



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

January 10, 2023 2:15 PM

City Hall Commission Chamber
100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning and Zoning Board/Special Magistrate - Regular Meeting
December 6, 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2212-002 6083 County Rd Wildwood
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; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel(s) G15-012

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002. **Staff Recommends Approval**

2. RZ 2211-001 SWC Multi-family Huey Street

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; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

G05-148, G05-151, G05-157 & G05M001

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103). **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-104 (attached) subject to approval of O2022-103, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2211-002 VOSO 10th Amendment

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; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

K13-010 & K13-015

The Villages Development Company, LLC seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to rezone 7.72 acres from RR5C (County) to ARD (City). This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-002 (O2022-105) **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-106 (attached) subject to approval of O2022-105, which establishes a Future Land Use appropriate to the proposed zoning.**

4. **PLAT 2211-004 Wildwood Crossing Final Plat**

Parcels G05-119, G05-120, G05-124, G05-140 and G05-156

The applicant is seeking a favorable recommendation for a final plat approval from the Planning and Zoning Board/Special Magistrate for Wildwood Crossing, consisting of three commercial lots on 24.31 acres MOL. **Staff recommends approval contingent on the resolution of outstanding City Attorney and Development Services comments.**

V. **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.

January 10, 2023 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 6, 2022 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Terri O'Neal	Development Review Manager	Present
Amanda Bush	City Planner	Present
Susan Patterson	City Clerk	Present
Josh Jackson	GIS Technician	Present

Special Magistrate Holt brought the meeting to order, followed by the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board/Special Magistrate Regular Meeting 11/01/22 2:15 PM

Special Magistrate Holt approved the Summary of Minutes from the November 1, 2022, meeting.

RESULT:	Adopted
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2209-001 VPSD #46

Special Magistrate Holt read the title of RZ 2209-001 VPSD # 46. The applicant seeks a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Zoning Map Amendment to change the zoning, R2M & R4M (Sumter County) to IN (City) for the parcels G32-008 & G32-027 on 0.99 acres MOL. Stephen Campbell, a representative from Clymer, Farner, and Barley was present. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. PLAT 2210-005 Wildwood Crossing Infrastructure Improvements

Special Magistrate Holt read the title of Plat 2210-005 Wildwood Crossing Infrastructure Improvements. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of infrastructure improvements. Stephen Campbell, a representative from Clymer, Farner, and Barley was present. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. PLAT 2110-005 Triumph South Improvement Plan Phase II

Special Magistrate Holt read the title of Plat 2110-005 Triumph South Improvement Plan Phase II. Parcel D32-041. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Triumph South Phase 2 subdivision consisting of 79 single-family lots. Special Magistrate Holt stated that the utility easement was still outstanding. Bush stated that it should be sent in before the final plat approval. Special Magistrate Holt recommended approval contingent on receiving the outstanding utility easement. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. SP 2203-016 Timberwood Properties

Special Magistrate Holt read the title of SP 2203-016 Timberwood Properties Parcel G19-007. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 30,000 sq ft building consisting of a 1,000 sq ft showroom, a 2,000 sq ft office, a 6,000 sq ft shop, and a 21,000 sq ft warehouse. No comments were offered or received.

RESULT:	Recommends Approval
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MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

5. SP 2205-005 Tropical Smoothie Cafe

Special Magistrate Holt read the title of SP 2205-005 Tropical Smoothie Cafe. Parcel G04S421. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for constructing a one thousand four hundred forty (1,440) sq ft fast food establishment, including a patio area. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

6. SP 2210-006 VOSO Phase XII-G Master Plan

Special Magistrate Holt read the title of SP 2210-006 VOSO Phase XII-g Master Plan. Parcels K13-001, K13-005, K13-011, K13-017, K13-018 & K13-041. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for VOSO Phase XII-G master plan to include utilities, non-residential and open space. Stephen Campbell, a representative from Clymer, Farner, and Barley, was present. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

7. PD 2205-001 Turkey Run PD Amendment

Special Magistrate Holt read the title of PD 2205-001 Turkey Run PD Amendment. Parcels G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013. LPG Urban & Regional Planners, Inc is seeking a favorable recommendation from the Project Review Committee for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed-use PDs and include a list of permitted uses. Greg Beliveau from LPG Urban Planning, Greg Zuckerman, and Rob Rosen from Turkey Run were present. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None

AYES: Special Magistrate Holt

V. ADJOURNMENT

The meeting adjourned at 2:15 p.m.

RESULT:	Ajourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2212-002 6083 County Rd Wildwood

REQUESTED ACTION: Staff Recommends Approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2212-002 6083 County Rd Wildwood
Ordinance #	O2022-102
Applicant	Hydrologic Distribution Company
Owner	6083 Wildwood LLC
Property Location	Located between E SR 44 and C 44A, approximately .87 East of S Buena Vista Blvd
Parcel Number(s)	G15-012
Date	01/03/2023

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan:

The proposed amendment is consistent with the policies of the Comprehensive Plan. The Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan is intended to accommodate a mix of commercial and office uses, as stated under FLU Policy 1.1.1. c. Whereas objective 1.4 of the Comprehensive Plan states that the city shall cultivate an environment which fosters, supports, and champions economic growth and development. The proposed development of a commercial project on currently vacant land would accomplish that objective, while additionally conforming to Policy 1.4.5. within the comprehensive plan. Policy 1.4.5 encourages and supports the revitalization of vacant and underutilized spaces, something that the proposed development seeks to address, and which is consistent with the comprehensive plan's desired objectives and goals.

(b) The existing land use pattern of the surrounding area:

The proposed rezoning to C-3 is compatible with the existing land use pattern in this area and would abide by Policy 1.2.8.I. This policy states the need to maintain compatibility with adjacent land uses through the use of design standards, limitations on light intrusion,

buffering, and fencing/walls to make uses compatible with one another. The proposed project is required to follow design district standards in its construction, with the parcel located near city parcels with similar commercial land use designations.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: The development is not projected to add any students to Wildwood Schools as it is a non-residential development.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. The applicant/owner will need to work with City utilities at the site plan stage to connect to City water and sewer.

