



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 January 7th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the December 3rd, 2013
Planning & Zoning Board/Special Magistrate
meeting.

2. **OLD BUSINESS:**

NONE

3. **NEW BUSINESS:**

RZ 1311-01 Acorn 209 Parcel (Parcel C13=109)
Rezoning approval from County A-5 (Agricultural 5
acres per house) to City R-1 (Low Density Residential).

RZ 1312-01 Markley (Parcel G06L086)
Rezoning approval from City C-1 (General Commercial -
Downtown) to City R-3 (Medium Density Residential).

**SP 1312-01 Traffic Control Products of Florida
(Parcel Numbers: F12W00P3A and F12W00P3C)**
Site Plan approval of 4,800 sq. ft. office and shop
building with related improvements.

**SP 1312-02 Triumph South Improvement Plan (Plat)
(Parcel Numbers: D32=040, D32=136, and D32=140)**
Improvement Plan approval (plat process) for the
Triumph South Plat for 94 single family homes with
related infrastructure.

AGENDA
January 7th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

**RZ 1312-03 Lakeside Landings PD Modification
(Parcel D21=003, et. al.)**
Modification to Planned Development Ordinance
O2013-37 amending certain lot setback requirements.

4. FORUM

5. ADJOURNMENT:

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

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

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

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

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

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

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

Old Business:

NONE

New Business:

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

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

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

The Special Magistrate asked a few clarifying questions regarding public comment on the project (there was none) as well as landscaping and tree requirements for the project, which Mr. McHugh addressed.

Special Magistrate: Is the City Engineer present?

Gene Losito, Kimley-Horn and Associates, stepped forward to address the project.

Special Magistrate: Mr. Losito, I understand that you've reviewed the project in relation to the requirements under section 4.4 of the Land Development Regulations (LDRs)?

Gene Losito: Yes.

Special Magistrate: And is the project in compliance with the requirements of section 4.4?

Gene Losito: Yes, it is.

Special Magistrate: Any outstanding questions or comments that have not been resolved?

Gene Losito: No, there are not.

Special Magistrate: Is the applicant present?

Chuck Hiott stepped forward to be sworn in and address the project at this time.

Special Magistrate: Please tell me a little bit about the project.

Mr. Hiott stated that the proposed building is a metal structure with the appropriate façade to meet the design district requirements, that will meet the windstorm requirements of the Florida Building Code as well as the City's Commercial Paint color requirements.

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

No one from the public stepped forward at this time.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP 1310-01 to the City Commission.

SP 1307-02 Oxford Oaks Improvement Plan (Plat of Parcel Numbers: D18=040, D18=064, D18=069, and portions of D18=068 and D18=041)
Improvement Plan approval (Plat Process) for Phase 1 for the first 247 units of a 542 unit residential subdivision with related improvements.

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

The Special Magistrate asked a few clarifying questions regarding the project and the different phases which have already come before the board, which Mr. McHugh addressed. The Special Magistrate asked that staff ensure that appropriate language exists, either in the planned development or the homeowner's association documents

and restrictive covenants, that gives the City the option to maintain the common areas at the homeowner's expense, should the association fail so to do. Mr. McHugh stated that he was fairly certain the language existed in the planned development ordinance already; however, he would ensure that the language is put into the appropriate document(s) prior to final approval.

There was also additional discussion at this time regarding roadway access and future roadway improvements, which Mr. McHugh clarified.

Special Magistrate: City Engineer?

Gene Losito stepped forward to address the project. All outstanding comments have been addressed, and the project meets the requirements of section 5.5 of the LDRs.

Special Magistrate: Is the applicant here to address the project?

Jeff Head stepped forward to be sworn in, then addressed the project.

The Special Magistrate had questions regarding grading deviations, utilities, and utility easements, which Mr. Head addressed. Mr. Head advised that mass grading was already underway, and home site construction to begin roughly in second quarter 2014; sidewalks were addressed through the planned development process. The development will be golf-cart accessible.

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

No one from the public stepped forward at this time.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information being provided as required in section 5.5 of the LDRs, I recommend approval of the Improvement Plan to the City Commission for case number SP 1307-02.

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 3:18 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 1311-01

Parcel Number(s): A portion of parcel C13=109

Property Location: Southwest of the intersection of C-466 and C-209

Owner: Joe Nisbett, Acorn Investments, LLC

Applicant: Joe Nisbett, Acorn Investments, LLC

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "A5" to City of Wildwood "R-1: Low Density Residential" for a portion of parcel C13=109. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1311-01).

Pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "R-1: Low Density Residential" should be granted based on the following criteria:

- (a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to "R-1: Low Density Residential" is consistent with the proposed Future Land Use Map designation of "LDR: Low Density Residential."
- (b) The existing land use pattern of the surrounding area;
The proposed rezoning is compatible with the current land use pattern of the surrounding area. The subject property is located to the southwest of the intersection of C-466 and C-209. The property is intended to be developed in the future, along with other parcels, as a residential use, which is consistent with existing development in the area.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
The amendment will not adversely affect public facilities and services. Currently, the City has potable water, and sanitary sewer capacity to accommodate the potential development. The area road network can adequately serve the increased traffic as a result of the rezoning. However, prior to site plan approval the project would be required to correct any deficiencies to public facilities and services should any be present at the time.
- (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 requires a City zoning designation.
- (e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. Prior to site plan approval, the project will be required to provide a Traffic Impact Study to ensure the increased traffic as a result of the project is safely managed.

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

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

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance Number O2014-02 (attached).**

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

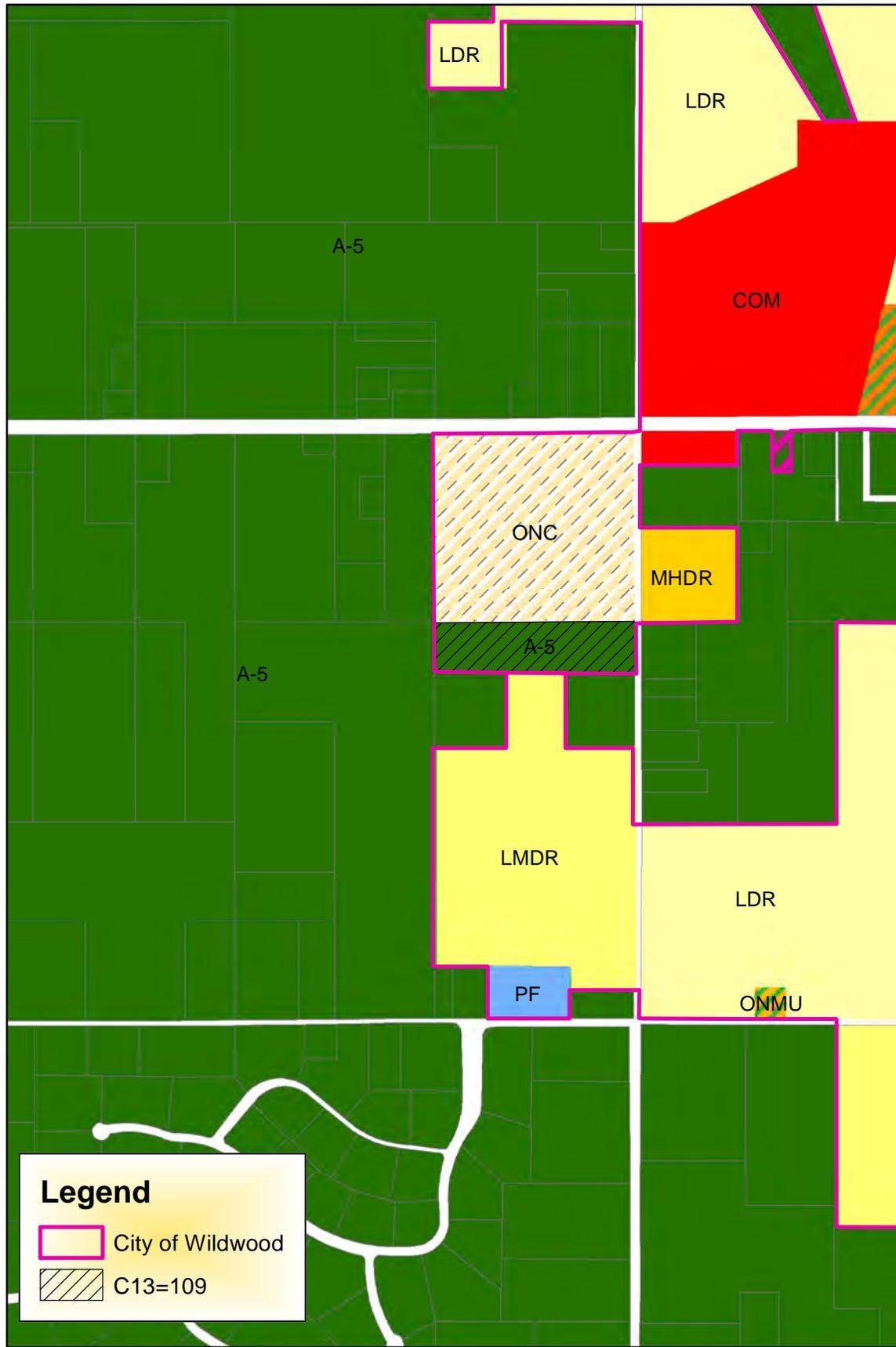
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on December 27, 2013.

DATED: December 30, 2013



Jason F. McHugh
Development Services Coordinator/ City Planner

A:\Terr\GIS\Maps\Existing & Proposed FLU\Existing FLU - Acorn.mxd - 12/13/2013 12:54:02 PM - tonaal

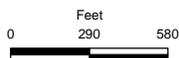


Legend

-  City of Wildwood
-  C13=109



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



**C13=109
 ACORN**

WILDWOOD, FLORIDA

DECEMBER 2013

EXISTING ZONING

ORDINANCE NO. O2014-02

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

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

Parcel C13=109
Acorn 209 Parcel
1.5 acres +/-

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 67.05 FEET; THENCE NORTH 90°00'00" WEST 28.70 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 209 AND THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD NUMBER 466; THENCE SOUTH 00°10'23" EAST ALONG AFOREMENTIONED RIGHT-OF-WAY LINE 1538.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°52'08" WEST 1306.99 FEET TO THE WEST LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG SAID WEST LINE RUN SOUTHERLY 50 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH 1/2 OF NORTH 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN EASTERLY 1307 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 209; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN NORTHERLY TO THE POINT OF BEGINNING.

