

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 May 7<sup>th</sup>, 2013 at 3:00 pm

### PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the Planning and Zoning Board as Local Planning Agency meeting of April 2<sup>nd</sup>, 2013.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

**CP 1302-01 Hughes Brothers  
(A portion of parcel G07=133)**  
Small-scale land use change from County Industrial to City Industrial.

4. **FORUM**

5. **ADJOURNMENT:**

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

Approval of minutes from the April 2<sup>nd</sup>, 2013 Planning & Zoning Board/ Special Magistrate meeting.

**AGENDA**  
**May 7<sup>th</sup>, 2013 at 3:00 pm**

**PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

**7. OLD BUSINESS:**

**None**

**8. NEW BUSINESS:**

**RZ 1302-01 Hughes Brothers  
(A portion of parcel G07=133)**

Rezoning approval from County ID (Industrial)  
to City M-1 (Industrial).

**SP 1303-06 Providence II ALF at Turkey Run**

Site Plan approval for a 67,600 sq. ft. Assisted Living  
and Memory Care Facility with related improvements.

**9. FORUM**

**10. ADJOURNMENT:**

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

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
Acting as the Local Planning Agency  
April 2, 2013**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, April 2, 2013 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

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

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

The minutes were approved and signed from the Planning and Zoning Board as Local Planning Agency meeting of January 8<sup>th</sup>, 2013.

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

**Old Business:**

**NONE**

**New Business:**

**CP 1302-02 Gary Williams (A portion of parcel D18=038)**

Small-scale land use change from County Agricultural to City 466/301 Mixed Use.

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

**Special Magistrate:** This is similar to other cases where we've annexed properties into the City with County zoning, and they have to adapt to the City's zoning, is that correct?

**Melanie Peavy:** This is actually the land use; we did annex this property into the City, and the City and County have a Joint Planning Agreement (JPA) and have jointly agreed to the land-use designation through that agreement. Therefore, we are amending the land use to 466/301 Mixed Use for that purpose.

**Special Magistrate:** So this property is in the City?

**Melanie Peavy:** Yes. We are asking for a land use amendment, and further on in the meeting we will ask for a compatible zoning change.

The Special Magistrate had questions regarding current procedures from the state governing the use of small-scale land use amendments, the City's criteria for approval, and the factors that are evaluated against those criteria that constitute approval.

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

**Christine Sikorowski came forward and was sworn in at this time.**

**Ms. Sikorowski:** Our concern, as a direct neighbor to the property, is now that we know that it is going to be a lawn repair service, part of our issue is what is going to happen with waste – be it gas, oil, solvents. We are on wells out there. It is a rural area. We have no way of knowing which way the aquifer flows. We have a spring across the street in Lake Andrew Preserve. The neighbors to the east of us are also concerned as to what is going to happen. With that kind of business, how big of a business, also what it is going to look like in terms of fencing, bone yard in the back, rusted parts, dead pieces of material..... We are rural now, it is pretty scenic, and that's one of our concerns as well as what it is going to do to the property values for people out there. ...Added noise, as they check out their lawn mowers, weed whackers, and service throughout the day, because there are some children out there, and naps are involved. And we are concerned that there are other mixed use areas that 301 and 466 entail, of which they are not being utilized – and why couldn't they be moving to those areas where there are existing spaces?

**Special Magistrate:** Ms. Peavy, are those questions more applicable to be addressed at the rezoning of the property?

**Melanie Peavy:** Yes. Actually, the specific use has not been submitted yet. We know that they would like to do the mower shop. This particular request is the land use amendment, so she would need to come back when we do the site plan approval, or the rezoning level.

**Special Magistrate:** The purposes of this hearing is simply a small-scale land use amendment for this property. The use of the property and so forth is determined based on other applications by the applicant using the property as to what they would use it.

There was further discussion of the land use change at this time. Ms. Sikorowski requested that the property land use change not be altered from agricultural. Mr. Lowry stated that Ms. Sikorowski's concerns would be better addressed at a later stage of development.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the criteria set forth

in section 1.7 of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-11 to the City Commission.

**CP 1302-03 Pepper Tree Village (Previously Villages of Legacy Park,  
A portion of parcel D30=003)**

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

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

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

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of the comprehensive plan amendment and Ordinance O2013-13 to the City Commission.

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

With no further business to discuss, the Planning and Zoning Board/Special Magistrate as Local Planning Agency meeting for the City of Wildwood was adjourned at approximately 3:20 p.m.

\_\_\_\_\_  
Date

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

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

**Case No:** CP 1302-01

**Parcel Number(s):** Portion of G07=133

**Property Location:** CR 213: Across from Russell Stover

**Owner:** Chad Hughes and Justin Hughes

**Applicant:** Chad Hughes

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from Sumter County "Industrial" to City of Wildwood "Industrial" for a portion of Parcel G07=133.

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

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

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

The applicant has recently annexed the subject property into the City, and now the City must assign it a Future Land Use Map designation. The applicant intends on developing the property as an office for his construction company.

This amendment will not increase the permitted development that is currently allowed on the subject property.

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

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

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

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

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The subject property does not contain any wetlands or areas within the 100-Year Flood Plain. The property subject to the amendment is located in an area suitable for development. However, prior to site plan approval the property is required to submit an environmental assessment to determine if protected species are located on the property.

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

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

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance #02013-15** (attached), to be forwarded to the City Commission for further action.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments pursuant to the Section 1.7(D) of the Land Development Regulations.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, April 26, 2013.

DATED: April 30, 2013



---

Jason McHugh  
Development Services Coordinator/ City Planner

**ORDINANCE NO. O2013-15**

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

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

**Portion of Parcel # G07=133**  
**2.67 +/- Acres**

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF SOUTHWEST 1/4, THENCE RUN S.00°10'59"W. ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 560.00 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 583, PAGE 518 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE RUN S.89°57'06"E. ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 583, PAGE 518, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD No. 213 AND THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'06"E. ALONG SAID SOUTH LINE A DISTANCE OF 396.00 FEET, THENCE S.00°10'59"W. A DISTANCE OF 170.00 FEET, THENCE N.89°57'06"W. A DISTANCE OF 50.00 FEET, THENCE S.00°10'59"W. A DISTANCE OF 170.00 FEET, THENCE N.89°57'06"W. A DISTANCE OF 346.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD No. 213, THENCE N.00°10'59"E. ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF

340.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THE NORTH 25.00 FEET THEREOF. SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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

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

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

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

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

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

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

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

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

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

Approved as to form:

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

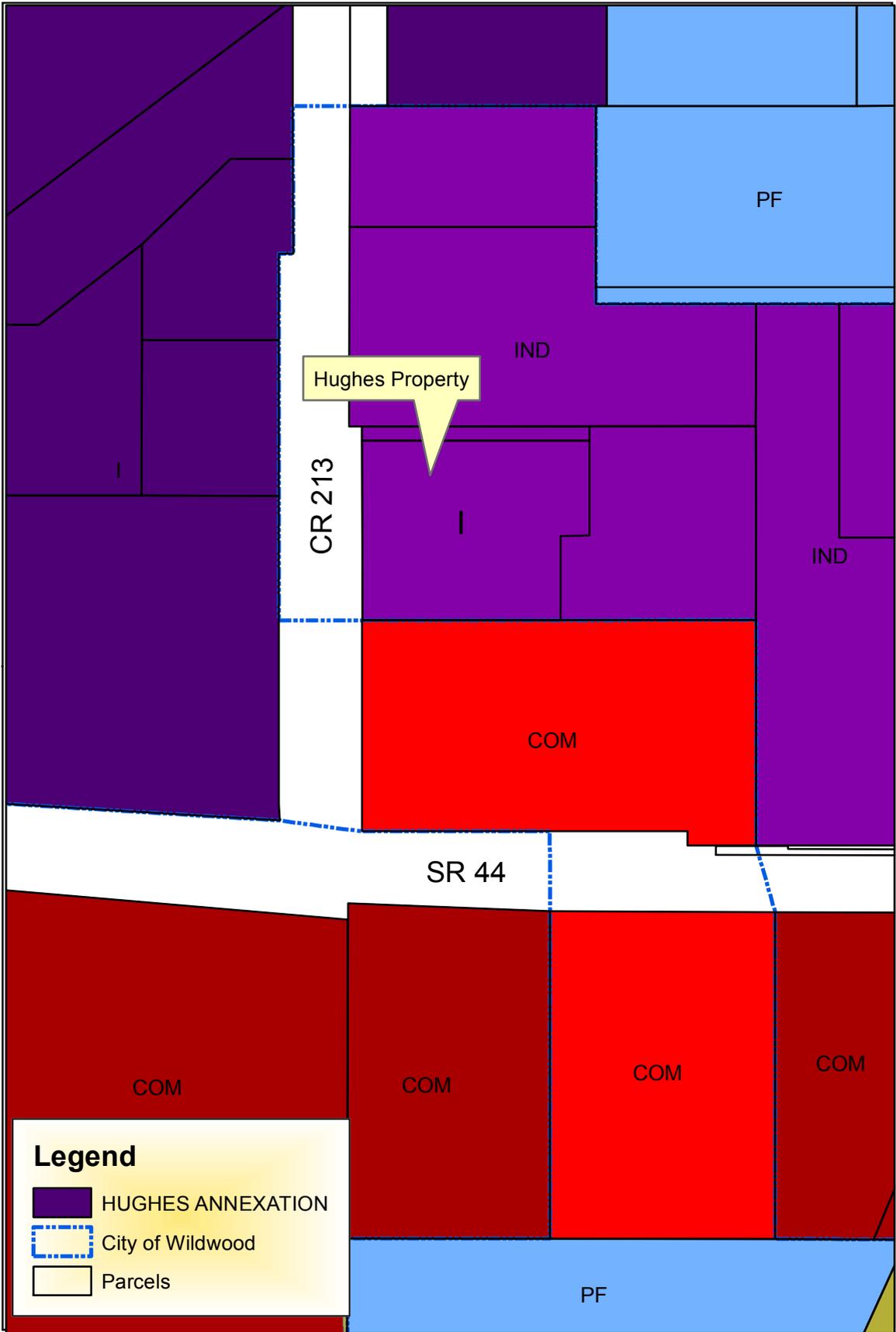
**Ordinance O2013-15**

**Hughes Brothers Small Scale Comprehensive Plan Amendment**

**“Exhibit A”**

**Proposed Future Land Use Map Designation**

A:\TermGIS\Maps\Proposed\_FLU - Hughes.mxd - 4/24/2013 8:24:03 AM - teneal



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



Feet  
 0 190 380

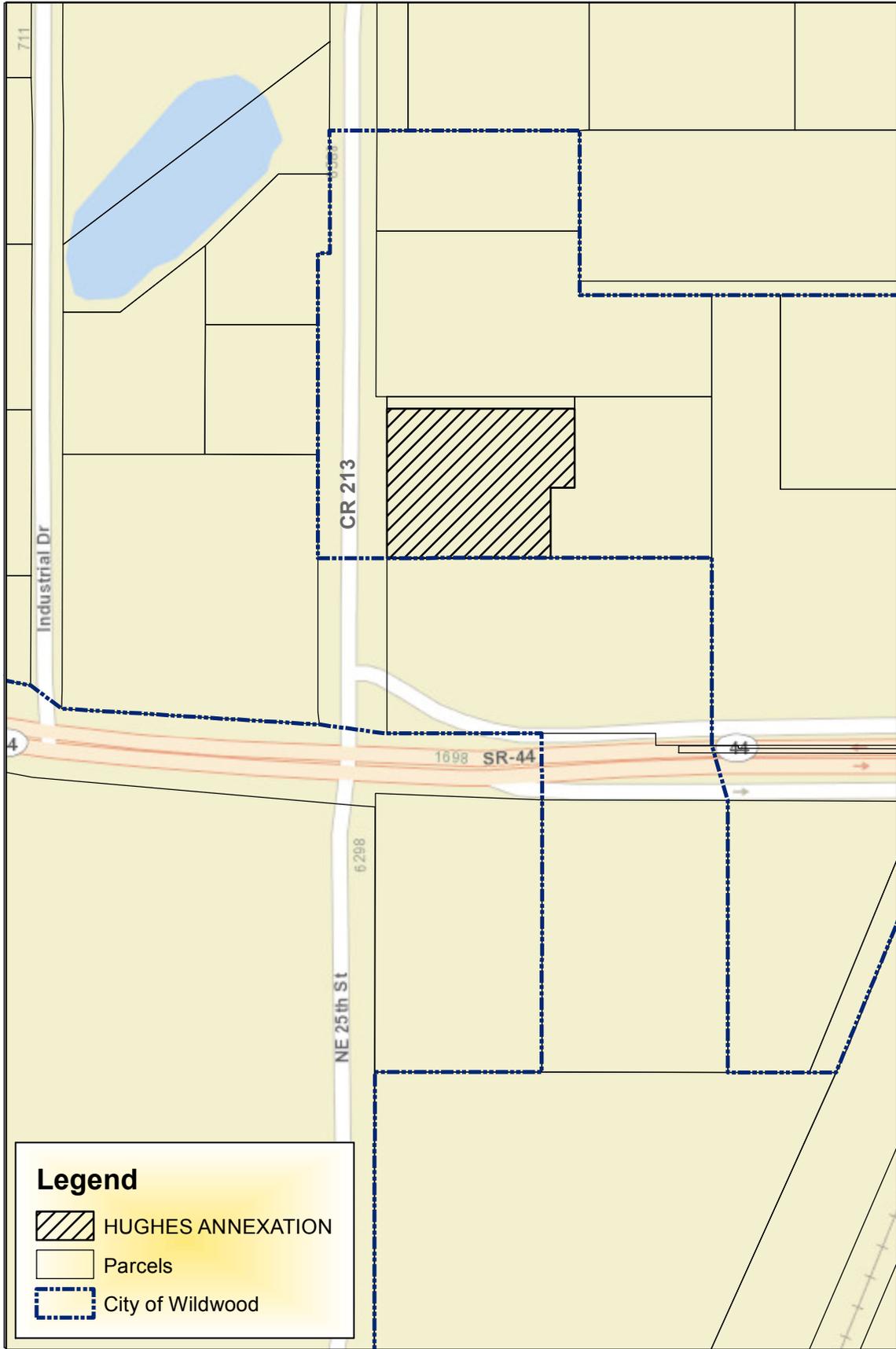
Proposed Future Land Use

**HUGHES BROTHERS  
 WILDWOOD, FLORIDA**

March 2013

Annexion

F:\TermGIS\Maps\Location\Location - Hughes.mxd - 2/18/2013 11:49:14 AM - taneal

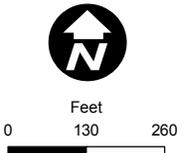


**Legend**

-  HUGHES ANNEXATION
-  Parcels
-  City of Wildwood

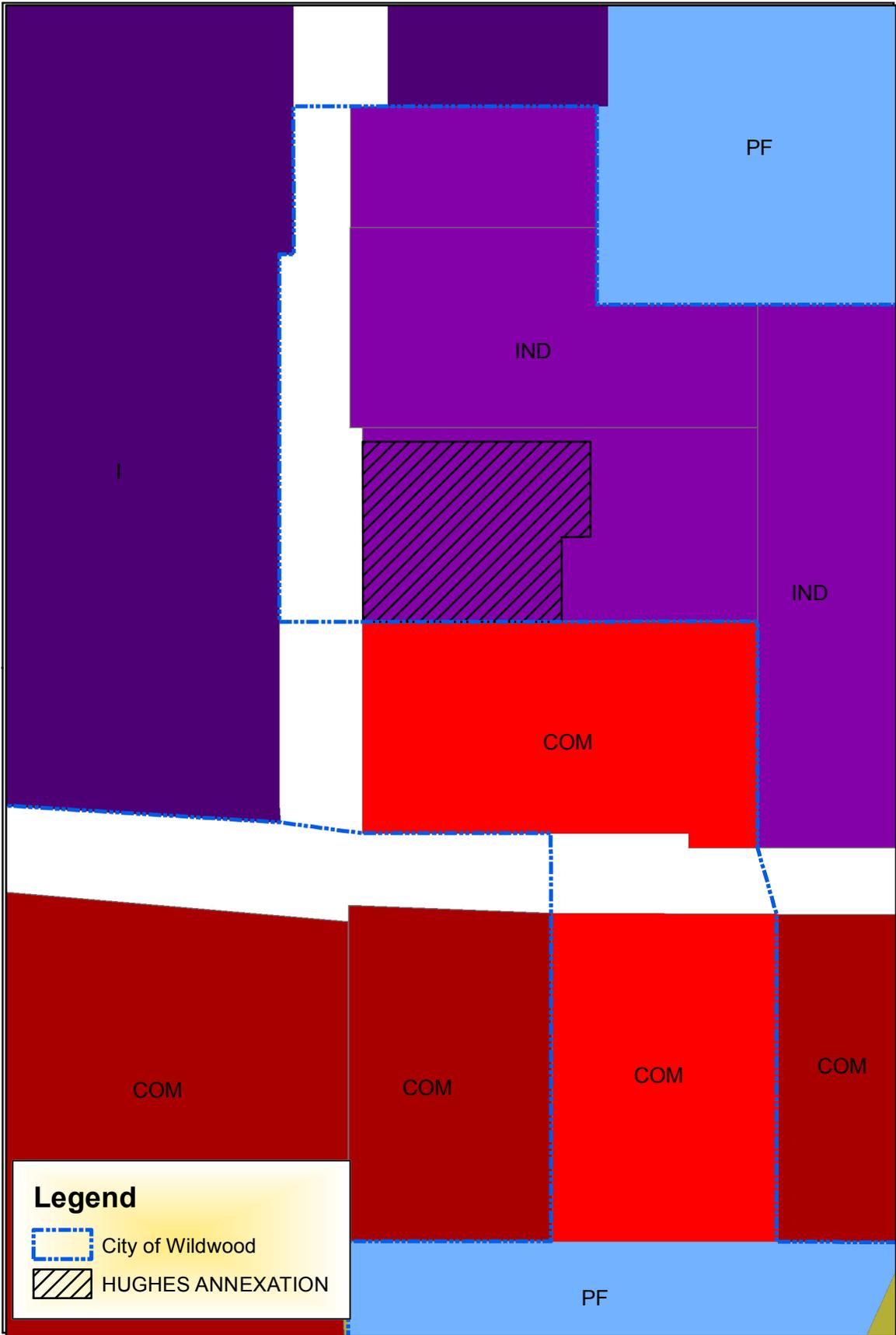


City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
Phone: (352) 330-1330  
www.wildwood-fl.gov

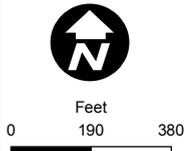


<b>LOCATION MAP</b>	
Hughes Brothers WILDWOOD, FLORIDA	
February 2013	Annexation

A:\Term\GIS\Maps\Existing FLU.mxd - 3/21/2013 10:05:06 AM - (oneal)



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



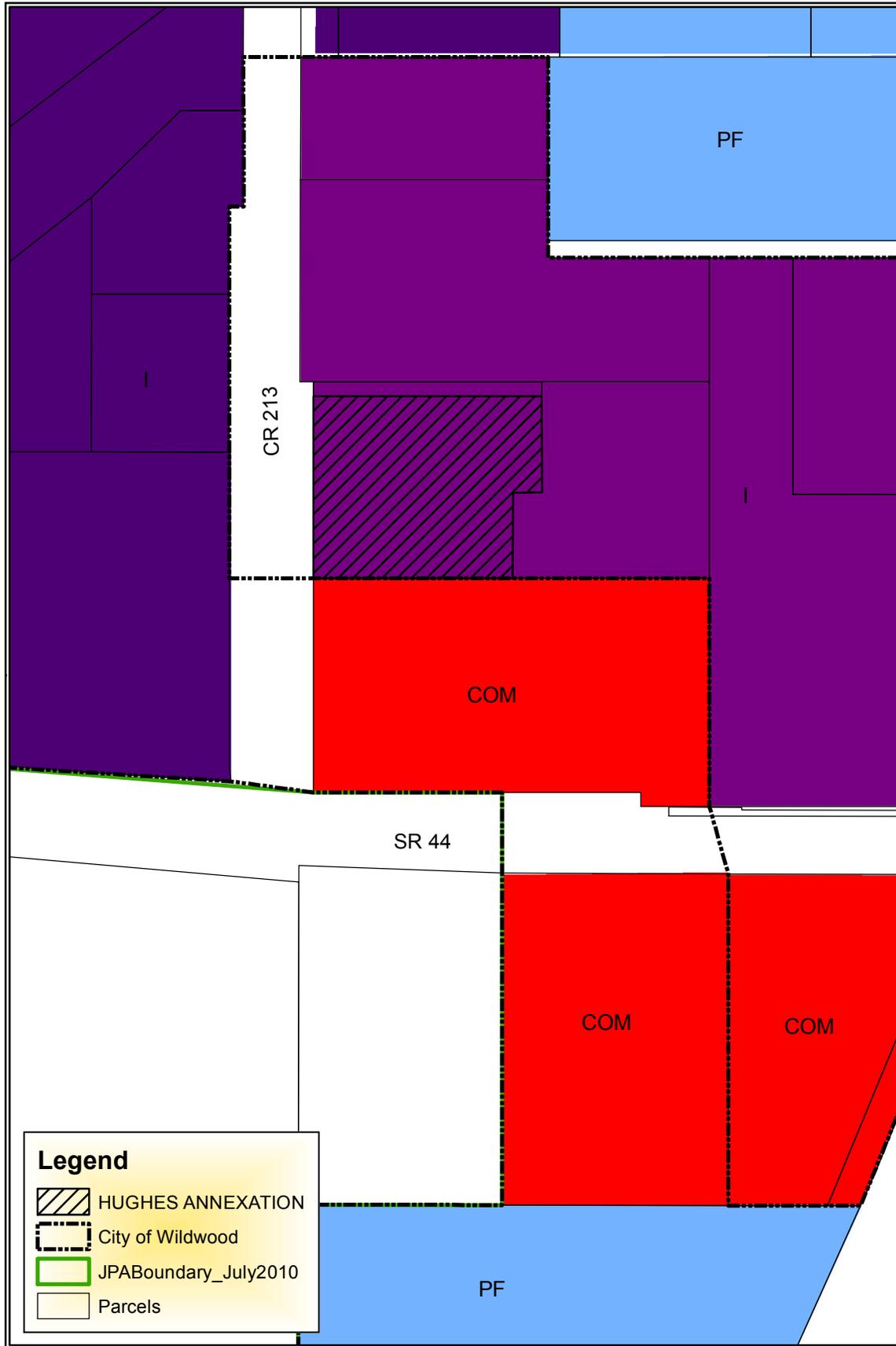
Existing Future Land Use

**HUGHES BROTHERS  
 WILDWOOD, FLORIDA**

March 2013

Annexation

\\TermGIS\Maps\HughesAnnexation - JPA.mxd - 2/18/2013 12:12:08 PM - toneal

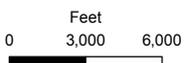


**Legend**

-  HUGHES ANNEXATION
-  City of Wildwood
-  JPABoundary\_July2010
-  Parcels



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



JPA LANDUSE	
Hughes Brothers WILDWOOD, FLORIDA	
February 2013	Annexation

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
April 2, 2013**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, April 2, 2013, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

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

The hearing was called to order at 3:20 p.m. by Special Magistrate Archie O. Lowry, Jr.

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

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

**Old Business:**

Mr. Lowry addressed the issue of approvals being subject to “approval, exemption, or permitting by all authorities of competent jurisdiction” from the previous meeting on March 5 and inquired whether the question had been resolved. Ms. Peavy indicated that the City has not yet changed its code on the matter, and advised Mr. Lowry he need not continue adding that language to his approval. Rather, it is required to be submitted prior to permitting but not as part of the approval of the project.

**New Business:**

**RZ 1302-02 Williams (A portion of parcel D18=038)**

Rezoning approval from County RR1C to City 466/301 Mixed Use.

**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.

The Special Magistrate had some follow-up questions regarding the Joint Planning Agreement future land use map and surrounding property land uses relative to the property in question, which were addressed by DSD Peavy. Mr. Lowry also had additional questions regarding property values, which were also addressed by DSD Peavy.