Streets: Access to the site is proposed via E SR 44, at the intersection with Lake Okahumpka Park Driveway.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The area surrounding the subject parcel still exists within unincorporated county territory, but is within the JPA. Recent annexations into the city have resulted in an increase in commercial designations within the area near the proposed development. These changes are consistent with Policy 1.2.1, which encourages growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within three (3) to five (5) years. The proposed development conforms to this policy by promoting growth and development in the area, providing additional commercial services for businesses and residents in the area. While the rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation, in accordance with Policy 1.1.4, which states that the city's zoning map shall be consistent with the Wildwood FLUM.

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

The proposed rezoning to C-3 is estimated to generate around 101 daily trips, with 28 AM peak hour trips, and 31 projected trips to occur during the PM peak hour. With the site located along a major arterial road, the proposed development is estimated to contribute a minimal number of trips to the existing traffic, and is unlikely to be detrimental to public safety. However, a full traffic impact analysis will need to be conducted for the site plan and be approved by Sumter County.

(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 improvement or development of adjacent properties, as parcels along E SR 44 are of a similar zoning designation. Nearby parcels within the city's jurisdiction are primarily commercial, with some low density residential, medium density residential, and mixed use designations. Separately, properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

	ZONING DESIGNATION SURROUNDING PROPERTIES
NORTH	RPUD, RR1, RR1C (COUNTY)
SOUTH	PIE (COUNTY)
EAST	RR1C (COUNTY) C-3 (CITY)
WEST	CH, RR1C, RR5C (COUNTY) C-3 (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards and Planned Development Agreement.

Staff recommends approval and favorable recommendation of Ordinance Number O2022-102 subject to approval of O2022-101, which establishes a Future Land Use appropriate to the proposed zoning.



Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-102

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; PROVIDING FOR
SEVERABILITY; 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(s) G15-012
6083 Wildwood LLC (Owner)
5 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN SOUTH A DISTANCE OF 767.29 FEET TO THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN ALONG SAID CENTERLINE OF SCLRR SOUTH 52°08'08" EAST, 531.53 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 39°33'06" WEST, 635.45 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44; THENCE NORTHWESTERLY 361.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44, SAID ARC HAVING A CHORD DISTANCE OF 361.23 FEET, A CHORD BEARING OF NORTH 62°59'20" WEST AND A RADIUS OF 5449.578 FEET; THENCE NORTH 37°51'52" EAST, 694.19 FEET TO THE CENTERLINE OF THE SCLRR; THENCE SOUTH 52°08'08" EAST, 373.49 FEET BACK TO THE POINT OF BEGINNING AND CLOSE; LESS THE NORTHERLY 60 FEET FOR RAILROAD RIGHT OF WAY PURPOSES.

THE ABOVE PARCEL CONTAINS 5 ACRES MORE OR LESS.

This property is to be reclassified from RR5 to C-3 containing 5 acres, more or less;

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 the City 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 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

