

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 1st, 2012 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 April 10th, 2012
Planning and Zoning Board meeting.**

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

SP 1201-03 Oxford Memorial Center (D07A013)
Site Plan approval for a 6,250 sq. ft. Funeral/Assembly Hall with a paved driveway and parking.

SP 1203-01 Plat – Leatherman Subdivision
Plat approval to subdivide parcel D08=046 into three lots without shared infrastructure.

SP 1203-02 Wildwood Batting Cages (D08=046)
Site Plan approval for two batting cages (22,620 sq. ft.), two buildings with covered patio areas (5,600 sq. ft.), and associated driveway, parking lot, and sidewalks.

TEMP 1204-02 Temporary Use – Gross (G05D121)
Temporary Use approval for temporary living quarters (mobile home) to be placed on the property while the primary residence is renovated.

AGENDA
May 1st, 2012 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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
April 10, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, April 10, 2012 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Jason McHugh, Acting Development Services Director; Richard Busche, City Engineer (Kimley-Horn and Associates); and Paul Ketz, Senior Development Specialist.

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

Jason McHugh and Richard Busche were sworn in at this time.

Minutes were approved and signed from the February 7, 2012 Planning & Zoning Board/Special Magistrate meeting and the March 6th, 2012 Planning and Zoning Board as Local Planning Agency meeting.

Old Business:

NONE

New Business:

SP 1201-04 Brute Properties Concrete Block Plant

Site Plan approval for a 25,564 sq. ft. concrete block plant, paved driveway, and parking lot.

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 Site Plan subject to approval, exemption, or permitting of all authorities of competent jurisdiction, as well as execution of a maintenance agreement concurrent with the Site Plan.

Special Magistrate: Are the materials (aggregate) being stored outside required to be covered?.

Jason McHugh: The Code does not require that those materials be covered.

Special Magistrate: Mr. Busche, would you please come forward to address this project?

Richard Busche: Introduced himself for the record (City Engineer, Kimley Horn and Associates).

Special Magistrate: You've reviewed the Site Plans for the required submittals based on the criteria in the Land Development Regulations to ensure it complies?

Richard Busche: Yes. We reviewed the initial submittals and resubmittals.

Special Magistrate: Are there any outstanding matters at this time?

Richard Busche: Only the two Jason just spoke about.

Special Magistrate: Do you have any other comments about this project?

Richard Busche: No, I do not.

Special Magistrate: Thank you, sir. Jason, I understand the zoning is appropriate, utilities exist and are being addressed in the maintenance agreement, and the topographic conditions are suitable for the development?

Jason McHugh: Yes, sir.

Special Magistrate: They provided the City a signed and sealed copy of the topographic/boundary survey?

Jason McHugh: Yes, sir.

The Special Magistrate questioned the City Engineer as to whether they review unsigned/unsealed copies of the boundary/topographical surveys. The City Engineer stated that they do not; an unsigned/unsealed document would be given a cursory review with a comment to submit a signed and sealed original.

The Special Magistrate had additional questions regarding the traffic study; Jason confirmed that the Lake-Sumter MPO had no comments.

Special Magistrate: Would the engineer for the project please step forward and say your name?

Ed Abshier, Abshier Engineering, stepped forward and was sworn in at this time.

Special Magistrate: Please tell me about your project

Ed Abshier: Described the concrete block plant.

The Special Magistrate asked about the type of aggregate that would be stored on the property, which will be in bins that are walled on three sides, as well as the potential at the property. Mr. Abshier indicated that any noise or dust from the stored aggregate will be mitigated and should be minimal.

Special Magistrate: Thank you. Is there anyone else from the public to speak for or against the project?

No one from the public stepped forward at this time.

Special Magistrate: This is a project in an Industrial area, surrounded by Industrial?

Jason McHugh: Yes.

Special Magistrate: Based upon the testimony and information I've received today, I recommend approval of the project to the City Commission provided that those matters noted by City Staff are resolved.

SP 1202-01 Oxford Assembly of God Expansion

Site Plan approval for a 31,890 sq. ft. expansion for new church buildings with associated sidewalks and parking lots.

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 project.

Special Magistrate: I believe this project came before me some time ago?

Jason McHugh: Yes. The previous approvals had expired.

Special Magistrate: Any comments from the City Engineer?

Richard Busche: The Site Plan was reviewed against the current Land Development Regulations, and to our knowledge the only outstanding issues are those noted earlier by Jason.

Special Magistrate: Is the applicant present?

Joe London, London Engineering, stepped forward to be sworn in at this time.

Special Magistrate: Please tell me about your project.

Mr. London introduced himself and briefly described the project to the Special Magistrate.

Special Magistrate: Is there anyone here to speak for or against the proposal? Hearing none, based upon the testimony and information I've received today, I recommend approval of the project to the City Commission provided that those matters noted by City Staff are resolved.

Special Magistrate: Is there any other business to come before me today?

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1201-03

Owner: Pine Level Cemetery Association, Inc.

Applicant: Joe Strubinger, President

Engineer: Robert Couch, Envirotech Consultants

Parcel No: D07A013

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 6,250 sq. ft. Funeral/Assembly Hall with a paved driveway and parking. The site will be utilized for religious purposes, which is permissible under the property's zoning designation of INS (Institutional)

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 approval of the site plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

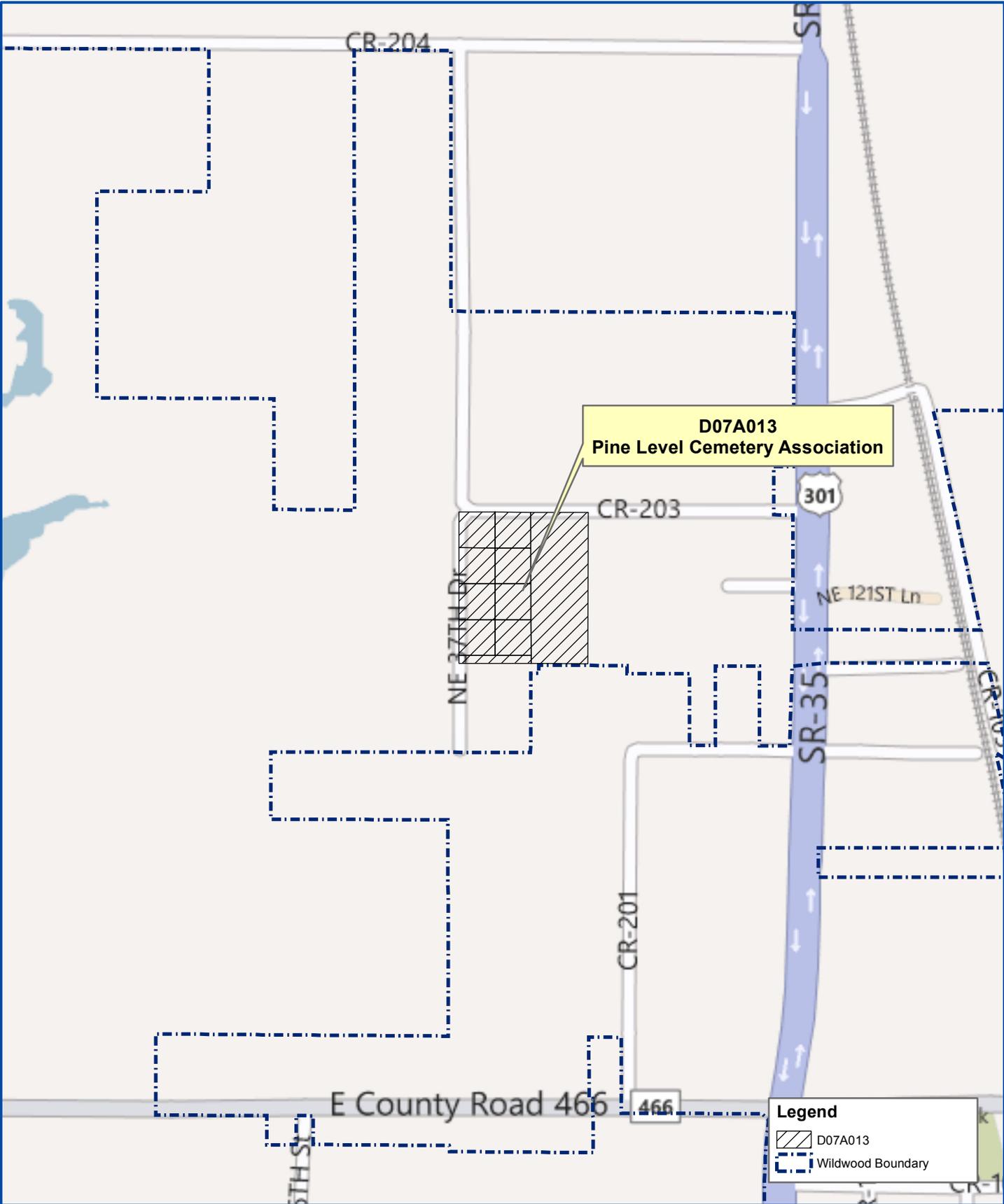
The Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on April 20, 2012.