CONTAINING 1.50 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County "A5: Agricultural" to City of Wildwood "R-1: Low 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 _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

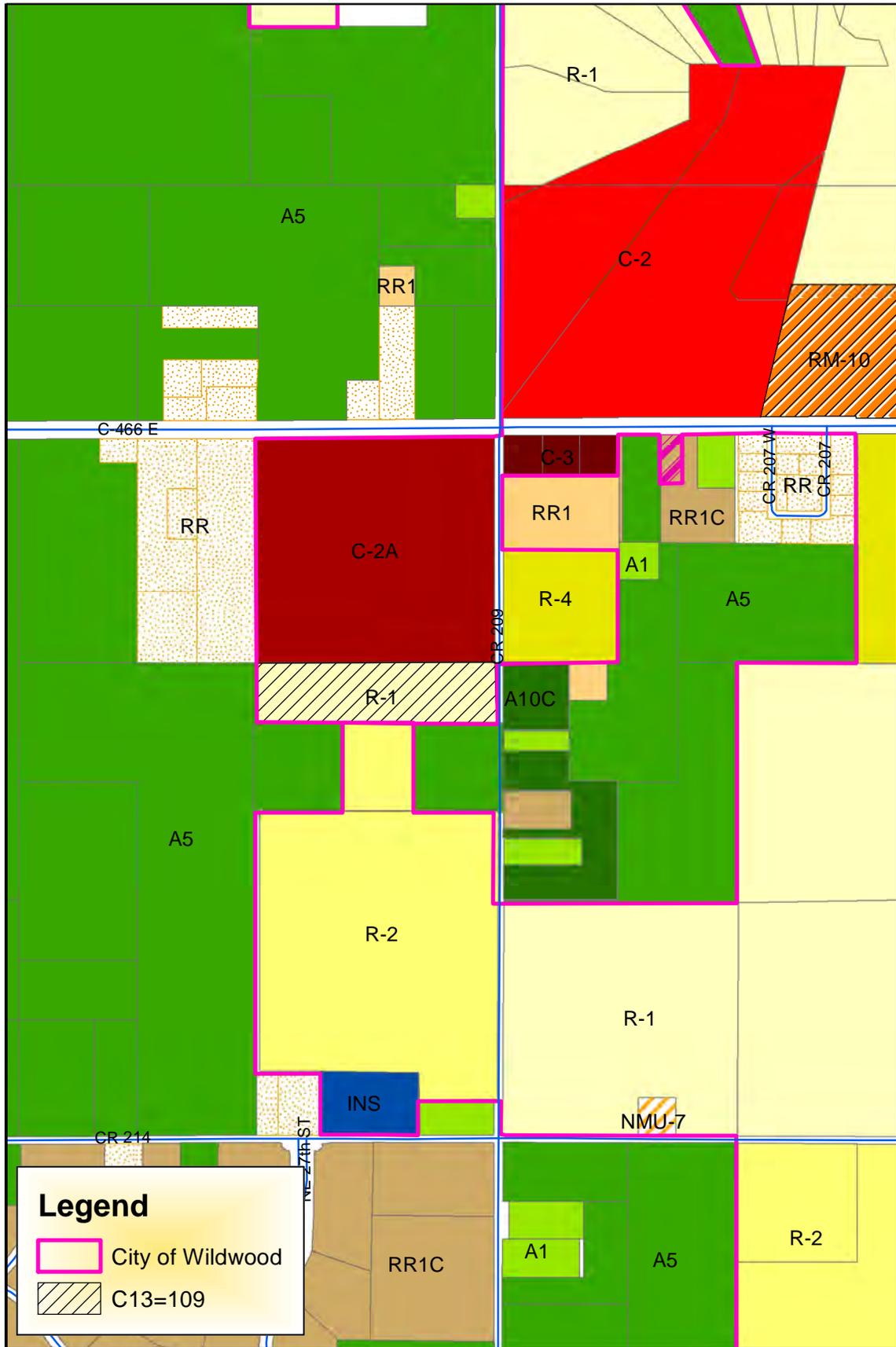
Ordinance O2014-02

“Exhibit A”

C13=109 (Acorn 209 Parcel)

Proposed Zoning Map Designation

F:\Terr\GIS\Maps\Existing & Proposed Zoning\Proposed Zoning - Acorn.mxd - 12/12/2013 2:49:13 PM - toneseal



Legend

-  City of Wildwood
-  C13=109



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



0 Feet 290 580

C13=109 ACORN	
WILDWOOD, FLORIDA	
DECEMBER 2013	PROPOSED ZONING

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1312-01

Parcel Number(s): G06L086

Property Location: Northwest corner of Oxford and Gamble streets in Downtown

Owner: Kent W. Markley and Pamela Markley, co-trustees of the Kent W. Markley Trust.

Applicant: Kent Markley

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from City of Wildwood "C-1: General Commercial - Downtown" to City of Wildwood "R-3: Medium Density Residential" for parcel G06L086. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1312-01).

Pursuant to Subsection 3.3(B)(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:

- (a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to "R-3: Medium Density Residential" is consistent with the proposed Future Land Use Map designation of "MDR: Medium Density Residential."
- (b) The existing land use pattern of the surrounding area;
The proposed rezoning is compatible with the current land use pattern of the surrounding area. The subject property is located immediately northeast of City Hall at the intersection of Gamble and Oxford Streets in the central core of the City. The property is intended to be converted to a duplex and is consistent with development pattern in the City's Downtown area which consists of a mix of residential, commercial, and institutional uses.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
The rezoning of the property will not adversely affect public facilities and services. The impact to public facilities and services that may occur as a result of this amendment is considered *de minimis*.
- (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The rezoning is necessary to accommodate the proposed use of the property. The existing residence is a legal nonconforming use of the property. The applicant's proposal to convert the residence to a duplex requires a rezoning of the property. The R-3 zoning district is appropriate based on the current and intended future use of the property.
- (e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. Should the property be converted to a duplex as intended, the consequential traffic impacts would be insignificant.

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

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

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance Number O2014-04 (attached).**

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

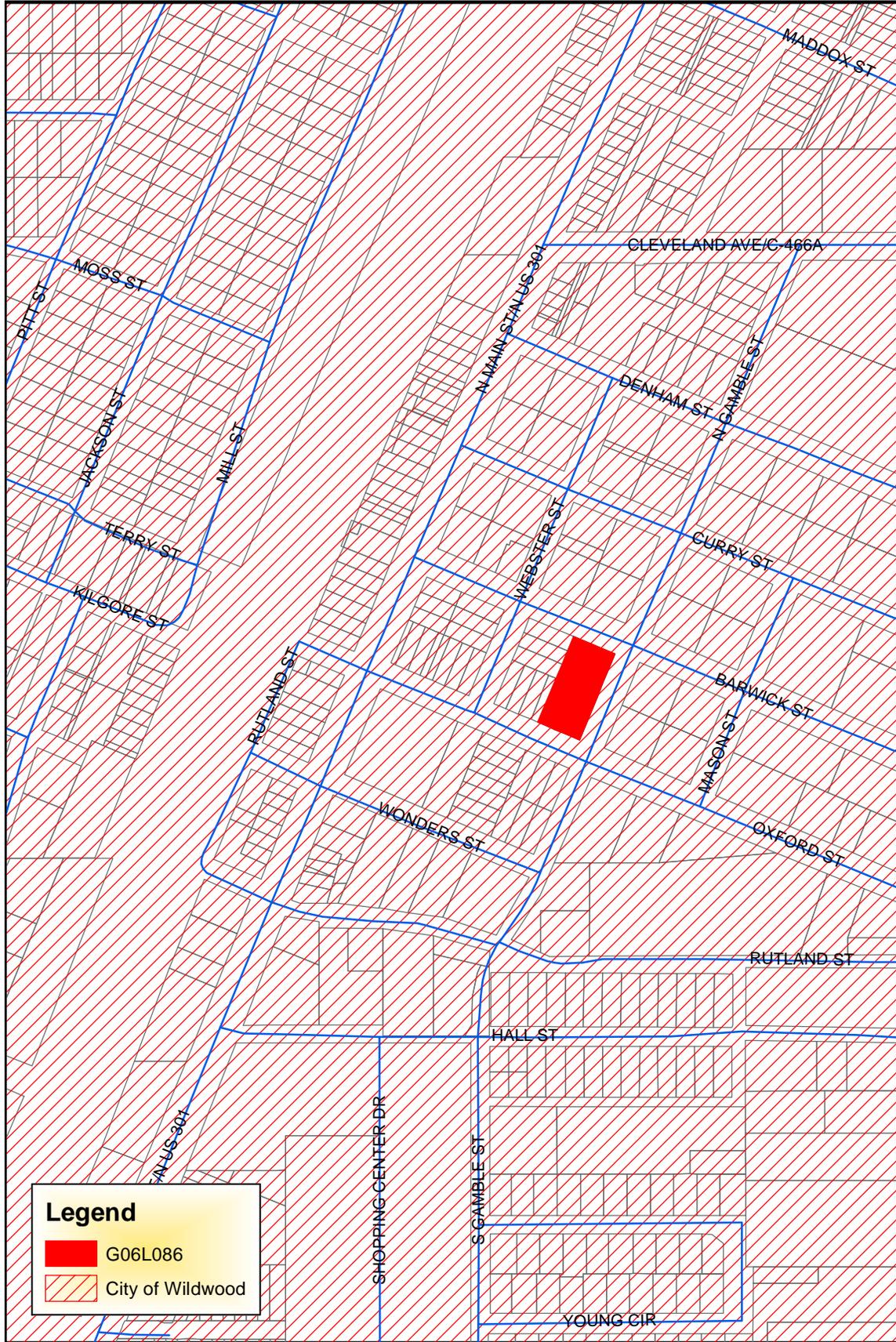
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on December 27, 2013.