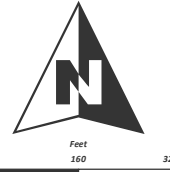
First Reading: _____

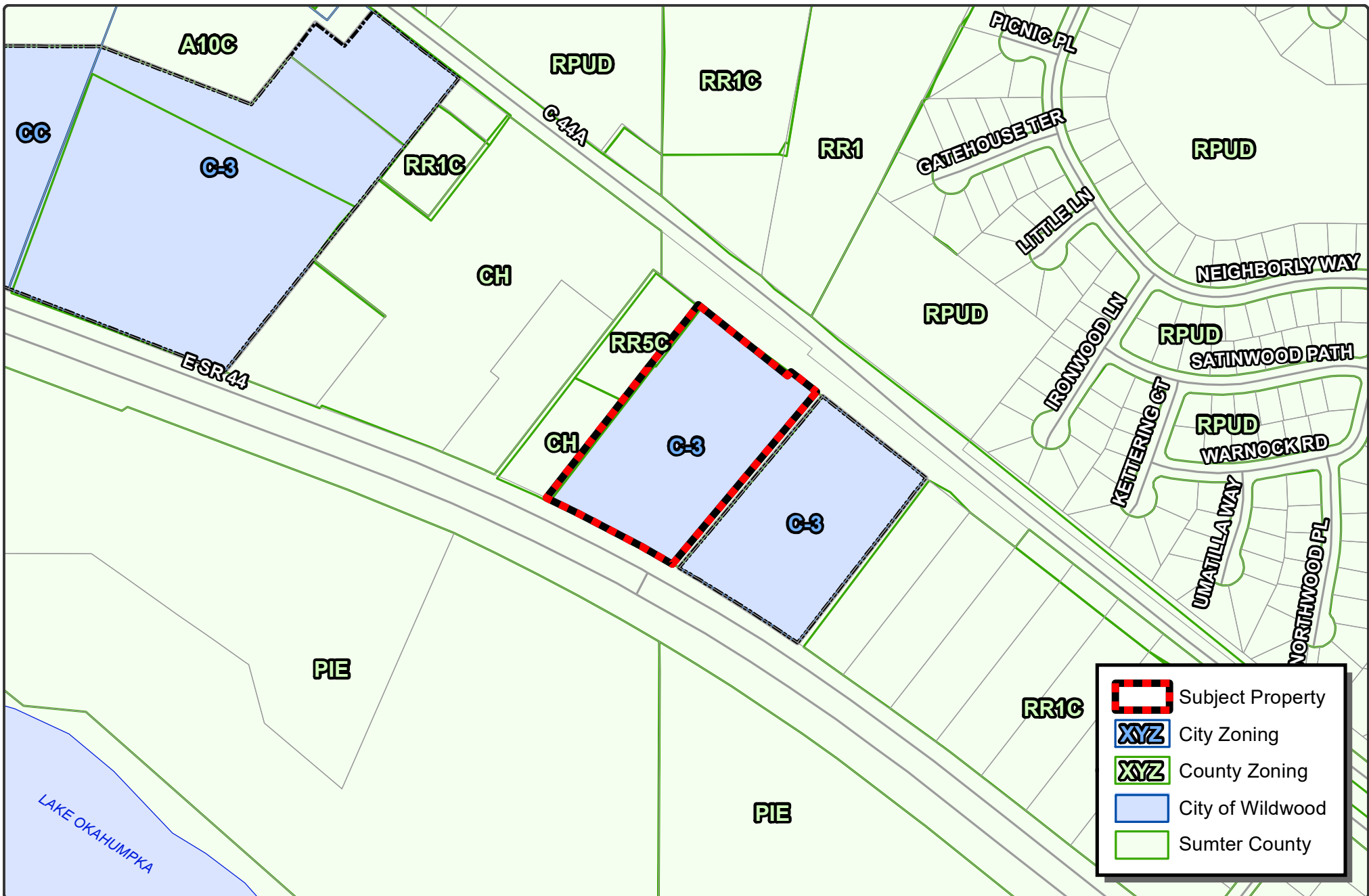
Second Reading: _____

Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 160 320	CP/RZ 2212-002 6083 County Rd Wildwood PARCEL G15-012	MAP 1B LOCATION MAP DECEMBER 2022
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	Subject Property
	City Zoning
	County Zoning
	City of Wildwood
	Sumter County

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2211-001 SWC Multi-family Huey Street

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-104 (attached) subject to approval of O2022-103, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2211-001 SWC MF Huey Street
Ordinance #	O2022-104
Applicant	Southern Waters Capital
Owners	Kurt Freiter, Joan Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE
Property Location	West of Powell Road, north of Huey Street & east of S. St. Clair Street.
Parcel Number(s)	G05-148, G05-151, G05-157 & G05M001
Date	01/02/2023

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103)

ANALYSIS: The applicant is proposing a multi-family residential development, that will consist of garden-style, walk-up apartments. Multi-family housing is encouraged to provide a diverse housing inventory.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-5 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to R-5 is consistent with the proposed Future Land Use Map designation of High Density Residential (HDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is residential and mixed-use. The proposed R-5 zoning designation will serve as a transition in this area to serve city residents. **(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;**

Schools:

The residential development is proposed to add 91 students to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer:

There is an existing 12" water main on the north side of Huey Street and a 8" sewer on the south side of Huey Street. The City's 2019 Utility Master Plan indicates the water capacity is 6.7 million gpd and the City's permitted wastewater capacity is 3.55 MGD. The owner will need to work with the City to service the property with utilities.

Streets:

The applicant has submitted a traffic statement from Bowman Consulting on December 15, 2022. Access to the property is proposed from the west side of Powell Road, with a secondary access off of Huey Street. The traffic impact statement provided shows 130 a.m. peak hour trips and 165 p.m. peak hour trips, from the new development. A full traffic analysis will be required at the site plan stage.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Development pressure has been increasing in the city as a result of the growth of The Villages®. A mix-used housing development is necessary to house the workers in the local community.

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

The property owner will be working with Sumter County to develop a methodology and full TIA for review when the proposed site plan is submitted.

(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 improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION

SURROUNDING PROPERTIES

NORTH R-1 & R-2 (City)

SOUTH R-3, CMU & PEU (City)

EAST CMU (City)

WEST R-3 (City)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-104 (attached) subject to approval of O2022-103, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 01/05/2023

Terri O'Neal

Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2022-104

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; PROVIDING FOR
SEVERABILITY; 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:

Parcels G05-148, G05-151, G05-157 & G05M001
Kurt Freiter, Joan H. Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE
(Owners)
21.59 Acres +/-

LEGAL DESCRIPTION:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 12 OF THE SOUTH 329 FEET OF THE N 3/4 OF THE SE 1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST COMER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THE SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from R-3 & R-5 (City) to R-5 (City).

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 the City 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 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

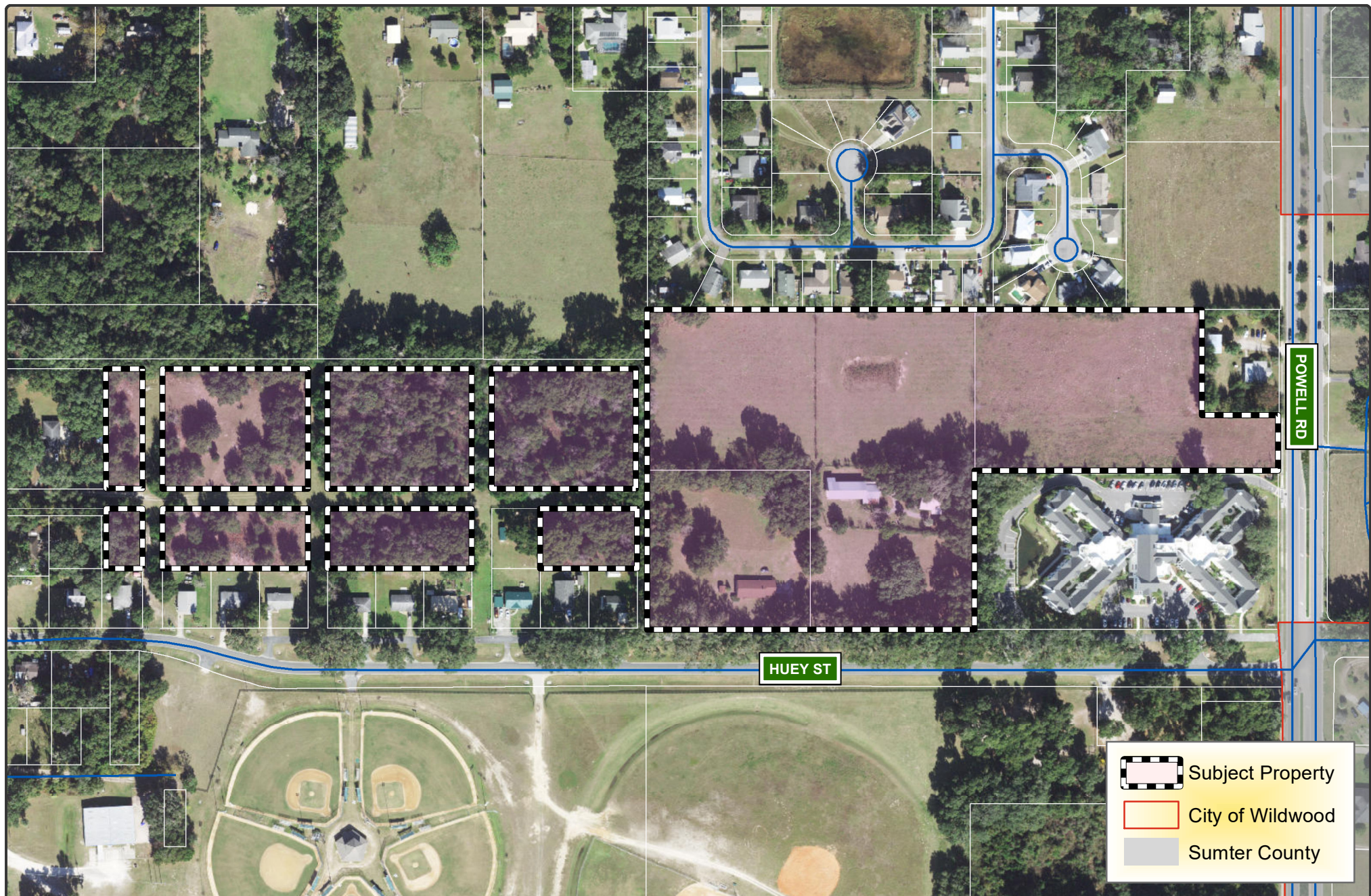
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2211-001 / RZ 2211-001