DATED: April 27, 2012



Jason McHugh
Development Services Coordinator



1 inch = 500 feet

D07A013 Parcel Location





D07A013
Pine Level Cemetery Association

Legend

-  D07A013
-  Wildwood Boundary



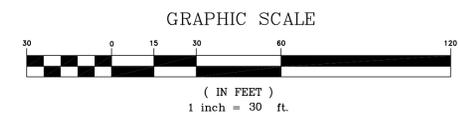
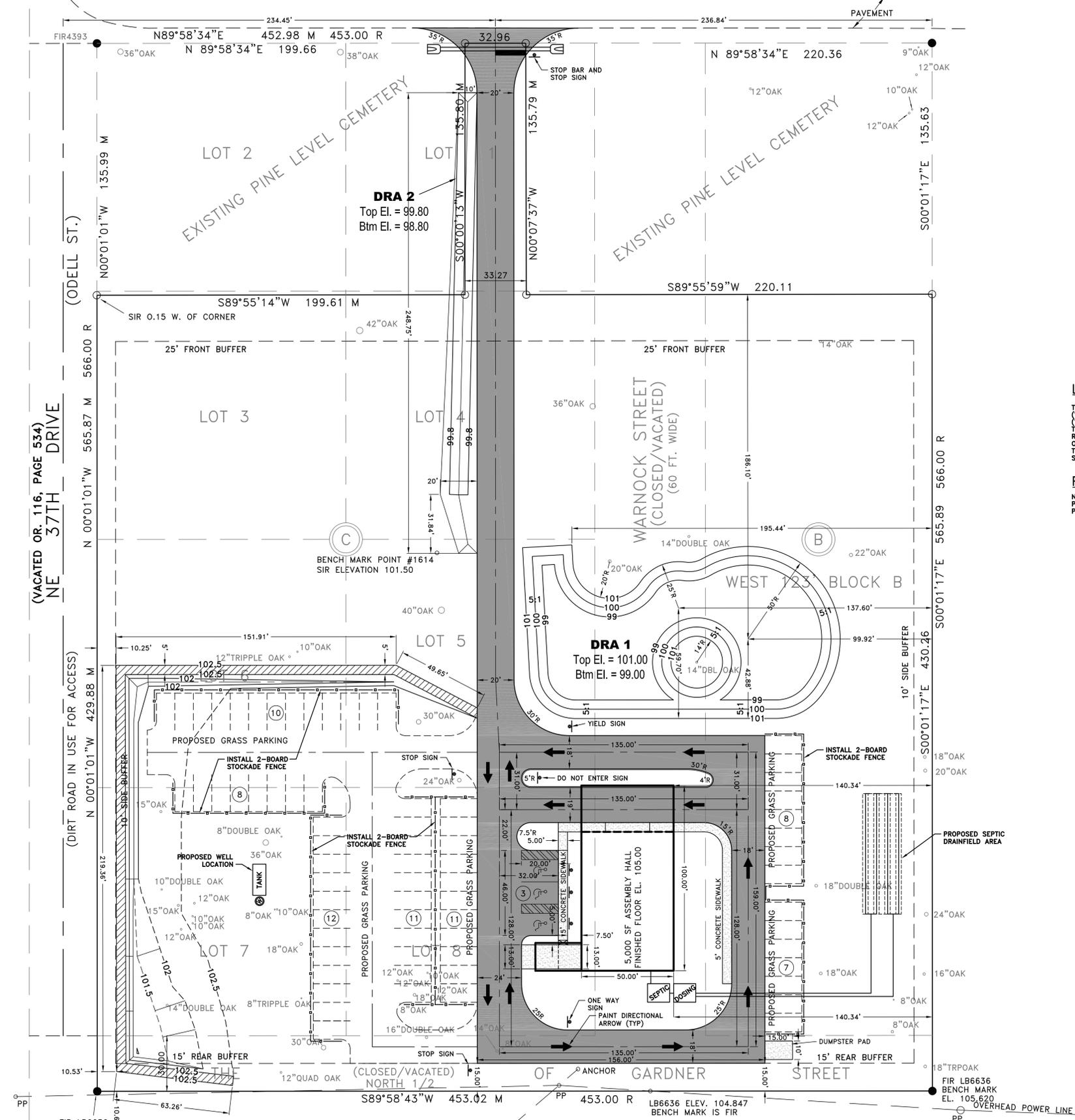
1 inch = 500 feet

D07A013 Parcel Location



ENGINEERING SITE PLAN FOR OXFORD MEMORIAL CENTER

(HOOKS ST.) CR. 203



LEGAL DESCRIPTION

THE WEST 125 FEET OF BLOCK B, ALL OF BLOCK C, AND THAT PORTION OF WARNOCK STREET (VACATED) THAT LIES NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF GARDNER STREET (VACATED) AND SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HOOKS STREET (CR 203), AND THAT PART OF THE NORTH 1/2 OF GARDNER STREET (VACATED) THAT LIES EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ODELL STREET (NE 37TH DRIVE) AND WEST OF A SOUTHERLY PROJECTION OF THE EAST LINE OF THE WEST 125 FEET OF BLOCK B, ALL BEING IN HIGH SCHOOL ADDITION TO OXFORD AS RECORDED IN PLAT BOOK 1, PAGE 67 OF PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SUBJECT TO HUMAN CEMETERY.

FLOOD CERTIFICATION

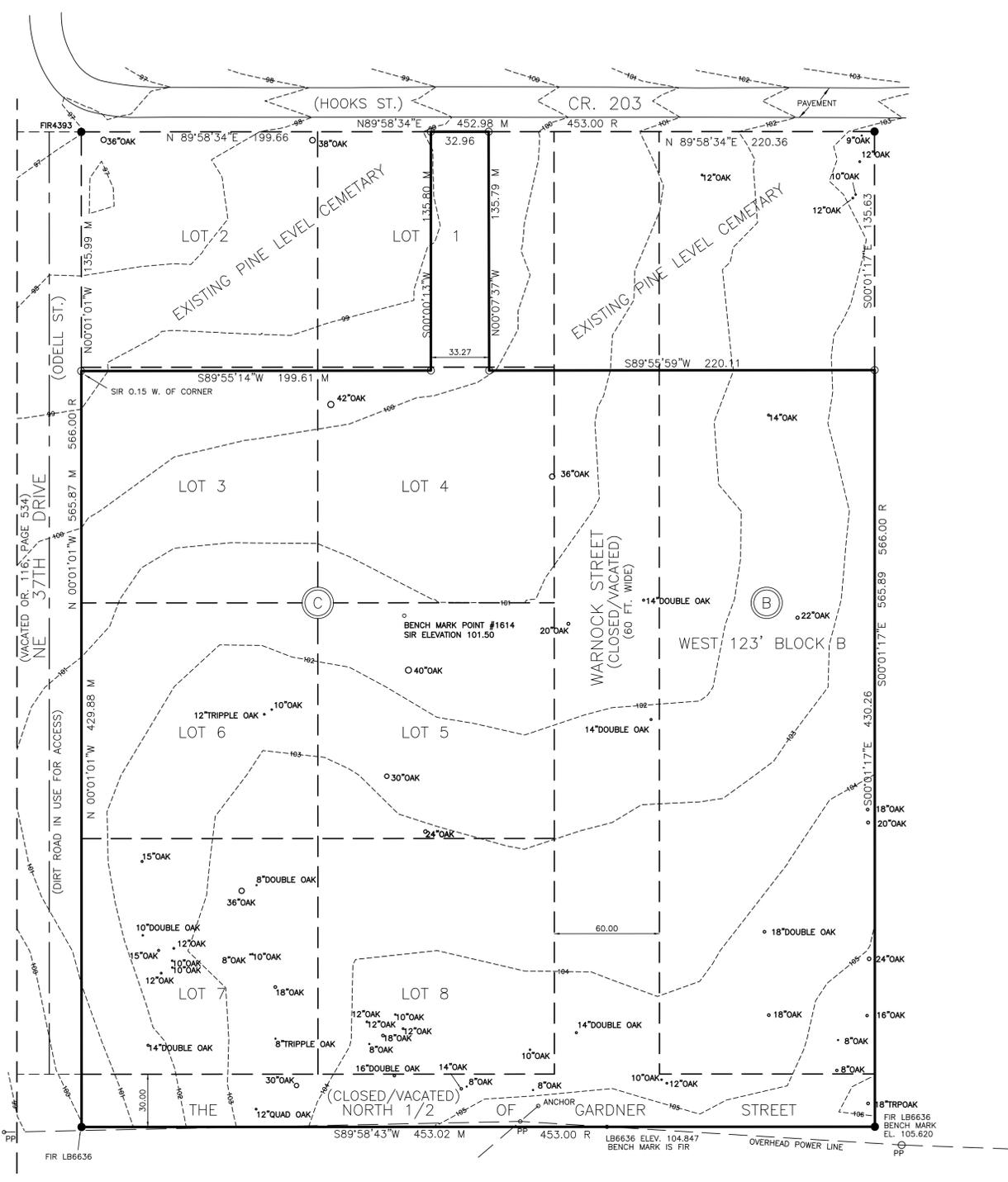
NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED 03-15-1982, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "C" LOCATED ON COMMUNITY PANEL NO. 120296 0075B.