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

**Christine Sikorowski stepped forward and was sworn in at this time.**

**Ms. Sikorowski:** Our concern is that as an adjacent property, that it will affect us and our neighbors to our east in terms of traffic, noise, what's gonna happen with the environment, change of our values, change of our rural lifestyle out there and the fact that there are other properties of 466/301 mixed use that are empty and not being utilized and yet the County continues to build more, or the City, and can't utilize the property they already have.

**Special Magistrate:** Now, in relation to this property, where is your property located?

**Ms. Sikorowski:** The one acre to the east.

The Special Magistrate had some additional questions regarding the location of her property, which Ms. Sikorowski and DSD Peavy addressed. Further, DSD Peavy discussed the Joint Planning Agreement, and how it affects certain properties such as Ms. Sikorowski's (which are not yet part of the City) and the best future uses for those areas.

**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 (4) of the LDRs and applicable regulations, I recommend approval of ordinance O2013-12 to the City Commission.

DSD Peavy advised that Jason McHugh from her staff would speak to Ms. Sikorowski to explain how she can monitor future P&Z and Commission agendas regarding further development of this property.

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

**Melanie Peavy:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. [There is a short break in the recording during the reading of the staff report into the record.] 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 and the review of subsection 3.3 (4) of the LDRs and applicable regulations, I recommend approval of ordinance O2013-14 to the City Commission.

**SE 1303-01 Missy's Place Adult Day Care (Parcel G05=040)**

Renewal of approval previously conferred under case number SE 1111-01 for a Special Exception to allow an older adult day care center in a residential area.

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

The Special Magistrate had some additional questions regarding the project, which were addressed by DSD Peavy.

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

**Melissa Wilkes came forward and was sworn in at this time.**

The Special Magistrate had follow up questions regarding the amount of time until Ms. Wilkes expects to be operational. She outlined a timeline of roughly six months.

The Special Magistrate had administrative questions regarding the Special Exception which were addressed by DSD Peavy.

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

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information being provided as required in section 3.9(C) of the LDRs, I approve the extension of the Special Exception.

**SP 1303-03 PLAT – Windward at Lakeside Landings  
(A portion of parcel D21=003)**

Final Plat approval.

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

The Special Magistrate had some additional questions regarding the final plat which were addressed by Gene Losito with Kimley-Horn and Associates, the City's Engineer.

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

There were no public comments at this time.

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

**SP 1212-02 PLAT – Trailwinds Village (Word Property)  
(Parcels G03=004, G04=004, G04=021)  
Plat – Improvement Plan approval.**

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

The Special Magistrate had some additional questions regarding the final plat which were addressed by Gene Losito with Kimley-Horn and Associates, the City's Engineer. Mr. Losito stated there were a few minor items regarding construction details of the utilities, which can be addressed at subsequent stages of the Plat review.

The Special Magistrate asked about the maintenance of roadways in the development, which Mr. Losito and DSD Peavy confirmed are to be maintained by the developer as part of their negotiations with the City.

The Special Magistrate asked whether notices were sent on this project; Mr. Ketz confirmed none were sent. Ms. Peavy followed up that notice would have been sent as part of the rezoning process but not at this stage.

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

**Mike Anderson stepped forward and was sworn in at this time.**

**Mr. Anderson:** Simply here to receive some clarification regarding the page that shows the roads and designated as the "tree removal plan" for the overall site. My house is at the upper left of the property on the map. The ordinance indicates a 25' wide buffer on the edge of that property, and I'm here simply because the dashed lines in use on this page are not the ones designated in the legend as the proposed buffer line. I just want to be sure that a 25' buffer consisting of vegetation (will be there).

**Special Magistrate:** Can the City Engineer address that?

**Gene Losito:** Yes, there will be a 25' buffer along the property line.

**Melanie Peavy:** I can add a couple of things to that. We have a landscape plan that I'd be glad to show this gentleman when the meeting is over if you'd like to see it. This

came up as an issue in a previous hearing and the developer agreed in a public meeting that there would be a 25' along that property line. The City is also working with the applicant to retain the existing buffering tree line.

The Special Magistrate had additional questions regarding the additional public input at the planned development stage, which was addressed by DSD Peavy.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information being provided as required in section 5.5 of the LDRs, I recommend approval of the Improvement Plan 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 4:30 p.m.

---

Date

---

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

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

**Case No:** RZ 1302-01  
**Parcel Number(s):** Portion of G07=133  
**Property Location:** CR 213: Across from Russell Stover  
**Owner:** Chad Hughes and Justin Hughes  
**Applicant:** Chad Hughes

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "ID" to City of Wildwood "M-1: Industrial" for a portion of Parcel G07=133. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1302-01).

Pursuant to Section 3.3(4) of the Land Development Regulations, Staff believes the zoning change to "M-1: Industrial" should be granted based on the following criteria:

- (a) Whether the proposed change is consistent with the comprehensive plan;  
The proposed rezoning to "M-1: Industrial" is consistent with the proposed Future Land Use Map designation of "Industrial."
- (b) The existing land use pattern of the surrounding area;  
The proposed rezoning is compatible with the land use pattern of the surrounding area. The subject property is a vacant piece of property in an area planned for industrial and heavy commercial uses and is considered infill development. The property borders the Willard Pebble industrial park and is across the street from the Russell Stover facility.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;  
The proposed rezoning will not have an adverse effect on public facilities and services. The amendment will not increase the amount of potential development on the subject property that is currently allowed under its Sumter County zoning classification. As such, there are no additional impacts to public facilities.
- (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;  
The rezoning is necessary to accommodate the proposed use of the property and to bring the property in compliance with the Future Land Use Map. Further, the property has been annexed into the City and now must be given a City zoning designation.
- (e) Whether the proposed change will adversely influence living conditions in the neighborhood;  
This criterion is not applicable as the subject property is not located within the vicinity of a residential neighborhood. Nonetheless, this amendment simply assigns a City zoning designation to the property that is no more intense than what is currently allowed by the Sumter County zoning designation.

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

The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. The rezoning will not increase the amount of permitted development on the subject property that is currently allowed under its Sumter County zoning classification.

(g) Whether the proposed change will adversely affect property values in the adjacent area;

The proposed rezoning should not adversely impact living property values within the area. This amendment simply assigns a City zoning designation to the property already zoned for industrial uses under Sumter County's zoning regulations.

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

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

(i) Whether the proposed change will constitute a grant or special privilege.

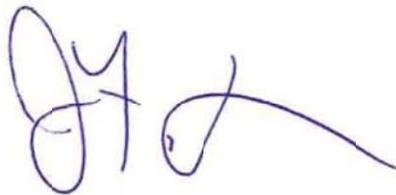
The proposed rezoning will not constitute a grant of special privilege.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #2013-16 (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 April 26, 2013.

DATED: April 30, 2013



---

Jason F. McHugh  
Development Services Coordinator/ City Planner

**ORDINANCE NO. O2013-16**

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

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

**Portion of Parcel # G07=133**  
**2.67 +/- Acres**

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF SOUTHWEST 1/4, THENCE RUN S.00°10'59"W. ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 560.00 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 583, PAGE 518 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE RUN S.89°57'06"E. ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 583, PAGE 518, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD No. 213 AND THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'06"E. ALONG SAID SOUTH LINE A DISTANCE OF 396.00 FEET, THENCE S.00°10'59"W. A DISTANCE OF 170.00 FEET, THENCE N.89°57'06"W. A DISTANCE OF 50.00 FEET, THENCE S.00°10'59"W. A DISTANCE OF 170.00 FEET, THENCE N.89°57'06"W. A DISTANCE OF 346.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD No. 213, THENCE N.00°10'59"E. ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THE NORTH 25.00 FEET THEREOF. SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

This property is to be reclassified from County "ID" to City "M-1: Industrial."