DATED: December 30, 2013



Jason F. McHugh
Development Services Coordinator/ City Planner

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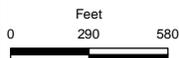


Legend

- G06L086
- City of Wildwood



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



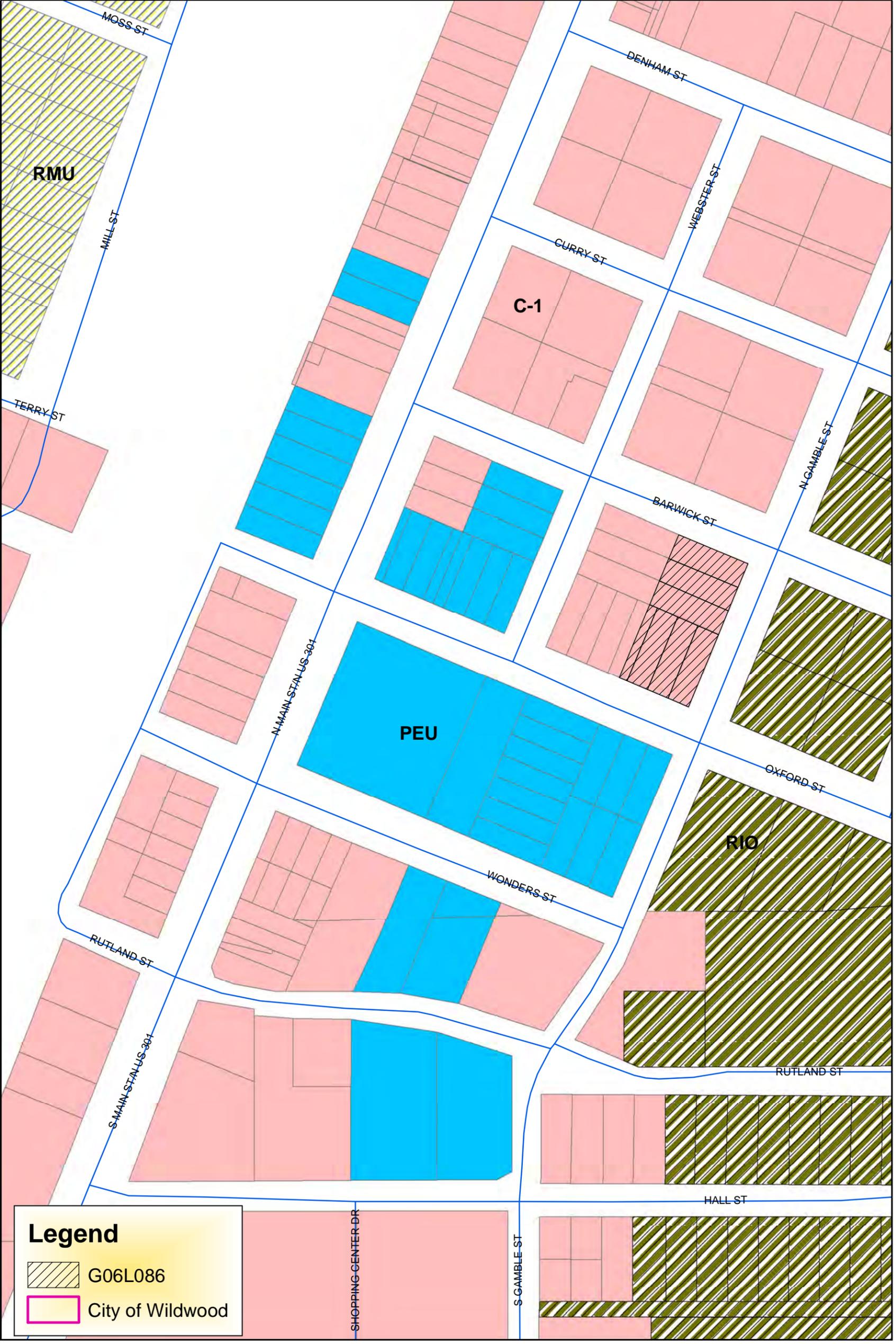
**PIN G06L086
 MARKLEY PROPERTY**

WILDWOOD, FLORIDA

DECEMBER 2013

LOCATION MAP

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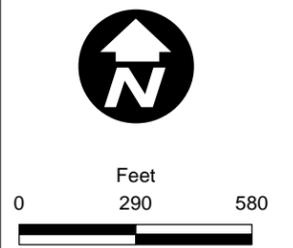


Legend

- G06L086
- City of Wildwood



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



**G06L086
 MARKLEY**

WILDWOOD, FLORIDA

DECEMBER 2013 EXISTING ZONING

ORDINANCE NO. O2014-04

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

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

Parcel G06L086
Markley Property
0.45 acres +/-

Legal Description:

**LOTS 1 3 5 10 11 12 13 BLK 13 LESS 3 FT OFF W SIDE LOT 10 BLK 13
CITY OF WILDWOOD**

This property is to be reclassified from City "C-1: General Commercial - Downtown" to City of Wildwood "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 _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST:

Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

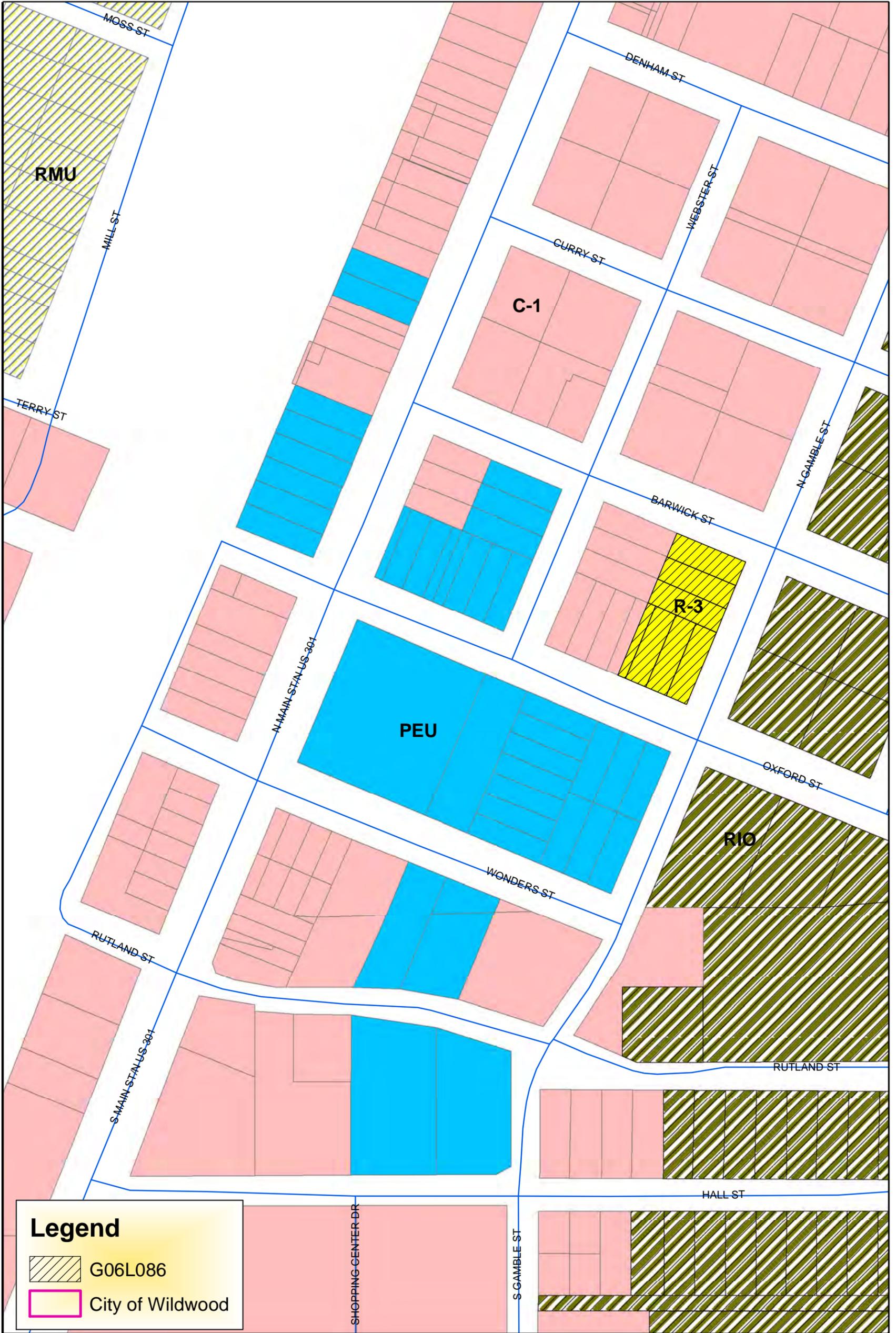
Ordinance O2014-04

“Exhibit A”

G06L086 (Markley)

Proposed Zoning Map Designation

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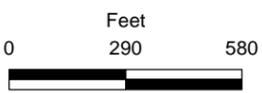


Legend

-  G06L086
-  City of Wildwood



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100 North Main Street
Wildwood, FL 34485
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**G06L086
MARKLEY**

WILDWOOD, FLORIDA

DECEMBER 2013

PROPOSED ZONING

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1312-01 Traffic Control Products of Florida

Owner: KCDC of Tampa, Inc.

Applicant: Thomas Wasielewski

Parcels: F12W00P3A and F12W00P3C

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 4,800 sq. ft. office and shop building with related improvements.