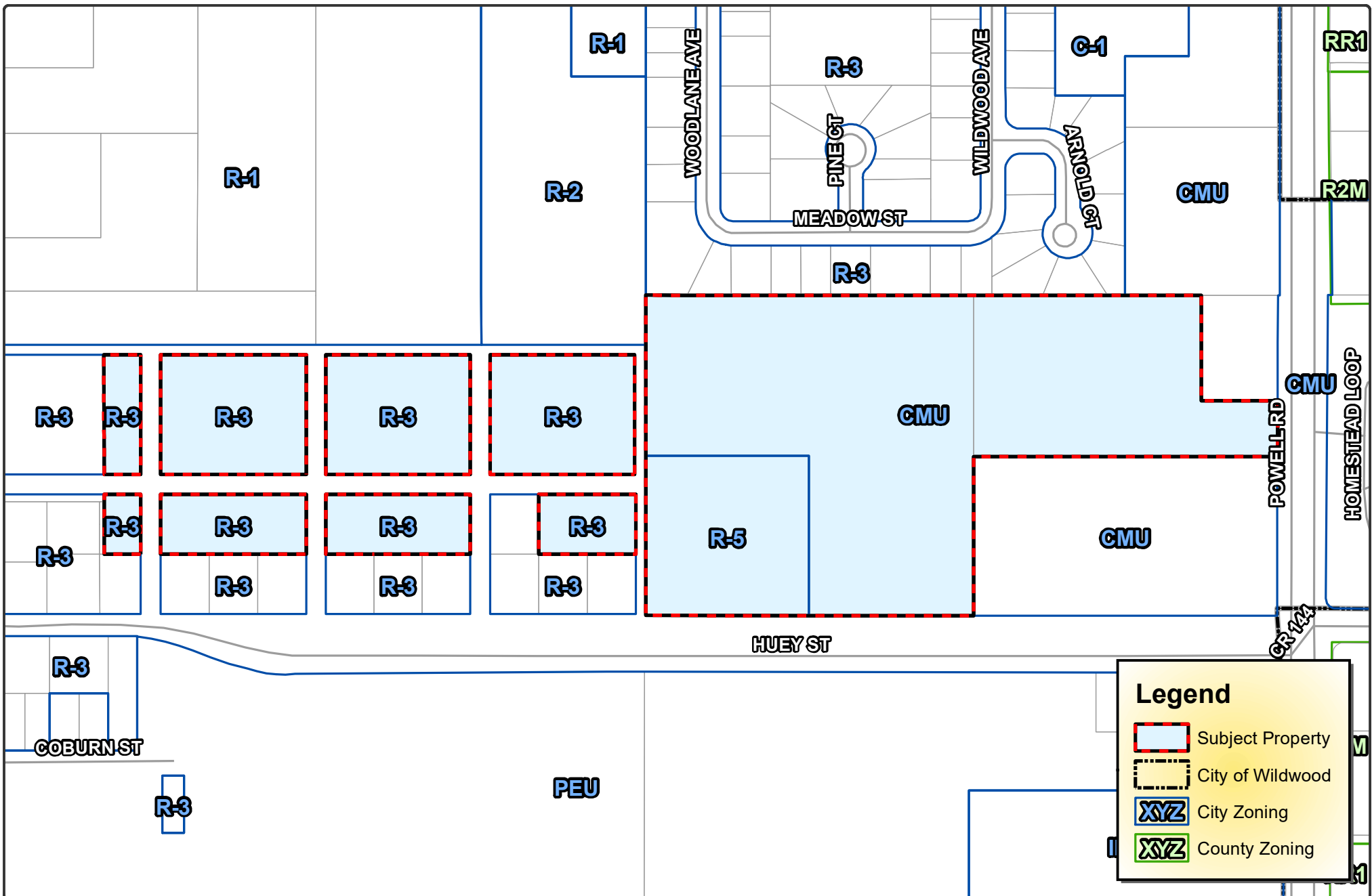
SWC MF HUEY ST

PARCELS G05-134, G05-148, G05-157, & G05M001

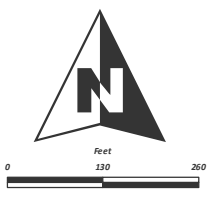
MAP 1B

**LOCATION
MAP**

**DECEMBER
2022**

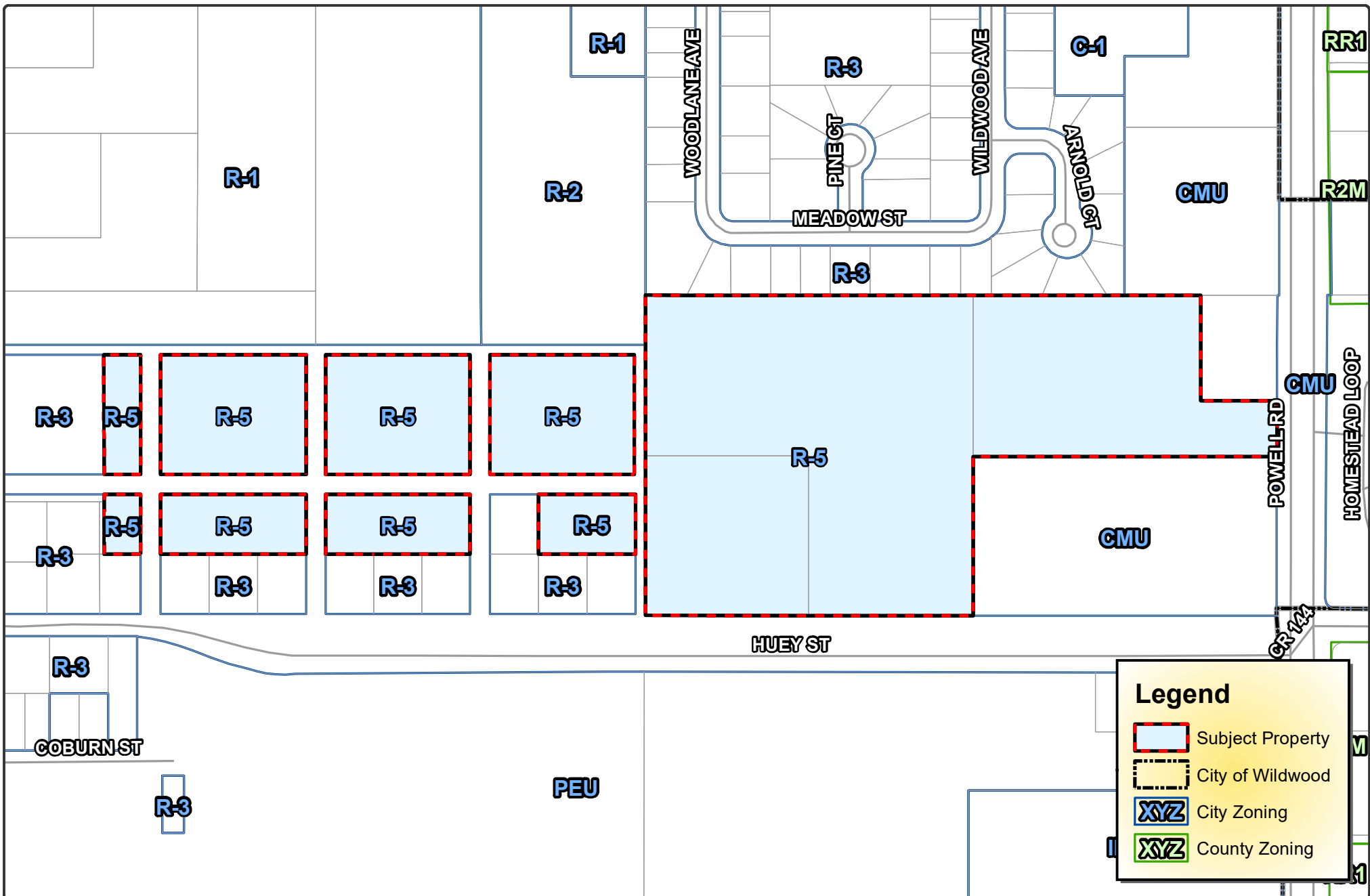


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RZ 2211-001
SWC MF HUEY ST
 PARCELS G05-134, G05-148, G05-157, & G05M001

MAP 3A
CURRENT ZONING
DECEMBER 2022



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2211-002 VOSO 10th Amendment

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-106 (attached) subject to approval of O2022-105, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2211-002 VOSO 10 th Amendment
Ordinance #	O2022-106
Applicant	The Villages Development Company, LLC
Owners	The Villages Development Company, LLC
Property Location	South of E C470 and west of SE 88 th Terrace
Parcel Number(s)	K13-010 & K13-015
Date	01/05/2023

The Villages Development Company, LLC seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to rezone 7.72 acres from RR5C (County) to ARD (City). This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-002 (O2022-105)

ANALYSIS: The Villages of Southern Oaks is an age restricted mixed-use master planned community that includes residential, non-residential, office and government land uses. The Villages has historically incorporated elements of urban design that include buildings that create a sense of place; public spaces where residents come together and enjoy events; streets that connect spaces and places; a transportation system that includes roads and multi-use paths to encourage walking and biking; and landscaping that defines the character of the development.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-5 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to ARD will be consistent with the proposed Future Land Use Map designation of ARD. Table 3-2 Permitted Zoning Districts lists the ARD zoning designation as a permitted designation in the Age Restricted Development Mixed Use Future Land Use Map designation.

(b) The existing land use pattern of the surrounding area;

The proposed rezoning is compatible with the existing land use pattern of the surrounding

area. The subject properties are located on properties contiguous to the planned future development of The Villages of Southern Oaks and is a logical expansion of The Villages development.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

The proposed amendment is a continuation of The Villages with a mixture of uses provided to serve the daily needs of the residents. No increase in entitlements is proposed by this amendment as the existing entitlements will be spread over the additional properties.

Schools:

The subject properties will be served by The Villages and Sumter County Schools, when required. Per the Chapter 163 Development Agreement, the developer will coordinate with the Sumter County School Board to address school capacity at the time of development of non-age restricted dwelling units

Potable Water & Sewer:

The subject properties will be served with private utilities.

Transportation:

The subject properties will benefit from internal connections between uses. A combination of transportation opportunities will be provided including automobile, golf cart, bicycle and pedestrian travel.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The growth of The Villages as an age restricted retirement community has produced the need for additional land to expand The Villages of Southern Oaks. The proposed rezoning will bring the subject property into compliance with the revised Future Land Use Map.

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

The Villages provides an interconnected network of multi-use trails and roadways to ensure that internal connections are provided to residents.