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

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

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

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

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

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

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

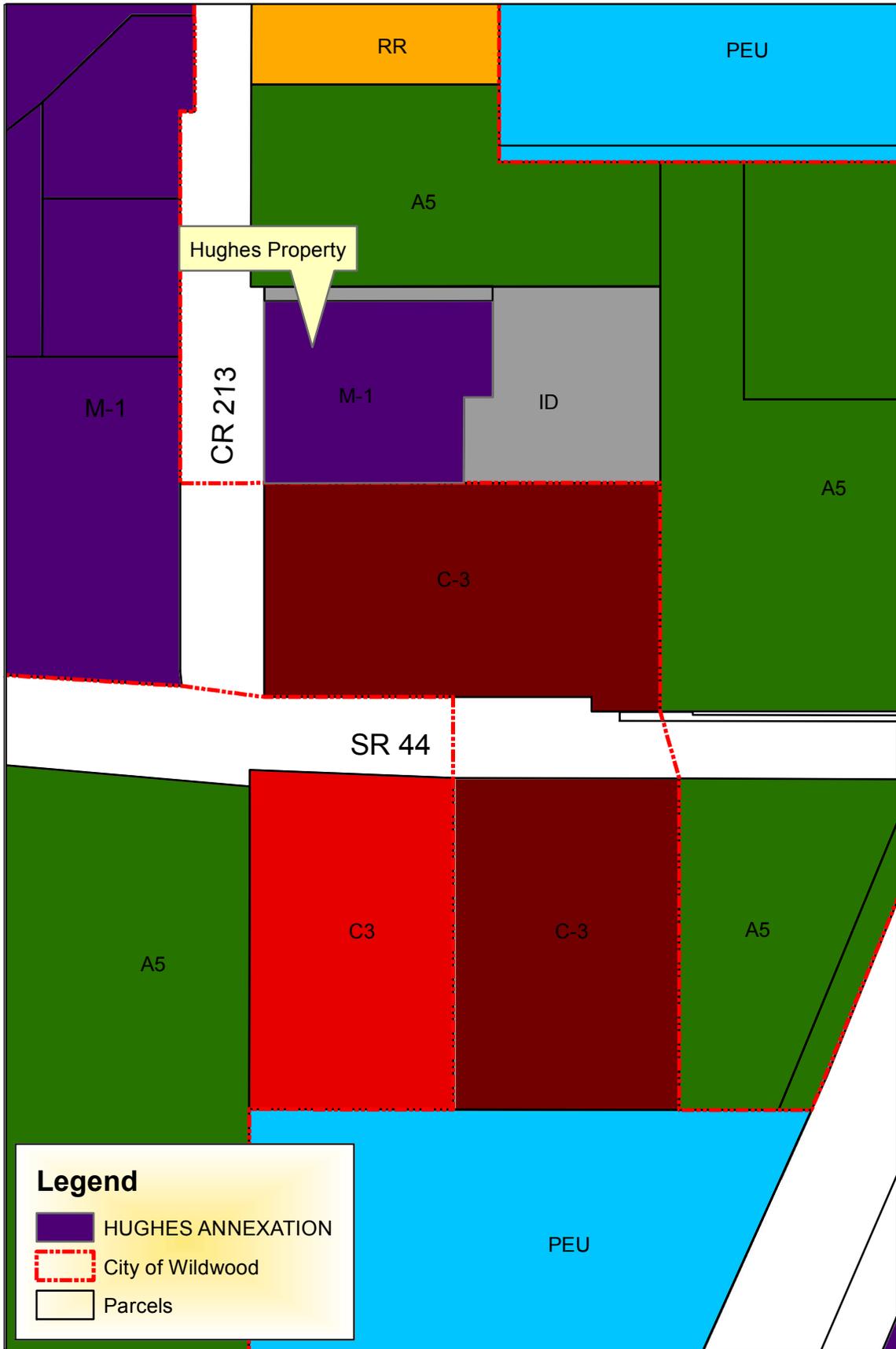
First Reading: \_\_\_\_\_

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

Approved as to form:

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

**Ordinance O2013-16**  
**Hughes Brothers Rezoning**  
**“Exhibit A”**  
**Proposed Zoning Map Designation**



I:\TermGIS\Maps\ProposedZoning - Hughes.mxd - 3/21/2013 10:25:23 AM - toner



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



Feet  
 0 100 200

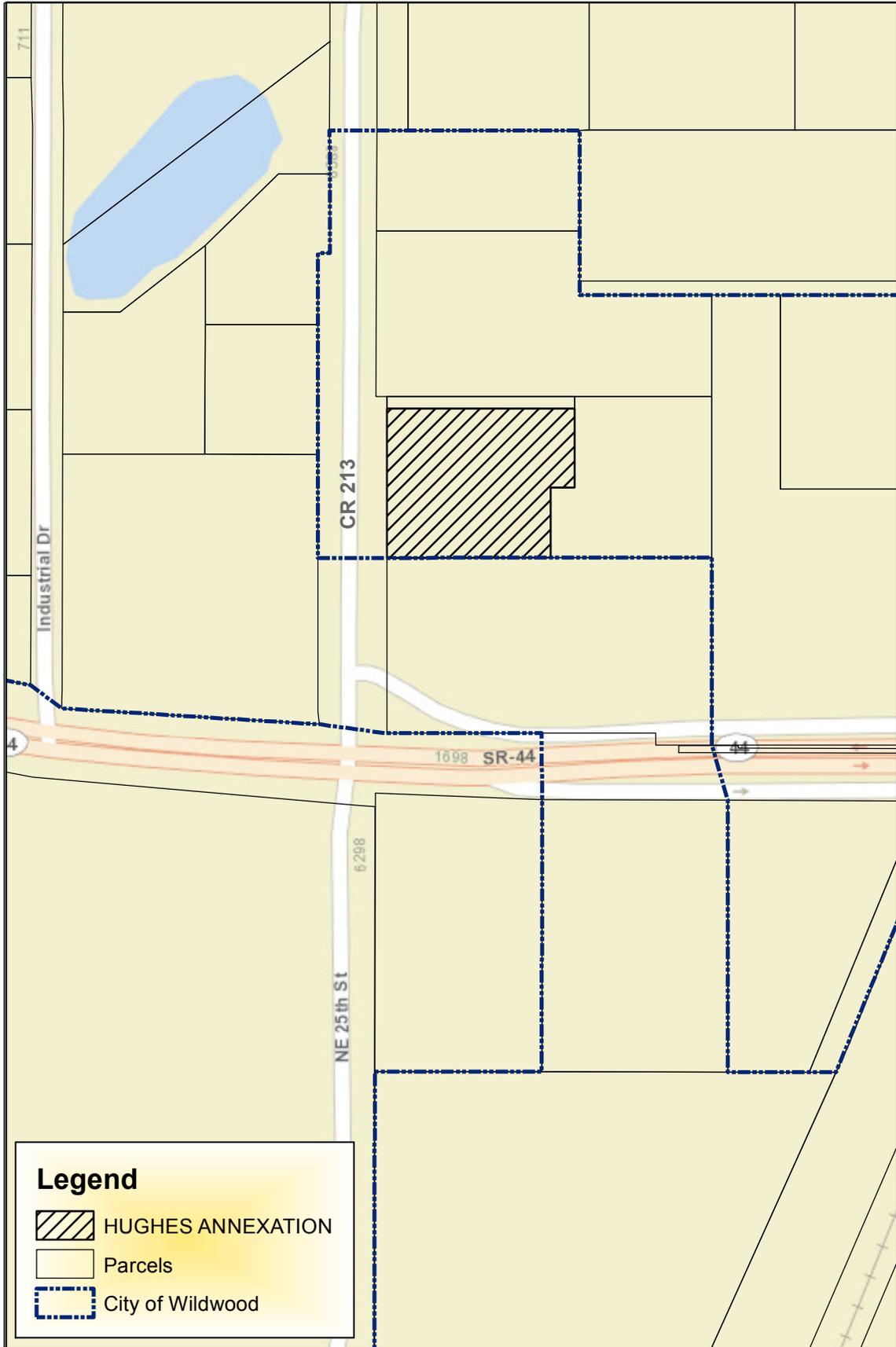
**PROPOSED ZONING**

Hughes Brothers  
 WILDWOOD, FLORIDA

MARCH 2013

Annexation

F:\TermGIS\Maps\Location\Location - Hughes.mxd - 2/18/2013 11:49:14 AM - taneal

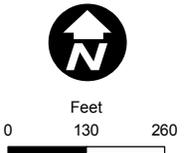


**Legend**

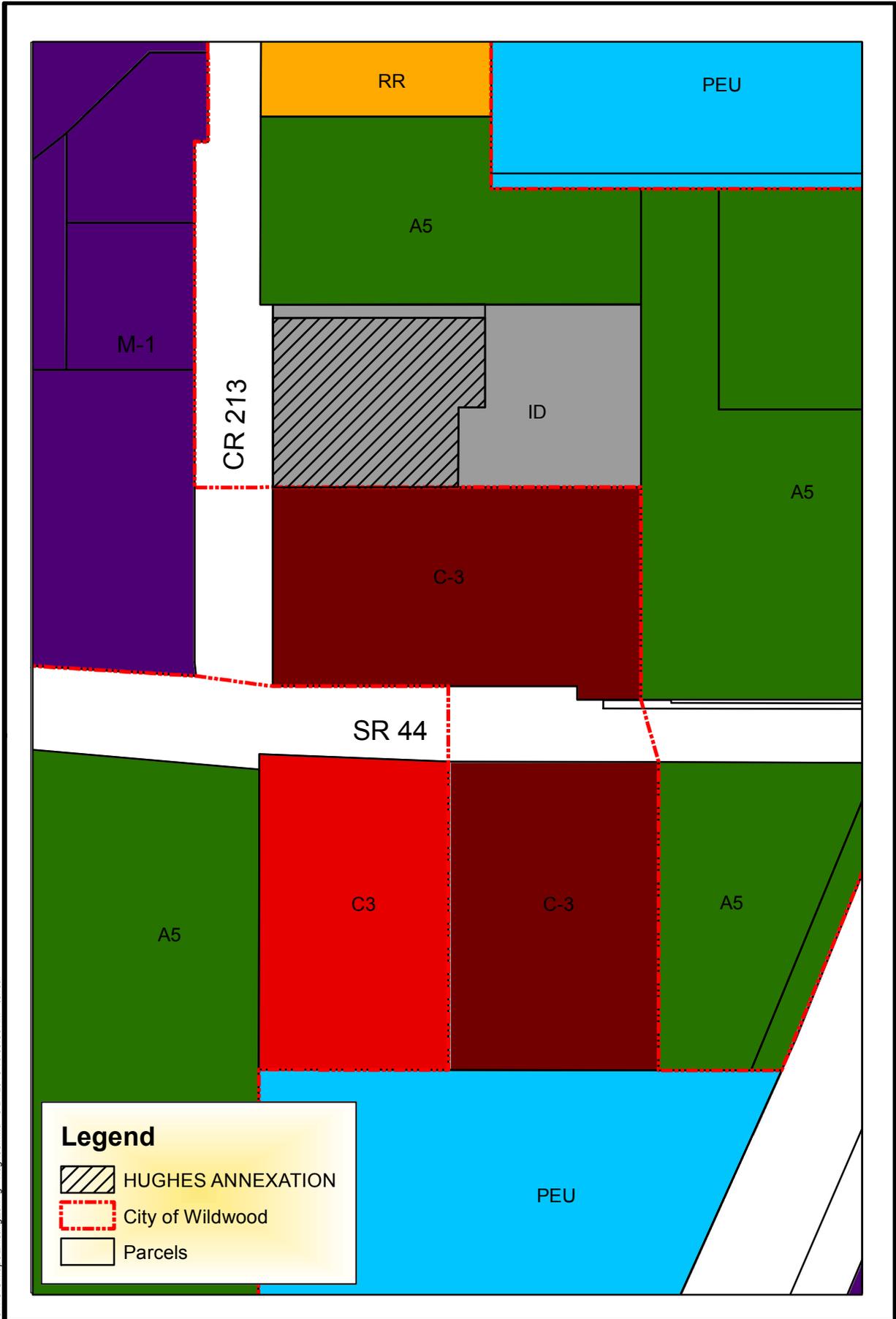
-  HUGHES ANNEXATION
-  Parcels
-  City of Wildwood



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



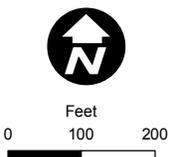
<b>LOCATION MAP</b>	
Hughes Brothers WILDWOOD, FLORIDA	
February 2013	Annexation



I:\TermGIS\Maps\ExistingZoning - Hughes.mxd - 3/27/2013 10:33:36 AM - tarheel



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



<b>EXISTING ZONING</b>	
Hughes Brothers WILDWOOD, FLORIDA	
March 2013	Annexation

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

**Case No:** SP 1303-06 – Providence II ALF at Turkey Run

**Owner:** Turkey Run, LLC

**Applicant:** Providence One Partners, LLC

**Parcels:** A portion of parcel G05=013

---

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 67,600 sq. ft. Assisted Living and Memory Care Facility with associated improvements and parking.

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

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

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, April 26, 2013.

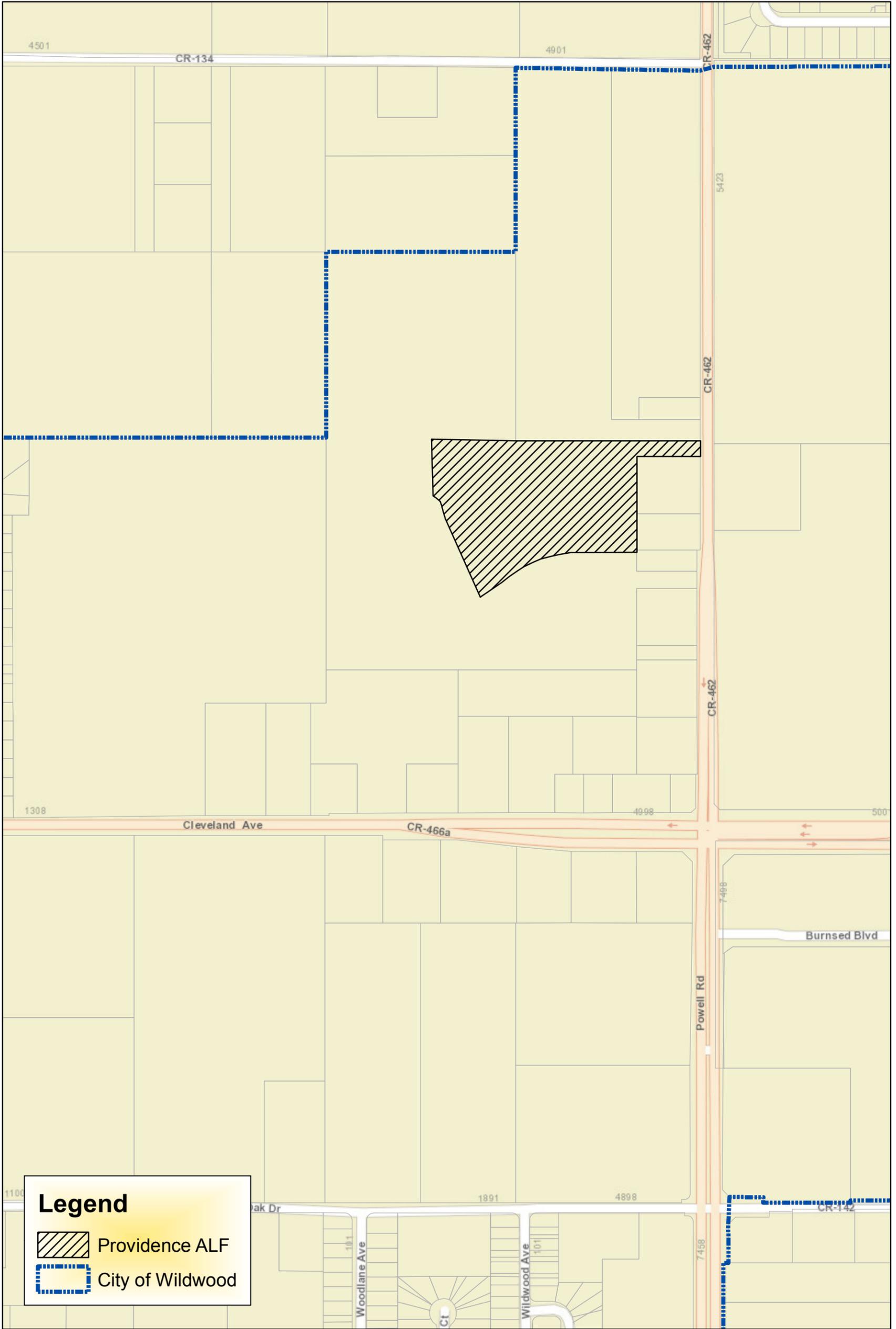


DATED: May 2, 2013

---

Melanie D. Peavy  
Development Services Director

I:\Terr\GIS\Maps\Location\Location - Providence ALF.mxd - 5/2/2013 2:26:25 PM - toneal



**Legend**

- Providence ALF
- City of Wildwood



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



Feet  
0 300 600

**PROVIDENCE ALF**

**WILDWOOD, FLORIDA**

MAY 2013

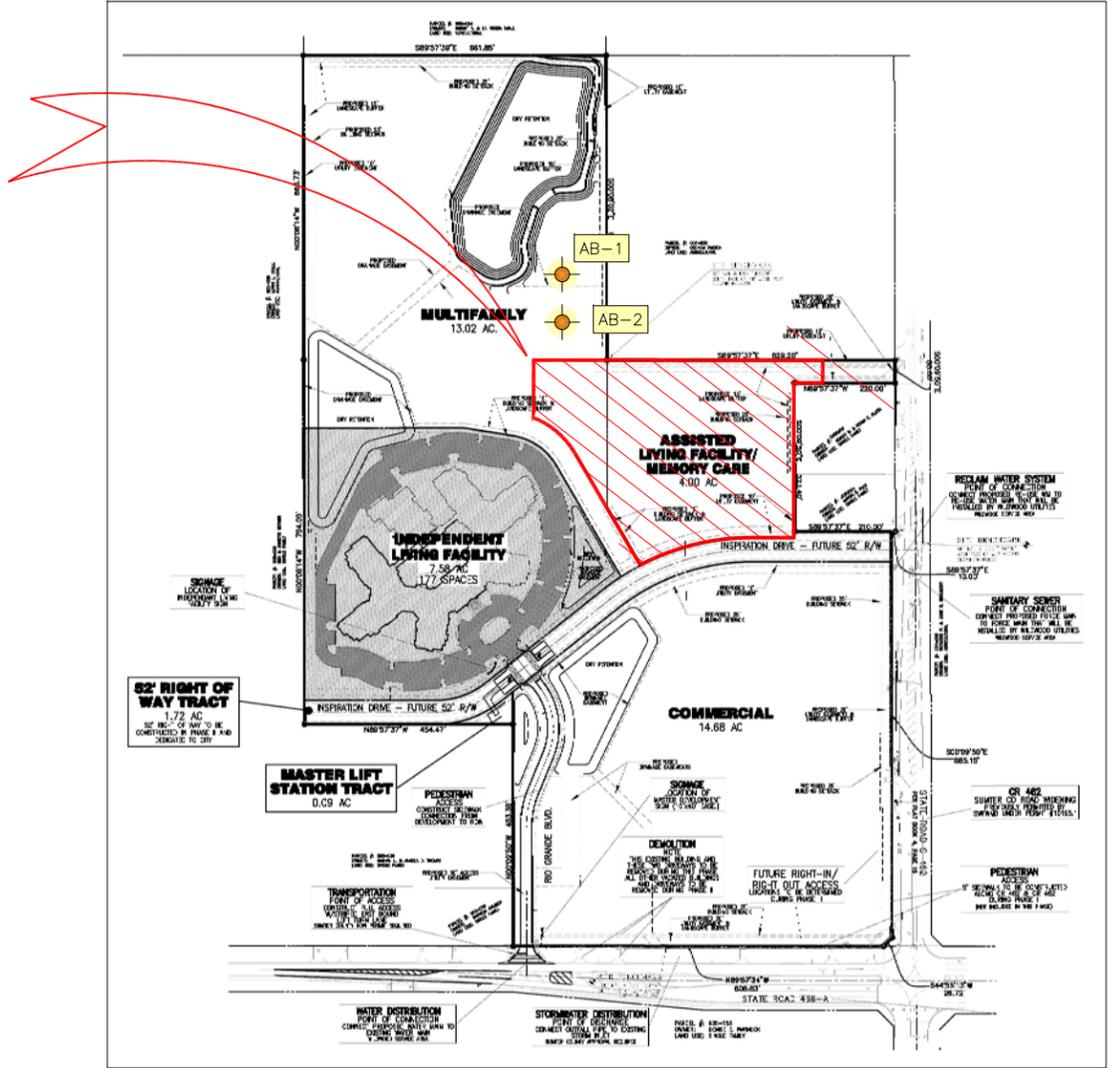
**LOCATION MAP**



Apr11, 2013-11:32am N:\Projects\2013\H1135004\PROJECT DOCUMENTS (Reports-Letters-Drafts to Clients)\cad\5004-plan.dwg



First Floor / Site Plan



THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

- APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING
- APPROXIMATE LOCATION OF AUGER BORING

Project Mngr:	AMS
Drawn By:	SW
Checked By:	AMS
Approved By:	AMS

Project No.	H1135004
Scale:	AS SHOWN
File No.	H1135004-4
Date:	4-11-13

**Terracon**  
Consulting Engineers and Scientists  
1675 LEE ROAD WINTER PARK, FLORIDA 32789  
PH. (407) 740-6110 FAX. (407) 740-6112

**BORING LOCATION PLAN**  
GEOTECHNICAL ENGINEERING SERVICES  
PROVIDENCE LIVING AT WILDWOOD  
SUMTER COUNTY, FLORIDA

EXHIBIT  
**A-4**

SUMTER COUNTY TAX PARCEL G05=160  
OWNERS: ELLIOT & WINNIE DIXON

SUMTER COUNTY TAX PARCEL G05=004  
OWNERS: DWIGHT A. & LA FREDIA SMALL

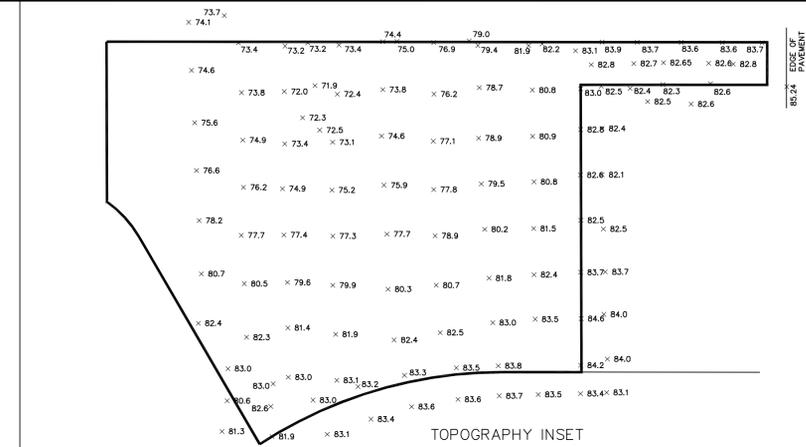
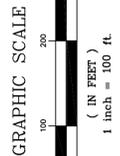
LEGEND

○ DENOTES FOUND 1 1/2" IRON PIPE WITH CAP STAMPED "LB 3778" EXCEPT WHERE NOTED OTHERWISE

□ DENOTES SET 5/8" IRON BAR WITH CAP STAMPED "LS4340" EXCEPT WHERE NOTED OTHERWISE

ABBREVIATIONS

ORB DENOTES OFFICIAL RECORDS BOOK  
PC DENOTES POINT OF CURVATURE  
PT DENOTES POINT OF TANGENCY  
NT DENOTES NON-TANGENT POINT