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

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

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

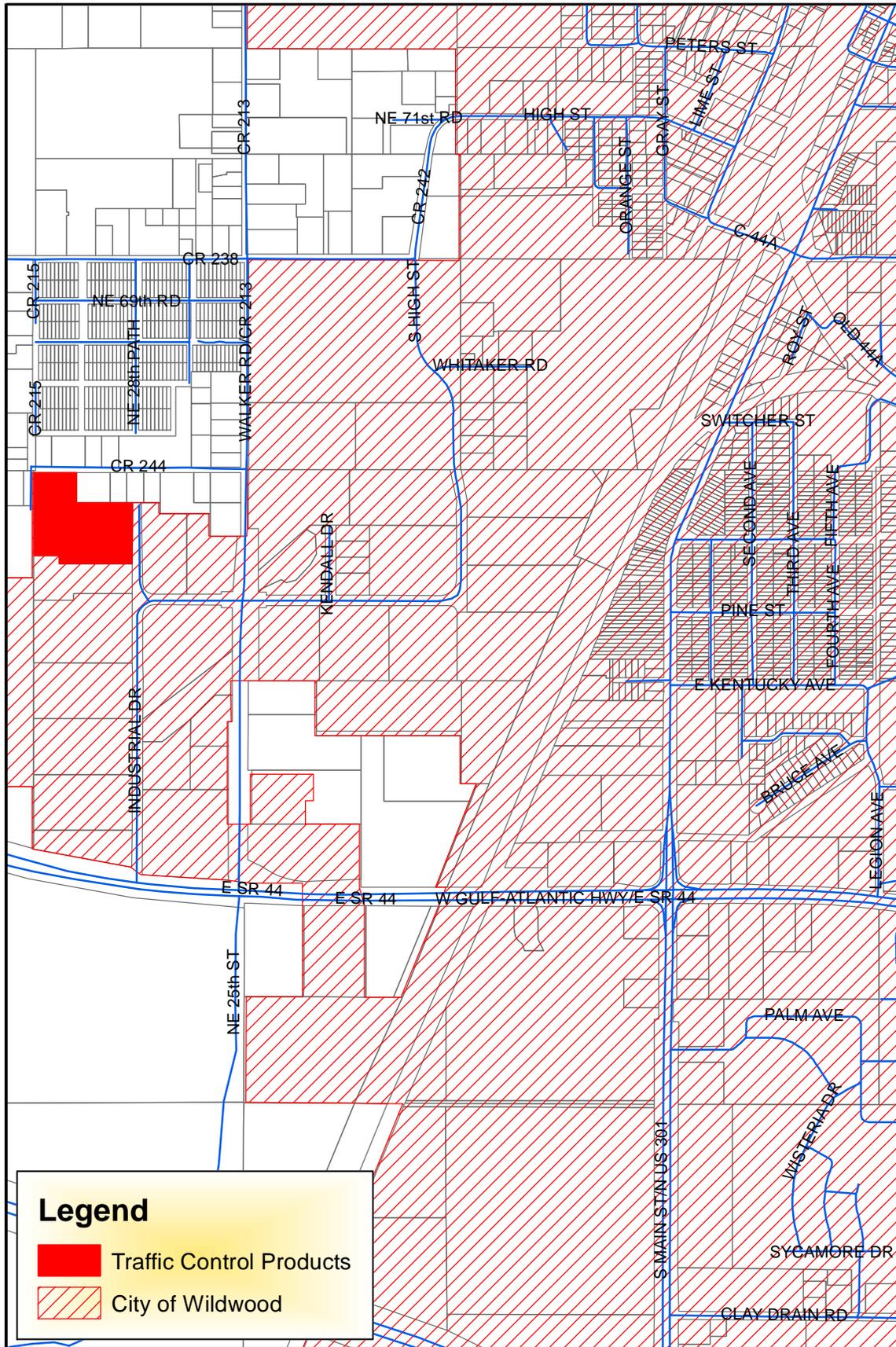
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, December 27, 2013.

DATED: January 3, 2014



Jason McHugh
Development Services Coordinator/City Planner

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Legend

- Traffic Control Products
- City of Wildwood



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



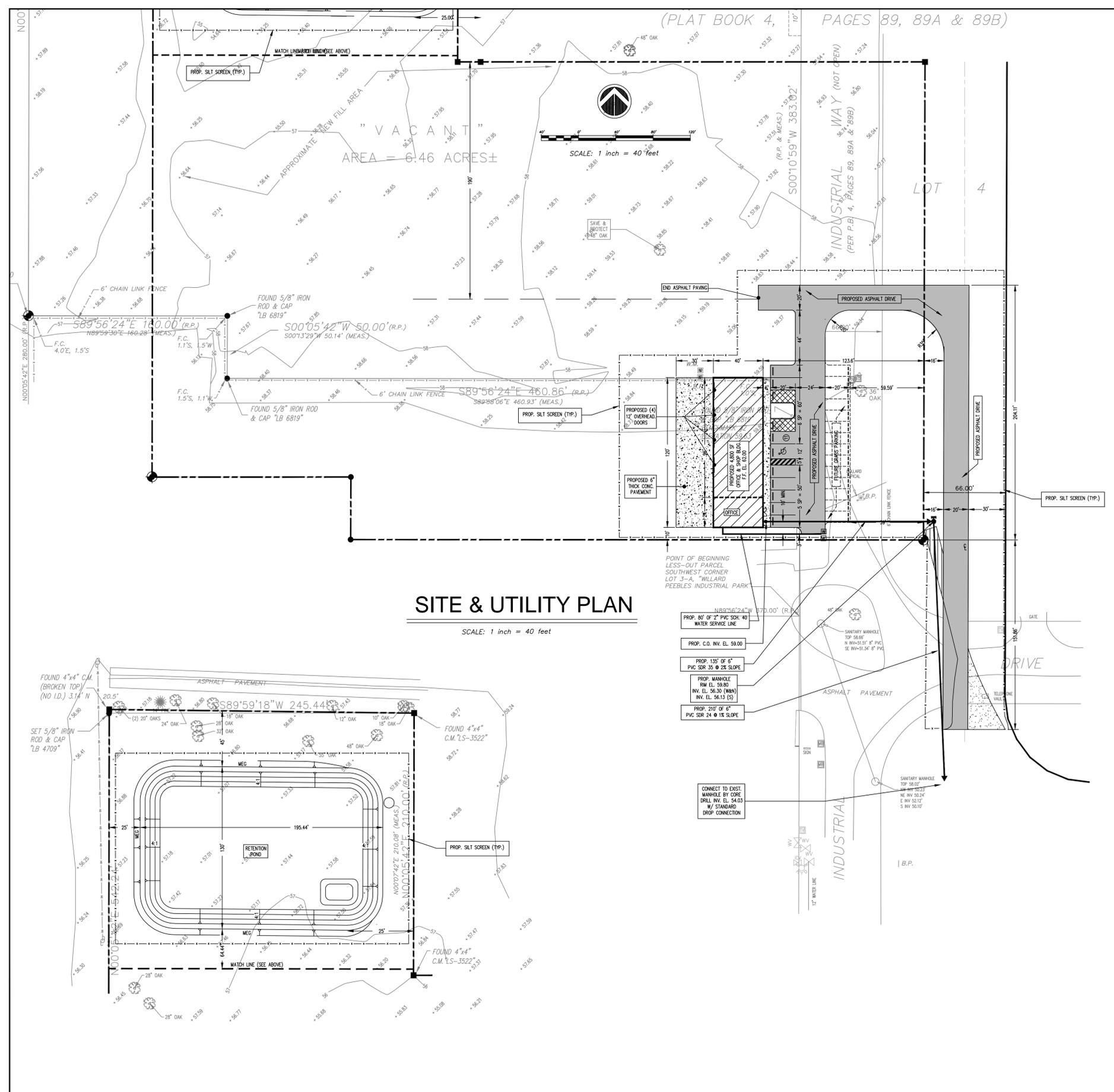
0 Feet 290 580

TRAFFIC CONTROL PRODUCTS

WILDWOOD, FLORIDA

DECEMBER 2013

LOCATION MAP



GENERAL NOTES

- GRAVITY SEWER PIPE MATERIALS ARE SPECIFIED AS FOLLOWS:
 1. DUCTILE IRON (DI) PIPE, 48\"/>
- GRAVITY SEWER SYSTEM:
 1. THE CONTRACTOR SHALL LAY EACH PIPE TO LINE AND GRADE, FORMING A CLOSE CONCRETE JOINT WITH THE ADJACENT PIPE. AN ADDITIONAL 1/2\"/>
- DEFLECTION TEST (MANHOLE TEST):
 1. AFTER THE COMPLETION OF ALL MANHOLE OPERATIONS ON A SECTION OF SEWER MAIN, A DEFLECTION TEST SHALL BE CONDUCTED TO DETERMINE THE DEFLECTION OF THE SEWER MAIN. A DEFLECTION TEST SHALL BE CONDUCTED ON EACH SECTION OF SEWER MAIN HAVING A DIAMETER OF 18\"/>

TABLES:

CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL GENERAL NOTES	SCALE: S-01 1 OF 5
CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL SANITARY SEWER GENERAL NOTES	SCALE: S-02 2 OF 5
CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL SANITARY SEWER GENERAL NOTES	SCALE: S-03 3 OF 5
CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL SANITARY SEWER GENERAL NOTES	SCALE: S-04 4 OF 5
CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL SANITARY SEWER GENERAL NOTES	SCALE: S-05 5 OF 5
CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL MANHOLE CONNECTION	SCALE: S-13 1 OF 1
CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL PRECAST CONCRETE MANHOLE LESS THAN 9' DEPTH	SCALE: S-15 1 OF 1
CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL MANHOLE SUBROUT (8\"/>	SCALE: S-18 1 OF 1
CITY OF WILMWOOD 140 NORTH MAIN STREET WILMWOOD, FLORIDA 32091 (904) 330-1300	DATE: 03-24-11	CITY OF WILMWOOD SEWER DETAIL CONCRETE ENCASMENT	SCALE: S-21 1 OF 1

H.T.M.	NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX	DATE	REVISION	BY	APPLICANT
E.V.					
H.T.M.					
H.T.M.					