ROBERT M. COUCH III, P.E. :
FLORIDA REG. No. 55311
DATE :
C.O.A. No. 8692

REVISIONS	
PLOTTED: RMC-3	WPD
DRAWN: WPD	DESIGNED: RMC-3
CHECKED: RMC-3	SCALE: N.T.S.
SITE PLAN	
OXFORD MEMORIAL CENTER CITY OF WILDWOOD SUMTER COUNTY, FLORIDA	
ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS WEIRSDALE, FLORIDA 32195 PHONE: (352) 694-1799 FAX: (866) 832-0250	
SITEPLAN P.N. 2011.021 Sht. 4 of 7	

ABBREVIATIONS

- A ARC LENGTH
- A/C AIR CONDITIONER
- ACCP ASPHALT COATED CORRUGATED METAL PIPE
- ADD'N ADDITION
- ALUM ALUMINUM
- ASPH ASPHALT
- AVE AVENUE
- BL BASE LINE
- BLK BLOCK
- BLVD BOULEVARD
- BM BENCH MARK
- BDY BOUNDARY
- BOTT BOTTOM
- CALC CALCULATED
- CB CHORD BEARING
- CL CENTERLINE
- C-L CHAIN LINK
- CM CONCRETE MONUMENT
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- COR CORNER
- COV COVERED
- CR COUNTY ROAD
- C/S CONCRETE SLAB
- CT COURT
- CULV CULVERT
- D DEED
- DB DEED BOOK
- DIST DISTANCE
- DOT DEPARTMENT OF TRANSPORTATION
- DR DRIVE
- DRA DRAINAGE RETENTION AREA
- DROW DRAINAGE RIGHT OF WAY
- D/W DRIVEWAY
- E EAST
- EP EDGE OF PAVEMENT
- EL ELEVATION
- ENCL ENCLOSURE
- ESMT EASEMENT
- FCM FOUND CONCRETE MONUMENT
- FD FOUND
- FF FINISHED FLOOR
- FHYD FIRE HYDRANT
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FL FLOW LINE
- FDM FIELD MEASURED
- FN FOUND NAIL
- GAR GARAGE
- GDE GRADE
- GD GROUND
- GOV'T GOVERNMENT
- GW GUY WIRE
- HORIZ HORIZONTAL
- HW HEAD WALL
- HWL HIGH WATER LINE
- HWH HIGHWAY
- IE INVERT ELEVATION
- L LENGTH
- LB LAND SURVEYOR BUSINESS LIGHT POLE
- LP PROFESSIONAL SURVEYOR AND MAPPER LEFT
- LT MASONRY
- MAS MEASURED DISTANCE/BEARING
- M MES
- MES MITERED END SECTION
- MH MAN HOLE
- MKR MARKER
- MIN MORE OR LESS
- MSL MEAN SEA LEVEL
- N NORTH
- N&D NAIL AND DISK
- NAVD NORTH AMERICAN VERTICAL DATUM
- NE NORTHEAST
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NO NUMBER
- NW NORTHWEST
- OHPL OVERHEAD POWER LINE
- OR OFFICIAL RECORD
- P PARCEL
- PAT PATIO
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PRCCF PUBLIC RECORDS OF CITRUS CO. FL
- PG PAGE
- PI POINT OF INTERSECTION
- PK PARKER KALON NAIL
- PL PROPERTY LINE
- PLTR PLANTER
- PM POWER METER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PHPD PHONE PEDESTAL
- PRM PERMANENT REFERENCE MONUMENT
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PWR POWER
- R RECORD BY PLAT OR DEED
- RD RADIAL
- RCP REINFORCED CONCRETE PIPE
- RES RESIDENCE
- RET RETENTION/RETAINING
- RGE RANGE
- R/W RIGHT OF WAY
- S SANITARY
- SCM SET CONCRETE MONUMENT
- SCN SCREEN
- SE SOUTHEAST
- SEC SECTION
- SEW SEWER
- SIP SET IRON PIPE
- SIR SET IRON ROD
- SN SET NAIL
- SP SCREEN PORCH
- SR STATE ROAD
- SRD STATE ROAD DEPARTMENT
- ST STREET
- STA STATION
- STM STORM
- STR STRUCTURE
- STY STORY
- S/D SUBDIVISION
- SW SOUTHWEST
- T TANGENT
- TOB TOP OF BANK
- TOS TOP OF SLOPE
- TBM TEMPORARY BENCH MARK
- TEL TELEPHONE
- TR TRACT/TRAIL
- TRANS TRANSFORMER
- TV TELEVISION
- TWP TOWNSHIP
- UG UNDERGROUND
- U/R UNRECORDED
- UTIL UTILITY
- V VERTICAL
- VAR VARIES
- W WEST
- WD WOOD
- WM WATER METER
- WMN WATER MAIN
- WV WATER VALVE



LEGAL DESCRIPTION

THE WEST 123 FEET OF BLOCK B, ALL OF BLOCK C, AND THAT PORTION OF WARNOCK STREET (VACATED) THAT LIES NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF GARDNER STREET, (VACATED) AND SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HOOKS STREET (CR 203), AND THAT PART OF THE NORTH 1/2 OF GARDNER STREET (VACATED) THAT LIES EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ODELL STREET (NE 37TH DRIVE) AND WEST OF A SOUTHERLY PROJECTION OF THE EAST LINE OF THE WEST 123 FEET OF BLOCK B, ALL BEING IN HIGH SCHOOL ADDITION TO OXFORD AS RECORDED IN PLAT BOOK 1, PAGE 67 OF PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SUBJECT TO HUMAN CEMETARY.

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED 03-15-1982, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "C" LOCATED ON COMMUNITY PANEL NO. 120296 0075B.

DATE OF FIELD WORK: 08-31-2011
 DATE OF PLAT: 08-31-2011
 PS&M3658
 PLAIN
 PLAIN
 LB6636

CITRUS ENGINEERING AND SURVEYING, INC.
 3585 E. GULF TO LAKE HWY. PH:(352)860-1145
 INVERNESS, FLA. 34453 FAX:(352)860-2229

NOTE: COMPLETE TITLE INFORMATION NOT FURNISHED TO SURVEYOR AND MAPPER.
 NOTE: NOT VALID WITHOUT EMBOSSED SEAL.
 NOTE: ELEVATIONS BASED ON NAVD88 VERTICAL DATUM USING DOT BENCH MARK 349.
 NOTE: TREES LOCATED ARE OAK TREES ONLY.
 NOTE: FENCES NOT LOCATED.

NOTE: BASIS OF BEARING STATE PLANE COORDINATES ON USGS MONUMENT SUMTER 41, BEARING BASIS IS THE BEARING OF S89°51'25"E BETWEEN SUMTER 41 AND SUMTER 42, USING A CONVENTIONAL FIELD TRAVERSE TO THE SITE.

NOTE: NO EXCAVATION WAS PERFORMED TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES, DRAINAGE OR IMPROVEMENTS.

FOR CITRUS ENGINEERING AND SURVEYING, INC. SURVEYOR AND MAPPER NO.3658
 THEODORE E. DAVIS

THAT WE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT IT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF; AND THE SURVEY AND THIS PLAT CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE OTHER THAN AS SHOWN, THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN.

DESIGNED DRAWN CHECKED D.C.	<h3 style="margin: 0;">CITRUS ENGINEERING AND SURVEYING, INC.</h3> <p style="margin: 0;">CONSTRUCTION SURVEYS · MORTGAGE SURVEYS · LAND SURVEYING</p> <p style="margin: 0; font-size: small;">3585 E. GULF TO LAKE HIGHWAY INVERNESS, FLORIDA 34453 (352) 860-1145 FAX: (352) 860-2229</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </table>									<h2 style="margin: 0;">A TOPOGRAPHIC SURVEY FOR PINE LEVEL CEMETARY ASSOCIATION.</h2>	<h3 style="margin: 0;">PART OF BLOCKS B, C, WARNOCK ST., N1/2 GARDNER ST. HIGH SCHOOL ADDITION TO OXFORD</h3>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: x-small;">JOB NO. 11-8140</td> <td style="width: 50%; font-size: x-small;">SHEET 1</td> </tr> <tr> <td style="font-size: x-small;">FIELD BOOK NO. 0x3/30-37</td> <td style="font-size: x-small;">OF 1</td> </tr> <tr> <td style="font-size: x-small;">DATE 8/31/2011</td> <td style="font-size: x-small;">SCALE 1"=40'</td> </tr> <tr> <td style="font-size: x-small;">DRAWING NAME: PINELEVEL.CDR</td> <td style="font-size: x-small;">TECHNICIAN NAME: TED</td> </tr> </table>	JOB NO. 11-8140	SHEET 1	FIELD BOOK NO. 0x3/30-37	OF 1	DATE 8/31/2011	SCALE 1"=40'	DRAWING NAME: PINELEVEL.CDR	TECHNICIAN NAME: TED
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DRAWING NAME: PINELEVEL.CDR	TECHNICIAN NAME: TED																				

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1203-01

Owner: Bobby Leatherman (Danny Smith as Authorized Representative)

Applicant: John Winkle

Engineer: Jeff Head, Farner, Barley, and Associates

Parcel No: D08=046

The applicant seeks plat approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to subdivide parcel D08=046 into three lots.