(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 improvement or development of adjacent properties. The surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION

SURROUNDING PROPERTIES

NORTH ARD (City)

SOUTH ARD (City)

EAST ARD (City)

WEST RR5C (County) & ARD (City)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-106 (attached) subject to approval of O2022-105, which establishes a Future

Land Use appropriate to the proposed zoning.

DATED: 01/05/2023

A handwritten signature in cursive script that reads "Terri O'Neal".

Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2022-106

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; PROVIDING FOR
SEVERABILITY; 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:

Parcels K13-010 & K13-015
The Villages Development Company, LLC (Owner)
7.72 Acres +/-

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 20 SOUTH,
RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 190 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE
1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LESS THE NORTH
50 FEET AND LESS THE EAST 15 FEET THEREOF, LYING AND SITUATE IN
SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RR5C (Sumter County) to ARD (City).

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 the City 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 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

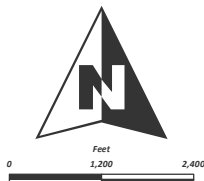
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

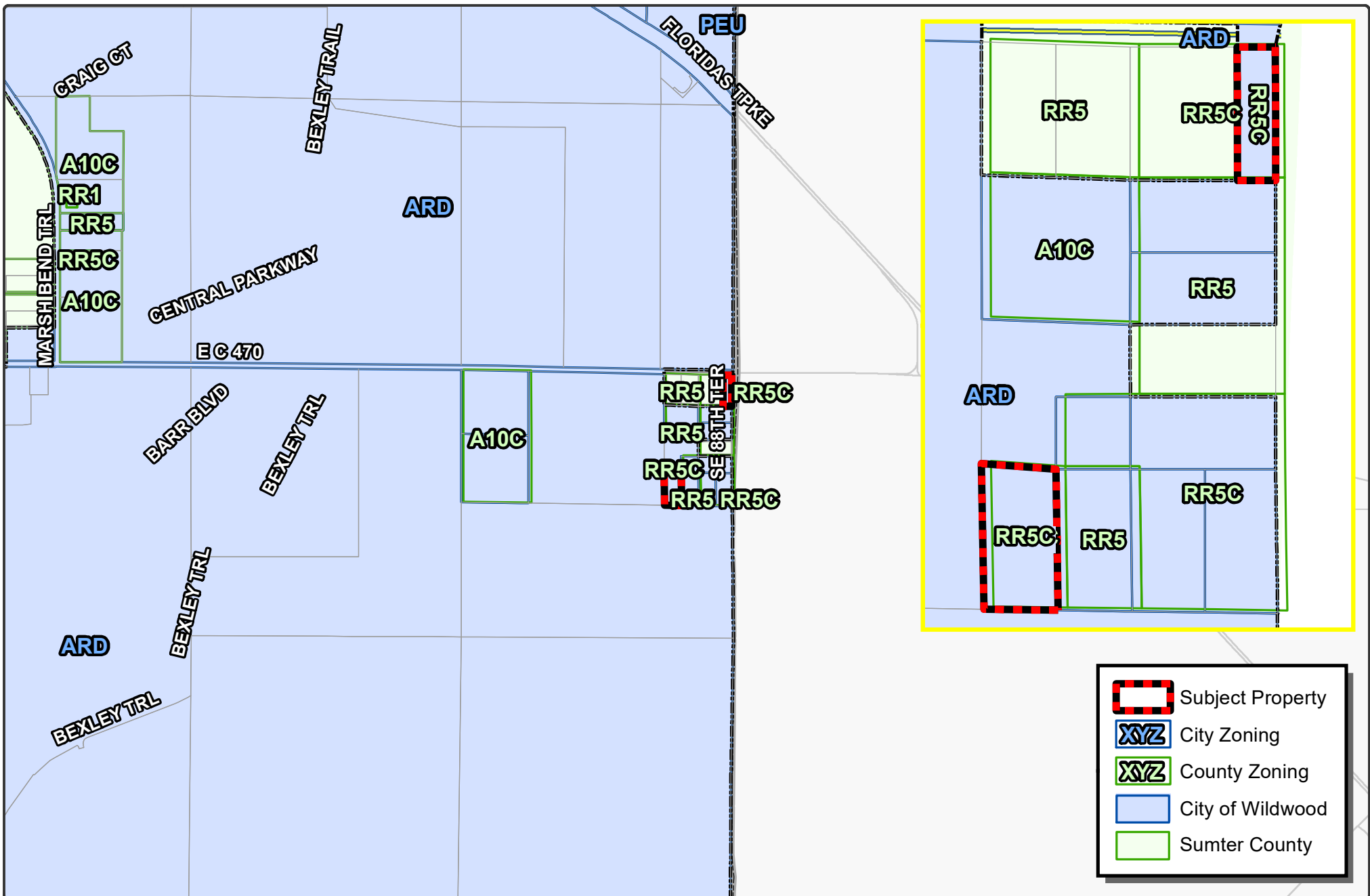


CP 2211-002 / RZ 2211-002
VOSO 10TH AMENDMENT
PARCELS K13-015 & K13-010

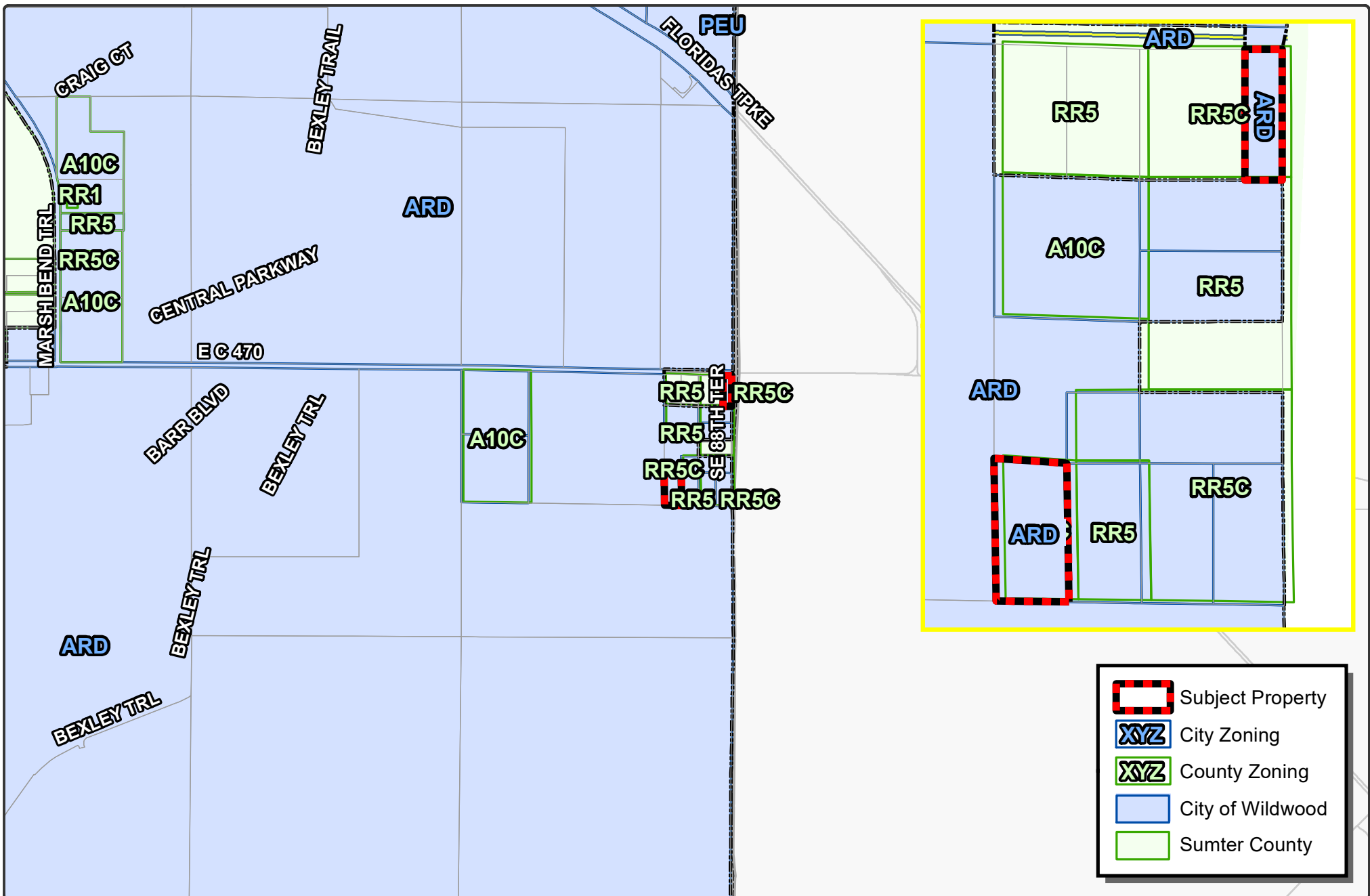
MAP 1B

**LOCATION
MAP**

**DECEMBER
2022**



	Subject Property
	City Zoning
	County Zoning
	City of Wildwood
	Sumter County



	Subject Property
	City Zoning
	County Zoning
	City of Wildwood
	Sumter County

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2211-004 Wildwood Crossing Final Plat