THOMAS WASIELEWSKI, OWNER
 TRAFFIC CONTROL PRODUCTS OF FLORIDA
 5514 CARMACK ROAD
 TAMPA, FLORIDA 33610
 PHONE: (813) 621-8484

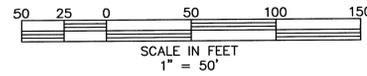
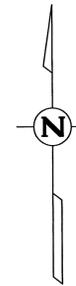
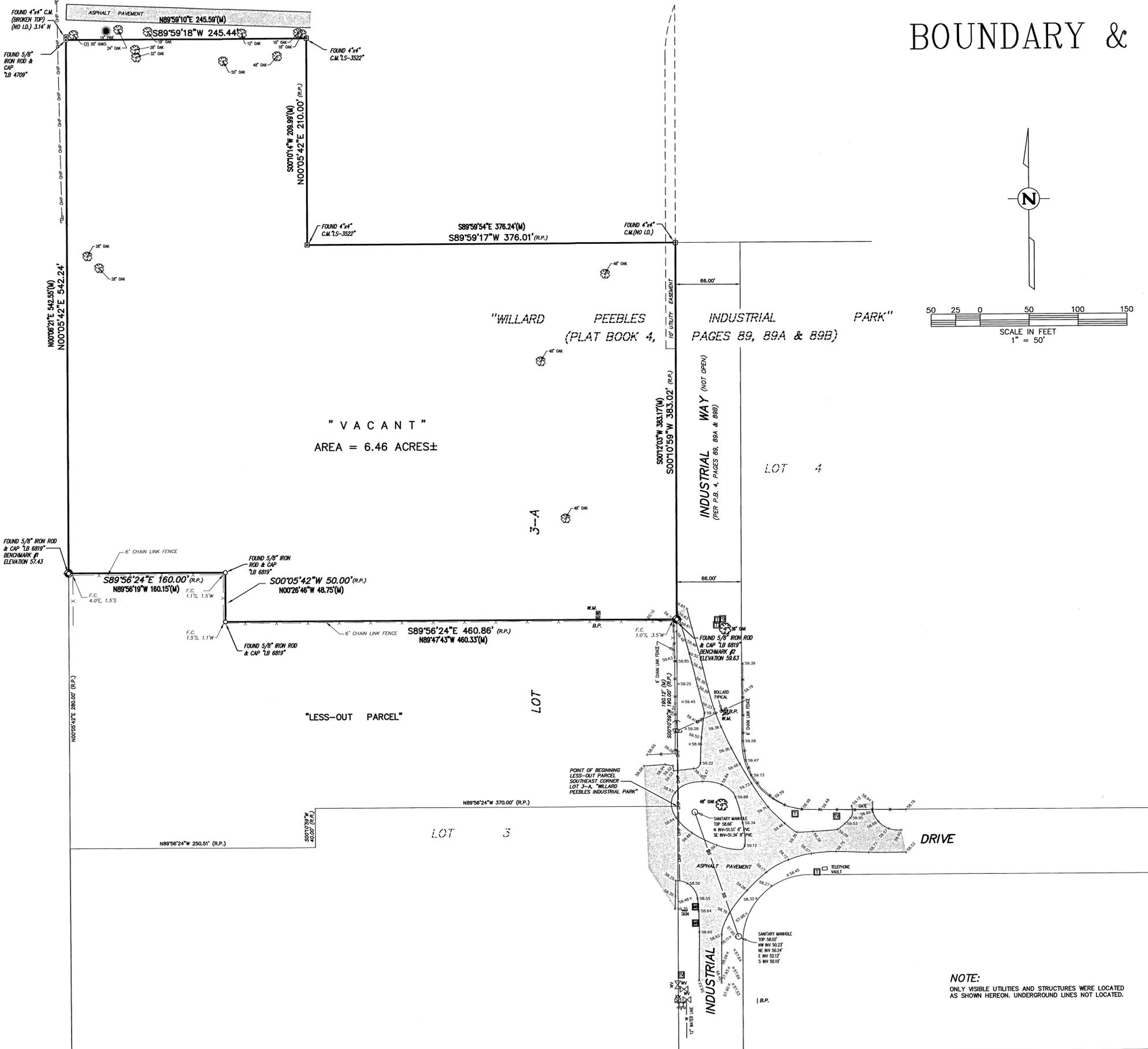
Civil, Transportation & Environmental Engineering
H.T.M. Inc.
 14005-A N. Dale Mabry Highway, Tampa, Florida 33618
 Phone: (813) 962-6230 Fax: (813) 962-6420
 E.B. No. 6542

PROJECT: PROPOSED OFFICE & SHOP BUILDING
 LOT 3-A OF WILLIARD PEEBLES INDUSTRIAL PARK
 SECTION 12, TOWNSHIP 19, RANGE 22, SUMTER COUNTY, FLORIDA

JOB NUMBER: 100-13-025
 SHEET: 3 OF 6
 DATE: NOV. 30, 2013

DATE: NOV. 30, 2013
 SHEET: 6

BOUNDARY & TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION:

LOT 3-A OF WILLARD PEEBLES INDUSTRIAL PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGES 89, 89A AND 89B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS THE FOLLOWING: THAT PORTION OF LOT 3-A OF WILLARD PEEBLES INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 89, 89A AND 89B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3-A, THENCE RUN THE FOLLOWING COURSES ALONG THE LINE BETWEEN LOT 3 AND LOT 3-A: N89°56'24"W 370.00 FEET, S00°10'59"W 40.00 FEET, N89°56'24"W 250.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3-A, THENCE N00°05'42"E ALONG THE WEST LINE OF SAID LOT 3-A A DISTANCE OF 280.00 FEET; THENCE S89°56'24"E 160.00 FEET, THENCE S00°05'42"W 50.00 FEET, THENCE S89°56'24"E 460.86 FEET TO THE EAST LINE OF SAID LOT 3-A AND THE WEST LINE OF INDUSTRIAL WAY, THENCE S00°10'59"W A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS ARE BASED ON WEST LINE OF INDUSTRIAL WAY AS SHOWN ON "WILLARD PEEBLES INDUSTRIAL PARK" PLAT AS RECORDED IN PLAT BOOK 4, PAGES 89, 89A AND 89B, S.C.R., HAVING A BEARING OF N00°10'59"E.
- DESCRIPTION PREPARED FOR THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12119C 0131 D EFFECTIVE DATE: SEPTEMBER 27, 2013.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN RULE 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 AND THIS SURVEY WAS BASED ON NGS STATION SUMTER 41 NAVD 88.
- TOPOGRAPHIC SURVEY IS LIMITED TO THAT PORTION OF INDUSTRIAL WAY AS SHOWN HEREON.

ABBREVIATIONS:

- O.R.B. = OFFICIAL RECORDS BOOK
- S.C.R. = SUMTER COUNTY RECORDS
- P.B. = PLAT BOOK
- P.G. = PAGE
- C.M. = CONCRETE MONUMENT
- I.D. = IDENTIFICATION
- LB = LICENSED BUSINESS
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- R.P. = RECORD PLAT
- F.C. = FENCE CORNER
- (M) = MEASURED
- B.P. = BACK-FLOW PREVENTOR
- W.M. = WATER METER
- TV = CABLE TV LINE
- OHP = OVERHEAD POWER
- FOM = FIBER OPTIC MARKER
- PP = POWER POLE
- CTV = CABLE TV RISER
- TR = TELEPHONE RISER
- MB = MAILBOX
- SSL = SANITARY SEWER LINE
- WV = WATER VALVE
- FH = FIRE HYDRANT
- ICV = IRRIGATION CONTROL VALVE

DATE: 11/13/13
 KAYE W. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION No. 5912

SHEET 1 OF 1		BOUNDARY & TOPOGRAPHIC SURVEY SHOWING A PORTION OF LOT 3-A "WILLARD PEEBLES INDUSTRIAL PARK" PLAT BOOK 4, PAGES 89, 89A AND 89B CITY OF WILDWOOD SUMTER COUNTY, FLORIDA
CLIENT: TRAFFIC-CONTROL-PRODUCTS	JOB NO.: 055299.0000	
ACAD FILE: N-12-19-22-BND-UP-ADD-TOPO	FIELD DATE: 01-21-08	CHECKED BY: SD
DRAWN BY: SD	FLD. BOOK: V05-34.PG.53	DATE: 11/04/13
REVISIONS:		
BND UPDATE ROAD TOPO: JH		

FARNER BAILEY AND ASSOCIATES, INC.
4450 NE 63RD ROAD - WILDWOOD, FL 34785 - (352) 753-3114

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

NOTE:
 ONLY VISIBLE UTILITIES AND STRUCTURES WERE LOCATED AS SHOWN HEREON. UNDERGROUND LINES NOT LOCATED.

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1312-02 – Improvement Plan (Plat) – Triumph South

Owner: Wildwood Sumter Holdings, LLC

Applicant: SAME

Parcels: D32=040, D32=136, and D32=140

The applicant seeks improvement plan approval under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Triumph South subdivision, consisting of 94 single family lots and other related infrastructure improvements.