The applicant is still responding to the comments and concerns raised at the Project Review Committee meeting. Due to the issues involved, the applicant has advised the City that they cannot be resolved prior to this meeting.

Therefore, Staff recommends that this item be continued to the next Planning and Zoning Board meeting of June 5, 2012.

The Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed subdivisions.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on April 20, 2012.

DATED: April 27, 2012



Jason McHugh
Development Services Coordinator



1 inch = 500 feet

D08=046 Parcel Location





**D08=046
Bobby Leatherman**

WAL*MART

Legend
 D08=046
 Wildwood Boundary



1 inch = 500 feet

D08=046 Parcel Location



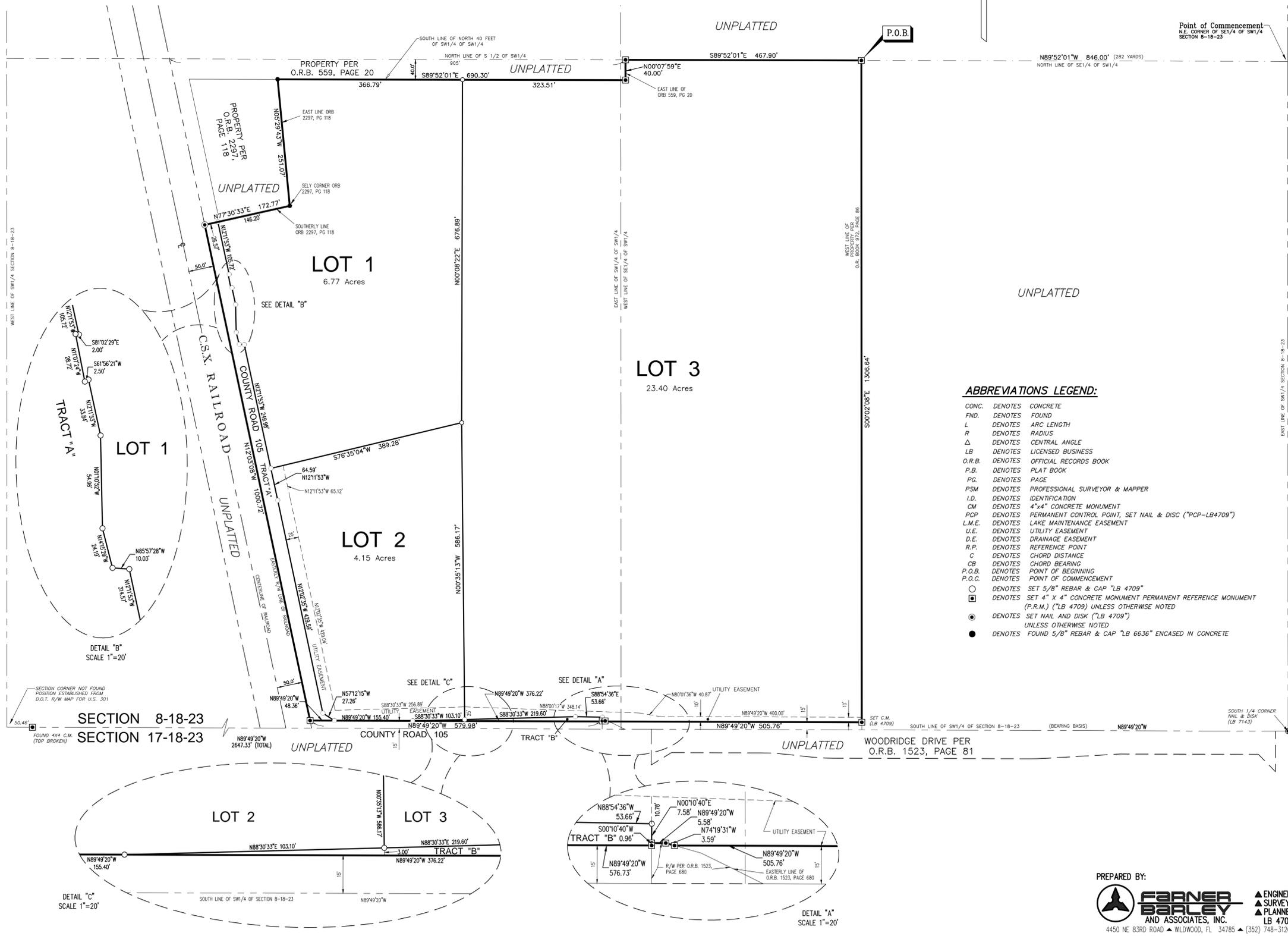
LEATHERMAN SUBDIVISION

BEING A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



SCALE: 1 inch = 100 feet

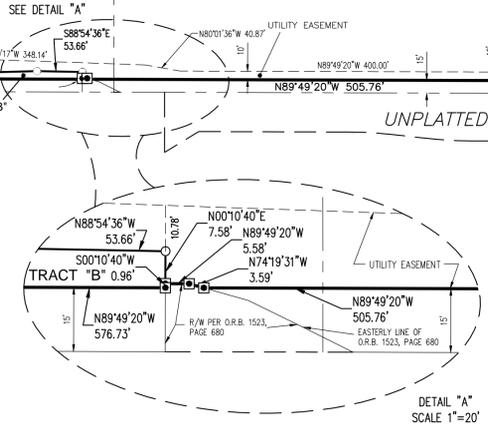
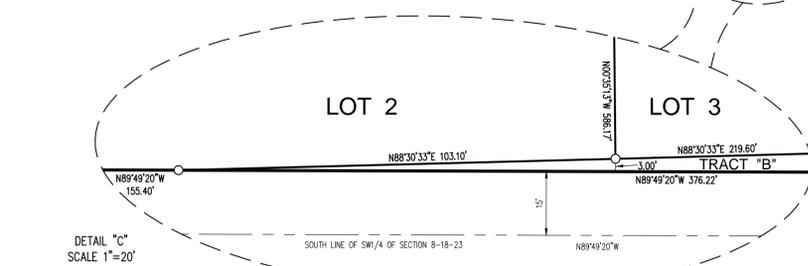
Point of Commencement
N.E. CORNER OF SE1/4 OF SW1/4
SECTION 8-18-23