REQUESTED ACTION: Staff recommends approval contingent on the resolution of outstanding City Attorney and Development Services comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

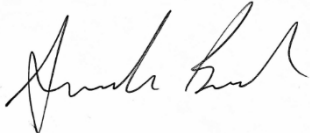
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	PLAT 2211-004 Wildwood Crossing Final Plat
PARCEL NUMBER(S)	G05-119, G05-120, G05-124, G05-140 and G05-156
ACREAGE	24.31 +/-
PROPERTY LOCATION	The subject property is generally located at the southwest corner of Powell Rd and C 466A intersection.
OWNER/APPLICANT	Acorn Investments, LLC

The applicant is seeking a favorable recommendation for a final plat approval from the Project Review Committee for Wildwood Crossing, consisting of three commercial lots.

Staff recommends approval contingent on the resolution of outstanding City Attorney and Development Services comments.



DATED: 01/04/2022

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

PROJECT: PLAT 2211-004

NAME: Wildwood Crossing Final Plat

REPRESENTATIVE: Kaye M. Jameson – CFB

DEVELOPMENT SERVICES

1. LDR5.6(C)(2) Please provide a performance bond.

RESPONSE: Performance bond will be provided prior to City Commission meeting.

Comment stands.

CITY ATTORNEY

1. **Satisfied.**

2. LDR 5.5(C)(2) – Provide surety for performance in accordance with requirements of LDR.

Provide copy of performance bond for review and approval.

3. LDR 5.5(C)(6), (C)(11), (C)(12), (D)(8), (D)(9), 5.6(C)(6), (C)(9) – Provide appropriate covenants and restrictions as promised at the improvement plan review stage. Plat will not be approved absent covenants and restrictions in a form suitable for recording. Covenants and restrictions must show appropriate cross access, utility and storm water easements as previously represented at improvement plan stage.

Confirm that no other POA (property owners association) or covenants and restrictions will be provided in association with this Plat.

4. LDR 5.6(C)(8) – Letters of service for all utilities serving development must be submitted.

Not satisfied.