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

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

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

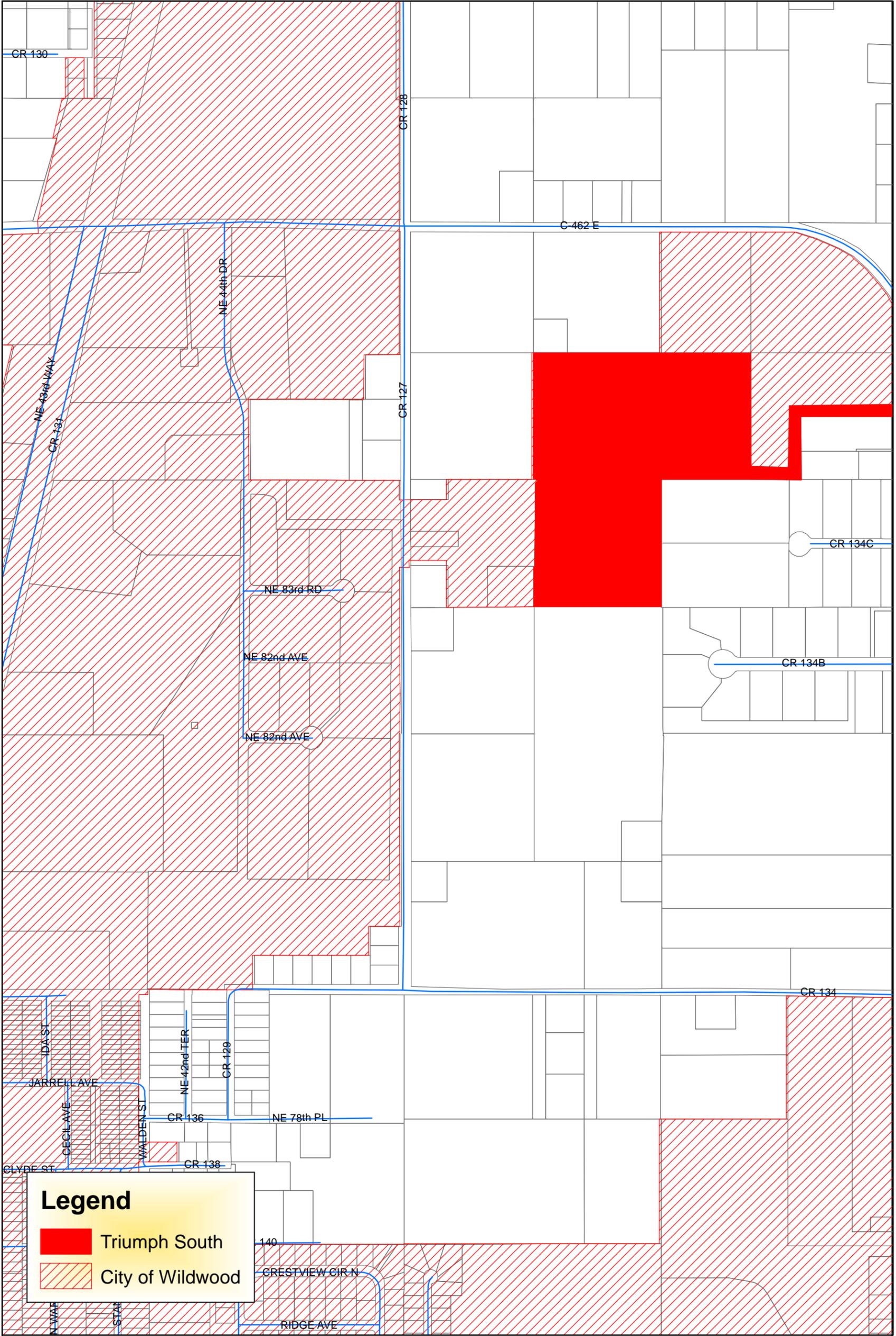
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, December 27, 2013.



DATED: January 3, 2014

Jason McHugh
Development Services Coordinator/City Planner

I:\Terr\GIS\Maps\Location\Location - Triumph South.mxd - 12/16/2013 8:38:00 AM - toneal

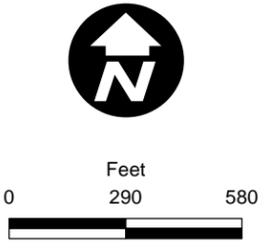


Legend

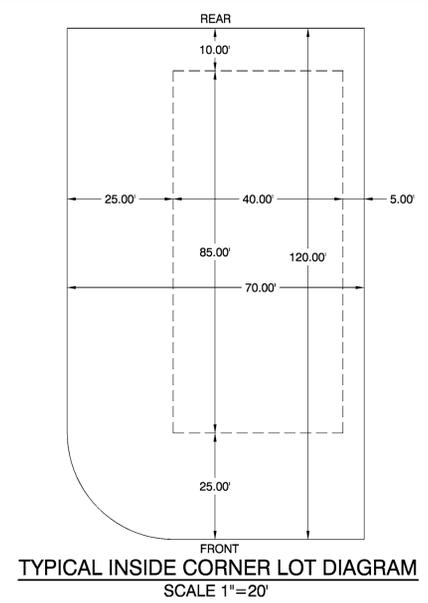
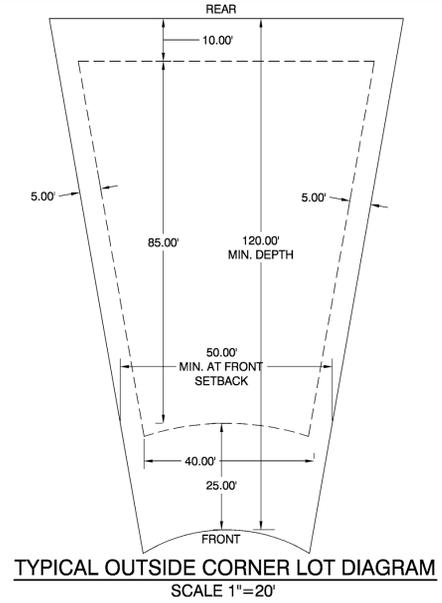
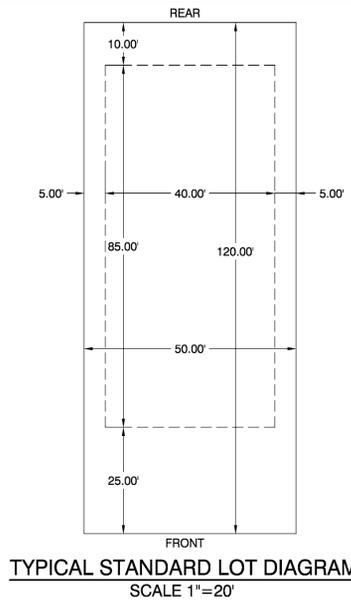
- Triumph South
- City of Wildwood



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



Triumph South	
WILDWOOD, FLORIDA	
OCTOBER 2013	LOCATION MAP



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C2	37.0	75.00	28°14'28"	18.87	N48°13'18"W	36.97
C3	35.3	75.00	26°59'36"	18.00	N18°36'15"W	35.33
C4	6.9	75.00	5°14'56"	3.44	N02°29'00"W	6.87
C16	39.2	25.00	89°46'21"	24.90	S45°02'35"W	39.17
C17	52.6	75.00	40°11'27"	27.44	S69°50'02"W	52.61
C18	62.8	75.00	47°59'09"	33.38	S25°44'44"W	62.81
C19	2.1	75.00	1°37'12"	1.06	S00°58'34"W	2.12
C20	39.2	25.00	89°50'18"	24.93	S45°03'07"W	39.20
C21	39.3	25.00	90°10'13"	25.07	N44°56'38"W	39.34
C22	39.2	25.00	89°49'40"	24.92	N45°03'18"E	39.19
C23	39.4	25.00	90°11'16"	25.08	S44°56'14"E	39.35
C24	78.7	50.00	90°11'16"	50.16	S44°56'14"E	78.70
C25	78.4	50.00	89°49'40"	49.85	N45°03'18"E	78.39
C26	78.7	50.00	90°10'13"	50.15	N44°56'38"W	78.69
C27	78.4	50.00	89°50'18"	49.86	S45°03'07"W	78.40
C28	78.4	50.00	89°47'48"	49.82	S45°01'52"W	78.36
C31	29.7	75.00	22°41'27"	15.05	N11°29'12"E	29.70
C32	40.8	75.00	31°10'09"	20.92	N38°25'00"E	40.80
C33	38.6	75.00	29°30'39"	19.75	N68°49'24"E	38.63
C34	8.5	75.00	6°27'25"	4.23	N86°44'28"E	8.45
C35	37.0	75.00	28°17'46"	18.91	S75°49'23"W	37.04
C36	39.5	75.00	30°09'59"	20.21	S48°35'30"W	39.49
C37	39.0	75.00	29°45'21"	19.93	S16°37'50"W	38.95
C38	39.2	25.00	89°47'48"	24.91	S45°01'52"W	39.18
C39	25.8	75.00	19°44'14"	13.05	S80°09'45"E	25.84
C40	92.2	75.00	70°27'02"	52.96	S35°04'07"E	92.22
C41	29.0	25.00	86°25'19"	16.37	S33°09'15"E	28.98
C42	38.9	75.00	29°41'16"	19.88	N75°11'07"W	38.86

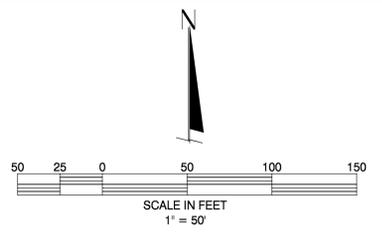
SITE NOTES
 OWNER-DEVELOPER - WILDWOOD SUMTER HOLDINGS, LLC
 379 BOWES ROAD
 VAUGHAN, ONTARIO L4K1J1 CA
 BUILDING SETBACKS = 5' SIDE YARD, 10' REAR YARD,
 25' FRONT YARD.

LOCATED IN SECTION 18, TOWNSHIP 18 SOUTH,
 RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
 NO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
 TRACT "A" (4.47 AC.) IS RESERVED FOR RETENTION
 TRACT "B" (0.13 AC.) IS OPEN SPACE
 TRACT "C" (0.01 AC.) IS OPEN SPACE
 TRACT "D" (0.22 AC.) IS RESERVED FOR LIFT STATION SITE
 AND RECREATION TRACT
 TRACT "E" (0.29 AC.) IS RESERVED FOR RETENTION

AMENITIES INCLUDE A 20'x20' "TOT LOT" AND A GAZEBO WITH A PICNIC TABLE.

