** Parcel D17=062

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The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 99,832 sq. ft. self-storage facility with 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, November 22, 2013.

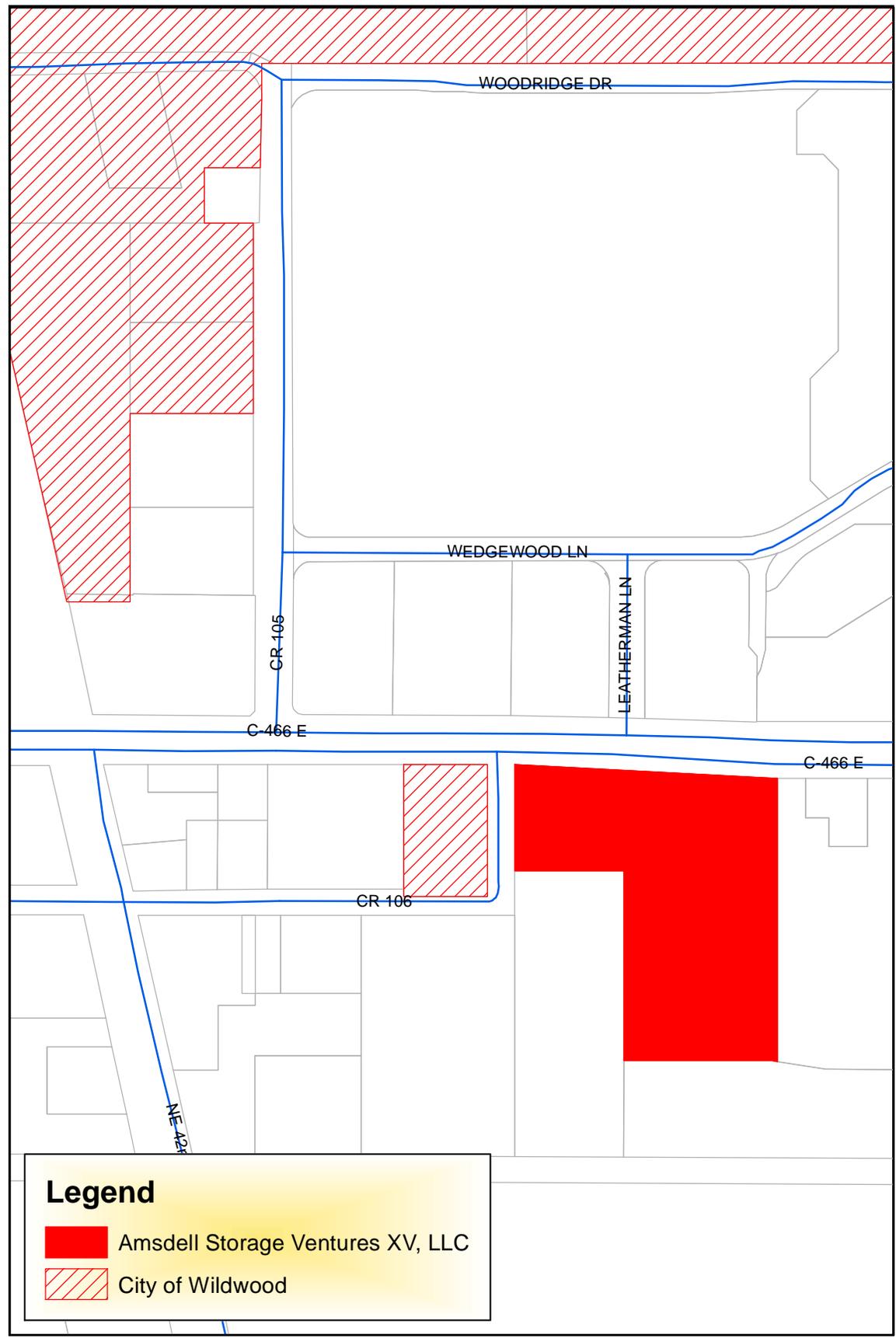
DATED: November 22, 2013



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Jason McHugh  
Development Services Coordinator/City Planner

F:\Terr\GIS\Maps\Location - Amsdell Storage Ventures XV, LLC.mxd - 8/28/2013 3:05:03 PM - torneal

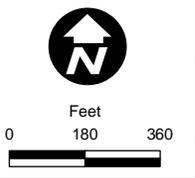


**Legend**

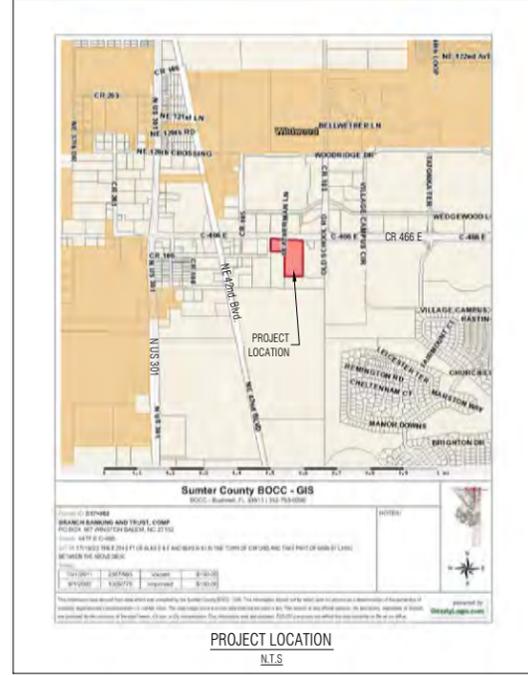
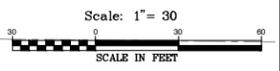
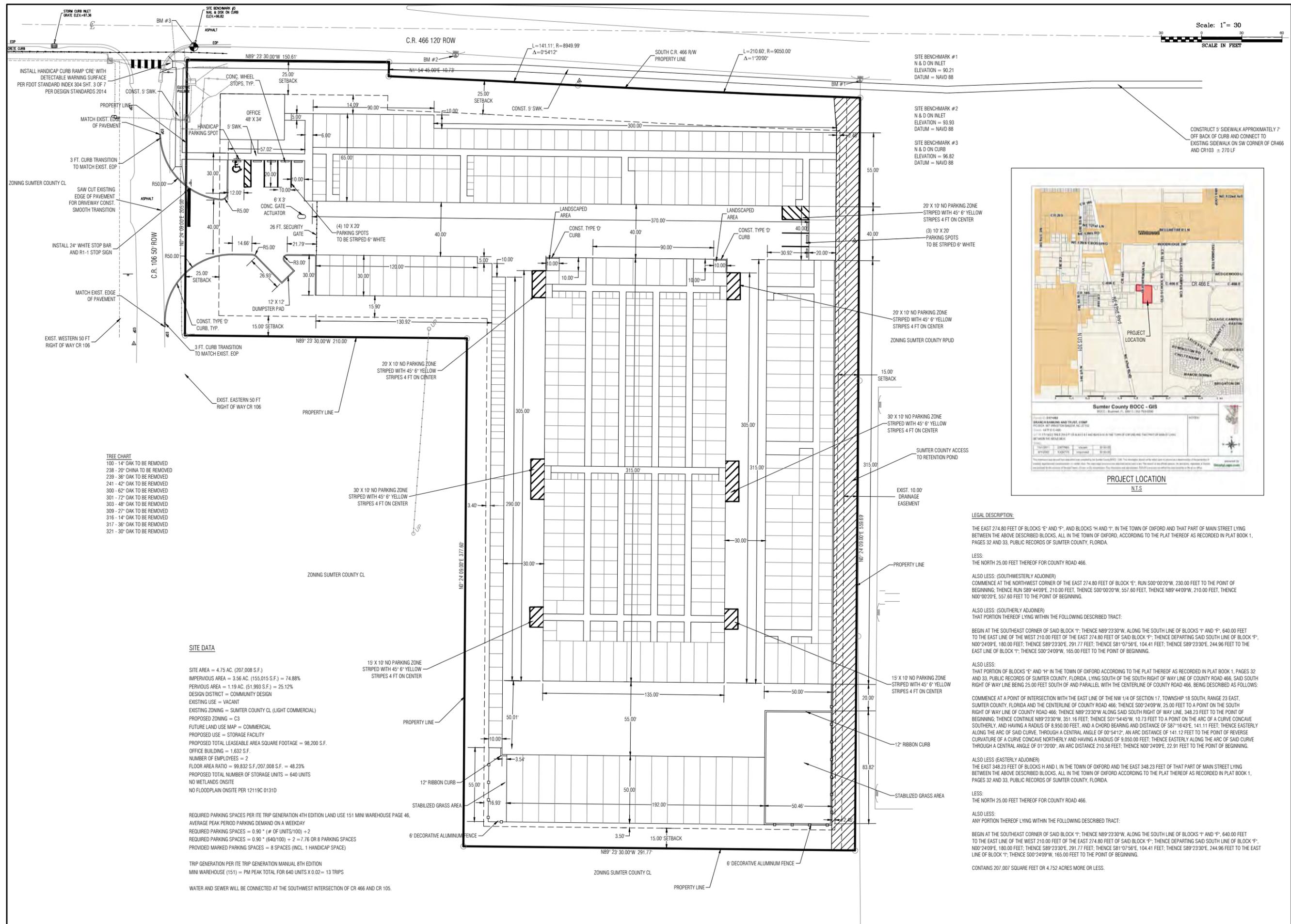
-  Amsdell Storage Ventures XV, LLC
-  City of Wildwood



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



|   |              |
|---|--------------|
| <b>AMSDELL STORAGE VENTURES XV, LLC</b> |              |
| <b>WILDWOOD, FLORIDA</b>                |              |
| August 2013                             | LOCATION MAP |



**LEGAL DESCRIPTION:**

THE EAST 274.80 FEET OF BLOCKS "E" AND "F", AND BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:  
THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS: (SOUTHWESTERLY ADJOINER)  
COMMENCE AT THE NORTHWEST CORNER OF THE EAST 274.80 FEET OF BLOCK "E"; RUN S00°00'20"W, 230.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°44'09"E, 210.00 FEET; THENCE S00°00'20"W, 557.60 FEET; THENCE N89°44'09"W, 210.00 FEET; THENCE N00°00'20"E, 557.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS: (SOUTHERLY ADJOINER)  
THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F"; 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F"; N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS:  
THAT PORTION OF BLOCKS "E" AND "H" IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466, SAID SOUTH RIGHT OF WAY LINE BEING 25.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF COUNTY ROAD 466, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION WITH THE EAST LINE OF THE NW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE CENTERLINE OF COUNTY ROAD 466; THENCE S00°24'09"W, 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE N89°23'30"W ALONG SAID SOUTH RIGHT OF WAY LINE, 348.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°23'30"W, 351.16 FEET; THENCE S01°54'45"W, 10.73 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 8,950.00 FEET, AND A CHORD BEARING AND DISTANCE OF S87°16'43"E, 141.11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'12"; AN ARC DISTANCE OF 141.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'00"; AN ARC DISTANCE 210.58 FEET; THENCE N00°24'09"E, 22.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS: (EASTERLY ADJOINER)  
THE EAST 348.23 FEET OF BLOCKS H AND I, IN THE TOWN OF OXFORD AND THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:  
THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS:  
ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F"; 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F"; N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,007 SQUARE FEET OR 4.752 ACRES MORE OR LESS.

- TREE CHART**
- 100 - 14" OAK TO BE REMOVED
  - 238 - 20" CHINA TO BE REMOVED
  - 239 - 36" OAK TO BE REMOVED
  - 241 - 42" OAK TO BE REMOVED
  - 300 - 62" OAK TO BE REMOVED
  - 301 - 72" OAK TO BE REMOVED
  - 303 - 48" OAK TO BE REMOVED
  - 309 - 27" OAK TO BE REMOVED
  - 316 - 14" OAK TO BE REMOVED
  - 317 - 36" OAK TO BE REMOVED
  - 321 - 30" OAK TO BE REMOVED

**SITE DATA**

SITE AREA = 4.75 AC. (207,008 S.F.)  
 IMPERVIOUS AREA = 3.56 AC. (155,015 S.F.) = 74.88%  
 PERVIOUS AREA = 1.19 AC. (51,993 S.F.) = 25.12%  
 DESIGN DISTRICT = COMMUNITY DESIGN  
 EXISTING USE = VACANT  
 EXISTING ZONING = SUMTER COUNTY CL (LIGHT COMMERCIAL)  
 PROPOSED ZONING = C3  
 FUTURE LAND USE MAP = COMMERCIAL  
 PROPOSED USE = STORAGE FACILITY  
 PROPOSED TOTAL LEASEABLE AREA SQUARE FOOTAGE = 98,200 S.F.  
 OFFICE BUILDING = 1,632 S.F.  
 NUMBER OF EMPLOYEES = 2  
 FLOOR AREA RATIO = 99.832 S.F./207,008 S.F. = 48.23%  
 PROPOSED TOTAL NUMBER OF STORAGE UNITS = 640 UNITS  
 NO WETLANDS ONSITE  
 NO FLOODPLAIN ONSITE PER 12119C 0131D

REQUIRED PARKING SPACES PER ITE TRIP GENERATION 4TH EDITION LAND USE 151 MINI WAREHOUSE PAGE 46,  
 AVERAGE PEAK PERIOD PARKING DEMAND ON A WEEKDAY  
 REQUIRED PARKING SPACES = 0.90 \* (# OF UNITS/100) + 2  
 REQUIRED PARKING SPACES = 0.90 \* (640/100) + 2 = 7.76 OR 8 PARKING SPACES  
 PROVIDED MARKED PARKING SPACES = 8 SPACES (INCL. 1 HANDICAP SPACE)

TRIP GENERATION PER ITE TRIP GENERATION MANUAL 8TH EDITION  
 MINI WAREHOUSE (151) = PM PEAK TOTAL FOR 640 UNITS X 0.02 = 13 TRIPS

WATER AND SEWER WILL BE CONNECTED AT THE SOUTHWEST INTERSECTION OF CR 466 AND CR 105.

| DATE     | REVISION | REVIEWED PER CITY COMMENTS |
|----------|----------|----------------------------|
| 11-10-13 | 1        |                            |
| 11-20-13 | 2        |                            |

**COMPASS STORAGE FACILITY CR 466**

**MASTER SITE GEOMETRY PLAN**



|              |              |
|--------------|--------------|
| DATE:        | OCT. 3, 2013 |
| DESIGNED BY: | BDB          |
| DRAWN BY:    | BDB          |
| CHECKED BY:  | CCH          |
| JOB NO.:     | 131056.0000  |
| FILE NAME:   | BASE         |
| Sht.         | 5            |

Charles C. Hiott, P.E.  
Registered Eng 54813



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

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

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

**Applicant:** SAME

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

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The applicant seeks improvement plan approval 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 247 single family lots, the recreation center, and other related infrastructure improvements.

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

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

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

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

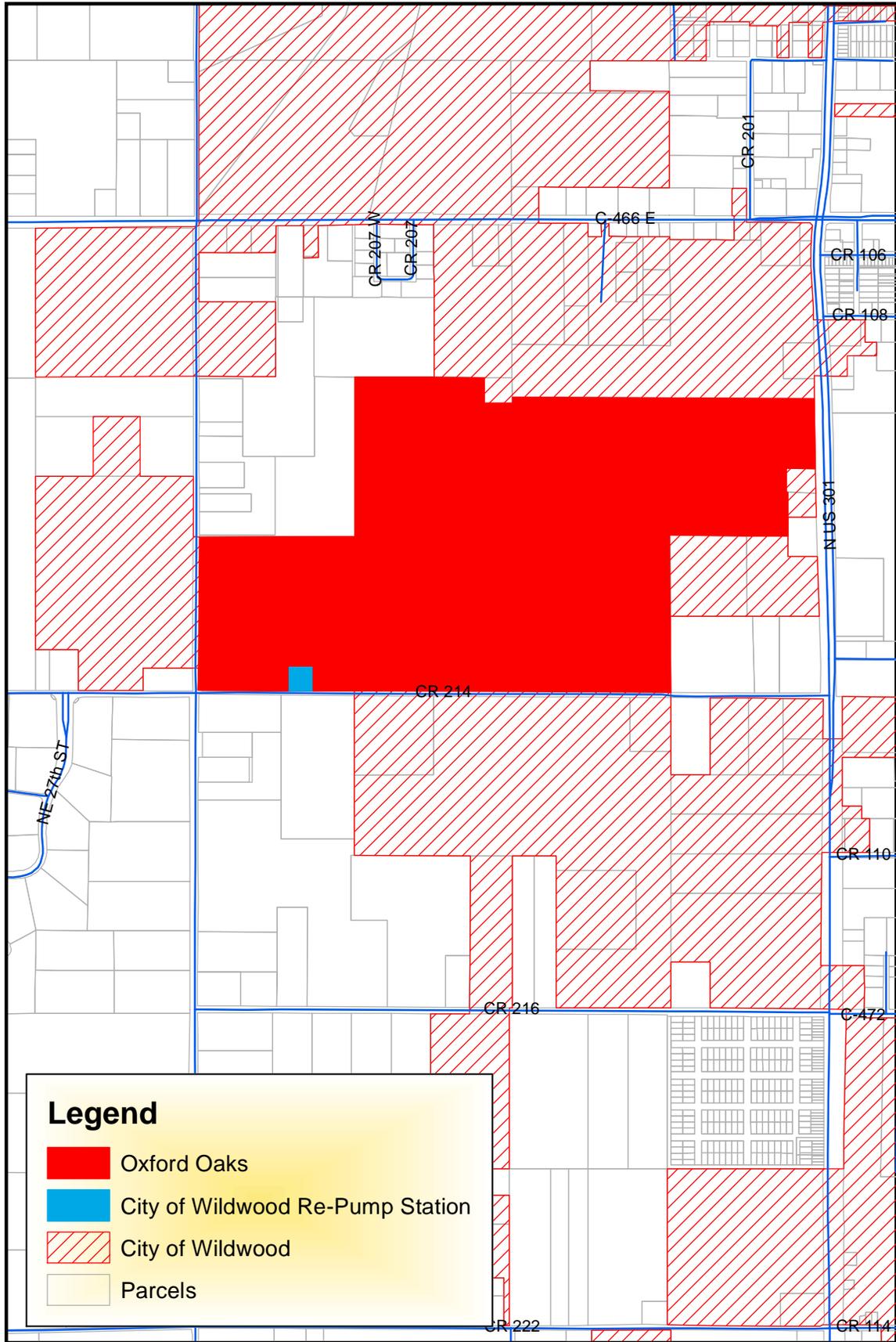


DATED: November 22, 2013

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Jason McHugh  
Development Services Coordinator/City Planner

F:\Terr\GIS\Maps\Location - Oxford Oaks.mxd - 6/24/2013 1:45:39 PM - teneal

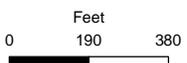


**Legend**

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



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



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

| SITE DATA                 |             |
|---------------------------|-------------|
| TOTAL ACRES               | 131.14 AC.  |
| NUMBER OF UNITS           | 247         |
| EXISTING ZONING           | PUD         |
| DENSITY (DU/AC)*          | 1.88 DU/AC  |
| LENGTH OF ROADWAY         | 17,864 L.F. |
| MINIMUM LOT DIMENSION     | 70' x 100'  |
| WATER & SEWER SUPPLIED BY | C.O.W.      |
| ELECTRIC SUPPLIED BY      | DUKE ENERGY |

**SITE NOTES**

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

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

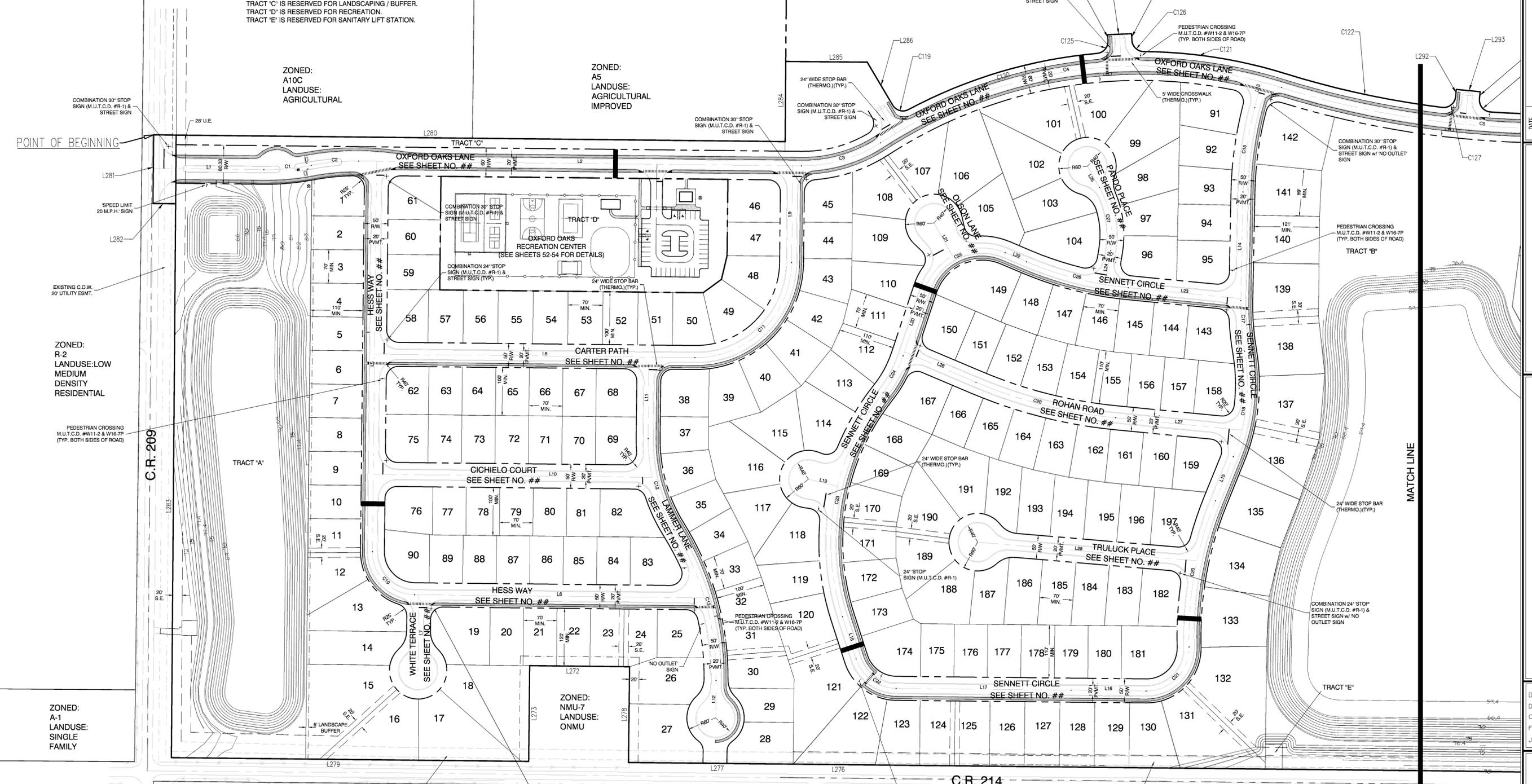
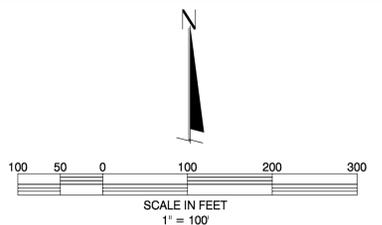
STREET LIGHTING TO BE INSTALLED BY UTILITY COMPANY. SINGLE  
 FIXTURE LIGHTS GENERALLY LOCATED AT INTERSECTION,  
 CUL-DE-SAC & ALONG THE ROADWAYS WITH AN APPROXIMATE  
 SPACING BETWEEN LIGHTS BEING 300'. SEE LANDSCAPE PLAN  
 FOR DETAILS.

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

NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

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

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



COMBINATION 30" STOP SIGN (M.U.T.C.D. #R-1) & STREET SIGN

POINT OF BEGINNING

28' U.E.

L281

SPEED LIMIT 20 M.P.H. SIGN

L282

EXISTING C.O.W. 20' UTILITY ESMT.

ZONED: R-2  
 LANDUSE: LOW MEDIUM DENSITY RESIDENTIAL

PEDESTRIAN CROSSING M.U.T.C.D. #W11-2 & W16-7P (TYP. BOTH SIDES OF ROAD)

C.R. 209

ZONED: A-1  
 LANDUSE: SINGLE FAMILY

ZONED: A10C  
 LANDUSE: AGRICULTURAL

ZONED: A5  
 LANDUSE: AGRICULTURAL IMPROVED

ZONED: A5  
 LANDUSE: AGRICULTURAL IMPROVED

ZONED: A5  
 LANDUSE: AGRICULTURAL

ZONED: R-2  
 LANDUSE: LOW MEDIUM DENSITY RESIDENTIAL

ZONED: R-2  
 LANDUSE: LOW MEDIUM DENSITY RESIDENTIAL

ZONED: R-2  
 LANDUSE: LOW MEDIUM DENSITY RESIDENTIAL

| DATE     | REVISIONS                   | BY | DC |
|----------|-----------------------------|----|----|
| 11-22-13 | REVISED PER C.O.W. COMMENTS |    |    |

ENGINEERS SURVYORS & PLANNERS

**FARBER BARLEY**

AND ASSOCIATES, INC.

Certificate of Authorization Number: 4709

4450 N.E. 53rd Road • Wilfredo, Florida 34785 • (352) 748-3126

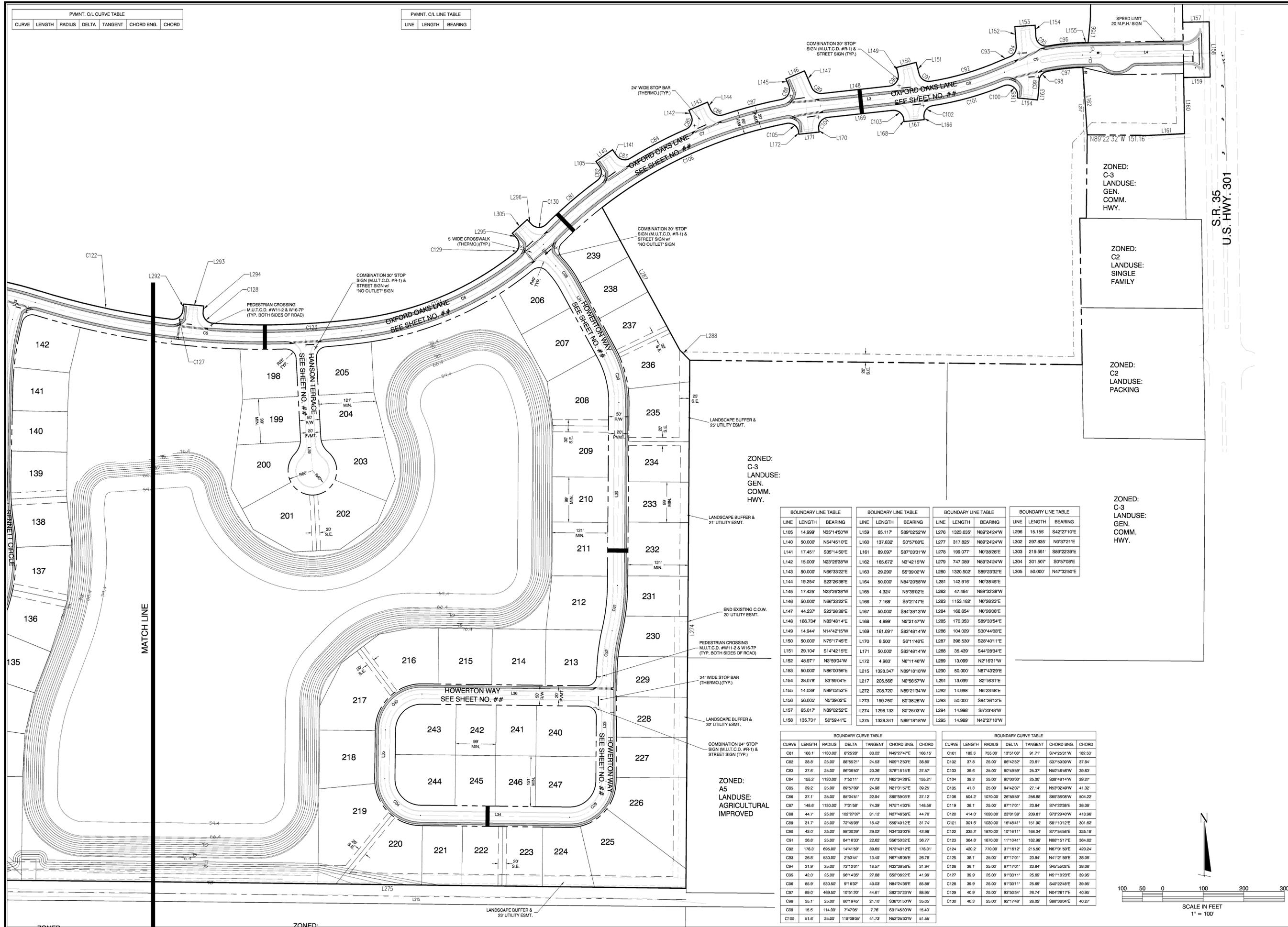
**OXFORD OAKS PHASE 1**

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

|           |             |
|-----------|-------------|
| DATE      | 11/22/13    |
| DRAWN BY  | DC          |
| CHKD BY   | JAH         |
| FILE NAME | 08-0X-INDEX |
| JOB NO.   | 921141.2795 |