LEGAL DESCRIPTION - BY THIS SURVEY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 89°57'34" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 62.11 FEET; THENCE LEAVING SAID SOUTH LINE OF THE NORTHEAST 1/4 RUN NORTH 00°02'26" EAST 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD S-466-A; THENCE RUN NORTH 89°57'34" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD S-466-A FOR A DISTANCE OF 808.83 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°09'50" WEST 483.38 FEET; THENCE NORTH 89°57'37" WEST 454.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN NORTH 00°06'14" WEST ALONG SAID WEST LINE A DISTANCE OF 645.08 FEET TO A POINT; THENCE CONTINUE NORTH 00°06'14" WEST ALONG SAID WEST LINE 149.01 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE CONTINUE NORTH 00°09'50" WEST ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 663.73 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN SOUTH 89°57'39" EAST ALONG SAID NORTH LINE 661.85 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN SOUTH 00°08'02" EAST ALONG SAID EAST LINE 663.73 FEET FOR A POINT OF BEGINNING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN SOUTH 89°57'37" EAST ALONG SAID NORTH LINE 629.20 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD S-462, ACCORDING TO BRIARWOOD, AS RECORDED IN PLAT BOOK 4, PAGE 16 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 00°09'50" EAST ALONG SAID WEST RIGHT OF WAY LINE 50.00 FEET TO THE NORTH LINE OF LOT 5 OF AFORESAID PLAT OF BRIARWOOD; THENCE NORTH 89°57'37" WEST ALONG SAID NORTH LINE 220.00 FEET TO THE WEST LINE OF SAID PLAT OF BRIARWOOD; THENCE SOUTH 00°09'50" EAST ALONG SAID WEST LINE 337.40 FEET TO THE NORTH LINE OF THE 52.00 FEET WIDE ACCESS EASEMENT / FUTURE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 2433, PAGE 223, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 89°57'37" WEST ALONG SAID NORTH LINE 92.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 526.00 FEET AND A CENTRAL ANGLE OF 33°02'25"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE OF THE 52.00 FEET WIDE ACCESS EASEMENT / FUTURE RIGHT OF WAY AN ARC DISTANCE OF 303.32 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2433, PAGE 304, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE OF THAT CERTAIN PARCEL THE FOLLOWING TWO (2) COURSES: NORTH 30°16'35" WEST 281.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.50 FEET AND A CENTRAL ANGLE OF 24°31'11"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 57.13 FEET TO A POINT; THENCE LEAVING AFORESAID EASTERLY LINE RUN NORTH 00°08'02" WEST 187.86 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 5; THENCE SOUTH 89°57'37" EAST ALONG SAID NORTH LINE 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 5.13 ACRES, MORE OR LESS.

SURVEY REPORT

- 1. THE BOUNDARY AND TOPOGRAPHY SURVEY REPRESENTED HEREON WAS PREPARED BY THOMAS L. CONNER, FLORIDA LICENSED SURVEYOR AND MAPPER LS4340, 5424 SOUTH BRACKEN COURT, WINTER PARK, FLORIDA 32792. THIS SURVEY AND THE DESCRIPTION SHOWN HEREON ARE BASED ON A PARENT TRACT SURVEY BY TINKLEPAUGH SURVEYING SERVICES, INC. DATED 5-19-2011, A COPY OF WHICH WAS SUPPLIED BY THE OWNER TO THE UNDERSIGNED. THE TINKLEPAUGH SURVEY WAS HELD AS RECOVERED IN THE FIELD IN ORDER TO MATCH PARENT TRACT DESCRIPTION AND THE INTENT OF THE ASSOCIATED EASEMENTS RECORDED IN CONJUNCTION WITH THE DEVELOPMENT OF THE PARENT TRACT.
- 2. THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2013.
- 3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. NEITHER THIS SITE NOR ADJACENT PROPERTIES WERE ABSTRACTED FOR ADJOINING DESCRIPTION, RIGHTS OF WAY, EASEMENTS AND OTHER ENCUMBRANCES FOR THIS SURVEY BY THE UNDERSIGNED. THERE MAY BE ADDITIONAL EASEMENTS, RIGHTS OF WAY AND / OR OTHER RESTRICTIONS, BOTH RECORDED AND NOT RECORDED IN THE PUBLIC RECORDS THAT AFFECT THIS SITE.
- 4. BEARINGS ARE BASED THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING ASSUMED 500°09'50"E ACCORDING TO THE PARENT TRACT LEGAL DESCRIPTION AS PROVIDED TO THE UNDERSIGNED.
- 5. NO UNDERGROUND FACILITIES, INCLUDING FOOTERS AND UTILITIES WERE LOCATED FOR THIS SURVEY. THIS SURVEY DOES NOT REPRESENT ANY BURIED UTILITIES ON SITE, NOR THAT ANY PRESCRIPTIVE OR RECORDED EASEMENTS FOR SUCH HAVE BEEN SHOWN HEREON. OTHER THAN AS SHOWN, THERE WAS NO OBSERVED EVIDENCE OF UTILITIES ON THE SUBJECT FEE SIMPLE PARCEL.
- 6. PAVEMENT MARKINGS AND OTHER SYMBOLS SHOWN HEREON ARE GRAPHIC REPRESENTATIONS AND MAY NOT REFLECT THE EXACT SIZE OR LOCATION OF THE FEATURE IN THE FIELD.
- 7. BY A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 120296 0075 B DATED EFFECTIVE MARCH 15, 1982, THIS SITE LIES WITHIN ZONE "c", AREAS OF MINIMAL FLOODING.
- 8. THE TOTAL LAND AREA OF THE FEE SIMPLE PARCEL IS 4.0 ACRES, MORE OR LESS.
- 9. THE STREET ADDRESS OF THE PARENT TRACT IS 5869 E C-462, WILDWOOD, FLORIDA, ACCORDING TO THE SUMTER COUNTY PROPERTY APPRAISER ON-LINE DATA BASE. THE ROAD NAME ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IS STATE ROAD S-462 ALSO KNOWN AS COUNTY ROAD 462 E.
- 10. AT THE REQUEST OF THE CLIENT, VERTICAL DATUM IS THE SAME AS USED IN THE ORIGINAL OVERALL TOPOGRAPHY SURVEY BY TINKLEPAUGH SURVEYING SERVICES, INC. AS SUPPLIED TO THE UNDERSIGNED. THE TWO SITE BENCHMARKS FROM THAT SURVEY ARE SHOWN HEREON AND PURPORTED TO BE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ACCORDING TO SAID SURVEY.
- 11. THE DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 2433, PAGE 223 WAS PROVIDED TO THE UNDERSIGNED FOR A PREVIOUS SURVEY OF ADJOINING PROPERTY. THE EASEMENT AREAS DEFINED IN THIS DOCUMENT HAVE BEEN GRAPHICALLY DEPICTED HEREON. THE DOCUMENT FURTHER DEFINES EASEMENTS IN BLANKET FORM FOR USES SUCH AS VEHICULAR ACCESS OVER PAVED AREAS AND PEDESTRIAN ACCESS OVER WALKWAY AREAS THAT ARE NOT GRAPHICALLY DEPICTED HEREON. THE DOCUMENT ALSO STATES THAT THE 52.00' RIGHT OF WAY IS AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS UNTIL SUCH TIME THAT THE RIGHT OF WAY IS DEDICATED OR CONVEYED TO THE CITY OF WILDWOOD, FLORIDA.
- 12. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE RULE 5J-17.05, PURSUANT TO FLORIDA STATUTE CHAPTER 472.
- 13. THE SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MA

*Thomas L. Conner*

THOMAS L. CONNER  
FLORIDA LICENSED SURVEYOR AND MAPPER NUMBER LS4340



THOMAS L. CONNER, PSM SURVEY AND MAPPING CONSULTANT 5424 SOUTH BRACKEN COURT WINTER PARK, FLORIDA 32792-9405 TELEPHONE: (407) 657-1576 EMAIL: MAIL@THOMASCONNER.COM	FLORIDA LICENSED SURVEYOR AND MAPPER BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS LICENSE NUMBER LS0004340
BOUNDARY SURVEY ASSISTED LIVING FACILITY - MEMORY CARE TURKEY RUN P.U.D. SUMTER COUNTY, FLORIDA PREPARED FOR PROVIDENCE INDEPENDENCE INVESTORS II, LLC	RECONFIGURED PARCEL REVISION DESCRIPTION TC BY
DATE 1/29/13 SCALE 1" = 100' DRAWING 20528BND3 PROJECT 20528	1 2/7/13 REVISION DATE
1 OF 1 SHEET NUMBER	