SITE DATA	
TOTAL ACRES	27.02 AC.
NUMBER OF UNITS	94
EXISTING ZONING	PUD
DENSITY (DU/AC)	3.48 DU/AC
LENGTH OF ROADWAY	4,928 L.F.
MINIMUM LOT DIMENSION	50 x 120'
WATER & SEWER SUPPLIED BY	CITY OF WILDWOOD
ELECTRIC SUPPLIED BY	SECO

OPEN SPACE CALCULATION:
 PUD SHALL CONTAIN SET OPEN SPACE AREAS EQUAL TO AT LEAST 15% OF THE TOTAL GROSS AREA.
 27.02 AC. (1,177,040 S.F.) TOTAL GROSS AREA X 0.15 = 4.05 AC. OPEN AREA (MIN.)
 50% OF RETENTION = 2.11 AC.
 PERIMETER BUFFER = 2.12 AC.
 TOTAL = 4.23 AC. = 15.7%



D32=009
 ZONING-R1 (CITY OF WILDWOOD)
 LAND USE-RURAL RESIDENTIAL

MATCHLINE
 SEE SHEET 05

THE WEST LINE OF THE NORTHEAST 1/4
 OF THE NORTHWEST 1/4 OF THE
 SOUTHEAST 1/4 OF SECTION 32-18-23

60.00' INGRESS/
 EGRESS ESMT PER
 O.R.B 1585, PAGE 706

D32=036
 ZONING-R1 (CITY OF WILDWOOD)
 LAND USE-RURAL RESIDENTIAL

FOUND 4"x4"C.M. "PLS 4393"
 THE NORTH LINE OF THE SOUTHWEST 1/4
 OF THE NORTHWEST 1/4 OF THE
 SOUTHEAST 1/4 OF SECTION 32-18-23

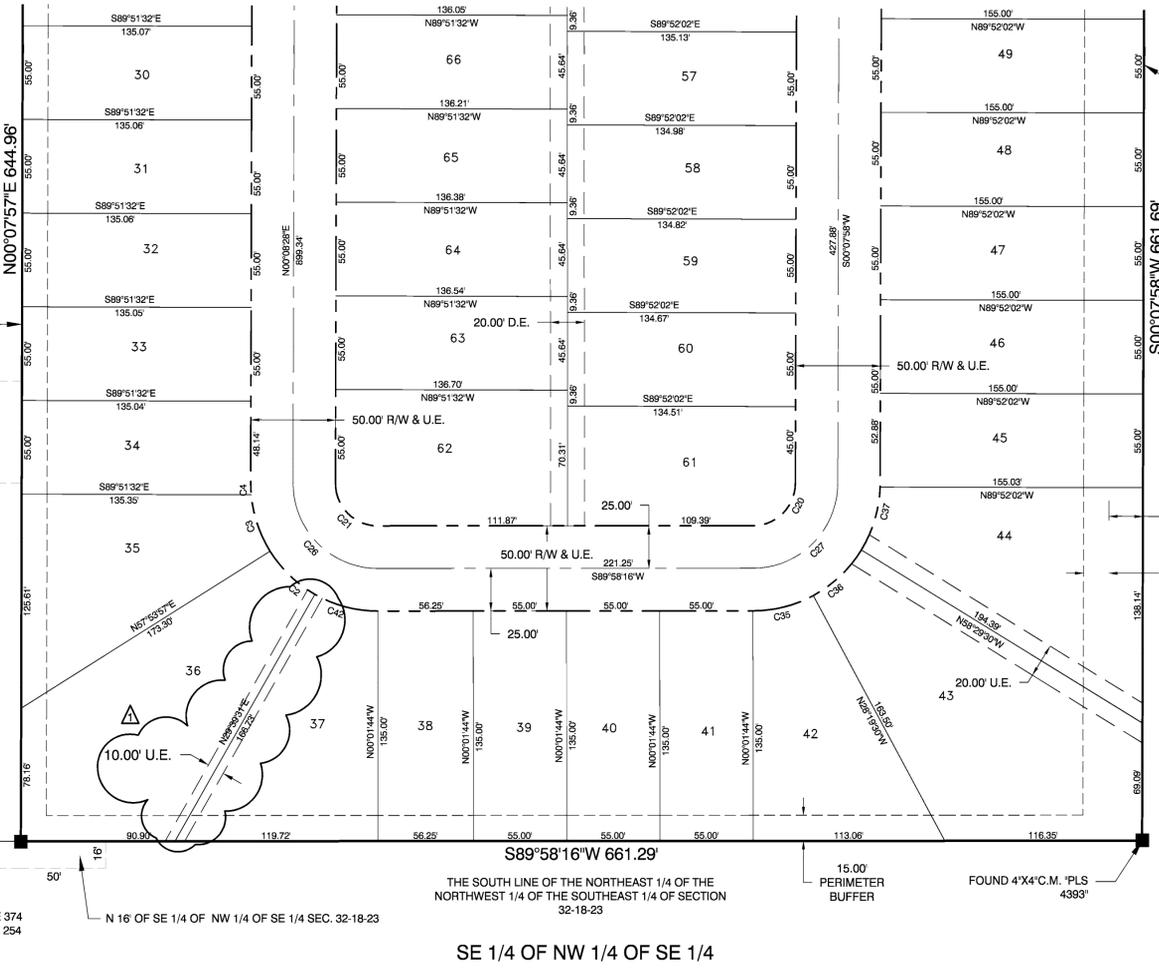
INGRESS/EGRESS EASEMENT PER O.R.B. 1476, PAGE 374
 SUMTER ELECTRIC EASEMENT PER O.R.B. 143, PAGE 254

D32=010
 ZONING-AG (SUMTER COUNTY)
 LAND USE-RURAL RESIDENTIAL

D32=041
 ZONING-AG (SUMTER COUNTY)
 LAND USE-RURAL RESIDENTIAL

D32=094
 ZONING-AG (SUMTER COUNTY)
 LAND USE-RURAL RESIDENTIAL

D32E007
 ZONING-AG (SUMTER COUNTY)
 LAND USE-RURAL RESIDENTIAL



MATCHLINE
 SEE SHEET 05

THE EAST LINE OF THE NORTHEAST 1/4 OF
 THE NORTHWEST 1/4 OF THE SOUTHEAST
 1/4 OF SECTION 32-18-23

DATE	REVISIONS
12/20/13	REVISED PER C.O.W. R.A.L.

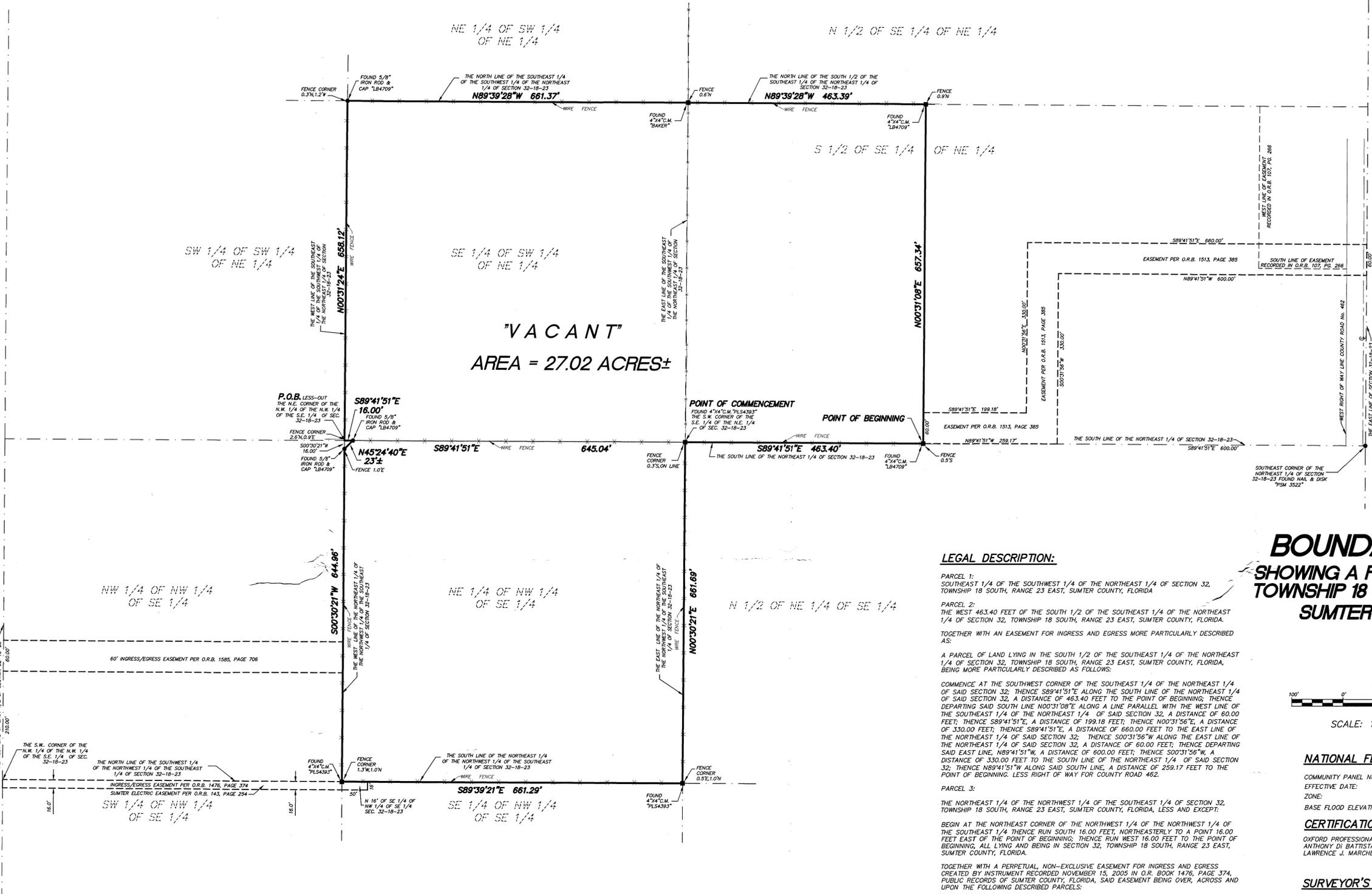
ENGINEERS SURVEYORS PLANNERS
FARNER BARLEY AND ASSOCIATES, INC.
 Certificate of Authorization Number: 4709
 4450 N.E. 53rd Road • Wildwood, Florida 34785 • (352) 748-3126

TRIUMPH SOUTH
 PHASES 1 & 2
PRELIMINARY PLAT SHEET 2

DATE	12/20/13
DRAWN BY	BLK
CHKD BY	W.L.C.
FILE NAME	05 PLAT
JOB NO.	131252.0000

COUNTY ROAD NUMBER 127

COUNTY ROAD NUMBER 462



BOUNDARY SURVEY

SHOWING A PORTION OF SECTION 32 TOWNSHIP 18 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA



SCALE: 1 inch = 100 feet

LEGAL DESCRIPTION:

PARCEL 1:
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

PARCEL 2:
THE WEST 463.40 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S89°41'51"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 463.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE N00°31'08"E ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 60.00 FEET; THENCE S89°41'51"E, A DISTANCE OF 199.18 FEET; THENCE N00°31'56"E, A DISTANCE OF 330.00 FEET; THENCE S89°41'51"E, A DISTANCE OF 660.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S00°31'56"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID EAST LINE, N89°41'51"W, A DISTANCE OF 600.00 FEET; THENCE S00°31'56"W, A DISTANCE OF 330.00 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N89°41'51"W ALONG SAID SOUTH LINE, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY FOR COUNTY ROAD 462.