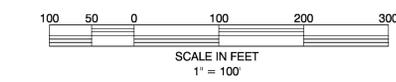
| PVMNT. C/L CURVE TABLE |        |        |       |         |            |       |
|------------------------|--------|--------|-------|---------|------------|-------|
| CURVE                  | LENGTH | RADIUS | DELTA | TANGENT | CHORD BNG. | CHORD |

| PVMNT. C/L LINE TABLE |        |         |
|-----------------------|--------|---------|
| LINE                  | LENGTH | BEARING |



| BOUNDARY LINE TABLE |          |             |      |          |             |
|---------------------|----------|-------------|------|----------|-------------|
| LINE                | LENGTH   | BEARING     | LINE | LENGTH   | BEARING     |
| L105                | 14.999   | N35°14'50"W | L276 | 1323.635 | N89°24'24"W |
| L140                | 50.000   | N54°45'10"E | L160 | 137.632  | S0°57'08"E  |
| L141                | 17.451   | S35°14'50"E | L161 | 89.097   | S87°03'31"W |
| L142                | 15.000   | N23°26'38"W | L162 | 165.672  | N3°42'15"W  |
| L143                | 50.000   | N66°33'22"E | L163 | 29.290   | S5°39'02"W  |
| L144                | 19.254   | S23°26'38"E | L164 | 50.000   | N84°20'58"W |
| L145                | 17.425   | N23°26'38"W | L165 | 4.324    | N5°39'02"E  |
| L146                | 50.000   | N66°33'22"E | L166 | 7.168    | S5°21'47"E  |
| L147                | 44.237   | S23°26'38"E | L167 | 50.000   | S84°38'13"W |
| L148                | 166.734  | N83°48'14"E | L168 | 4.999    | N5°21'47"W  |
| L149                | 14.944   | N14°42'15"W | L169 | 161.091  | S83°48'14"W |
| L150                | 50.000   | N75°17'45"E | L170 | 8.500    | S6°11'46"E  |
| L151                | 29.104   | S14°42'15"E | L171 | 50.000   | S83°48'14"W |
| L152                | 48.971   | N3°59'04"W  | L172 | 4.983    | N6°11'46"W  |
| L153                | 50.000   | N86°00'56"E | L173 | 1328.347 | N89°18'18"W |
| L154                | 28.078   | S3°59'04"E  | L217 | 205.566  | N0°56'57"W  |
| L155                | 14.039   | N89°02'52"E | L272 | 208.720  | N89°21'34"W |
| L156                | 56.005   | N5°39'02"E  | L273 | 199.250  | S0°38'26"W  |
| L157                | 65.017   | N89°02'52"E | L274 | 1296.133 | S0°25'03"W  |
| L158                | 135.731  | S0°59'41"E  | L275 | 1328.341 | N89°18'18"W |
| L276                | 1323.635 | N89°24'24"W | L291 | 13.099   | S2°16'31"E  |
| L277                | 317.825  | N89°24'24"W | L292 | 14.998   | N5°23'48"E  |
| L278                | 199.077  | N0°38'26"E  | L293 | 50.000   | S84°38'12"E |
| L279                | 747.089  | N89°24'24"W | L294 | 14.998   | S5°23'48"W  |
| L280                | 1320.502 | S89°23'32"E | L295 | 14.989   | N42°27'10"W |
| L281                | 142.916  | N0°38'45"E  |      |          |             |
| L282                | 47.484   | N89°33'38"W |      |          |             |
| L283                | 1153.182 | N0°28'23"E  |      |          |             |
| L284                | 166.654  | N0°28'06"E  |      |          |             |
| L285                | 170.353  | S89°33'54"E |      |          |             |
| L286                | 104.029  | S30°44'08"E |      |          |             |
| L287                | 398.530  | S28°40'11"E |      |          |             |
| L288                | 35.439   | S44°28'34"E |      |          |             |
| L289                | 13.099   | N2°16'31"W  |      |          |             |
| L290                | 50.000   | N87°43'29"E |      |          |             |
| L291                | 13.099   | S2°16'31"E  |      |          |             |
| L292                | 14.998   | N5°23'48"E  |      |          |             |
| L293                | 50.000   | S84°38'12"E |      |          |             |
| L294                | 14.998   | S5°23'48"W  |      |          |             |
| L295                | 14.989   | N42°27'10"W |      |          |             |