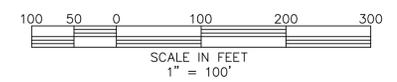
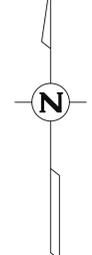
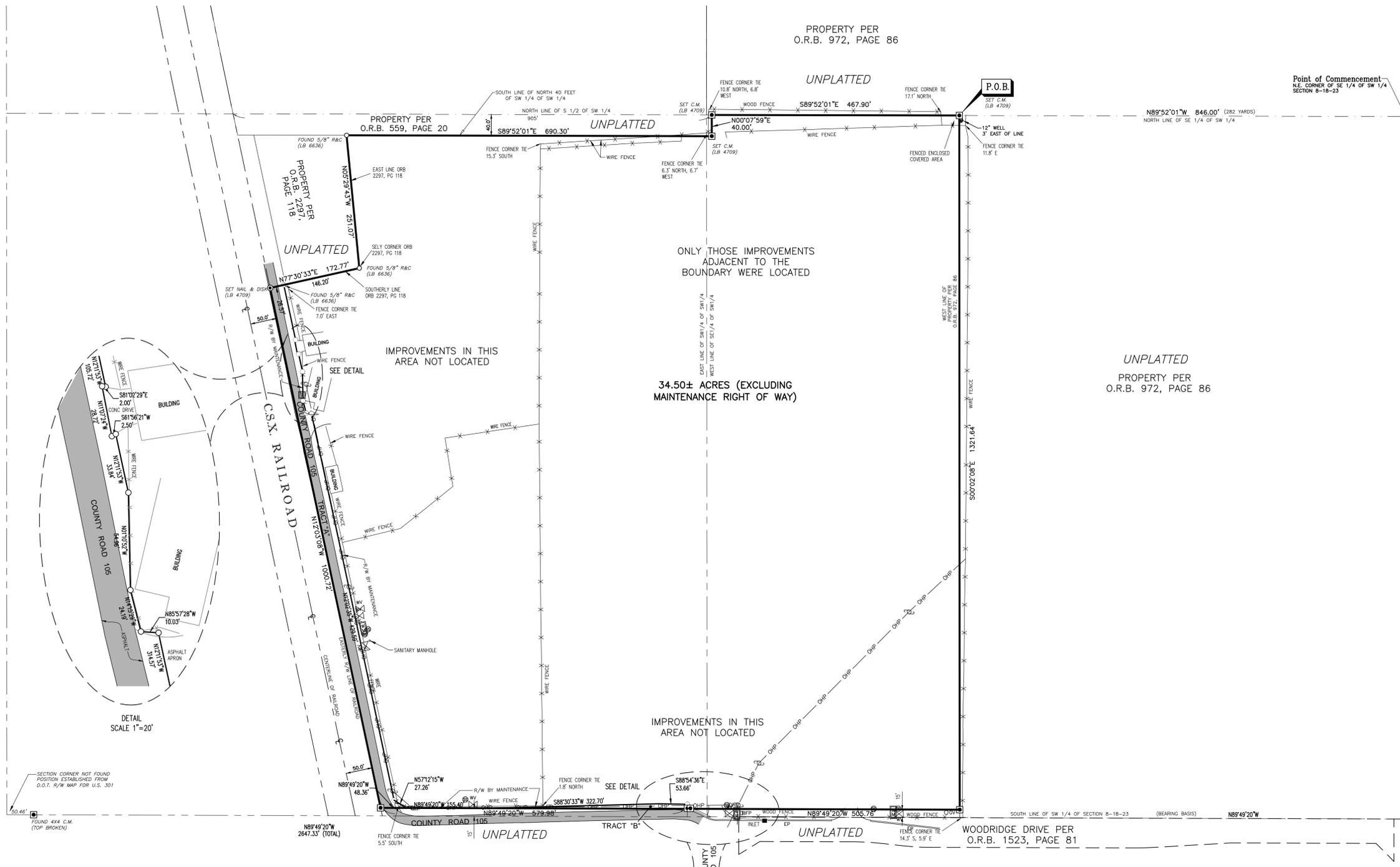
ABBREVIATIONS LEGEND:

- 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
- PG. DENOTES PAGE
- PSM DENOTES PROFESSIONAL SURVEYOR & MAPPER
- I.D. DENOTES IDENTIFICATION
- CM DENOTES 4"x4" CONCRETE MONUMENT
- PCP DENOTES PERMANENT CONTROL POINT, SET NAIL & DISC ("PCP-LB4709")
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- R.P. DENOTES REFERENCE POINT
- C DENOTES CHORD DISTANCE
- CB DENOTES CHORD BEARING
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- DENOTES SET 5/8" REBAR & CAP "LB 4709"
- DENOTES SET 4" X 4" CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT (P.R.M.) ("LB 4709) UNLESS OTHERWISE NOTED
- DENOTES SET NAIL AND DISK ("LB 4709") UNLESS OTHERWISE NOTED
- DENOTES FOUND 5/8" REBAR & CAP "LB 6636" ENCASED IN CONCRETE

SECTION 8-18-23
SECTION 17-18-23
FOUND 4x4 C.M. (TOP BROKEN)
N89°49'20"W 2647.33' (TOTAL)



BOUNDARY SURVEY



LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

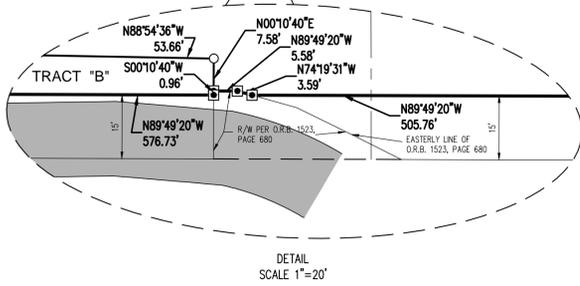
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 RUN N89°52'01"W A DISTANCE OF 846.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE WEST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 972, PAGE 86, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 AND ALONG SAID WEST BOUNDARY RUN S00°02'08"E A DISTANCE OF 1306.64 FEET TO A POINT THAT IS FIFTEEN (15) FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°49'20"W A DISTANCE OF 505.76 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 680, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG AFORESAID RIGHT-OF-WAY WITH THE FOLLOWING COURSES: N74°19'31"W A DISTANCE OF 3.59 FEET; THENCE N89°49'20"W A DISTANCE OF 5.58 FEET; THENCE S00°10'40"W A DISTANCE OF 0.96 FEET TO AFORESAID LINE THAT IS FIFTEEN (15) FEET NORTH OF THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°49'20"W A DISTANCE OF 576.73 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; SAID RIGHT-OF-WAY LINE BEING 50 FEET (AS MEASURED AT RIGHT ANGLES) FROM CENTERLINE OF TRACKS; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N12°03'08"W A DISTANCE OF 1000.72 FEET TO A POINT ON THE SOUTHWESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2297, PAGE 118, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID PROJECTION LINE AND SOUTHERLY PROPERTY BOUNDARY, RESPECTIVELY, RUN N77°30'33"E A DISTANCE OF 172.77 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN N05°29'43"W A DISTANCE OF 251.07 FEET TO A POINT THAT IS FORTY (40) FEET SOUTH (BY PERPENDICULAR MEASUREMENT) OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°52'01"E A DISTANCE OF 690.30 FEET TO A POINT ON THE EAST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 559, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY RUN N00°07'59"E A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 8; SAID POINT ALSO BEING 905 FEET EAST OF THE EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG AFORESAID NORTH LINE OF SOUTH 1/2 OF SOUTHWEST 1/4 RUN S89°52'01"E A DISTANCE OF 467.90 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR COUNTY ROAD 105 ALONG THE WESTERLY LINE AND SOUTH LINE THEREOF.

LEGEND

- INDICATES 4" X 4" CONCRETE MONUMENT SET, (LB # 4709) UNLESS OTHERWISE NOTED.
- INDICATES P.N. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) FOUND, UNLESS OTHERWISE NOTED.
- INDICATES 5/8" REBAR AND CAP SET, (LB # 4709) UNLESS OTHERWISE NOTED.
- CM INDICATES CONCRETE MONUMENT
- PRM INDICATES PERMANENT REFERENCE MARKER
- PCP INDICATES PERMANENT CONTROL POINT
- (M) INDICATES MEASURED
- (D) INDICATES DESCRIPTION
- FD INDICATES FOUND
- ID INDICATES IDENTIFICATION
- C INDICATES CENTERLINE
- PSM INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- PLS INDICATES PROFESSIONAL LAND SURVEYOR
- RLS INDICATES REGISTERED LAND SURVEYOR
- (R) INDICATES RADIAL LINE
- LB INDICATES LICENSED BUSINESS
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- O.R.B. INDICATES OFFICIAL RECORD BOOK
- R/W INDICATES RIGHT-OF-WAY
- PS INDICATES PASE
- OHP INDICATES OVERHEAD LINES
- AC INDICATES AIR CONDITIONER
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- LP INDICATES LIGHT POLE
- ER INDICATES ELECTRICAL RISER
- ER INDICATES TELEPHONE RISER
- EM INDICATES WATER METER
- ESV INDICATES SANITARY SEWER VALVE
- WV INDICATES WATER VALVE
- W INDICATES WELL

- ### NOTES:
- THIS SURVEY IS ARE 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 SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE WEST ZONE, CHECKED TO NGS STATION "SUMTER 41" AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING N89°49'20"W.
 - THE LEGAL DESCRIPTION WAS PREPARED FOR THIS SURVEY AND IS BASED UPON INSTRUMENTS FOUND IN THE PUBLIC RECORDS.
 - 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 "C" (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120296 0075 B EFFECTIVE DATE: MARCH 15, 1982.
 - THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN RULE 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
 - DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
 - THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.



RIGHT-OF-WAY NOTE

RIGHT-OF-WAY FOR COUNTY ROAD 105 IS BY MAINTENANCE, ACCORDING TO INFORMATION PROVIDED BY SUMTER COUNTY ROAD AND BRIDGE DEPARTMENT, MAINTENANCE IS 20 FEET FROM THE CENTERLINE OF ASPHALT WITH THE EXCEPTION OF THOSE AREAS WHERE IMPROVEMENTS EXIST (AS SHOWN HEREON).