PARCEL 3:
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE RUN SOUTH 16.00 FEET, NORTHEASTERLY TO A POINT 16.00 FEET EAST OF THE POINT OF BEGINNING; THENCE RUN WEST 16.00 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED NOVEMBER 15, 2005 IN O.R. BOOK 1476, PAGE 374, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID EASEMENT BEING OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PARCELS:

THE NORTH 16.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; AND THE WEST 50.00 FEET OF THE NORTH 16.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

NATIONAL FLOOD INSURANCE PROGRAM:

COMMUNITY PANEL No.: 120296 0075 B
EFFECTIVE DATE: MARCH 15, 1982
ZONE: C
BASE FLOOD ELEVATION: NONE

CERTIFICATIONS:

OXFORD PROFESSIONAL BUILDERS, INC.
ANTHONY DI BATTISTA
LAWRENCE J. MARCHBANKS, P.A.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ABOVE MENTIONED MAP OF LAND SURVEY, AND THE FIELD SURVEY WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ALEXANDER DUCHART, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

TITLE COMMITMENT INFORMATION TABLE (SCHEDULE B-2 EXCEPTIONS)					
ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT NO. C-2804659, EFFECTIVE DATE: APRIL 2, 2008 @ 11:00 P.M.					
ITEM No.	INSTRUMENT TYPE	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1	N/A	DEFECTS, LIENS, ETC.		NOT ADDRESSED	NO
2	CURRENT SURVEY			YES	YES
3	ADVERSE OWNERSHIP			NOT ADDRESSED	NO
4	TAXES			NOT ADDRESSED	NO
5	EASEMENT	ELECTRIC EASEMENT	ORB 107, PG 266	YES	YES
6	EASEMENT		ORB 1513, PG 385	YES	YES
7	EASEMENT		ORB 1585 PG 706	YES	YES
8	EASEMENT		ORB 1476 PG 374	YES	YES
9	EASEMENT	ELECTRIC EASEMENT	ORB 143 PG 254	NO	YES
10	EASEMENT	ELECTRIC EASEMENT	ORB 98 PG 548	NO	NO

SURVEYOR'S NOTES:

- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID CO-ORDINATES, ZONE FLORIDA WEST.
- VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
- UNDERGROUND: IMPROVEMENTS AND UTILITIES NOT LOCATED.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

ABBREVIATIONS LEGEND:

- CONC. DENOTES CONCRETE
- FND. DENOTES FOUND
- L DENOTES ARC LENGTH
- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- LB DENOTES LICENSED BUSINESS
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- P.B. DENOTES PLAT BOOK
- PGS. DENOTES PAGES
- PSM DENOTES PROFESSIONAL SURVEYOR & MAPPER
- R/W DENOTES RIGHT OF WAY
- TYP DENOTES TYPICAL
- S/W DENOTES SIDEWALK
- P.P. DENOTES POWER POLE
- I.D. DENOTES IDENTIFICATION
- C.M. DENOTES CONCRETE MONUMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- CCR DENOTES CERTIFIED CORNER RECORD #067616

SHEET 1 OF 1

CLIENT: DAVIS-SMITH-BOWES
JOB NO.: 81046.0000
ACAD FILE: 81046-32-18-23-SMITH-BS
FIELD DATE: 04-25-08
DRAWN BY: SD FLD. BOOK: V08-5-PG45-46
REVISIONS: DATE

BOUNDARY SURVEY
A PORTION OF SECTION 32
TOWNSHIP 18 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FARNER BARLEY
AND ASSOCIATES, INC.
4450 NE 83RD ROAD - WILDMOOD, FL 34785 - (352) 748-3128

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1212-01
Parcel Number(s): D21=003 et. al
Property Location: CR 472: 1 mile east of US 301
Owner/Developer: Power Corporation: Lakeside Landings
Applicant: Troy Locklin, Farner Barley and Associates

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development amendment to Ordinance O2013-37.

The applicant is seeking to amend the setbacks stated in the approved Ordinance.

Ordinance O2014-05 amends Section 3, Paragraph G, (Setbacks) of Ordinance O2013-37.

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 also 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 September 20, 2013.

Staff recommends approval of Ordinance Number O2014-05 to be forwarded to the City Commission for final action.

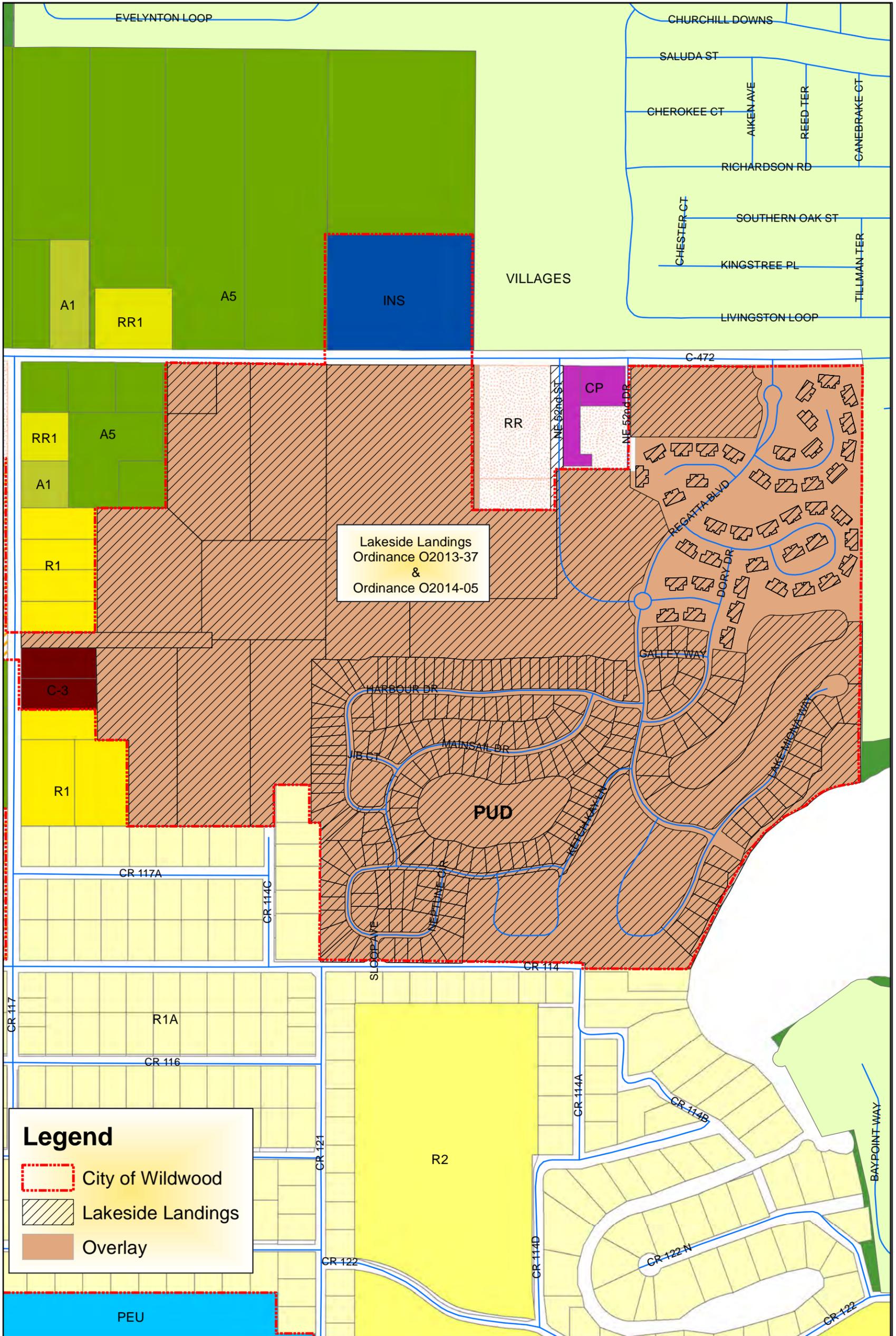
The Planning and Zoning Board/Special Magistrate has a duty to recommend to the City Commission approval, approval with conditions, or denial of the Planned Development amendment pursuant to subsections 1.7(B)(2) and 3.3(B)(4) of the Land Development Regulations.

DATED: December 30, 2013

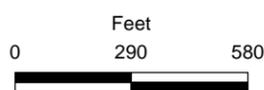


Jason McHugh
Development Services Coordinator

I:\Terr\GIS\Maps\Existing & Proposed Zoning\Proposed Overlay Zoning - Lakeside Landings.mxd - 1/2/2014 11:24:11 AM - tonreal



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



**LAKESIDE LANDINGS
 RZ 1212-01**

WILDWOOD, FLORIDA

JANUARY 2014

**PROPOSED OVERLAY
 ZONING**

ORDINANCE NO. O2014-05

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
AMENDING SECTION 3, PARAGRAPH G OF ORDINANCE
O2013-37; PROVIDING FOR CONFLICT; AND PROVIDING
FOR AN EFFECTIVE DATE.

WHEREAS, Power Corporation (hereinafter the “Developer”) filed an application for a Planned Development which together with supporting documents, analyses, maps, charts, and other evidence and instruments, the advice, report, and recommendation of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on October 10, 2013;

WHEREAS, based upon such materials and otherwise being fully informed the City Commission duly adopted Ordinance O2013-37 on October 28, 2013; and

WHEREAS, at this time, the Developer desires to make certain amendments to Ordinance O2013-37.

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

SECTION 1. All terms and provisions of Ordinance O2013-37 shall remain the same unless specifically amended below.

SECTION 2. Section 3, Paragraph G, (Setbacks) is amended to modify the Setbacks as follows:

G. Setbacks. The Project shall contain the following minimum setbacks:

1) Single Family Detached Dwellings:

25' front setback

10' separation between structures

Corner lots: Side setback along the right-of-way shall be 7.5' (one side only). There shall be no minimum side setback on the opposite side of the lot provided the 10' separation between structures is maintained.

2) Single Family Attached Dwellings.

25' front setback

20' between structures

3) Commercial Parcel:

35' front setback (from CR 472)

25' side and rear setbacks

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney