

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 4<sup>th</sup>, 2012 at 3:00 pm

### PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. **CALL TO ORDER: Planning & Zoning Board as Local Planning Agency**  
  
Minutes for the previous P&Z Board as LPA meeting of June 5, 2012 were approved at the regular P&Z meeting of July 3, 2012.
2. **OLD BUSINESS:**  
  
None
3. **NEW BUSINESS:**  
  
**CP 1210-01 Oxford Cottages (Lot 5 of Oxford Greens)**  
Small-scale land use change from Low Density Residential (LDR) to Medium Density Residential (MDR)  
  
**CP 1210-02 Oxford ALF and Memory Care (Lot 4 of Oxford Greens)**  
Small-scale land use change from Low Density Residential (LDR) to Public Facilities (PF).
4. **FORUM**
5. **ADJOURNMENT:**
6. **CALL TO ORDER: Planning & Zoning Board**  
  
Approval of minutes from the September 4<sup>th</sup>, 2012 Planning & Zoning Board/ Special Magistrate meeting.

# **AGENDA**

## **December 4<sup>th</sup>, 2012 at 3:00 pm**

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

**7. OLD BUSINESS:**

None

**8. NEW BUSINESS:**

**RZ 1210-01 Oxford Cottages (Lot 5 of Oxford Greens)**

Rezoning approval from Low Density Residential (R-1) to Medium Density Residential (R-3)

**RZ 1210-02 Oxford ALF and Memory Care (Lot 4 of Oxford Greens)**

Rezoning approval from Low Density Residential (R-1) to Institutional (IN).

**SP 1211-01 PLAT – Oxford Greens**

Preliminary Plan and Improvement Plan approval to subdivide D08=005 into five lots. Proposed plans for the development include an Independent Living Facility, and Assisted Living Facility and Memory Care, and Senior Cottages.

**SP 1211-02 Oxford ALF and Memory Care Site Plan (Lot 4 of Oxford Greens)**

Site Plan approval for a three-story, 54,128 sq. ft. (162,384 GFA) building for a 103 suite Assisted Living and Memory Care facility (80 single units, 23 double units, 126 total beds); with associated driveway, parking, and sidewalks; and related infrastructure that will be utilized throughout the subdivision.

**SP 1210-03 Lamars Bus Facility**

Site Plan approval for a proposed 10,206 sq. ft. building (12,452 GFA, two –story), for a bus maintenance facility with associated improvements.

**AGENDA**  
**December 4<sup>th</sup>, 2012 at 3:00 pm**

**PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

**9. FORUM**

**10. ADJOURNMENT:**

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

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
September 4, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, September 4, 2012 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Melanie Peavy, Development Services Director; Richard Busche, City Engineer, Kimley Horn and Associates; and Paul Ketz, Senior Development Specialist.

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

The minutes from the July 3, 2012 regular Planning and Zoning Board were approved and signed.

**Melanie Peavy and Terri O'Neal were sworn in at this time.**

**Old Business:**

**NONE**

**New Business:**

**SE 1111-01 Missy's Place Adult Day Care (Parcel G05=040)**

Extension of Special Exception approval for an Adult Day Care in a residential area.

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

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

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I approve the extension of Special Exception approval of case number SE 1111-01, subject to the requirements of the January 3, 2012 approval for a total of one year from the date of original approval of the project.

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

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 3:07 p.m.

\_\_\_\_\_  
Date

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

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

**Case No:** CP 1210-01 (Oxford Cottages Retirement)

**Parcel Number(s):** Portion of D08=005 (Lot 5)

**Property Location:** East of CR 103 and North of Woodridge Drive

**Owner/Developer:** Sumter Retirement Residence, LLC

**Applicant:** Lenity Architecture, LLC – Mark Lowen

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Future Land Use Map amendment from "Low Density Residential" to "Medium Density Residential" on an approximately 3 acre piece of property.

Pursuant to Section 1.7(D) of the Land Development Regulations, Staff believes the proposed amendment to "Medium Density Residential" should be granted based on the following criteria:

- The applicant has provided justification for the proposed amendment;
- The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan;
- The proposed rezoning will not have an adverse effect on public facilities and services;
- The proposed amendment does not represent urban sprawl and exemplifies an energy efficient land use pattern;
- The proposed amendment will not have an adverse impact on environmentally sensitive lands; and
- The proposed amendment will not adversely impact public facilities and services.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #02012-26 (attached).**

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was

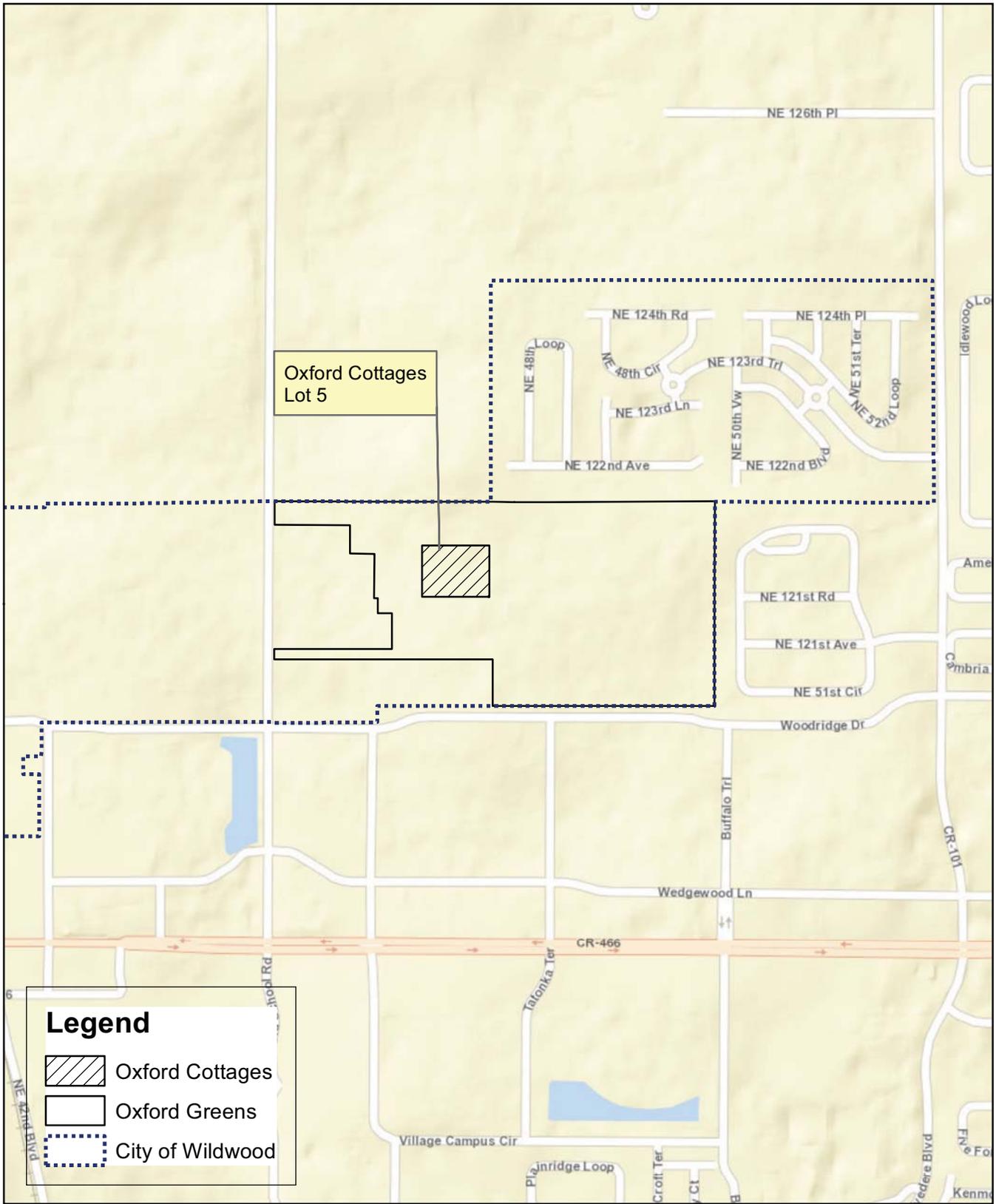
published in a newspaper of general circulation (Daily Commercial) on November 23, 2012.

DATED: November 26, 2012

A handwritten signature in blue ink, appearing to read 'JFM', with a long horizontal flourish extending to the right.

---

Jason F. McHugh  
Development Services Coordinator



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



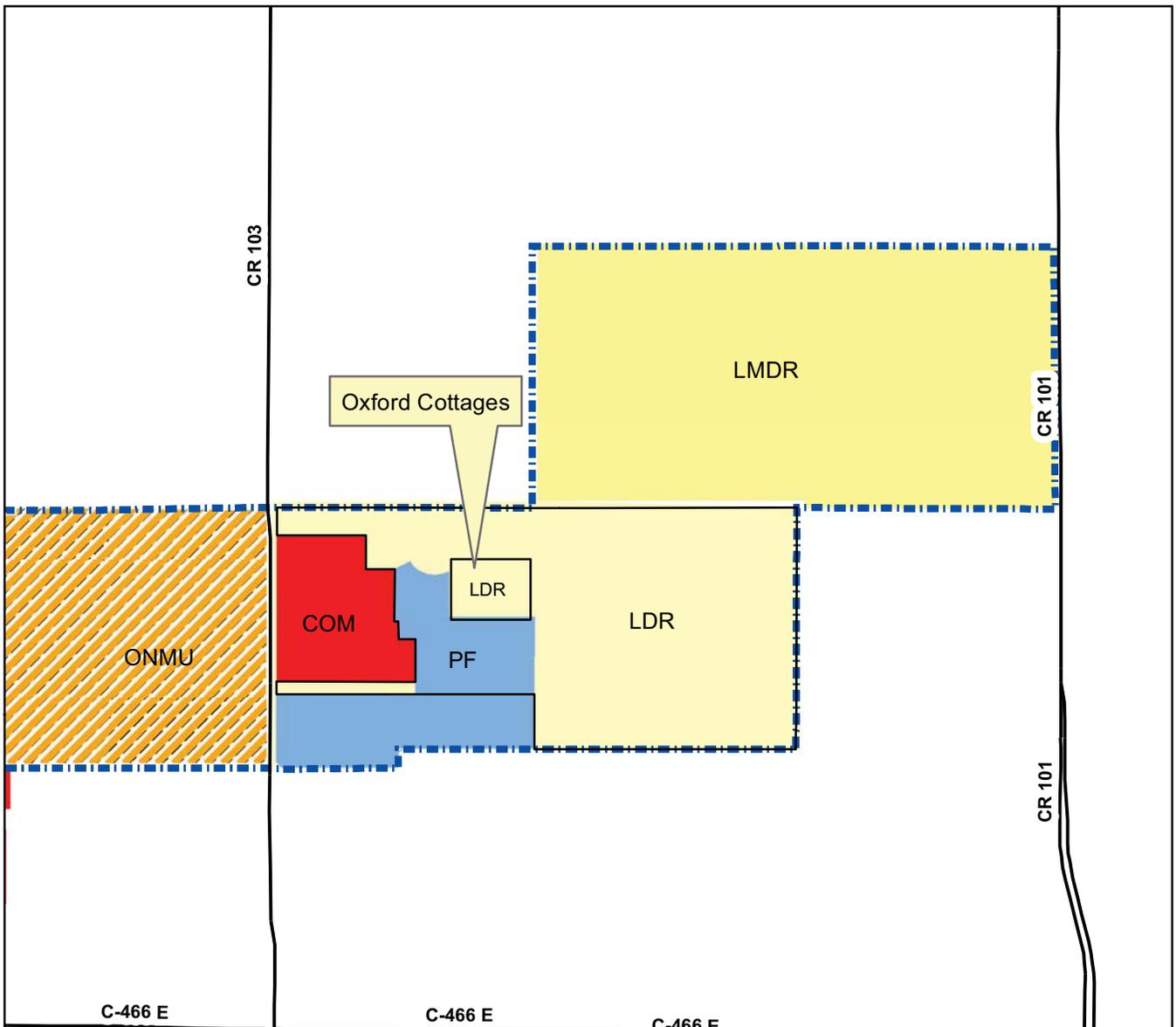
Feet  
 0 420 840

D08=005

**Oxford Cottages  
 WILDWOOD, FLORIDA**

November 2012

Location Map

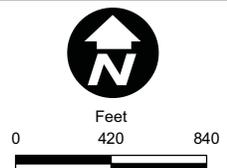


**Legend**

- Oxford Cottages
- City Limits



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



D08=005	
<b>Oxford Cottages WILDWOOD, FLORIDA</b>	
November 2012	Existing Future Land Use

**ORDINANCE NO. O2012-26**

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

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

**Sumter Retirement Residence**  
**Oxford Cottages Retirement**  
**Portion of Parcel #: D08=005 (Lot 5)**  
**Containing 3.02 acres more or less**

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

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 383.72 FEET TO THE N.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°01'08"W., A DISTANCE OF 372.42 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST BOUNDARY, N.89°49'26"W., A DISTANCE OF 398.96 FEET; THENCE N.39°31'22"W., A DISTANCE OF 45.56 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 536 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY AND NORTHERLY EXTENSION, N.00°21'53"W., A DISTANCE OF 272.71 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY AND THE NORTHERLY

EXTENSION, S.89°49'26"E., A DISTANCE OF 429.59 FEET TO THE AFORESAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY, S.00°01'08"E., A DISTANCE OF 307.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.02 ACRES, MORE OR LESS.

This property is to be reclassified from City comprehensive plan category "Low Density Residential" to City comprehensive plan category "Medium Density Residential."

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

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

**SECTION 2.** With the recommendations of the City Commission, the proposed land use amendment is hereby transmitted by the City Commission to the state land planning agency.

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

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

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

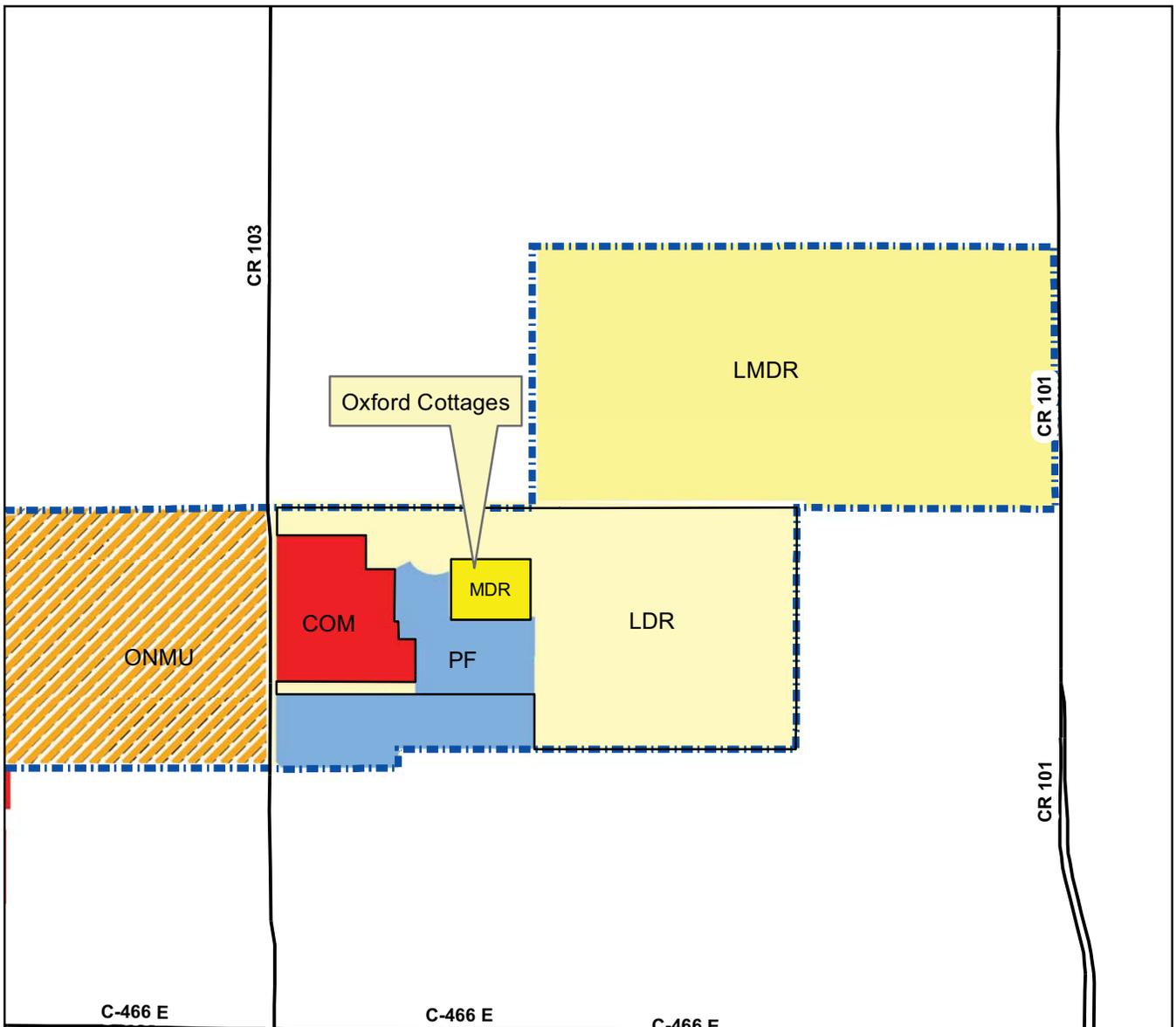
First Reading: \_\_\_\_\_

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

Approved as to form:

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

**Ordinance O2012-26: “Exhibit A”  
Oxford Cottages Retirement  
Future Land Use Map Designation**

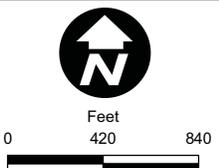


**Legend**

-  Oxford Cottages
-  City Limits



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



D08=005	
<b>Oxford Cottages WILDWOOD, FLORIDA</b>	
November 2012	Proposed Future Land Use

# Oxford Florida – Retirement Cottages Project Summary & Justification Statement#

---

## I. INTRODUCTION – OXFORD COTTAGES

### Site Description

The subject parcel is directly north of and adjacent to a retirement residence that is currently under construction at the easterly end of Bellweather Lane.

Surrounding Uses:

- North and East of the site LDR (Low Density Residential)
- West of the site INS (Institutional) – Central Florida Urology Specialists

Site:

Current Zoning: R- 1 / LDR (Pending Zone Change to R-3)

Current Use: Undeveloped

ACCOUNT #: D08—005 (Includes additional property)

### Acreage

The parcel is 2.7 acres in size and is currently undeveloped.

### Proposed Development

Hawthorn Retirement Group proposes to develop 24 independent retirement cottages as a compliment to their retirement residence under construction.

### INTENDED USE – Retirement Cottages

The fourplex retirement cottages are designed to encourage ongoing independence for retirees and attract the most independent members of our retirement community.

The proposed 24 retirement cottages afford the advantages of independent living while utilizing services available at the main building, which provide support, security, and friendship. The retirement cottages come in different configurations but each version includes two bedrooms, a full kitchen, ample living and storage space and a single car garage.

Cottage residents also benefit from the private van transportation and the various events and activities provided by the facility both on and off site.

Cottage residents have the option of including meal service, housekeeping, laundering as a part of their monthly rental package.

# Oxford Florida – Retirement Cottages

## Project Summary & Justification Statement#

---

Each cottage has the added security of having staff “in house” 24 hours a day at the main building. All cottages have two-way communication with staff and the cottages are fully fire sprinklered for additional safety and peace of mind.

### **Building Design**

The 24 units will be housed in 6 fourplex buildings. Each unit has an average of 1,200 to 1,300 square feet of living space.

The exterior siding materials will include horizontal lap siding, board and batton, and brick. The roof will be architectural comp shingles.

The site is to be extensively landscaped with usable outdoor spaces including manicured lawns and a pitch and putt course. Walkways will connect the cottages to the main building to provide access to the swimming pool, putting green, gardens and other amenities offered on the main site.

## **II ZONING, LAND USE AND DESNITY**

### **Purpose of the proposed Comprehensive Plan and Zone Change**

It is the intent of the developer to complete a Zone Change to R-3 while maintaining the existing Comprehensive Plan designation of MDR (Medium Density Residential) in order to accommodate the development of the above referenced retirement cottages.

## **III. Overview and Summary**

Existing Zoning:	R-1: Low Density Residential
Proposed Zoning:	R-3: Medium Density Residential
Land Area:	2.7 acres
Existing Use:	Undeveloped
Proposed Use:	24 Independent Retirement Cottages

## **IV. SUPPORTING DOUCMENT AND DRAWINGS**

- Legal Description
- Proof of Ownership (Recorded Deed)
- Aerial Photo
- Existing FLU Map
- Property Appraiser Information
- Existing Zoning Map
- Location Map
- Environmental Constraints Map
- Requested FLU Map
- Requested Zoning Map

# Oxford Florida – Retirement Cottages Project Summary & Justification Statement#

---

## V. JUSTIFICATION FOR COMPREHENSIVE PLAN AMENDMENT AND REZONING

The proposed development will add 24 retirement homes to the area as a compliment to the facility already under construction. This allows for independent senior living while providing the security and benefits of the larger retirement residence, which provides amenities beyond conventional private living.

This provides another vital component to meet the growing demand for senior housing in Oxford, the City of Wildwood, and greater Sumter County. The addition of these cottages complements the existing senior housing in the area and provides additional options for seniors.

### Comprehensive Plan

This use coordinates well with the Comprehensive Plan and its surrounding land uses:

This proposal is consistent with the current Compressive Plan and no change to the existing designation of MDR (Medium Density Residential) is requested.

### Rezoning

Rezoning this site to R-3 provides the density needed to construct the 24 cottages on this site.

Amending the zoning designation to R-3 for this site is consistent with land use goals and appropriate for area. This site is ideally suited for the proposed retirement cottages as a complimentary development to the retirement residence underway south of the subject property. It has close proximity to services such as shopping, recreation and medical services while still being near established conventional residential uses.

Thank you for your consideration.

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

**Case No:** CP 1201-02 (Oxford ALF and Memory Care)

**Parcel Number(s):** Portion of D08=005 (Lot 4)

**Property Location:** East of CR 103 and North of Woodridge Drive

**Owner/Developer:** Sumter Retirement Residence, LLC

**Applicant:** Lenity Architecture, LLC – Mark Lowen

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Future Land Use Map amendment from "Low Density Residential" to "Public Facilities" on an approximately 4 acre piece of property.

Pursuant to Section 1.7(D) of the Land Development Regulations, Staff believes the proposed amendment to "Public Facilities" should be granted based on the following criteria:

- The applicant has provided justification for the proposed amendment;
- The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan;
- The proposed rezoning will not have an adverse effect on public facilities and services;
- The proposed amendment does not represent urban sprawl and exemplifies an energy efficient land use pattern;
- The proposed amendment will not have an adverse impact on environmentally sensitive lands; and
- The proposed amendment will not adversely impact public facilities and services.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #02012-28 (attached).**

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was

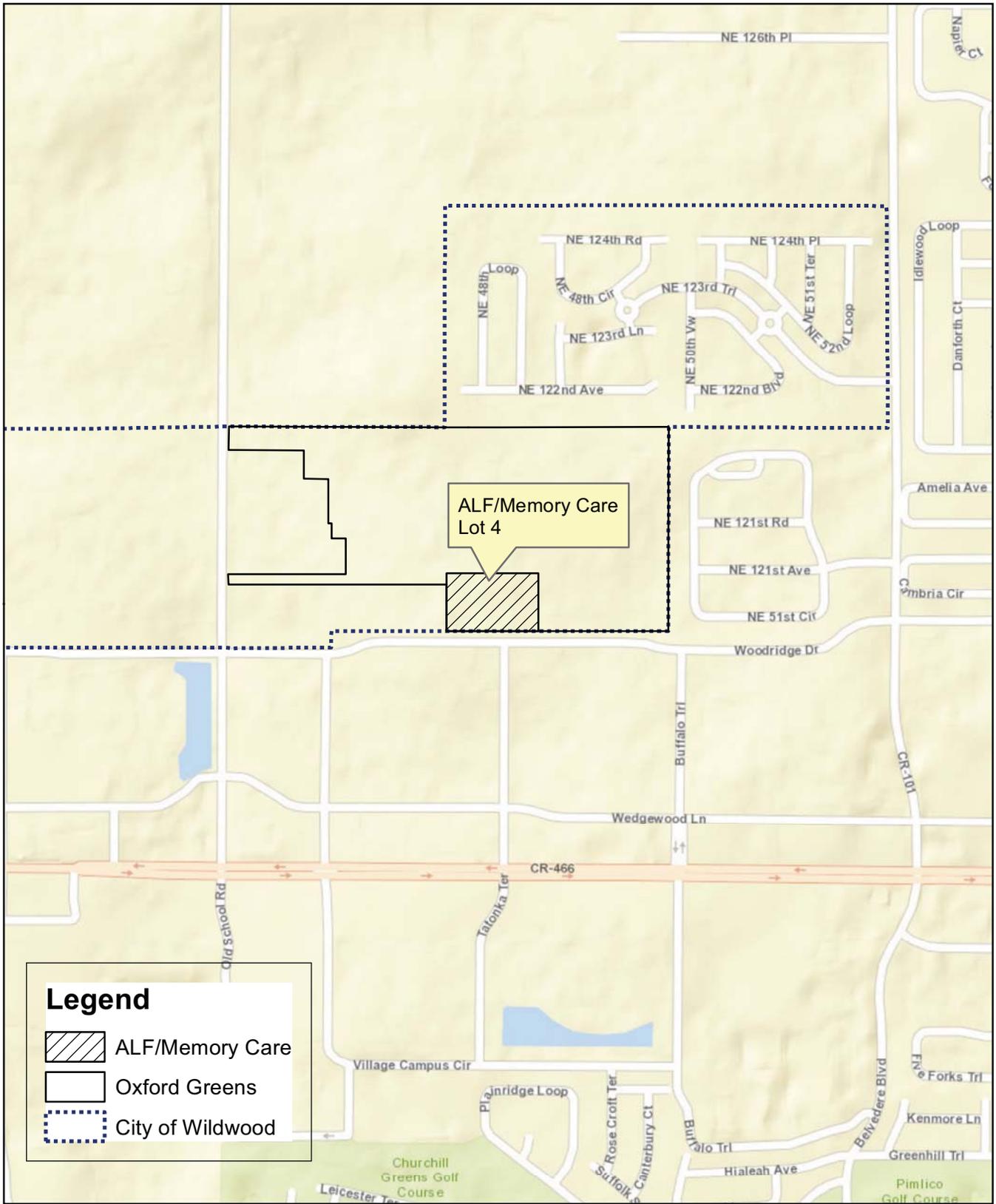
published in a newspaper of general circulation (Daily Commercial) on November 23, 2012.

DATED: November 26, 2012

A handwritten signature in blue ink, appearing to read 'JF McHugh', with a long horizontal flourish extending to the right.

---

Jason F. McHugh  
Development Services Coordinator

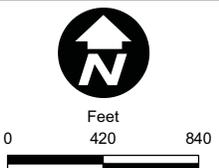


**Legend**

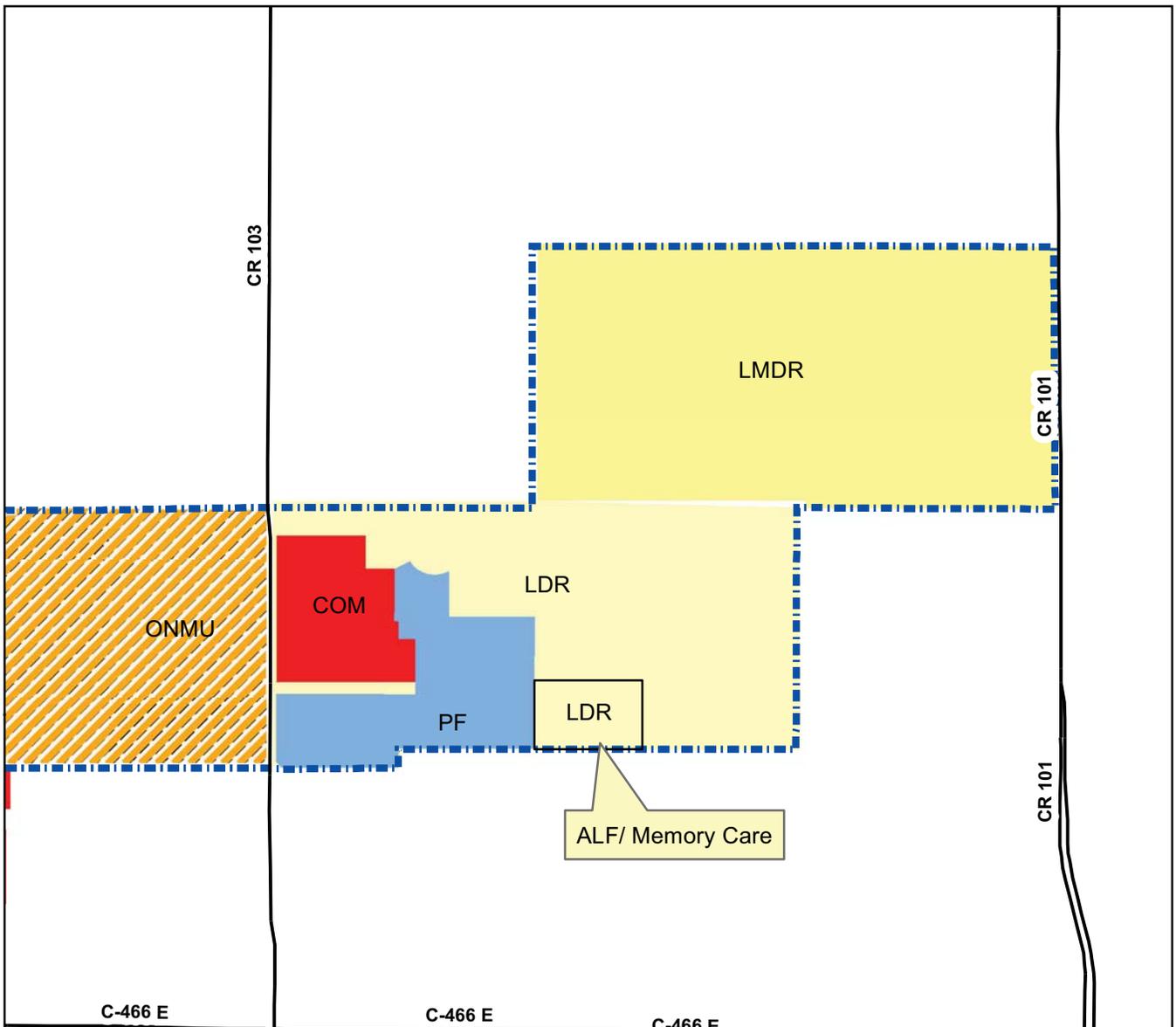
-  ALF/Memory Care
-  Oxford Greens
-  City of Wildwood



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



D08=005	
<b>Oxford ALF/Memory Care WILDWOOD, FLORIDA</b>	
November 2012	Location Map

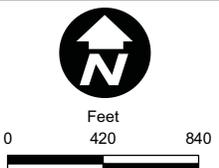


**Legend**

- ALF/Memory Care
- City Limits



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



D08=005	
<b>Oxford ALF/Memory Care WILDWOOD, FLORIDA</b>	
November 2012	Existing Future Land Use

**ORDINANCE NO. O2012-28**

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

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

**Sumter Retirement Residence**  
**Oxford ALF and Memory Care**  
**Portion of Parcel #: D08=005 (Lot 4)**  
**Containing 4.15 acres more or less**

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

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 106.54 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 277.18 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, S.89°46'26"E., A DISTANCE OF 27.60 FEET TO THE BEGINNING OF A NON-TANGANT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 139°49'41", AND A CHORD BEARING AND DISTANCE OF N.52°05'42"E., 110.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.99 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E., A DISTANCE OF 430.37 FEET; THENCE S.00°00'00"W., A

DISTANCE OF 346.79 FEET TO THE NORTH BOUNDARY OF SAID LANDS; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°49'49"W., A DISTANCE OF 545.38 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4.15 ACRES, MORE OR LESS.

This property is to be reclassified from City comprehensive plan category "Low Density Residential" to City comprehensive plan category "Public Facilities."

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

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

**SECTION 2.** With the recommendations of the City Commission, the proposed land use amendment is hereby transmitted by the City Commission to the state land planning agency.

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

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

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

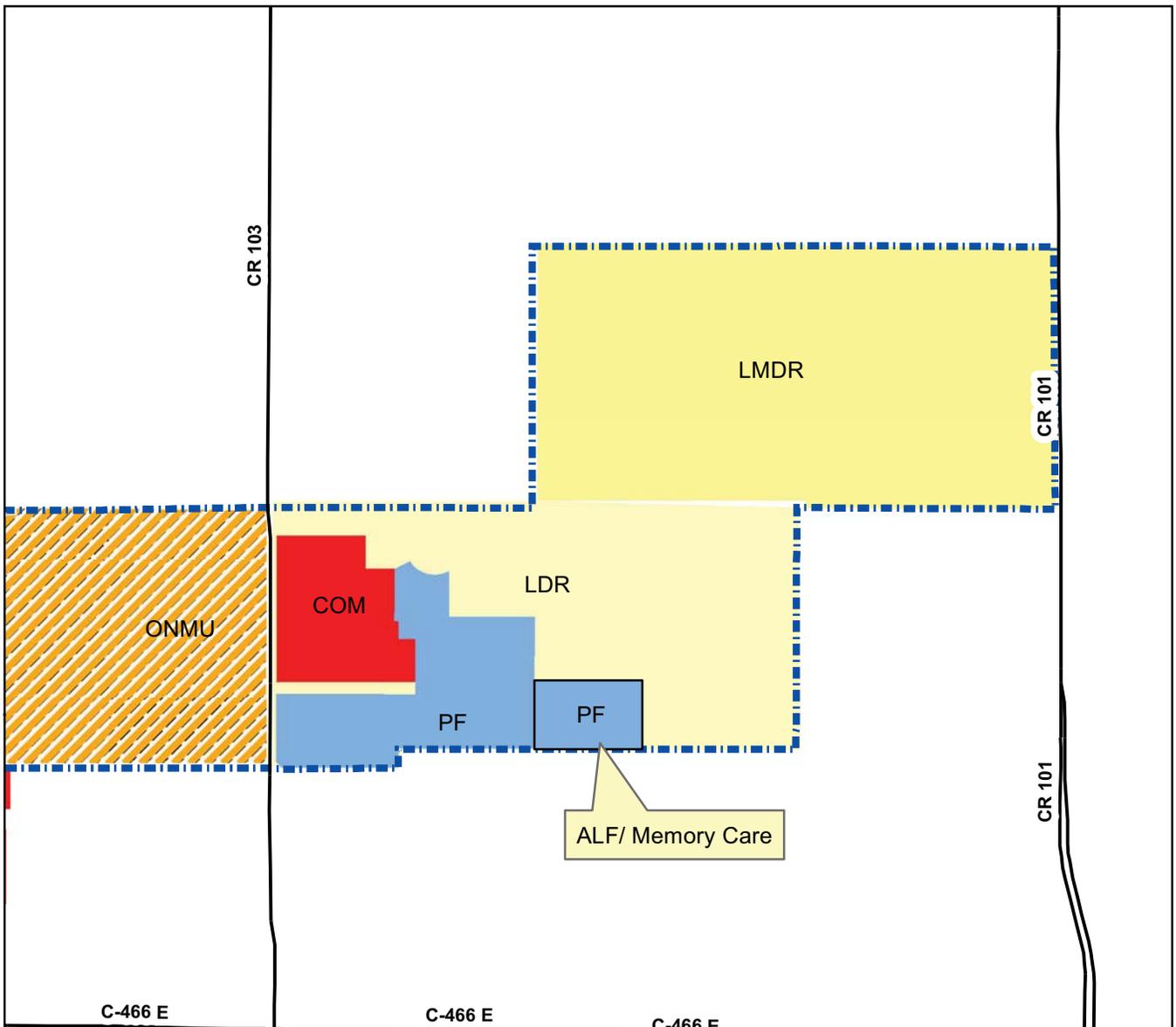
First Reading: \_\_\_\_\_

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

Approved as to form:

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

**Ordinance O2012-28: “Exhibit A”  
Oxford ALF and Memory Care  
Future Land Use Map Designation**

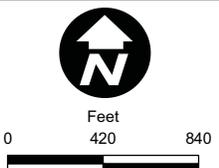


**Legend**

- ALF/Memory Care
- City Limits



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



D08=005	
<b>Oxford ALF/Memory Care WILDWOOD, FLORIDA</b>	
November 2012	Proposed Future Land Use

# Oxford Florida - Assisted Living and Memory Care Project Summary & Justification Statement

---

## I. INTRODUCTION – OXFORD ASSISTED LIVING AND MEMORY CARE

### Site Description

The subject parcel is at the easterly end of Bellweather Lane, directly East of and Adjacent to the Open Bible Lutheran Church (4671 Bellweather Lane).

Surrounding Uses:

- North and East of the site LDR (Low Density Residential)
- West of the site INS (Institutional) - Church Facility

Site:

Current Zoning: R- 1 / LDR (Pending Zone Change to Institutional)  
Current Use: Undeveloped  
ACCOUNT #: D08—005 (Includes additional property)

### Acreage

The parcel is 4.16 acres in size and is currently undeveloped.

### Proposed Development

Columbia Pacific proposes to develop a 103-suite Assisted Living and Memory Care Facility

### INTENDED USE - Assisted Living Facility and Memory Care Facility

This proposed facility will consist of 103-suites with both Assisted Living and Memory Care suites. The Assisted Living care is for seniors who do not require the specialized services of a nursing home, yet are in need of some assistance with their daily routine. The Memory Care Suites focus exclusively on Alzheimer's, dementia and related memory issues that afflict our aging seniors in a secure and homelike atmosphere

Services and activities at the facility are provided to maintain or improve the capabilities of each resident, with an emphasis on abilities rather than disabilities.

Services include three prepared meals daily, housekeeping, laundering, also private bus transportation. The monthly rent payment covers the private room, the afore-mentioned services and utilities. The facility offers a Service Plan detailing additional services a resident may request or are required. These services include assistance with medications, bathing, grooming, dressing and other areas of need. These services are offered 24 hours a day.

# Oxford Florida - Assisted Living and Memory Care Project Summary & Justification Statement

---

## **Building Design**

The exterior siding materials will include horizontal lap siding, board and batton, and brick. The roof will be architectural comp shingles.

The building interior design has common areas for a variety of uses. There will be a common dining room and kitchen for shared meals.

The site is to be extensively landscaped. Usable outdoor spaces include manicured lawn and enclosed courtyards. There will be outside walking areas with a fountain and colorful flowers in season.

## **II ZONING, LAND USE AND DESNITY**

### **Purpose of the proposed Comprehensive Plan and Zone Change**

It is the intent of the developer to amend the Comprehensive Plan for this site to the use of PF (Public Facilities) and concurrently complete a Zone Change to I (Institutional) in order to accommodate the development of the above reverenced Assisted Living and Memory Care Facility.

## **III. Overview and Summary**

Existing Zoning:	R-1: Low Density Residential
Proposed Zoning:	Institutional with the allowed use of Assisted Living
Land Area:	4.16 acres (181,210 sq ft)
Existing Use:	Undeveloped
Proposed Use:	103-suite Assisted Living and Memory Care Facility

## **IV. SUPPORTING DOUCMENT AND DRAWINGS**

- Legal Description
- Proof of Ownership (Recorded Deed)
- Aerial Photo
- Existing FLU Map
- Property Appraiser Information
- Existing Zoning Map
- Location Map
- Environmental Constraints Map
- Requested FLU Map
- Requested Zoning Map

# Oxford Florida - Assisted Living and Memory Care Project Summary & Justification Statement

---

## **V. JUSTIFICATION FOR COMPREHENSIVE PLAN AMENDMENT AND REZONING**

This proposed development will add an Assisted Living / Memory Care (Alzheimer) Facility to the area. This provides another vital component to meet the growing demand for senior housing in Oxford, the City of Wildwood and greater Sumter County. The addition of this facility complements the existing senior housing in the area and provides additional options for seniors to choose to “age in place” as their personal and medical needs change.

### Comprehensive Plan

This use coordinates well with the Comprehensive Plan and its surrounding land uses:

This proposal is consistent with the current Comprehensive Plan. The Comp Plan allows for the designated use of (PF) Public Facility within this area. This specific use will be an important segment within the surrounding development. Adopting the Comp Plan designation off PF is consistent with land use goal and appropriate for area.

### Rezoning

Rezoning this site to IN (Institutional) provides the allowed use necessary for an Assisted Living / Memory Care Facility.

Amending the zoning designation of IN for this site is consistent with land use goal and appropriate for area. This site is ideally suited for the proposed ALF / Memory Care use. It has close proximity to services such as shopping, recreation and medical needs while still being near complementary senior housing and established conventional residential uses. This allowed use complements the surrounding development while providing two vital senior housing components to the area.

Thank you for your consideration.

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

**Case No:** RZ 1201-01 (Oxford Retirement Cottages)

**Parcel Number(s):** Portion of D08=005 (Lot 5)

**Property Location:** East of CR 103 and North of Woodridge Drive

**Owner/Developer:** Sumter Retirement Residence, LLC

**Applicant:** Lenity Architecture, LLC – Mark Lowen

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a zoning map amendment from "R-1: Low Density Residential" to "R-3: Medium Density Residential" on an approximately 3 acre piece of property. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1201-01).

Pursuant to Section 3.3(4) of the Land Development Regulations, Staff believes the zoning change to "R-3: Medium Density Residential" should be granted based on the following criteria:

- The proposed rezoning is consistent with the proposed Comprehensive Plan amendment to designate the property as "MDR: Medium Density Residential" on the Future Land Use Map;
- The proposed use of retirement residences is compatible with the surrounding area;
- The proposed rezoning will not have an adverse effect on public facilities and services;
- The rezoning is necessary to accommodate the proposed development;
- The proposed rezoning will not adversely influence living conditions or within the area;
- The proposed rezoning will not create an excessive increase in traffic;
- The proposed rezoning will not adversely impact living property values within the area;
- The proposed rezoning will not be a deterrent to the development of surrounding properties; and
- The proposed rezoning will not constitute a grant of special privilege

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #02012-27 (attached).**

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

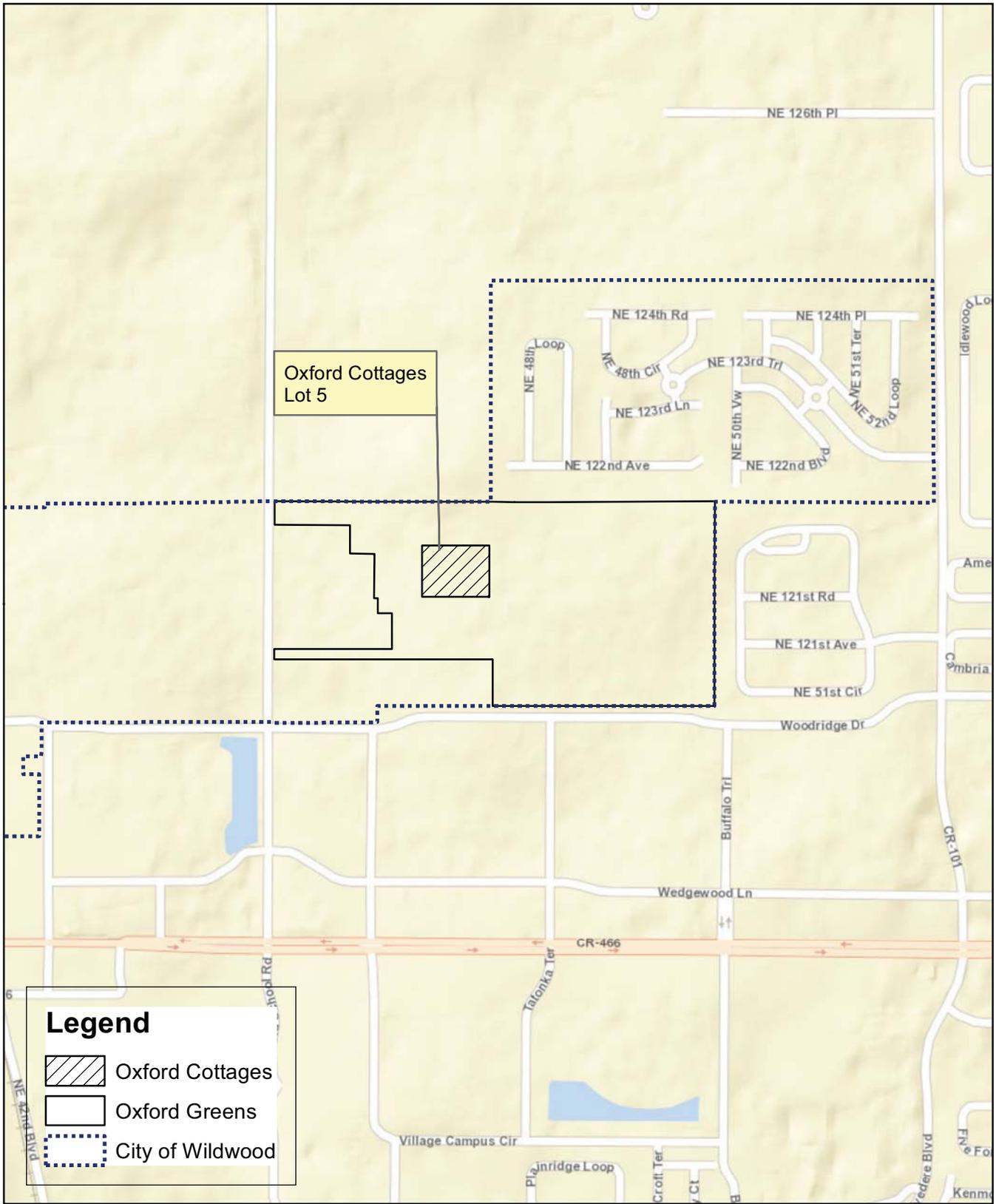
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on November 23, 2012.

DATED: November 26, 2012



---

Jason F. McHugh  
Development Services Coordinator



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



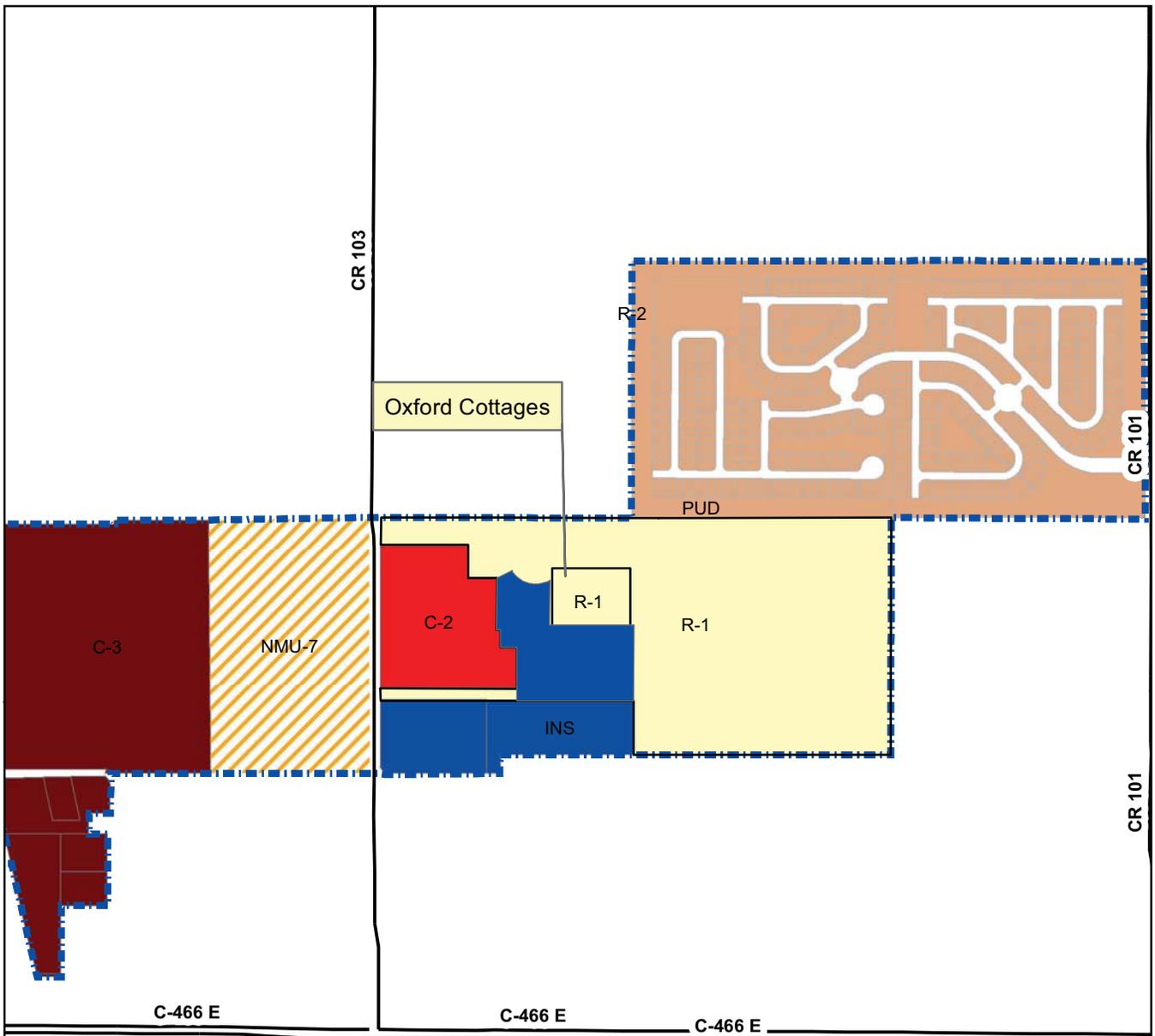
Feet  
 0 420 840

D08=005

**Oxford Cottages  
 WILDWOOD, FLORIDA**

November 2012

Location Map

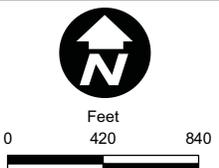


**Legend**

-  Oxford Cottages
-  City Limits



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



D08=005	
<b>Oxford Cottages WILDWOOD, FLORIDA</b>	
November 2012	Existing Zoning

**ORDINANCE NO. O2012-27**

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:

**Sumter Retirement Residence**  
**Oxford Cottages Retirement**  
**Portion of Parcel #: D08=005 (Lot 5)**  
**Containing 3.02 acres more or less**

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

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 383.72 FEET TO THE N.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°01'08"W., A DISTANCE OF 372.42 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST BOUNDARY, N.89°49'26"W., A DISTANCE OF 398.96 FEET; THENCE N.39°31'22"W., A DISTANCE OF 45.56 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 536 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY AND NORTHERLY EXTENSION, N.00°21'53"W., A DISTANCE OF 272.71 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY AND THE NORTHERLY EXTENSION, S.89°49'26"E., A DISTANCE OF 429.59 FEET TO THE

AFORESAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY, S.00°01'08"E., A DISTANCE OF 307.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.02 ACRES, MORE OR LESS.

This property is to be reclassified from "R-1: Low Density Residential" to "R-3: Medium Density Residential."

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

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

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

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

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

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST:

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

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

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

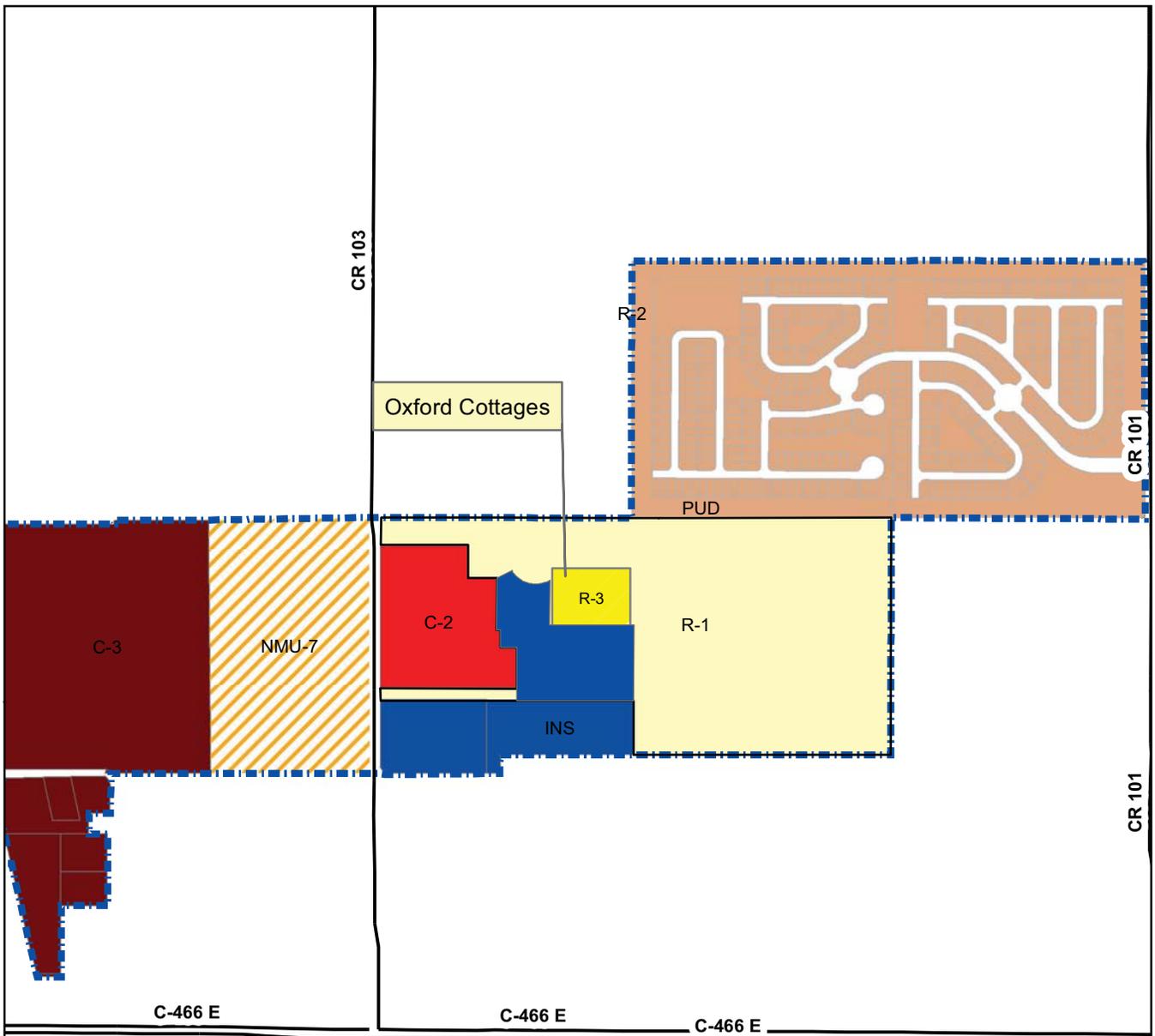
Approved as to form:

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

**Ordinance O2012-27: “Exhibit A”**

**Oxford Cottages Retirement**

**Zoning Map Designation**

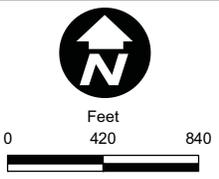


**Legend**

- Oxford Cottages
- City Limits



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



D08=005	
<b>Oxford Cottages</b> <b>WILDWOOD, FLORIDA</b>	
November 2012	Proposed Zoning

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

**Case No:** RZ 1201-02 (Oxford ALF and Memory Care)

**Parcel Number(s):** Portion of D08=005 (Lot 4)

**Property Location:** East of CR 103 and North of Woodridge Drive

**Owner/Developer:** Sumter Retirement Residence, LLC

**Applicant:** Lenity Architecture, LLC – Mark Lowen

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a zoning map amendment from "R-1: Low Density Residential" to "IN: Institutional" on an approximately 4 acre piece of property. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1201-02).

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

- The proposed rezoning is consistent with the proposed Comprehensive Plan amendment to designate the property as "PF: Public Facilities" on the Future Land Use Map;
- The proposed use of retirement residences is compatible with the surrounding area;
- The proposed rezoning will not have an adverse effect on public facilities and services;
- The rezoning is necessary to accommodate the proposed development;
- The proposed rezoning will not adversely influence living conditions or within the area;
- The proposed rezoning will not create an excessive increase in traffic;
- The proposed rezoning will not adversely impact living property values within the area;
- The proposed rezoning will not be a deterrent to the development of surrounding properties; and
- The proposed rezoning will not constitute a grant of special privilege

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #02012-29 (attached).**

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

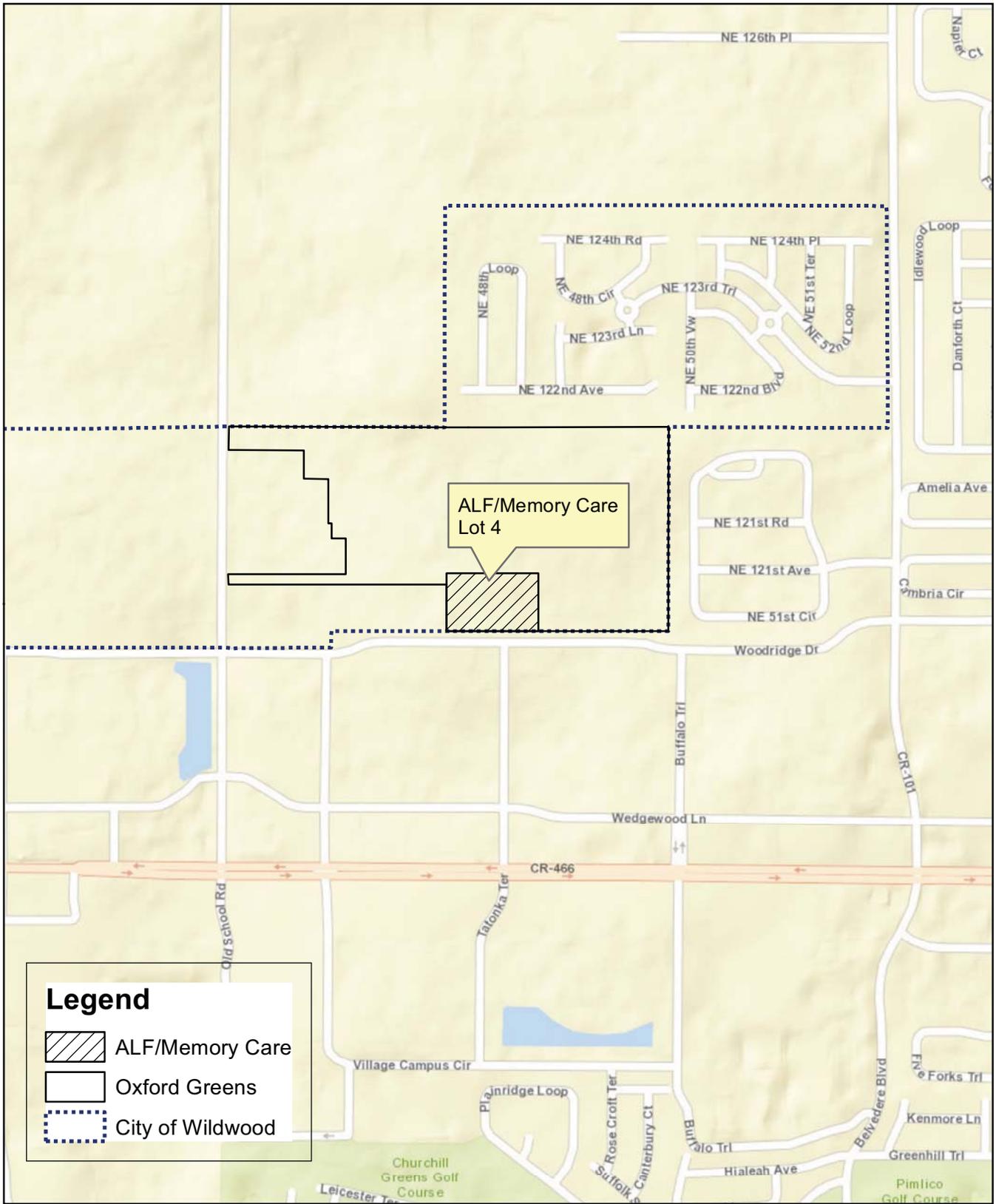
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on November 23, 2012.

DATED: November 26, 2012

A handwritten signature in blue ink, appearing to read 'JF McHugh', with a long horizontal stroke extending to the right.

---

Jason F. McHugh  
Development Services Coordinator



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



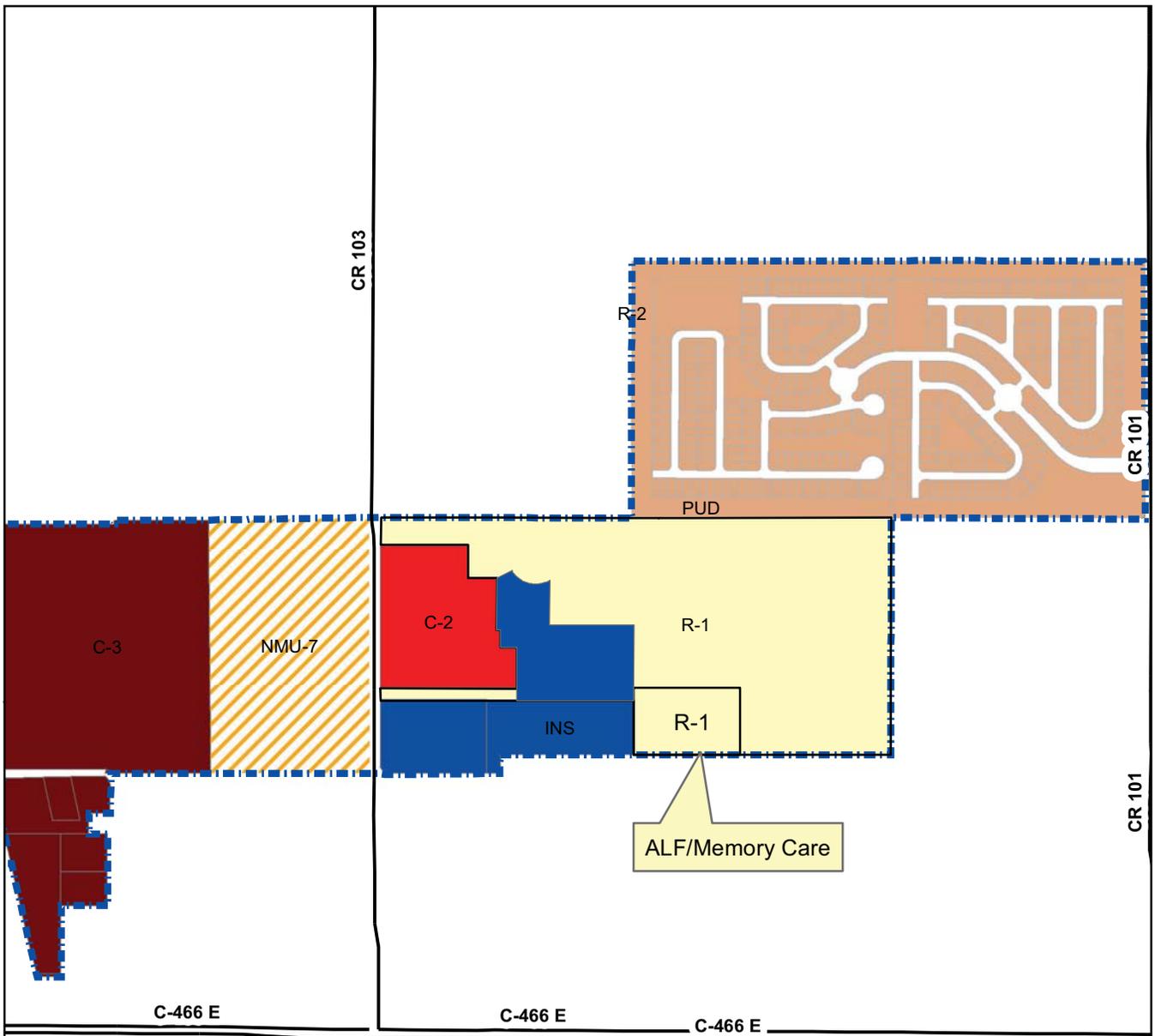
Feet  
 0 420 840

D08=005

Oxford ALF/Memory Care  
 WILDWOOD, FLORIDA

November 2012

Location Map

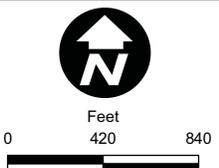


**Legend**

-  ALF/Memory Care
-  City Limits



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



D08=005	
<b>ALF/Memory Care WILDWOOD, FLORIDA</b>	
November 2012	Existing Zoning

**ORDINANCE NO. O2012-29**

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:

**Sumter Retirement Residence**  
**Oxford ALF and Memory Care**  
**Portion of Parcel #: D08=005 (Lot 4)**  
**Containing 4.15 acres more or less**

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

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 106.54 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 277.18 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, S.89°46'26"E., A DISTANCE OF 27.60 FEET TO THE BEGINNING OF A NON-TANGANT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 139°49'41", AND A CHORD BEARING AND DISTANCE OF N.52°05'42"E., 110.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.99 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E., A DISTANCE OF 430.37 FEET; THENCE S.00°00'00"W., A DISTANCE OF 346.79 FEET TO THE NORTH BOUNDARY OF SAID LANDS;

THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°49'49"W., A DISTANCE OF 545.38 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4.15 ACRES, MORE OR LESS.

This property is to be reclassified from "R-1: Low Density Residential" to "IN: Institutional."

**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 \_\_\_\_\_, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST:

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

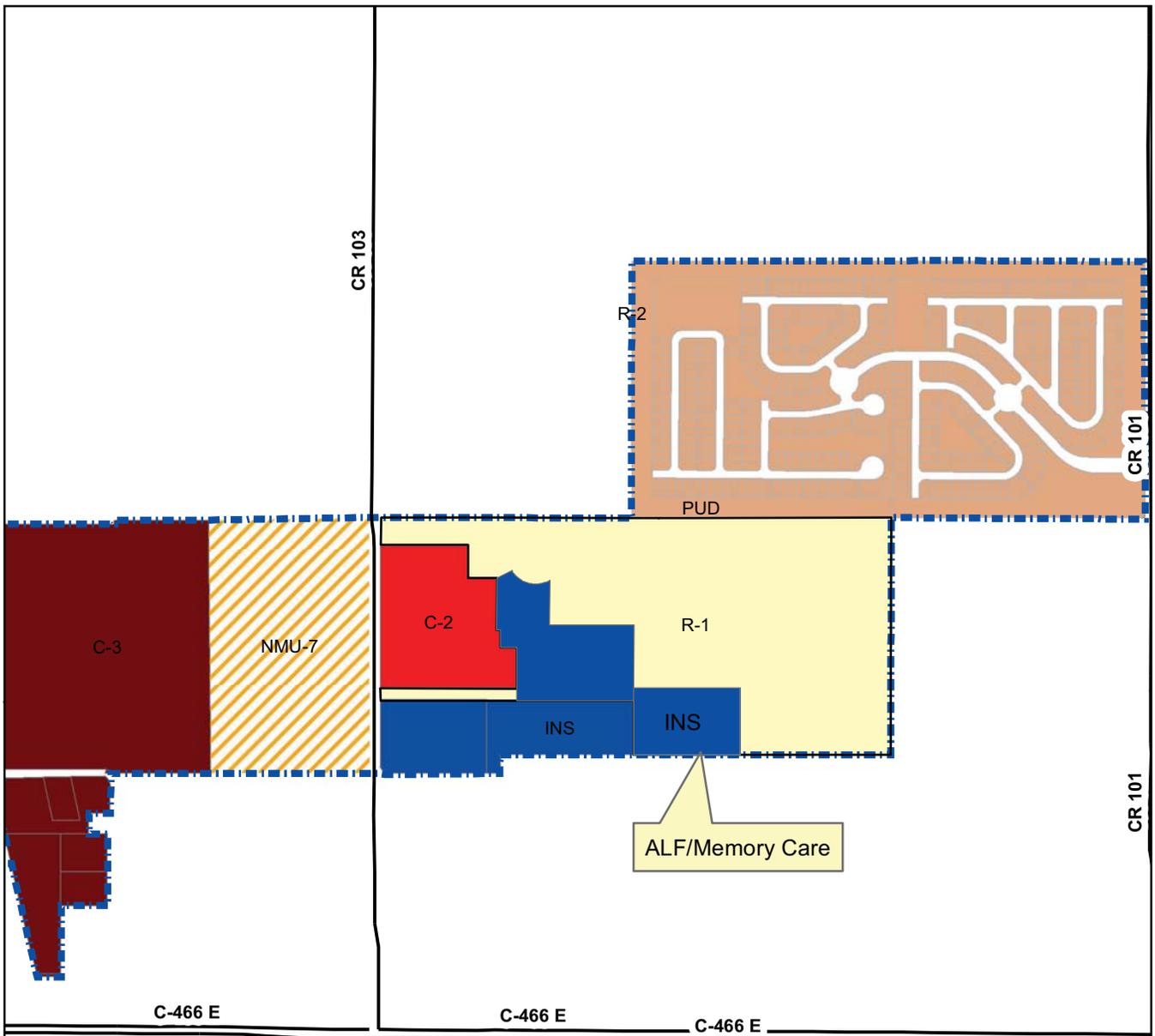
First Reading: \_\_\_\_\_

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

Approved as to form:

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

**Ordinance O2012-29: “Exhibit A”  
Oxford ALF and Memory Care  
Zoning Map Designation**

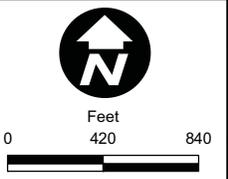


**Legend**

- ALF/Memory Care
- City Limits



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



D08=005	
<b>ALF/Memory Care WILDWOOD, FLORIDA</b>	
November 2012	Proposed Zoning

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

**Case No:** SP 1211-01

**Owner:** Sumter Retirement Residence LLC

**Applicant:** Lenity Architecture LLC (Mark Lowen)

**Engineer:** Tillman and Associates Engineering, LLC (Jeff McPherson)

**Parcel No:** D08=005

---

The applicant seeks Preliminary Plan and Improvement Plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to subdivide parcel D08=005 into five lots. Proposed plans for the development include an Independent Living Facility, and Assisted Living Facility and Memory Care, and Senior Cottages.

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

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan**, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Preliminary and Improvement Plans in accordance with the procedure outlined in subsection 1.14 (B)(4)(a) and 1.14 (B)(4)(b), as well as the criteria for the approval of Subdivisions defined in sections 5.4 and 5.5 of the LDRs.

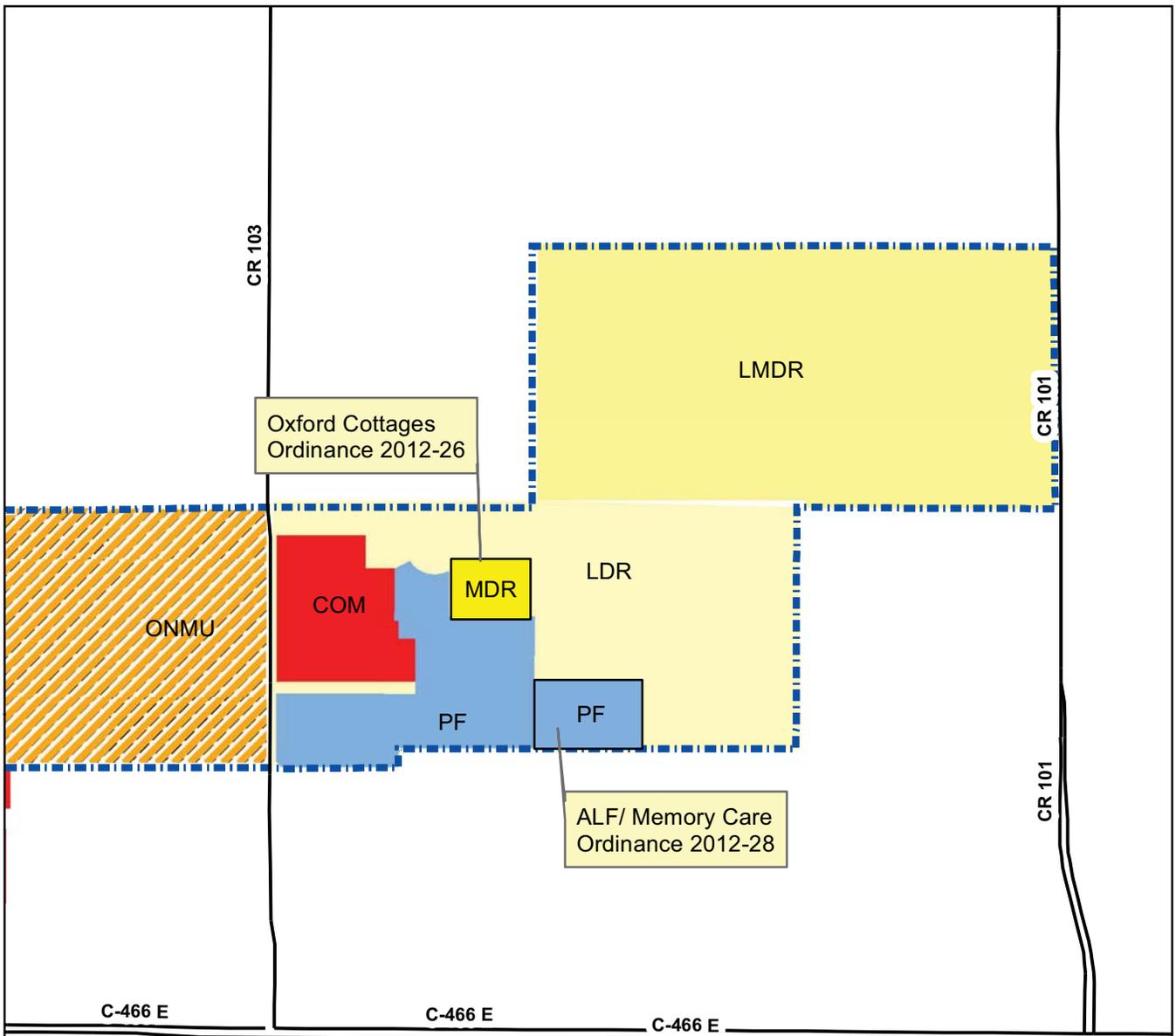
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on November 23, 2012.

DATED: November 26, 2012



---

Melanie Peavy, Director  
Development Services Department



**Legend**

-  ALF/Memory Care
-  City Limits



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



D08=005	
<b>Oxford Cottages &amp; ALF/Memory Care WILDWOOD, FLORIDA</b>	
November 2012	Proposed Future Land Use



200' 100' 0 200' 400'  
 SCALE IN FEET  
 1" = 200'

*Tillman & Associates*  
 ENGINEERING, I.L.C.  
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
 1720 SE 16th Ave. Bldg 100 • Ocala, FL 34471  
 Office: (352) 307-1947 • Fax: (352) 307-2420  
 CERTIFICATE OF AUTHORIZATION #26736

DATE	REVISIONS

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

DATE 11-21-12  
 DRAWN BY KD  
 CHKD. BY JDT  
 JOB NO. 12-7042

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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
C1	139°49'41"	59.00'	143.99'	110.82'	N52°05'42"E

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
ZONING	-	IN	EX. R-1 LOW	INSTITUTIONAL	R-3 MED.
LAND USE	-	INDEPENDENT LIVING	FUTURE DEVELOPMENT	ASSISTED LIVING	INDEPENDENT COTTAGES
ACREAGE	-	7.89 AC.	40.4 AC.	4.00 AC.	2.1 AC.
MAX. PAR.	-	-	-	0.6	9 UNITS/AC.
MAX. ISR	-	-	-	6%	-
MIN. OS	-	-	-	20%	MINIMUM STANDARDS
MIN. S.B.	-	-	-	10'	MINIMUM STANDARDS
PHASE	-	1	4	2	3

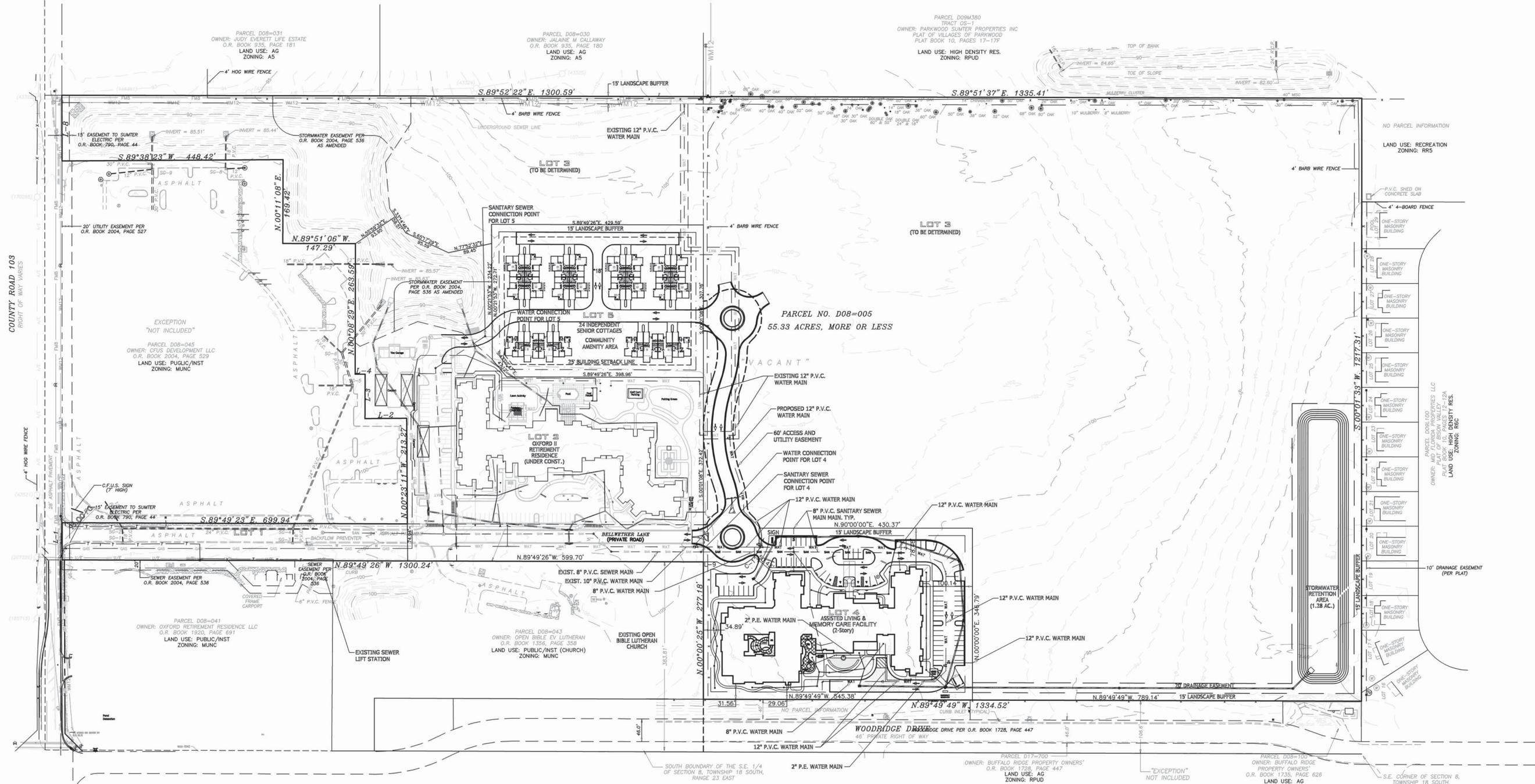
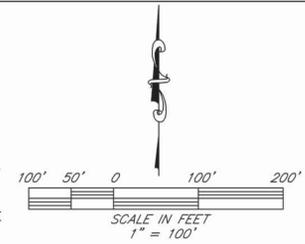
LINE TABLE		
LINE	LENGTH	BEARING
L1	74.95'	N00°01'11"W
L2	84.72'	S89°32'49"W
L3	89.56'	N00°09'20"E
L4	20.11'	S89°52'18"W
L8	132.84'	N00°01'35"W
L9	27.60'	N89°49'26"W
L10	74.93'	N00°01'08"W
L11	5.44'	N89°49'23"W
L12	3.64'	S89°49'26"E
L13	60.00'	N00°01'08"W

LOT DATA	
● LOT 1 (BELLWETHER LANE)	= 1.20 AC.
● LOT 2 (OXFORD II RETIREMENT RESIDENCE)	= 7.07 AC.
● LOT 3 (TO BE DETERMINED)	= 39.89 AC.
● LOT 4 (OXFORD A.L.F. & MEMORY CARE FACILITY)	= 4.15 AC.
● LOT 5 (FUTURE 24 INDEPENDENT SENIOR COTTAGES)	= 3.02 AC.
	= 55.33 AC.

SITE DATA	
● MAXIMUM BUILDING HEIGHT	= 45 FEET
● PROJECT AREA	= 55.33 ACRES
● WATER SUPPLY	= CITY OF WILWOOD
● SEWAGE SYSTEM	= CITY OF WILWOOD
● FRONT BUFFER	= 15'
● REAR BUFFER	= 15'
● SIDE BUFFER	= 15'
● BUILDING SETBACK	= 25'
● PARKING STALLS	= 10' x 20' (12' x 20' HANDICAP)
● ROADWAY WIDTH & DRIVE AISLES	= 24'

NOTES:

1. ALL SIGNAGE MUST COMPLY WITH CITY OF WILWOOD SPECIFICATIONS.
2. "NO PARKING" FIRE LANE BY ORDER OF THE FIRE DEPARTMENT SIGNS SHALL BE 12"x18" WITH A WHITE BACKGROUND AND RED LETTERS, AND SHALL BE A MAXIMUM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM OF THE SIGN. THE SIGNS MUST BE WITHIN SIGHT OF THE TRAFFIC FLOW.
3. ALL AREAS THAT ARE STABILIZED WITH SEED MUST BE FULLY ESTABLISHED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY PER CITY OF WILWOOD.
4. LOT 5 AND NW PORTION OF LOT 3 FUTURE DRAINAGE TO BE DIRECTED INTO EXISTING STORMWATER POND (ITEM 12). LARGE REMAINING PORTION OF LOT 3 TO BE DIRECTED INTO ENLARGED FUTURE POND IN SE CORNER.
5. ALL PROPOSED SEWER AND WATER UTILITIES SHALL BE CITY MAINTAINED



**Tilman & Associates**  
 ENGINEERING, I.L.C.  
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
 1720 SE 16th Ave. Bldg 100 • Ocala, FL 34471  
 Office: (352) 307-1947 • Fax: (352) 307-9490  
 CERTIFICATE OF AUTHORIZATION #26756

NO.	DATE	REVISIONS

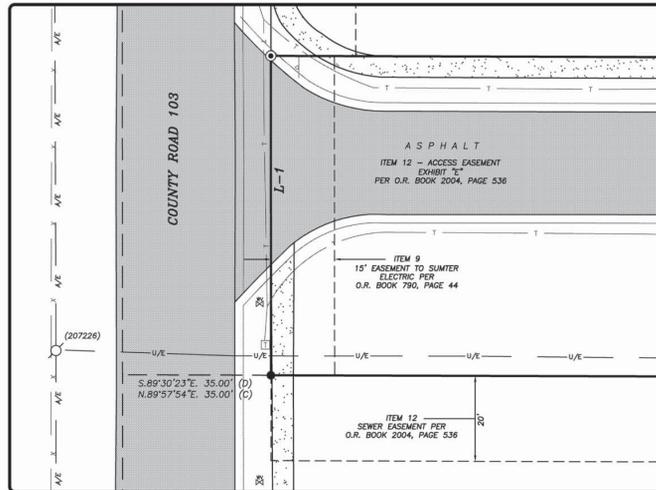
OXFORD GREENS  
 CITY OF WILWOOD, FL  
**PRELIMINARY PLAN**

DATE 11-21-12  
 DRAWN BY KD  
 CHKD. BY JDT  
 JOB NO. 12-7042

SIGNATURE  
 J. DAVID TILMAN, P.E. # 60281  
 DATE  
 SHT. 3 OF 3

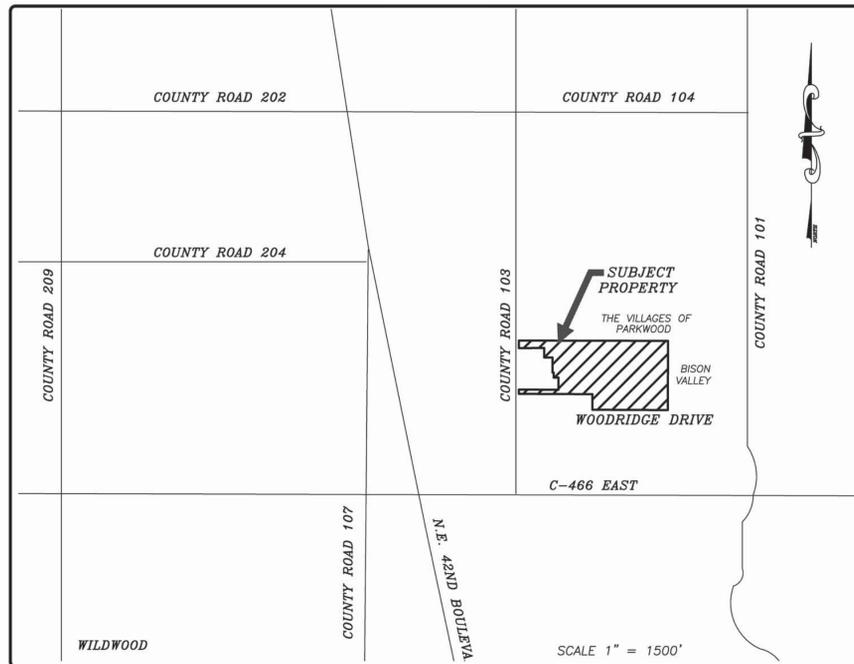
S:\Summer Coun\Oxford A.L.F.\PRELIMINARY PLAN\02-12-7042 PRELIM PLAN.dwg, 11/21/2012 11:25:16 AM, Inkscape, KP 3000 NEW - CW 30.dwg, 1:1

DETAIL "C" SCALE: 1" = 20'

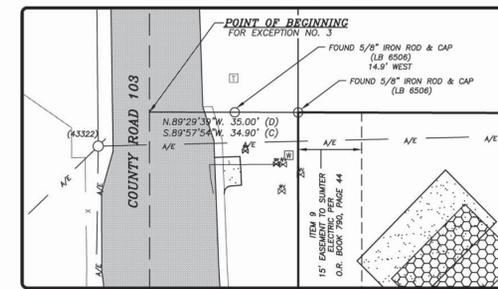


SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST,  
SUMTER COUNTY, FLORIDA  
CITY OF WILDWOOD

VICINITY MAP:



DETAIL "B" SCALE: 1" = 20'



**DESCRIPTION:**  
PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-519237-OR1, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2011.

A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, LESS THE SOUTH 383.81 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; LESS THE SOUTH 106.60 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; LESS RIGHT OF WAY FOR COUNTY ROAD 103. AND LESS AND EXCEPT:

COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE PROCEED S00°20'23"W ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8 A DISTANCE OF 4098.79 FEET; THENCE DEPARTING SAID WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, PROCEED S89°39'37"E A DISTANCE OF 35.00 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED; THENCE DEPARTING SAID EAST RIGHT OF WAY PROCEED S89°59'38"E A DISTANCE OF 448.25 FEET; THENCE S00°32'02"W A DISTANCE OF 169.41 FEET; THENCE S89°26'58"E A DISTANCE OF 147.34 FEET; THENCE S00°30'22"W A DISTANCE OF 263.56 FEET; THENCE S89°29'38"E A DISTANCE OF 20.00 FEET; THENCE S00°30'22"W A DISTANCE OF 89.51 FEET; THENCE S89°57'44"E A DISTANCE OF 84.78 FEET; THENCE SOUTH 213.15 FEET; THENCE N89°27'01"W A DISTANCE OF 700.03 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103; THENCE N00°20'23"E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 730.60 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:  
COMMENCING AT THE NW CORNER OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE PROCEED S.00°20'23"W, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, A DISTANCE OF 3985.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°20'23"W, ALONG SAID WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8 A DISTANCE OF 938.72 FEET; THENCE DEPARTING SAID WEST BOUNDARY, PROCEED S.89°30'23"E, A DISTANCE OF 35.00 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 103; THENCE PROCEED N.00°20'23"E, ALONG SAID EAST RIGHT OF WAY AND PARALLEL WITH SAID WEST BOUNDARY A DISTANCE OF 938.71 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY PROCEED N.89°29'39"W, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 2

SEE SHEET 2 OF 2  
FOR DRAWING

ONE IS NOT COMPLETE WITHOUT THE OTHER

**ZONING DATA:**

ZONING: INSTITUTIONAL (INS)  
LOW-DENSITY RESIDENTIAL (R-1)  
LAND USE: LOW DENSITY RESIDENTIAL  
PUBLIC FACILITIES (PF)  
PER ZONING COMPLIANCE LETTER FROM MELANIE PEAVEY,  
DIRECTOR OF DEVELOPMENT SERVICES, CITY OF WILDWOOD,  
DATED JANUARY 5, 2012

**FLOOD CERTIFICATION:**

PROPERTY LIES IN FLOOD ZONE "C" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120296 0075 B, EFFECTIVE MARCH 15, 1982.

**SURVEYOR'S CERTIFICATION:**

TO SUMTER RETIREMENT RESIDENCE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HAWTHORN DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, BANK OF AMERICAN, N.A., FIRST AMERICAN TITLE INSURANCE COMPANY, AND SHUTTS & BOWEN LLP, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(A), 8, 11(b), AND 13, 16, 17, 18, 20(A) OF TABLE A THEREOF.

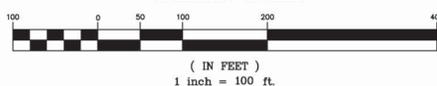
THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2011.

DATE OF PLAT OR MAP: JANUARY 09, 2012.

**LEGEND** UNLESS OTHERWISE NOTED

- |  |   |
|--|---|
| ℄ = CENTERLINE OF RIGHT OF WAY               | P.S.M. = PROFESSIONAL SURVEYOR & MAPPER |
| R/W = RIGHT OF WAY LINE                      | L.B. = LICENSED BUSINESS                |
| O.R. = OFFICIAL RECORDS OF SUMTER COUNTY     | (D) = DEED DIMENSION                    |
| ● = SET 5/8" IRON ROD & CAP - LB 5091        | (C) = CALCULATED DIMENSION              |
| ○ = FOUND 5/8" IRON ROD & CAP                | (F) = FIELD MEASUREMENT                 |
| ■ = FOUND 4" x 4" CONCRETE MONUMENT (NO ID.) | (S) = SANITARY MANHOLE                  |
| ● = FOUND NAIL & DISC                        | ⊙ = SANITARY CLEANOUT                   |
| ⊠ = WATER METER                              | ⊙ = GREASE MANHOLE                      |
| ⊠ = IRRIGATION CONTROL VALVE                 | ⊙ = DRAINAGE MANHOLE                    |
| ⊙ = HOSE BIBB                                | ■ = STORM DRAINAGE GRATE                |
| ⊠ = TELEPHONE BOX                            | F.F.E. = FINISH FLOOR ELEVATION         |
| ⊠ = FIBER OPTIC CABLE MARKER                 | P.V.C. = POLYVINYL CHLORIDE             |
| ⊠ = ELECTRIC BOX                             | R.C.P. = REINFORCED CONCRETE PIPE       |
| ⊠ = CABLE BOX                                | C.M.P. = CORRUGATED METAL PIPE          |
| ⊠ = GAS LINE MARKER                          | H.D.P.E. = HIGH DENSITY POLYETHYLENE    |
| ⊠ = SIGN                                     | A/E = AERIAL ELECTRIC                   |
| ⊠ = WOOD POWER POLE                          | U/E = UNDERGROUND ELECTRIC              |
| ⊠ = WOOD LIGHT POLE                          | AT = UNDERGROUND AT&T TELEPHONE LINE    |
| ⊠ = GUY ANCHOR                               | ET = UNDERGROUND EMBARO TELEPHONE LINE  |
| ⊠ = MAIL BOX                                 | — — = BROKEN LINE; NOT DRAWN TO SCALE   |
| ⊠ = WATER VALVE                              | ■ = DENOTES CONCRETE                    |
| ⊠ = FIRE HYDRANT                             | ■ = DENOTES ASPHALT                     |
| SQ.FT. = SQUARE FEET                         |   |

**GRAPHIC SCALE**



COPYRIGHT © JUNE, 2011

**EASEMENT NOTES PER SCHEDULE B PART II OF TITLE COMMITMENT**

ABSTRACT INFORMATION WAS PROVIDED BY PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-519237-OR1, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2011. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 9: EASEMENT TO SUMTER ELECTRIC COOPERATIVE INC. RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 44, AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.

ITEM 10: DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 690, AND ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 715, AND PARTIAL ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 532 AFFECTS THE SUBJECT PARCEL, AND IS NOT PLOTTABLE HEREON.

ITEM 11: EASEMENT TO CITY OF WILDWOOD RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 527, IS NOT ON, BUT DOES TOUCH THE SUBJECT PARCEL, AND IS DEPICTED HEREON.

ITEM 12: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 536, AMENDED IN OFFICIAL RECORDS BOOK 2079, PAGE 108, SECOND AMENDMENT IN OFFICIAL RECORDS BOOK 2193, PAGE 1, JOINDER AND CONSENT IN OFFICIAL RECORDS BOOK 2198, PAGE 165, AND OFFICIAL RECORDS BOOK 2198, PAGE 166, AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.

**NOTES:**

- DATE OF FIELD SURVEY: DECEMBER 16, 2011.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD NOT INCLUDED IN THE PROVIDED TITLE COMMITMENT, IF ANY.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
- BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF WEST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS BEING S.00°02'06"E.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
- VERTICAL DATUM BASED ON N.G.S CONTROL POINT SUMTER 41, ELEVATION 81.26' (NAVD 88).
- UNDERGROUND UTILITIES WERE REQUESTED TO BE MARKED THROUGH TICKET NUMBERS 140101275, AND 140101395. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED BY DELINEATION DONE BY OTHERS AND WERE NOT VERIFIED BY R.M. BARRINEAU AND ASSOCIATES, INC.
- HORIZONTAL CLOSURE FOR SUBJECT PARCEL IS 1/93,800. VERTICAL CLOSURE WAS 0.05'.

NO.	REVISIONS	BY	DATE
3.	NEW COMMITMENT	C.J.H.	10/09/12
2.	REVISED CERTIFICATION	C.J.H.	10/28/11
1.	ADDED WEIR ELEVATION & SPOT GRADES	C.J.H.	10/10/11

SCALE:	1" = 100'
DRAWN:	K.L.J.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.

**R.M. BARRINEAU & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
1309 S.E. 25TH LOOP, SUITE 103  
OCALA, FLORIDA 34471  
PHONE (352) 822-3133  
FAX (352) 369-3771  
REGINALD M. BARRINEAU, P.S.M. - FOUNDER  
CERTIFICATE OF AUTHORIZATION NO. LB 5091  
CHRISTOPHER J. HOWSON, P.S.M. - S.U.C.  
THOMAS P. BARRINEAU, S.U.C. - LS 6553  
MINORITY BUSINESS ENTERPRISE

ALTA/ACSM LAND TITLE  
SURVEY FOR:  
SUMTER RETIREMENT  
RESIDENCE LLC

REFERENCES:
F.B. 500 PGS. 30-33
F.B. 512 PGS. 1-17

J.O.# 11054
DWG.# 11054R3

SHT 1 OF 2

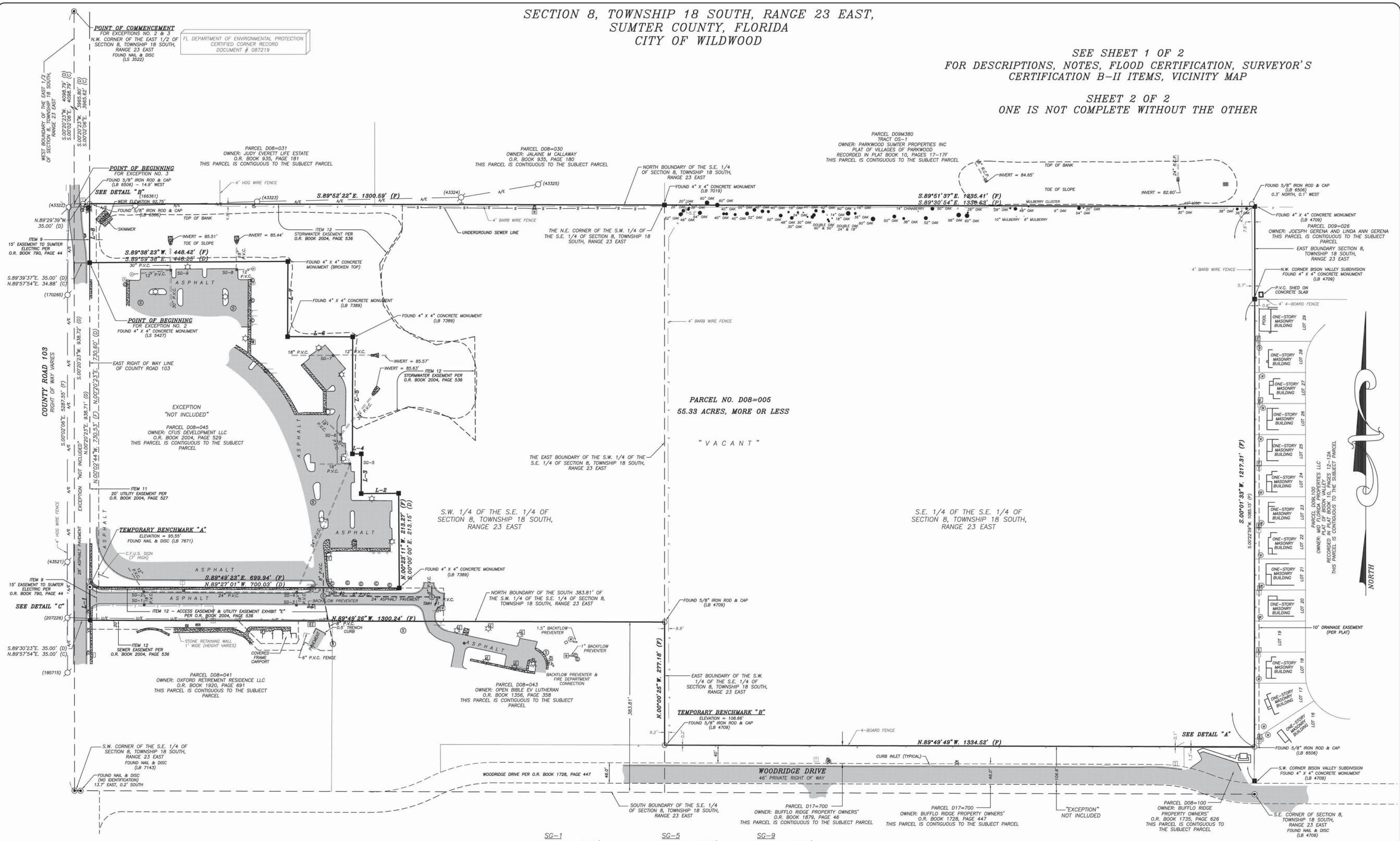
SIGNATURE DATE: CHRISTOPHER J. HOWSON, P.S.M. - LS 6553  
CHRIS@BARRINEAU.COM OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST,  
SUMTER COUNTY, FLORIDA  
CITY OF WILDWOOD

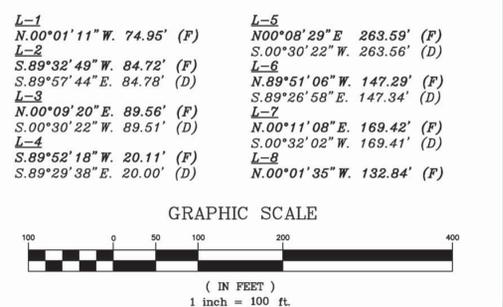
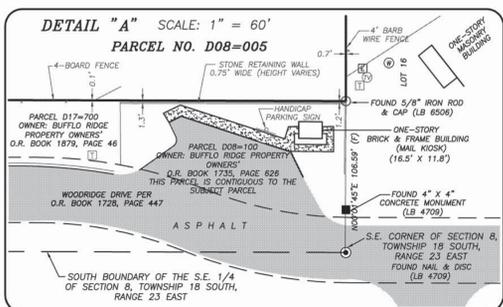
SEE SHEET 1 OF 2  
FOR DESCRIPTIONS, NOTES, FLOOD CERTIFICATION, SURVEYOR'S  
CERTIFICATION B-II ITEMS, VICINITY MAP

SHEET 2 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER



- LEGEND UNLESS OTHERWISE NOTED**
- ⊕ = CENTERLINE OF RIGHT OF WAY
  - R/W = RIGHT OF WAY LINE
  - O.R. = OFFICIAL RECORDS OF SUMTER COUNTY
  - = SET 5/8" IRON ROD & CAP - LB 5091
  - = FOUND 5/8" IRON ROD & CAP
  - = FOUND 4" x 4" CONCRETE MONUMENT (NO IDENTIFICATION)
  - ⊙ = FOUND NAIL & DISC
  - (D) = DEED DIMENSION
  - (C) = CALCULATED DIMENSION
  - (F) = FIELD MEASUREMENT
  - ☎ = TELEPHONE BOX
  - ⊞ = ELECTRIC BOX
  - ⊚ = CABLE BOX
  - ⊙ = YARD DRAIN
  - ⊙ = SIGN
  - ⊙ = WOOD POWER POLE
  - ⊙ = METAL LIGHT POLE
  - ⊙ = SANITARY MANHOLE
  - ⊙ = DRAINAGE MANHOLE
  - ⊙ = SANITARY CLEANOUT
  - ⊙ = SEWER VALVE
  - ⊙ = GREASE MANHOLE
  - ⊙ = WATER METER
  - ⊙ = IRRIGATION CONTROL VALVE
  - ⊙ = 4" WELL
  - SG = STORM GRATE
  - SMH = SANITARY SEWER MANHOLE
  - WV = WATER VALVE
  - FD = FIRE HYDRANT
  - SD = STORM DRAINAGE GRATE
  - P.V.C. = POLYVINYL CHLORIDE
  - R.C.P. = REINFORCED CONCRETE PIPE
  - C.M.P. = CORRUGATED METAL PIPE
  - A/E = AERIAL ELECTRIC
  - U/E = UNDERGROUND ELECTRIC
  - T = UNDERGROUND TELEPHONE
  - S = UNDERGROUND SEWER
  - B = BROKEN LINE; NOT DRAWN TO SCALE
  - = DENOTES CONCRETE
  - = DENOTES ASPHALT

- SG-1 GRATE = 95.00'  
N. INVERT = 91.40'
- SG-2 GRATE = 95.41'  
S. INVERT = 90.82'  
E. INVERT = 90.63'  
N.W. INVERT = 91.30'
- SG-3 GRATE = 98.22'  
N. INVERT = 92.47'
- SG-4 GRATE = 98.11'  
N. INVERT = 89.51'  
E. INVERT = 93.34'  
W. INVERT = 89.56'  
S. INVERT = 89.52'
- SG-5 GRATE = 94.96'  
N. INVERT = 88.68'  
S. INVERT = 88.72'  
W. INVERT = 91.72'
- SG-6 GRATE = 95.16'  
N.E. INVERT = 87.95'  
S. INVERT = 87.96'  
N.W. INVERT = 88.02'
- SG-7 GRATE = 94.98'  
E. INVERT = 90.77'  
W. INVERT = 90.92'
- SG-8 GRATE = 94.74'  
N. INVERT = 90.69'  
E. INVERT = 90.80'
- SG-9 GRATE = 94.69'  
S. INVERT = 86.58'  
N. INVERT = 86.68'  
W. INVERT = 89.80'
- SG-9 GRATE = 94.69'  
S. INVERT = 86.58'  
N. INVERT = 86.68'  
W. INVERT = 89.80'
- SMH #1 RIM = 101.28'  
E. INVERT = 91.65'  
N. INVERT = 91.69'  
W. INVERT = 91.64'
- SMH #2 RIM = 98.91'  
E. INVERT = 85.57'  
N. INVERT = 85.69'  
S. INVERT = 85.54'



NO.	REVISIONS	BY	DATE
1.	ADDED WEIR ELEVATION & SPOT GRADES	C.J.H.	10/10/11
2.	REVISED CERTIFICATION	C.J.H.	10/28/11
3.	NEW COMMITMENT	C.J.H.	07/09/12

SCALE:	1" = 100'
APPROVED:	C.J.H.
CHECKED:	C.J.H.
REVISED:	K.L.J.
DRAWN:	K.L.J.

**R.M. BARINEAU & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
1309 S.E. 25TH LOOP, SUITE 103  
OCALA, FLORIDA 34471  
PHONE (352) 822-3133  
FAX (352) 369-3771  
REGINALD M. BARINEAU, P.S.M., FOUNDER  
CERTIFICATE OF AUTHORIZATION NO. LB 5091  
CHRISTOPHER P. BARINEAU, S.I.T.  
MINORITY BUSINESS ENTERPRISE

ALTA/ACSM LAND TITLE  
SURVEY FOR:  
SUMTER RETIREMENT  
RESIDENCE LLC

REFERENCES:
F.B. 500 PGS. 30-33
F.B. 512 PGS. 1-17

J.O.# 11054  
DWG.# 11054R3  
SHT 2 OF 2

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

**Case No:** SP 1211-02

**Owner:** Sumter Retirement Residence, LLC

**Applicant:** Lenity Architecture, LLC (Mark Lowen)

**Engineer:** Tillman Engineering (Jeff McPherson)

**Parcel No:** A portion of D08=005

---

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a three-story, 54,128 sq. ft. (162,384 GFA) building for a 103 suite Assisted Living and Memory Care facility (80 single units, 23 double units, 126 total beds); with associated driveway, parking, and sidewalks; and related infrastructure that will be utilized throughout the subdivision.

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

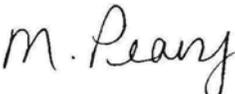
**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan, subject to:**

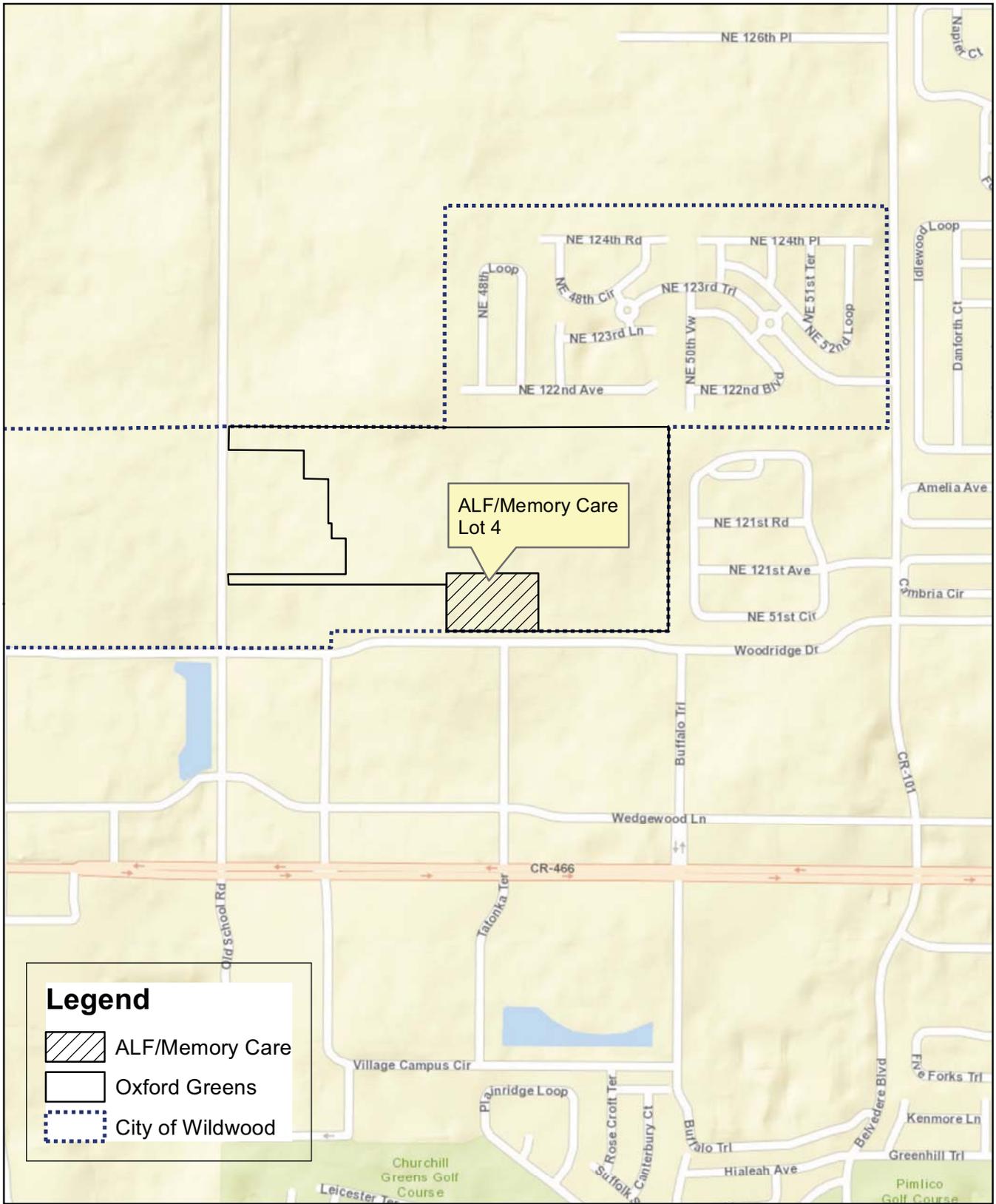
1. Approval of CP 1210-02 – Small-Scale Future Land Use change from Low Density Residential (LDR) to Public Facilities (PF);
2. Approval of RZ 1210-02 – Rezoning from Low Density Residential (R-1) to Institutional (IN);
3. Approval, exemption or permitting of the project by all agencies of competent jurisdiction.

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of Site Plans 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 the Daily Commercial on November 23, 2012.

DATED: November 26, 2012

  
\_\_\_\_\_  
Melanie Peavy  
Development Services Director



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



Feet  
 0 420 840

D08=005

Oxford ALF/Memory Care  
 WILDWOOD, FLORIDA

November 2012

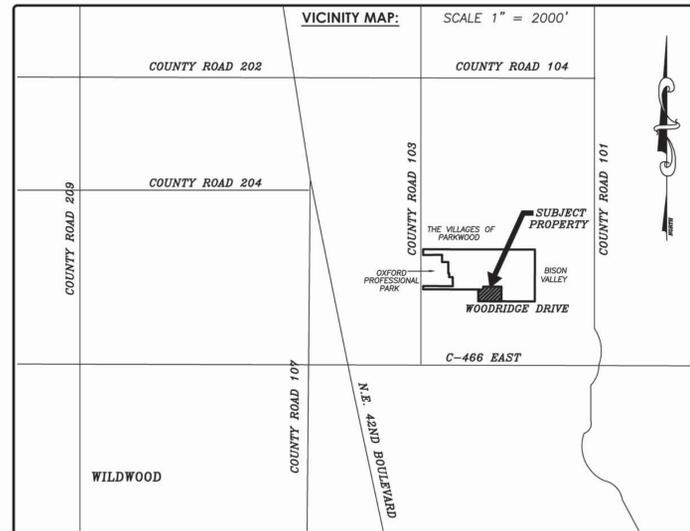
Location Map



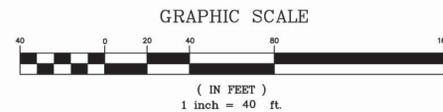




SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST  
SUMTER COUNTY, FLORIDA  
CITY OF WILDWOOD



**ZONING DATA:**  
ZONING: INSTITUTIONAL (INS)  
LOW-DENSITY RESIDENTIAL (R-1)  
LAND USE: LOW DENSITY RESIDENTIAL  
PUBLIC FACILITIES (PF)  
PER ZONING COMPLIANCE LETTER FROM MELANIE PEAVEY,  
DIRECTOR OF DEVELOPMENT SERVICES, CITY OF WILDWOOD,  
DATED JANUARY 5, 2012



COUNTY ROAD 103  
RIGHT OF WAY VARIES

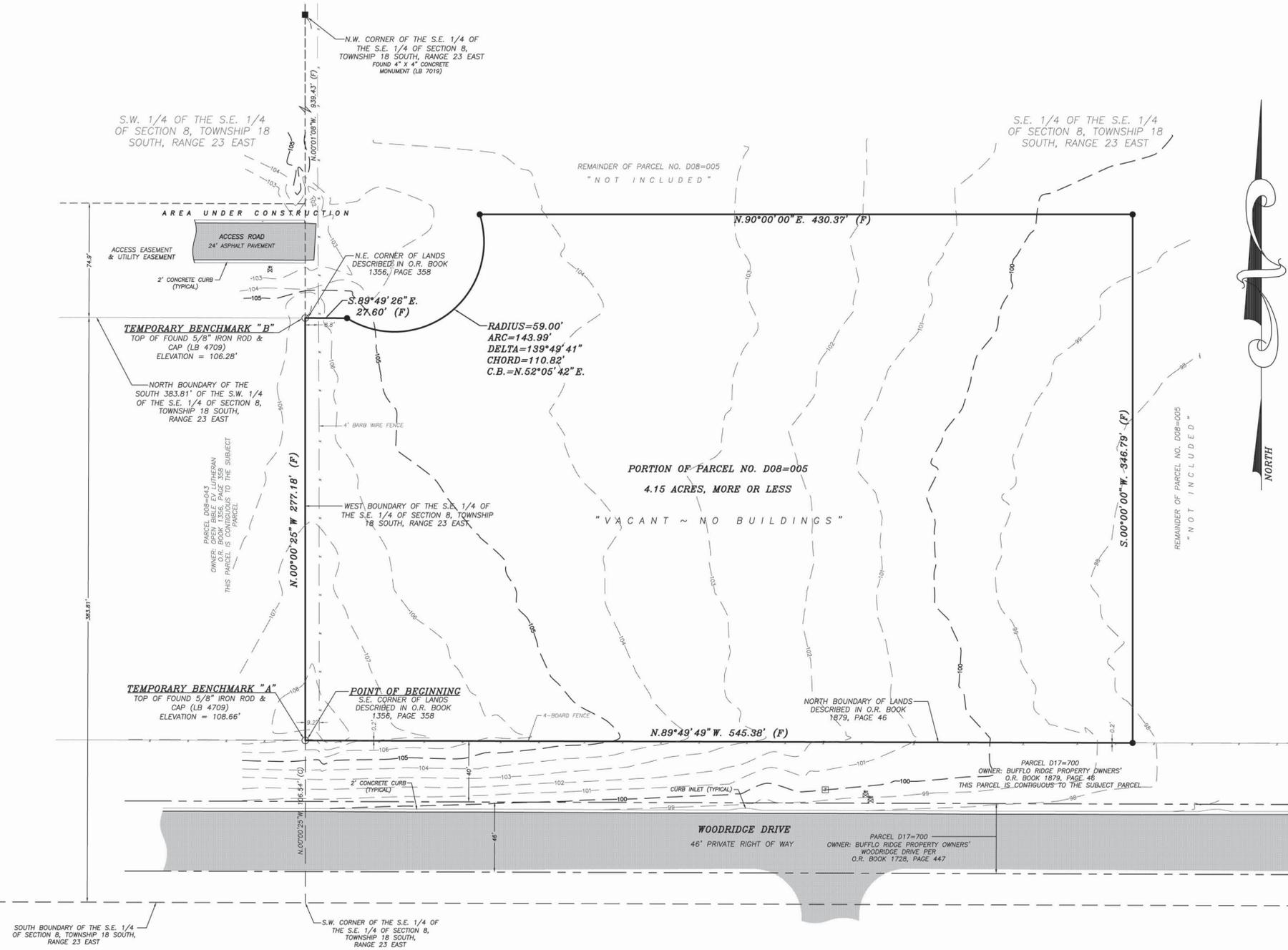
- LEGEND UNLESS OTHERWISE NOTED**
- ⊕ = CENTERLINE OF RIGHT OF WAY
  - O.R. = OFFICIAL RECORDS OF SUMTER COUNTY
  - = SET 5/8" IRON ROD & CAP - LB 5091
  - = FOUND 4" x 4" CONCRETE MONUMENT
  - = SET NAIL & DISC - LB 5091
  - = FOUND 5/8" IRON ROD & CAP - LB 4709
  - (D) = DEED DIMENSION
  - (C) = CALCULATED DIMENSION
  - (F) = FIELD MEASUREMENT
  - ⊕ = SANITARY CLEANOUT
  - ⊕ = SANITARY MANHOLE
  - ⊕ = WATER METER
  - ⊕ = TELEPHONE VAULT
  - ⊕ = ELECTRIC BOX
  - ⊕ = CABLE BOX
  - ⊕ = SIGN
  - ⊕ = WOOD POWER POLE
  - ⊕ = GUY ANCHOR
  - ⊕ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - R.C.P. = REINFORCED CONCRETE PIPE
  - C.M.P. = CORRUGATED METAL PIPE
  - A/E = AERIAL ELECTRIC
  - - - = BROKEN LINE; NOT DRAWN TO SCALE
  - ▭ = DENOTES CONCRETE
  - ▭ = DENOTES ASPHALT

**FLOOD CERTIFICATION:**

PROPERTY LIES IN FLOOD ZONE "C" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120296 0075 B, EFFECTIVE MARCH 15, 1982.

**NOTES:**

1. DATE OF FIELD SURVEY: AUGUST 24, 2012.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD NOT INCLUDED IN THE PROVIDED TITLE COMMITMENT, IF ANY.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF WEST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS BEING S.00°02'06"E. (NOT SHOWN)
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
10. VERTICAL DATUM BASED ON N.G.S CONTROL POINT SUMTER 41, ELEVATION 81.26' (NAVD 88).
11. UNDERGROUND UTILITIES WERE REQUESTED TO BE MARKED THROUGH TICKET NUMBERS 140101275, AND 140101395. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED BY DELINEATION DONE BY OTHERS AND WERE NOT VERIFIED BY R.M. BARRINEAU AND ASSOCIATES, INC.
12. HORIZONTAL CLOSURE FOR SUBJECT PARCEL IS 1/93,800. VERTICAL CLOSURE WAS 0.05'.



**DESCRIPTION:**

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

COMMENCE AT THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF SECTION 8, S.89°49'41"E., A DISTANCE OF 1335.05 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 106.54 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1356, PAGE 358 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE ALONG WEST BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.00°00'25"W., A DISTANCE OF 277.18 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, S.89°46'26"E., A DISTANCE OF 27.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 139°49'41", AND A CHORD BEARING AND DISTANCE OF N.52°05'42"E., 110.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.99 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E., A DISTANCE OF 430.37 FEET; THENCE S.00°00'00"W., A DISTANCE OF 346.79 FEET TO THE NORTH BOUNDARY OF SAID LANDS; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°49'49"W., A DISTANCE OF 545.38 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4.15 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

TO (NAME OF INSURED), (NAME OF LENDER), (NAME OF INSURER), (NAMES OF OTHERS AS NEGOTIATED WITH CLIENT):  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(a), 8, 11(a), 13, 16 AND 17 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2012.  
DATE OF PLAT OR MAP: SEPTEMBER 21, 2012.

SIGNATURE DATE CHRISTOPHER J. HOWSON, P.S.M. - LS 6553  
OF R.M. BARRINEAU & ASSOCIATES, INC.

NO.	REVISIONS	BY	DATE
1.	REVISED BOUNDARY	C/J.H.	9/22/12

SCALE: 1" = 40'  
DRAWN: K.L.J.  
REVISED:  
CHECKED: C.J.H.  
APPROVED: C.J.H.

**R.M. BARRINEAU & ASSOCIATES**  
PROFESSIONAL SURVEYORS & MAPPERS  
1000 U.S. HWY. 90, SUITE 300, WILDWOOD, FLORIDA 34711  
PHONE (813) 895-9771 FAX (813) 895-9771  
WWW.RMBARRINEAU.COM  
REGISTERED PROFESSIONAL SURVEYOR - CERTIFICATE OF AUTHORIZATION NO. LB 9097  
REGISTERED PROFESSIONAL MAPPING ENGINEER - CERTIFICATE OF AUTHORIZATION NO. LB 9097  
MAJORITY BUSINESS ENTERPRISE

**ALTA/ACSM LAND TITLE SURVEY FOR:**  
CLIENT

REFERENCES:  
REF: 109-PRG  
F.E.: 512, PG. 80  
FILE: 8-18-23

J.O.# 12134  
DWG.# 12134R  
SHT 1 OF 1

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

**Case No:** SP 1210-03

**Owner:** Lamars A&K Properties LLP

**Applicant:** Same

**Engineer:** Logan Civil Design, Inc. (Drew Logan)

**Parcel No:** F12=032C

---

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a proposed 10,206 sq. ft. building (12,452 GFA, two-story) for a bus maintenance facility with associated improvements.

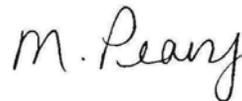
The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The project meets the minimum requirements of the Land Development Regulations, and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda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

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan**, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

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

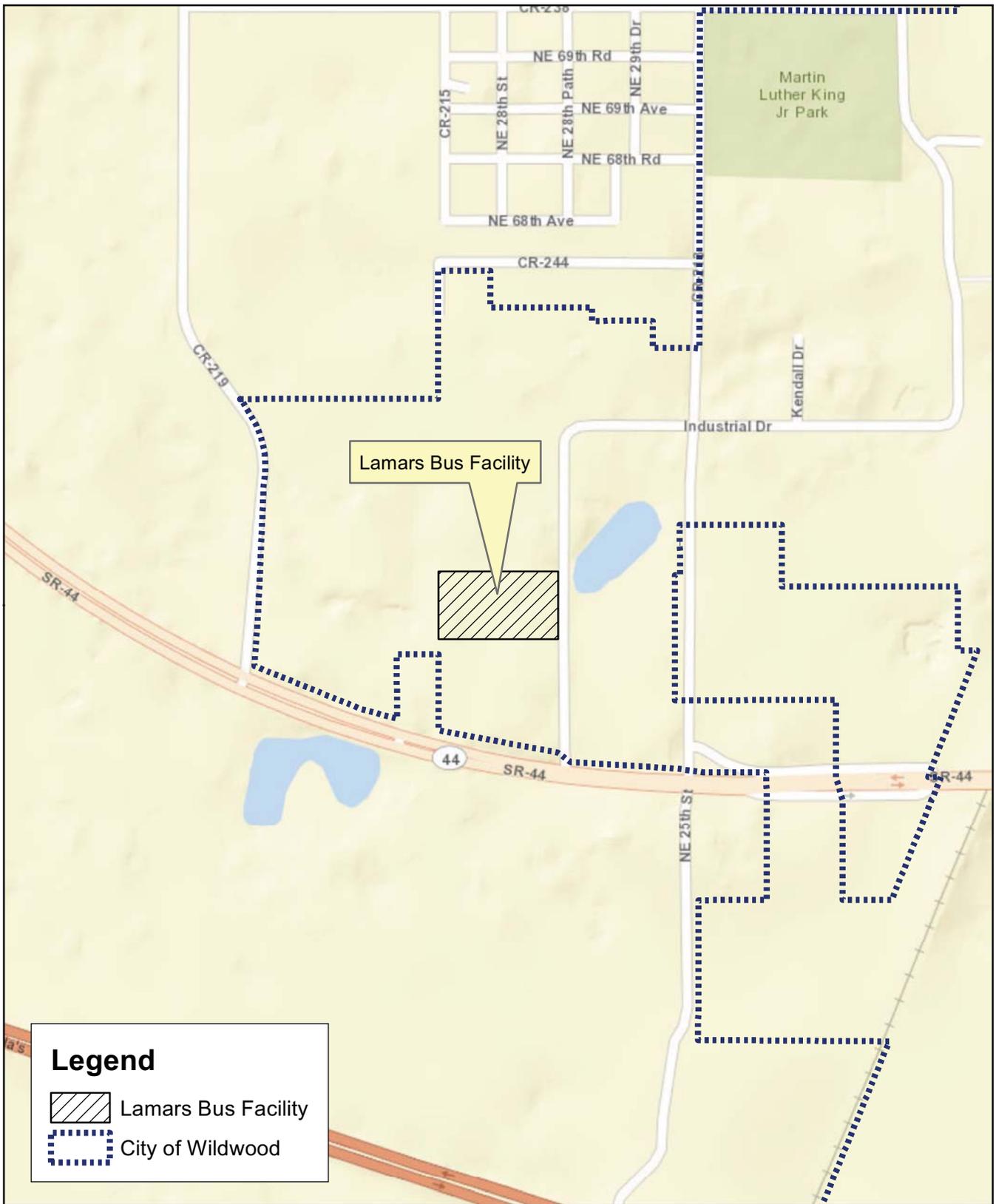
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on November 23, 2012.

DATED: November 26, 2012



---

Melanie Peavy  
Development Services Director

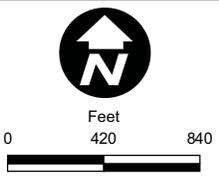


**Legend**

-  Lamars Bus Facility
-  City of Wildwood



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



F12=032C	
Lamars Bus Facility WILDWOOD, FLORIDA	
November 2012	Location Map

SITE IMPROVEMENT PLANS FOR:

# LAMERS BUS FACILITY

849 INDUSTRIAL DRIVE  
WILDWOOD, FLORIDA

OCTOBER 2012  
REVISED NOVEMBER 2012

## SITE INFORMATION

SITE AREA: 216,533 SF or 4.97 AC  
PARCEL ID: F12=032C  
SECTION 12, TOWNSHIP 19 S, RANGE 22 E  
ZONING: M-1

FUTURE LAND USE: INDUSTRIAL  
PROPOSED PRINCIPLE USE: BUS MAINTENANCE FACILITY  
FLOOD ZONE: C  
SOIL TYPE: PLACID FINE SAND, OLDSMAR FINE SAND,  
FT. GREEN FINE SAND

## LEGAL DESCRIPTION

DESCRIPTION: (O.R.B. 2015, PGS. 399-401)  
FROM A 6 INCH ROUND CONCRETE MONUMENT AT THE EAST 1/4 CORNER OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 89°56'24" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 1330.74 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°05'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 247.10 FEET TO THE POB OF THE FOLLOWING DESCRIBED PARCEL OF LAND, FROM SAID POB, CONTINUE SOUTH 00°05'42" WEST ALONG SAID WEST LINE A DISTANCE OF 350.00 FEET, THENCE SOUTH 89°56'24" EAST 618.81 FEET, THENCE NORTH 00°10'59" EAST 350.00 FEET, THENCE NORTH 89°56'24" WEST 619.34 FEET TO THE POB AND END OF THIS DESCRIPTION.

## SITE IMPROVEMENT PLANS FOR: LAMERS BUS FACILITY SHEET INDEX

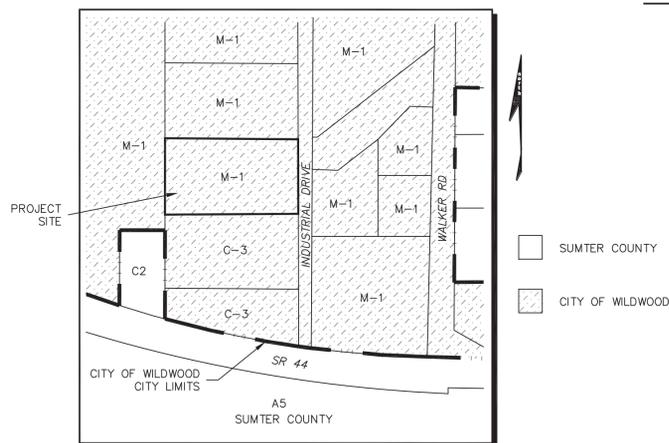
- C- 1 COVER
- C-2 EXISTING CONDITIONS/TREE REMOVAL PLAN
- C-3 EROSION CONTROL PLAN
- C-4 SITE PLAN
- C-5 PAVING, GRADING, AND DRAINAGE PLAN
- C-6 SITE DETAILS
- C-7 UTILITY PLAN
- C-8 WATER/SEWER DETAILS
- C-9 WATER/SEWER DETAILS
- C-10 LANDSCAPE PLAN

## ENGINEER



352.787.8144  
Fax 352.787.2726  
P.O. Box 520  
Fruitland Park, FL 34731-0520  
Cert. of Authorization No. 27251

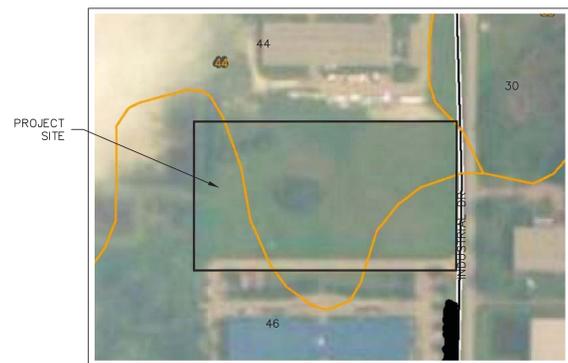
ANDREW T. LOGAN, P.E. DATE  
REGISTRATION NO. 64746



ZONING MAP  
1" = 400'



AERIAL PHOTO  
1" = 200'



SOIL MAP  
1" = 200'

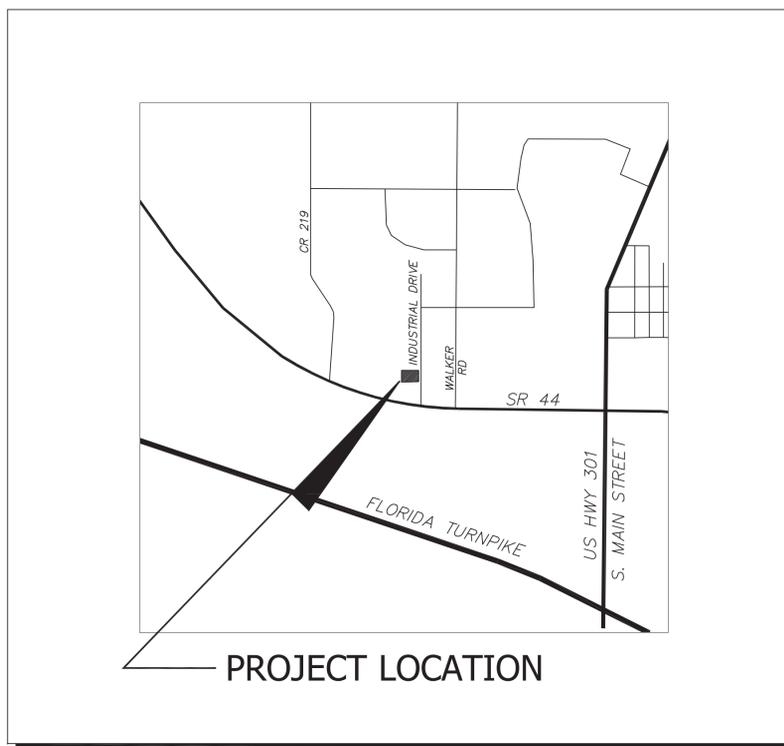
## OWNER

LAMERS A & K PROPERTIES, LLP  
2407 SOUTH POINT ROAD  
GREEN BAY, WI 54313  
(920) 496-3600

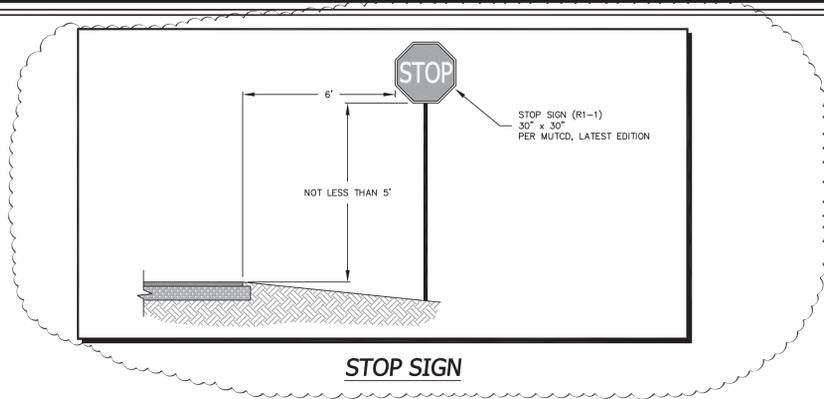
OTHER AGENCY PERMITS  
SWFWMD ERP

## SURVEYOR

WADE SURVEYING, INC.  
1608 TRACY AVENUE  
LADY LAKE, FL 32159  
(352) 753-6511



PROJECT LOCATION



### AREA BREAKDOWN

COVER	AREA (SF)	AREA (AC)	% OF TOTAL
EXISTING CONCRETE/PAVEMENT TO REMAIN	7,033	0.16	3.25
PROPOSED BUILDING (1ST FLOOR)	10,206	0.23	4.71
PROPOSED PAVEMENT	66,043	1.52	30.50
PROPOSED SIDEWALK AND CONCRETE	2,244	0.05	1.04
WET RETENTION POND AREA @ 54.9	19,033	0.44	8.79
PERVIOUS AREA	111,974	2.57	51.71
<b>TOTAL</b>	<b>216,533 SF</b>	<b>4.97 AC</b>	<b>100</b>

IMPERVIOUS SURFACE RATIO (ISR):  
 EXIST. ISR = 0.16/4.97 \* 100 = 3.2%  
 PROPOSED PLUS EXIST. ISR = (0.16+0.23+1.52+0.05+0.44)/4.97 \* 100 = 48.2%  
 MAXIMUM ISR (M-1 ZONING) = 70%

FLOOR AREA RATION (FAR):  
 GROS FLOOR AREA (GFA) = 12,452 SF  
 FAR = 12,452/216,533 = 0.06  
 MAXIMUM FAR (M-1 ZONING) = 0.25

OPEN SPACE:  
 OPEN SPACE = (4.97-0.16-0.23-1.52-0.05-0.32)/4.97 \* 100 = 54.1%  
 \* 50% OF THE STORMWATER TREATMENT AREA AT ELEV. 57.5 = 0.32 AC  
 MINIMUM OPEN SPACE (M-1 ZONING) = 20%

### PARKING CALCULATIONS

REQUIRED PARKING FOR INDUSTRIAL:  
 12,452 sq. ft. GFA @ 1 PER 675 sq. ft. = 19 SPACES

**TOTAL PARKING SPACES REQUIRED = 19 SPACES**  
**TOTAL HANDICAPPED SPACES REQUIRED = 1**

**TOTAL PARKING SPACES PROVIDED = 49**  
**TOTAL HANDICAPPED SPACES PROVIDED = 2**

REQUIRED LOADING SPACES FOR INDUSTRIAL:  
 12,452 sq. ft. GFA @ 1 PER 25,000 sq. ft. = 1 SPACE

**TOTAL LOADING SPACES REQUIRED = 1 SPACE**  
**TOTAL LOADING SPACES PROVIDED = 1 SPACE**

### BUILDING SETBACKS

	MIN. REQUIRED	MIN. PROVIDED
INDUSTRIAL DRIVE	25'	90.44'
NORTH AND SOUTH SIDES	15'	71.42'
REAR	15'	373.61'

### FIRE FLOW CALCULATIONS

BUILDING CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED  
 FLOOR AREA: 12,452 SF

Per the 2010 Florida Fire Prevention Code, the fire flow for a Type V-B building with 11,301 to 13,400 sf floor area is 3,000 gpm @ 20 psi for a duration of 3 hrs.

The fire flow is reduced by 75% because the building is sprinklered but cannot less than 1,000 gpm. The resulting fire flow is less than 1000 gpm, therefore the required fire flow is 1,000 gpm.

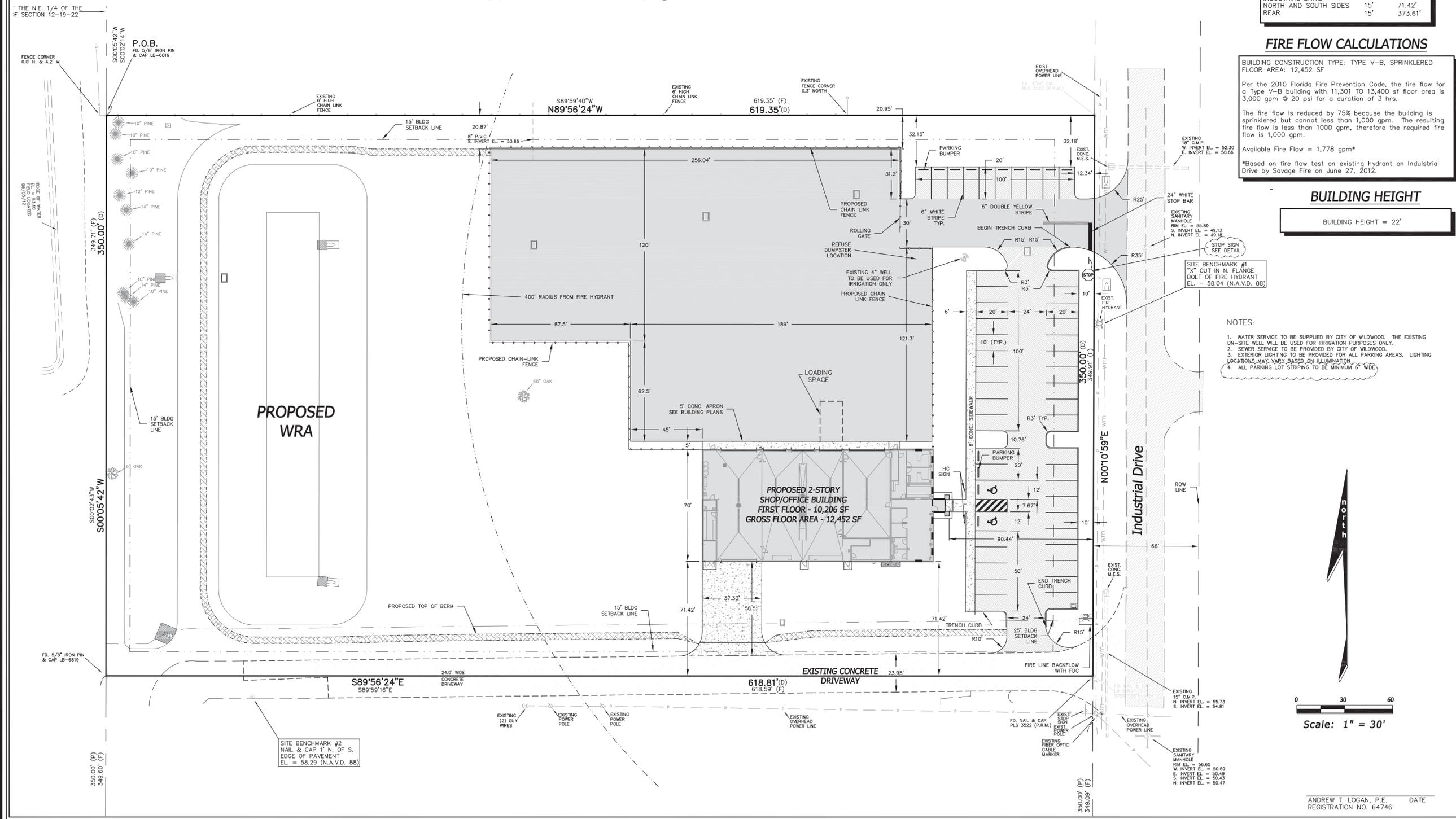
Available Fire Flow = 1,778 gpm\*

\*Based on fire flow test on existing hydrant on Industrial Drive by Savage Fire on June 27, 2012.

### BUILDING HEIGHT

BUILDING HEIGHT = 22'

- NOTES:
1. WATER SERVICE TO BE SUPPLIED BY CITY OF WILDWOOD. THE EXISTING ON-SITE WELL WILL BE USED FOR IRRIGATION PURPOSES ONLY.
  2. SEWER SERVICE TO BE PROVIDED BY CITY OF WILDWOOD.
  3. EXTERIOR LIGHTING TO BE PROVIDED FOR ALL PARKING AREAS. LIGHTING LOCATIONS MAY VARY BASED ON ILLUMINATION.
  4. ALL PARKING LOT STRIPING TO BE MINIMUM 6" WIDE.



352.787.8144  
 Fax 352.787.2726  
 P.O. Box 320  
 Fruitland Park, FL 34731-0520

**Logan civil design inc**

## SITE PLAN

## LAMERS BUS FACILITY Wildwood, FL

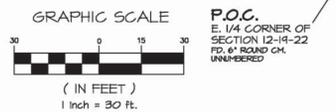
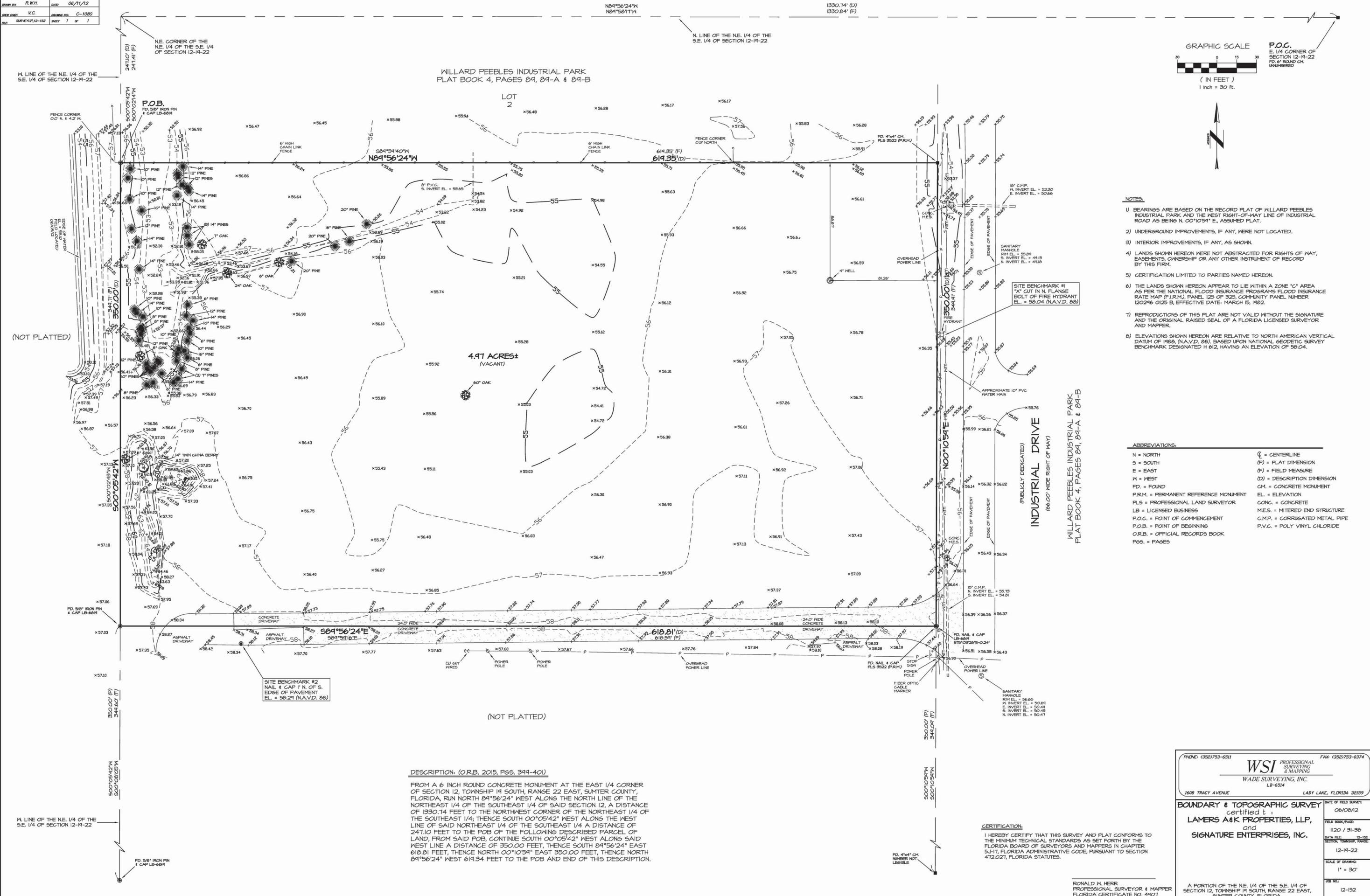
DRAWN BY	JOB #	DATE	REVISION	COMMENTS
ATL	0109-1	11/20/12		CITY OF WILDWOOD

**SHEET C-4**

Scale: 1" = 30'



ANDREW T. LOGAN, P.E. DATE  
 REGISTRATION NO. 64746



- NOTES:**
- 1) BEARINGS ARE BASED ON THE RECORD PLAT OF WILLARD PEEBLES INDUSTRIAL PARK AND THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL ROAD AS BEING N. 00°10'54\"/>

**ABBREVIATIONS:**

N = NORTH	C = CENTERLINE
S = SOUTH	(F) = PLAT DIMENSION
E = EAST	(F) = FIELD MEASURE
W = WEST	(D) = DESCRIPTION DIMENSION
FD. = FOUND	CM. = CONCRETE MONUMENT
P.R.M. = PERMANENT REFERENCE MONUMENT	EL. = ELEVATION
PLS. = PROFESSIONAL LAND SURVEYOR	CONC. = CONCRETE
LB. = LICENSED BUSINESS	M.E.S. = MITERED END STRUCTURE
P.O.C. = POINT OF COMMENCEMENT	C.M.P. = CORRUGATED METAL PIPE
P.O.B. = POINT OF BEGINNING	P.V.C. = POLY VINYL CHLORIDE
O.R.B. = OFFICIAL RECORDS BOOK	
P65. = PAGES	

**DESCRIPTION: (O.R.B. 2015, P65, 399-401)**

FROM A 6 INCH ROUND CONCRETE MONUMENT AT THE EAST 1/4 CORNER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 84°56'24\"/>

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.021, FLORIDA STATUTES.

RONALD W. HERR  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 4401

PHONE: (352) 753-6511 FAX: (352) 753-0374  
**WSI** PROFESSIONAL SURVEYING & MAPPING  
 WADE SURVEYING, INC.  
 LB-6514  
 1608 TRACY AVENUE LADY LAKE, FLORIDA 32119

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 certified by  
**LAMERS A&K PROPERTIES, LLP,**  
 and  
**SIGNATURE ENTERPRISES, INC.**

DATE OF FIELD SURVEY: 06/08/12  
 FIELD BOOK/PAGE: 1120 / 31-38  
 DATA FILE: 12-14-22  
 SCALE OF DRAWING: 1" = 30'  
 JOB NO.: 12-152

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.