CERTIFIED TO:
JOHN WRINKLE
BOBBY LEATHERMAN

DATE _____ KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

SHEET 1 OF 1	
CLIENT	JOHN WRINKLE
JOB NO.	111115.0000
DATE	02/07/12
DRAWN BY	JH
CHECKED BY	KMJ
ACAD FILE	BATTING CAGES BDY-R1.DWG
REVISIONS	DATE
CHANGE BOUNDARY PER TITLE WORK	4/19/12

BOUNDARY SURVEY

IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

LEATHERMAN PROPERTY



▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

TITLE CERTIFICATE

Randall N. Thornton, Attorney at Law, duly admitted to the practice of law in the State of Florida, certifies that absolute fee simple title to the land described in Exhibit A attached hereto is vested in BOBBY LEATHERMAN, subject to the following exceptions:

1. Taxes for the year 2012 and all subsequent years, which are not yet due and payable.
2. Easement in favor of Sumter Electric Cooperative, Inc. recorded in OR Book 160, Page 587 Public Records of Sumter County, Florida.
3. Terms, covenants, conditions, easement(s) and matters contained in Agreement recorded May 15, 1998, in OR Book 686 Page 123 Public Records of Sumter County, Florida.
4. Terms, covenants, conditions, easement(s) and matters contained in the Lease made by Bobby Leatherman and Iona Leatherman and Lone Oak Golf Club, a Memorandum/Short Form Notice recorded March 31, 2008, in OR Book 1925, Page 186, revised by Memorandum/Short Form Notice recorded August 16, 2009, in OR Book 2111, Page 93 Public Records of Sumter County, Florida.
5. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.
6. Matters disclosed on this plat as to rights-of-way and utilities.

This certificate of title extends through April 11
2012, @ 5:00 p.m.



Randall N. Thornton
Attorney at Law
Post Office Box 58
Lake Panasoffkee, Florida 33538

EXHIBIT "A "

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 RUN N89°52'01"W A DISTANCE OF 846.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE WEST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 972, PAGE 86, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 AND ALONG SAID WEST BOUNDARY RUN S00°02'08"E A DISTANCE OF 1306.64 FEET TO A POINT THAT IS FIFTEEN (15) FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°49'20"W A DISTANCE OF 505.76 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 680, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG AFORESAID RIGHT-OF-WAY WITH THE FOLLOWING COURSES: N74°19'31"W A DISTANCE OF 3.59 FEET; THENCE N89°49'20"W A DISTANCE OF 5.58 FEET; THENCE S00°10'40"W A DISTANCE OF 0.96 FEET TO AFORESAID LINE THAT IS FIFTEEN (15) FEET NORTH OF THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°49'20"W A DISTANCE OF 579.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; SAID RIGHT-OF-WAY LINE BEING 50 FEET (AS MEASURED AT RIGHT ANGLES) FROM CENTERLINE OF TRACKS; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N12°03'08"W A DISTANCE OF 1000.72 FEET TO A POINT ON THE SOUTHWESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2297, PAGE 118, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID PROJECTION LINE AND SOUTHERLY PROPERTY BOUNDARY, RESPECTIVELY, RUN N77°30'33"E A DISTANCE OF 172.77 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN N05°29'43"W A DISTANCE OF 251.07 FEET TO A POINT THAT IS FORTY (40) FEET SOUTH (BY PERPENDICULAR MEASUREMENT) OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°52'01"E A DISTANCE OF 690.30 FEET TO A POINT ON THE EAST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 559, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY RUN N00°07'59"E A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 8; SAID POINT ALSO BEING 905 FEET EAST OF THE EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG AFORESAID NORTH LINE OF SOUTH 1/2 OF SOUTHWEST 1/4 RUN S89°52'01"E A DISTANCE OF 467.90 FEET TO THE POINT OF BEGINNING.

LESS RIGHT OF WAY FOR COUNTY ROAD 105 ALONG THE WESTERLY LINE AND SOUTH LINE THEREOF.

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1203-02

Owner: Bobby Leatherman (Danny Smith as Authorized Representative)

Applicant: John Winkle

Engineer: Jeff Head, Farner, Barley, and Associates

Parcel No: D08=046

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for two batting cages (22,620 sq. ft.), two buildings with covered patio areas (5,600 sq. ft.) and associated driveway, parking lot, and sidewalks. The site will be utilized for batting cages, which is permissible under the property's zoning designation of C-3 (Commercial)

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 approval of the site plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

The Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on April 20, 2012.

DATED: April 25, 2012



Jason McHugh
Development Services Coordinator



Legend

-  D08=046
-  Wildwood Boundary



1 inch = 500 feet

D08=046 Parcel Location





**D08=046
Bobby Leatherman**

WAL*MART

Legend

- D08=046
- Wildwood Boundary

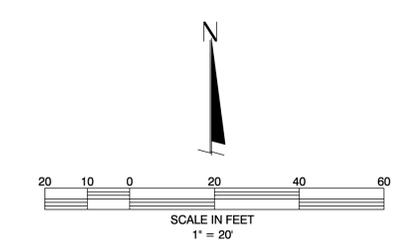
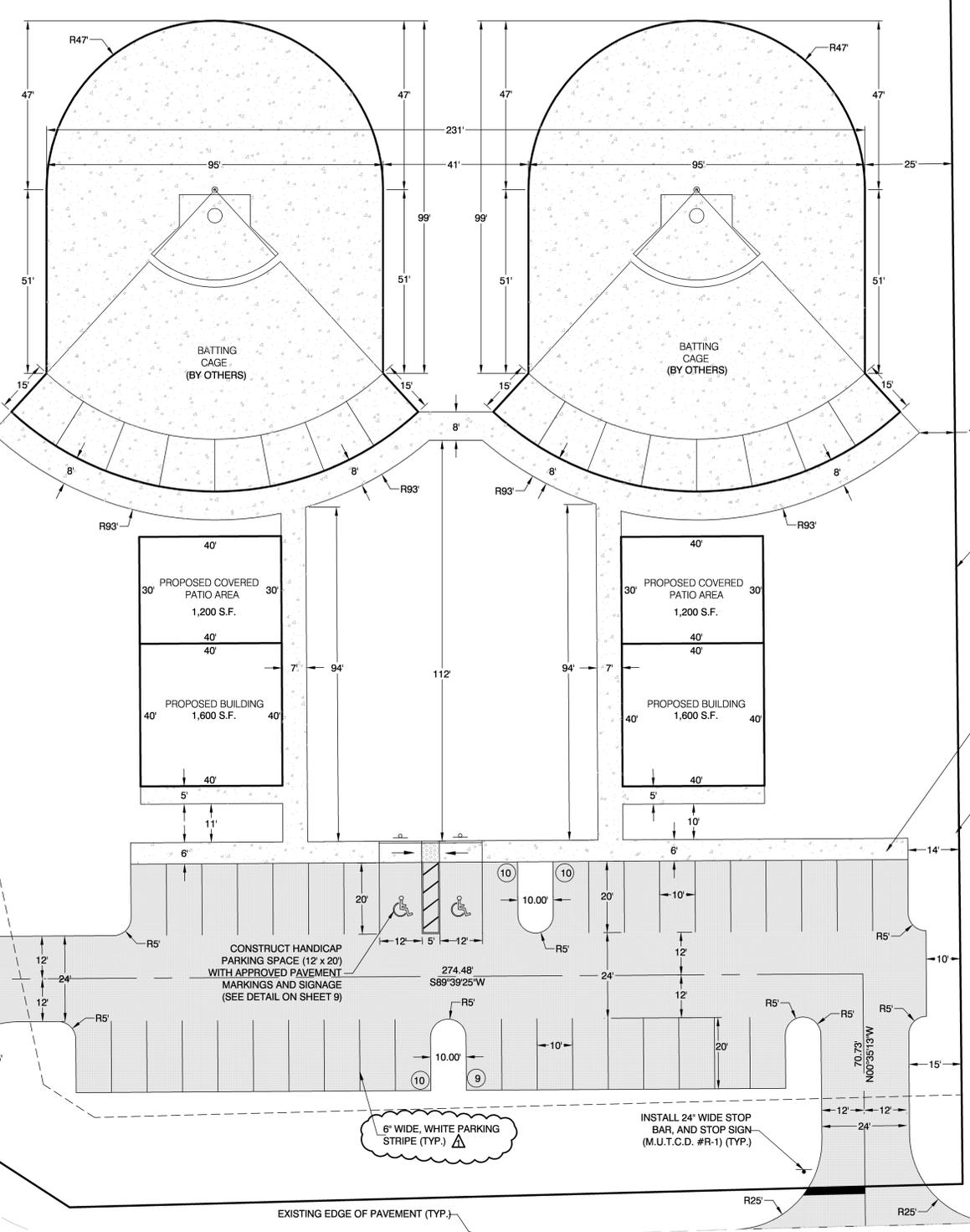


1 inch = 500 feet

D08=046 Parcel Location



COUNTY ROAD 105



SITE DATA

1. ZONED: C-3, GENERAL COMMERCIAL - HIGHWAY
2. PROPOSED USE: COMMERCIAL
3. PROJECT ADDRESS - TO BE ASSIGNED
4. ELECTRIC BY: SUMTER ELECTRIC COOPERATIVE
5. WATER BY: CITY OF WILDWOOD
6. SEWER BY: CITY OF WILDWOOD
7. TELEPHONE BY: EMBARQ
8. SOLID WASTE BY: TBD
9. BUILDING CONSTRUCTION: WOOD FRAME CONST.
10. BUILDING HEIGHT: MAX. HEIGHT = 35'-0"; LOCATED IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
11. 4.16 ACRES, MORE OR LESS
12. SOIL TYPE - 8 LAKE FINE SANDS
13. PERMITTING AGENCIES: -CITY OF WILDWOOD -S.W.F.W.M.D. -F.D.E.P. SEWER

PARKING PROVIDED:
 10' x 20' STANDARD SPACES = 37
 12' x 20' HANDICAP SPACES = 2
 TOTAL PARKING PROVIDED = 39

PARKING REQUIREMENTS
 1 SPACE PER BATTING STATION PLUS 1 PER EMPLOYEE
 TOTAL PARKING REQUIRED = 17

IMPERVIOUS AREA:

CONCRETE	= 5,270 SQ. FT. (0.12 AC.)	2.88% COVERAGE
PARKING	= 17,441 SQ. FT. (0.40 AC.)	9.62% COVERAGE
BUILDINGS	= 4,000 SQ. FT. (0.09 AC.)	2.16% COVERAGE
BATTING CAGE	= 22,620 SQ. FT. (0.52 AC.)	12.5% COVERAGE
FUTURE DEVELOPMENT	= 23,261 SQ. FT. (0.53 AC.)	12.74% COVERAGE
TOTAL IMPERVIOUS	= 72,310 SQ. FT. (1.66 AC.)	39.90% COVERAGE
TOTAL OPEN AREA	= 108,900 SQ. FT. (2.50 AC.)	60.10% COVERAGE
TOTAL SITE AREA	= 181,209 SQ. FT. (4.16 AC.)	100% COVERAGE

- NOTES:**
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
 2. ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
 3. ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
 4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 5. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT.
 6. SITE LIGHTING TO BE PROVIDED BY BUILDING MOUNTED LIGHT FIXTURES.
 7. REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER.
 8. PROJECT IS NOT WITHIN 100 YR FLOOD PLANE PER FEMA PANEL 1202960075B, AND IS LOCATED IN ZONE C.
 9. THE PROPOSED STORMWATER SYSTEM HAS BEEN DESIGNED FOR 40% IMPERVIOUS AREA OF THE SITE AS SHOWN ON SHEETS 5 & 6.

LEGEND

	PROPOSED ASPHALT
	PROPOSED CONCRETE

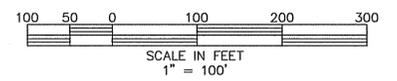
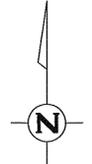
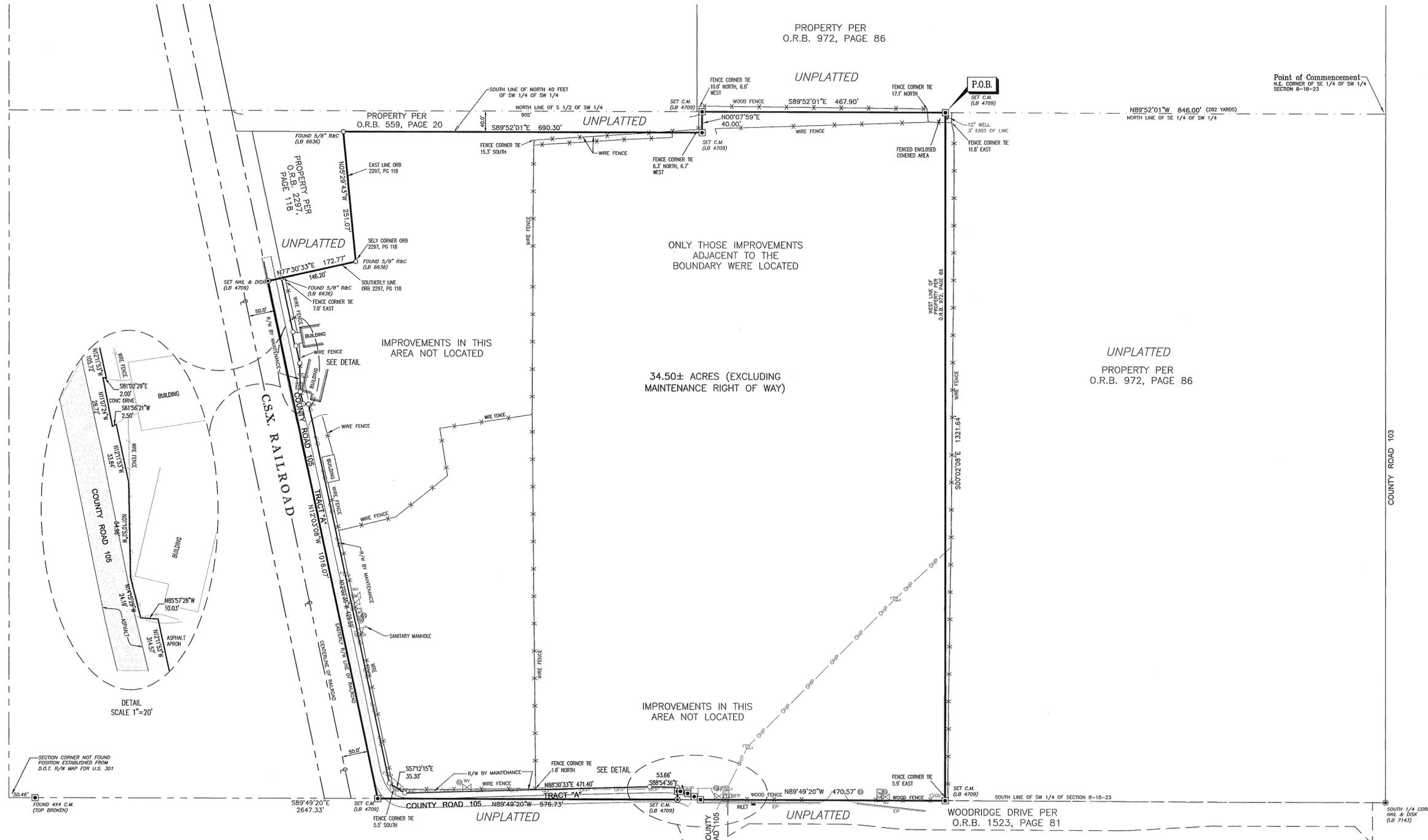
BY	BRP
REVISIONS	
DATE	3/28/12
	REVISED PER SUMTER COUNTY COMMENTS DATED 3/21/12

FARNER BARBLEY AND ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 Certificate of Authorization Number: 4709
 4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

WILDWOOD BATTING CAGE SITE PLAN

DATE	2/20/12
DRAWN BY	JJT
CHKD BY	JAH
FILE NAME	003_wbc_site plan
JOB NO.	111115.0000

BOUNDARY SURVEY



LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 RUN N89°52'01\"/>

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR COUNTY ROAD 105 ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES THEREOF.

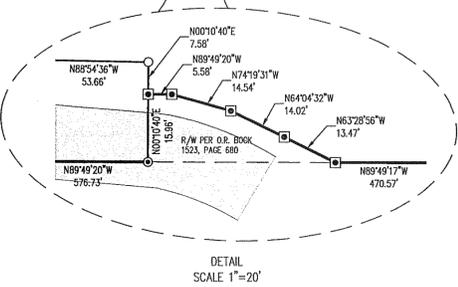
LEGEND

- INDICATES 4" X 4" CONCRETE MONUMENT SET, (LB # 4709) UNLESS OTHERWISE NOTED.
- INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) FOUND, UNLESS OTHERWISE NOTED.
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- CM INDICATES CONCRETE MONUMENT
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- E INDICATES CENTERLINE
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- FLS INDICATES PROFESSIONAL LAND SURVEYOR
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- INDICATES UTILITY POLE
- INDICATES CITY ANCHOR
- INDICATES LIGHT POLE
- INDICATES ELECTRICAL RISER
- INDICATES TELEPHONE RISER
- INDICATES WATER METER
- INDICATES SANITARY SEWER VALVE
- INDICATES WATER VALVE
- INDICATES WELL

- ### 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 SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE WEST ZONE, CHECKED TO NGS STATION "SUMTER 41" AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING N89°49'20\"/>

RIGHT-OF-WAY NOTE

RIGHT-OF-WAY FOR COUNTY ROAD 105 IS BY MAINTENANCE. ACCORDING TO INFORMATION PROVIDED BY SUMTER COUNTY ROAD AND BRIDGE DEPARTMENT, MAINTENANCE IS 20 FEET FROM THE CENTERLINE OF ASPHALT WITH THE EXCEPTION OF THOSE AREAS WHERE IMPROVEMENTS EXIST (AS SHOWN HEREON).