| BOUNDARY CURVE TABLE |        |         |            |         |             |        |
|----------------------|--------|---------|------------|---------|-------------|--------|
| CURVE                | LENGTH | RADIUS  | DELTA      | TANGENT | CHORD BNG.  | CHORD  |
| C81                  | 166.1  | 1130.00 | 6°25'28"   | 83.22   | N49°27'47"E | 166.15 |
| C82                  | 38.8   | 25.00   | 88°55'21"  | 24.53   | N09°12'50"E | 38.80  |
| C83                  | 37.6   | 25.00   | 89°06'50"  | 23.36   | S78°18'15"E | 37.57  |
| C84                  | 155.2  | 1130.00 | 7°52'11"   | 77.73   | N82°34'26"E | 155.21 |
| C85                  | 39.2   | 25.00   | 89°57'09"  | 24.88   | N21°31'57"E | 39.29  |
| C86                  | 37.1   | 25.00   | 89°04'51"  | 22.94   | S65°59'03"E | 37.12  |
| C87                  | 148.6  | 1130.00 | 7°31'58"   | 74.39   | N76°14'30"E | 148.56 |
| C88                  | 44.7   | 25.00   | 102°27'07" | 31.12   | N27°48'56"E | 44.70  |
| C89                  | 31.7   | 25.00   | 72°45'08"  | 18.42   | S69°49'12"E | 31.74  |
| C90                  | 43.0   | 25.00   | 98°30'29"  | 29.02   | N34°33'00"E | 42.98  |
| C91                  | 38.8   | 25.00   | 84°18'33"  | 22.82   | S66°50'32"E | 38.77  |
| C92                  | 178.3  | 695.00  | 14°41'59"  | 89.65   | N73°40'12"E | 178.31 |
| C93                  | 26.8   | 530.00  | 2°53'44"   | 13.40   | N67°46'05"E | 26.78  |
| C94                  | 31.9   | 25.00   | 73°12'01"  | 18.57   | N32°36'56"E | 31.94  |
| C95                  | 42.0   | 25.00   | 98°14'35"  | 27.88   | S20°02'22"E | 41.99  |
| C96                  | 85.9   | 530.50  | 9°18'32"   | 43.03   | N84°24'38"E | 85.88  |
| C97                  | 89.0   | 469.50  | 10°51'20"  | 44.61   | S83°37'23"W | 88.99  |
| C98                  | 35.1   | 25.00   | 80°19'45"  | 21.10   | S38°01'50"W | 35.09  |
| C99                  | 15.5   | 114.00  | 7°47'09"   | 7.78    | S01°45'30"W | 15.49  |
| C100                 | 51.8   | 25.00   | 118°08'09" | 41.73   | N53°25'30"W | 51.55  |
| C101                 | 182.5  | 755.00  | 13°51'08"  | 91.71   | S74°25'31"W | 182.53 |
| C102                 | 37.8   | 25.00   | 86°42'52"  | 23.81   | S37°59'39"W | 37.84  |
| C103                 | 39.6   | 25.00   | 90°49'59"  | 25.37   | N0°46'46"W  | 39.63  |
| C104                 | 39.3   | 25.00   | 90°00'00"  | 25.00   | S89°48'14"W | 39.27  |
| C105                 | 41.3   | 25.00   | 94°42'07"  | 27.14   | N3°32'49"W  | 41.22  |
| C106                 | 504.2  | 1070.00 | 28°59'59"  | 256.88  | S65°36'08"W | 504.22 |
| C107                 | 38.1   | 25.00   | 87°17'01"  | 23.84   | S74°22'38"E | 38.08  |
| C108                 | 38.1   | 25.00   | 87°17'01"  | 23.84   | S45°55'02"E | 38.08  |
| C109                 | 38.1   | 25.00   | 87°17'01"  | 23.84   | S74°22'38"E | 38.08  |
| C110                 | 414.0  | 1030.00 | 23°01'38"  | 209.81  | S73°29'40"W | 413.96 |
| C111                 | 301.6  | 1030.00 | 16°46'41"  | 151.90  | S81°10'12"E | 301.62 |
| C112                 | 335.2  | 1870.00 | 10°18'11"  | 168.04  | S77°54'56"E | 335.16 |
| C113                 | 384.8  | 1870.00 | 11°10'41"  | 182.99  | N88°15'17"E | 384.82 |
| C114                 | 420.2  | 770.00  | 31°16'12"  | 215.50  | N67°01'50"E | 420.24 |
| C115                 | 38.1   | 25.00   | 87°17'01"  | 23.84   | N41°21'59"E | 38.08  |
| C116                 | 38.1   | 25.00   | 87°17'01"  | 23.84   | S45°55'02"E | 38.08  |
| C117                 | 39.9   | 25.00   | 91°33'11"  | 25.69   | N51°10'23"E | 39.95  |
| C118                 | 39.9   | 25.00   | 91°33'11"  | 25.69   | S40°22'48"E | 39.95  |
| C119                 | 40.9   | 25.00   | 93°50'54"  | 26.74   | N4°28'17"E  | 40.95  |
| C120                 | 40.3   | 25.00   | 92°17'48"  | 26.02   | S88°36'04"E | 40.27  |



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 AND ASSOCIATES, INC.  
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