CERTIFIED TO:

JOHN WRINKLE
BOBBY LEATHERMAN

3/1/12
DATE

Kaye M. Jameson
KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

SHEET 1 OF 1	
CLIENT	JOHN WRINKLE
JOB NO.	111115.0000
DATE	02/07/12
DRAWN BY	JH
CHECKED BY	KMJ
ACAD FILE	BATTING CAGES BDY.DWG
REVISIONS	DATE

BOUNDARY SURVEY
IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LEATHERMAN PROPERTY

FARNER BARLEY AND ASSOCIATES, INC.
4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: TEMP 1204-02

Owner: Martin Ernst Gross

Applicant: Ernst Gross

Engineer: N/A

Parcel No: G05D121

The applicant seeks temporary use approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for temporary living quarters (RV) to be placed on the property while the primary residence is renovated.

The Land Development Regulations does not specifically address the applicant's situation. As such, staff felt the best course of action was through a temporary use permit process. Staff believes the request is in line with the general intent of the section 3.10 of the Land Development Regulations.

Staff recommends approval of the temporary use permit to allow the RV while the residence is being renovated for a time period of no more than 6 months.

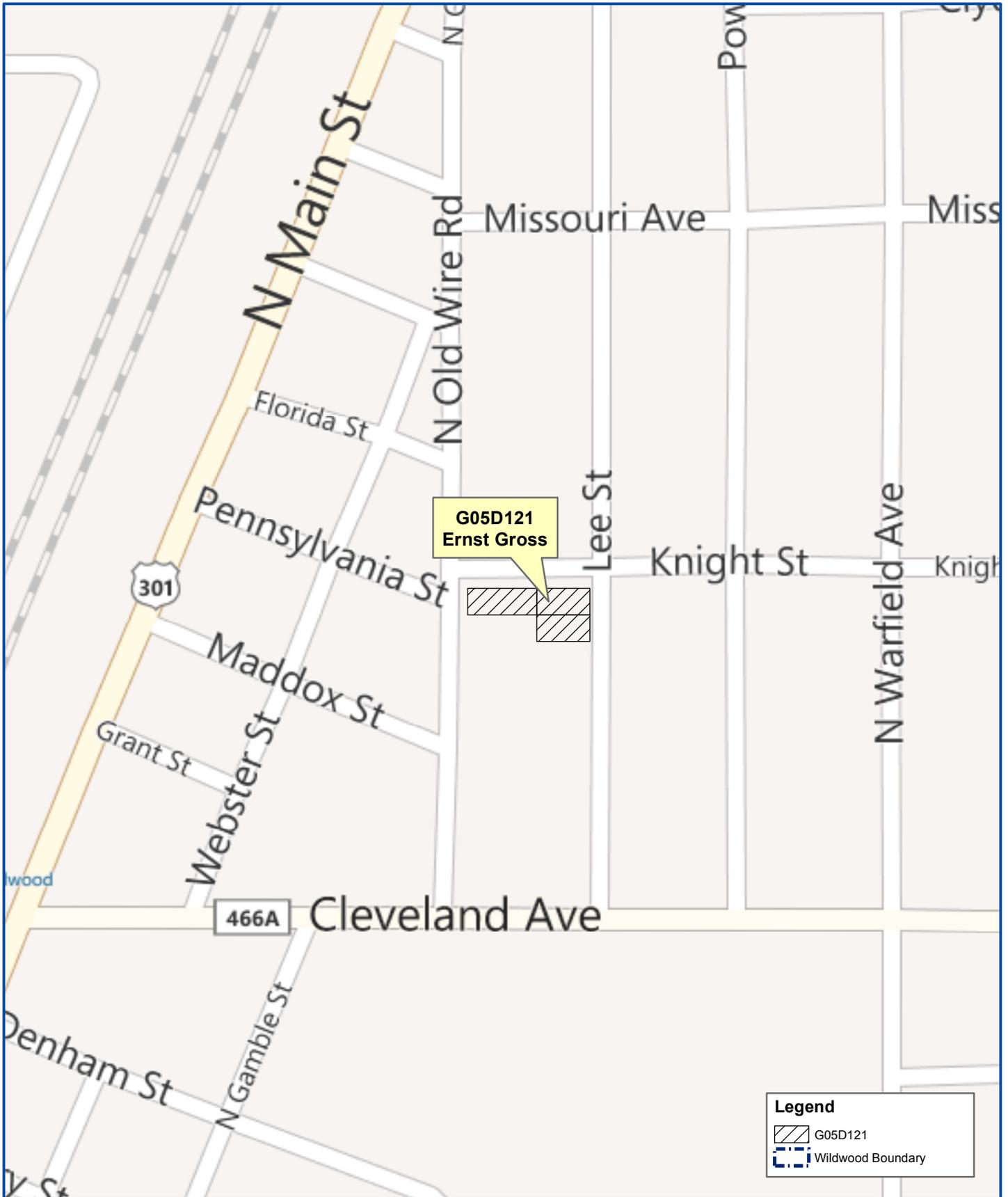
The Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed temporary uses under section 3.10(C) and 3.3 of the Land Development Code.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Certified Mailings were sent to all surrounding property owners on April 20, 2012. Two written responses and one phone response were received in favor of the project. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on April 20, 2012.

DATED: April 25, 2012



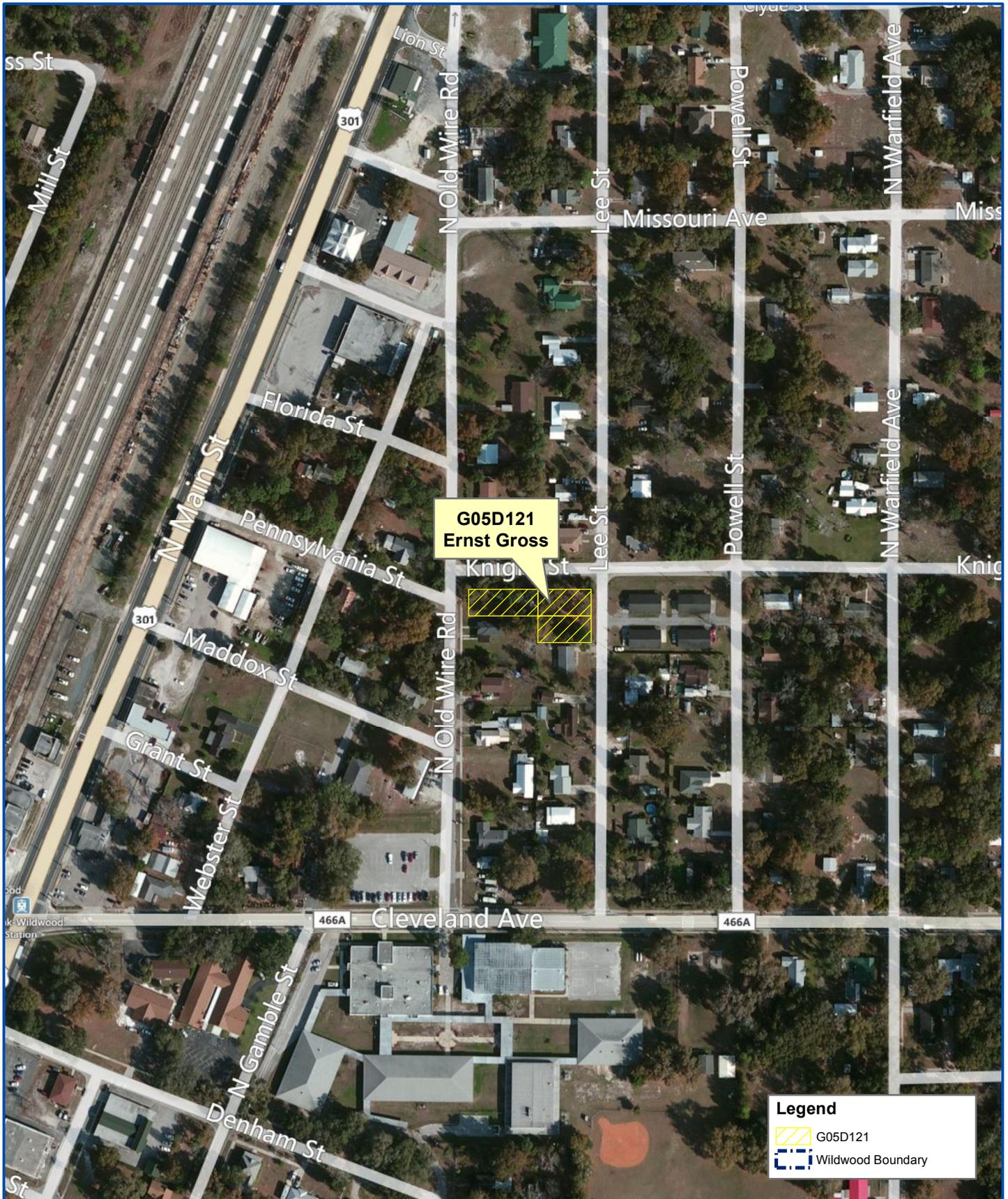
Jason McHugh
Development Services Coordinator



1 inch = 250 feet

G05D121 Parcel Location





1 inch = 250 feet

G05D121 Parcel Location