5. LDR 6.5 – Add note to plat regarding ownership of paved driveways and who will maintain the same.

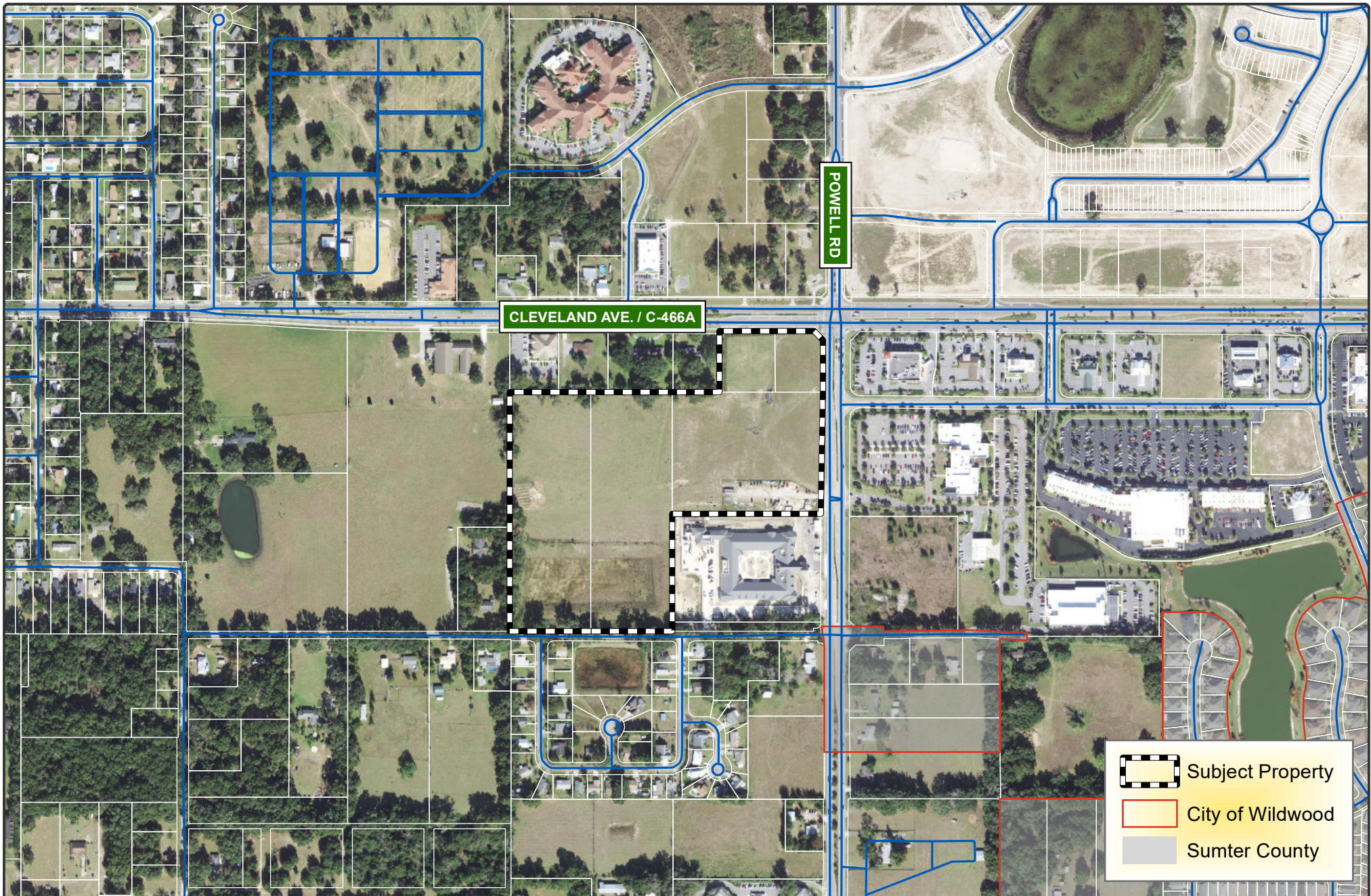
Not satisfied.

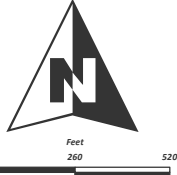
6. City Attorney reserves the right to make further comments based upon the response to comments and provision of the appropriate covenants and restrictions. Further adjustments to dedication and note language on plat may be

requested based upon review of the same.

New Comments

7. Provide a note regarding electric utility easement shown over existing line.
The electric utility easement described and shown hereon are to be dedicated for the following purpose: Installation and maintenance of, power lines. The utilities are to be owned and maintained by the utility provider.
8. Initial comments regarding Reciprocal Easement Agreement:
 - a. Easement should not have expiration date as described in Section 6.3.
 - b. Is intent for Owners of Lots 2 & 3 to have a blanket easement over entirety of lot 1 for stormwater access?
 - c. Based upon language of Reciprocal Easement Agreement, dedication of stormwater retention pond should be made on Plat.



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 260 520	PLAT 2211-004 WILDWOOD CROSSING FINAL PLAT PARCELS G05-156, G05-119, G05-120, G05-124, & G05-140	MAP 1B LOCATION MAP DECEMBER 2022
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CONVENE, CONTINUE, RESUME, AND EASEMENTS FOR THE SUBDIVISION ARE TO BE FILED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, OF BOOK _____ PAGE _____

WILDWOOD CROSSINGS

SHEET 1 OF 4

PLAT BOOK _____
PAGE _____

SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

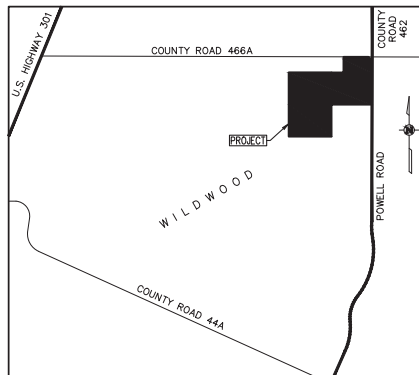
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 RUN S89°58'30"E A DISTANCE OF 612.77 FEET TO THE WEST RIGHT-OF-WAY LINE OF POWELL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 202, AND OFFICIAL RECORDS BOOK 2088, PAGE 190, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE OF POWELL ROAD RUN N00°00'10"E A DISTANCE OF 703.70 FEET; THENCE N44°57'47"W A DISTANCE OF 50.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 466-A AS RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 190 AND OFFICIAL RECORDS BOOK 2088, PAGE 196, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN N89°55'45"W A DISTANCE OF 387.99 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2731, PAGE 585, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST, SOUTH AND WEST BOUNDARY LINES OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES: DEPARTING SAID RIGHT-OF-WAY LINE RUN S00°00'28"W A DISTANCE OF 243.28; THENCE N89°58'17"W A DISTANCE OF 189.04 FEET; THENCE N00°01'08"E A DISTANCE OF 1.67 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID NORTH LINE RUN N89°59'10"W A DISTANCE OF 663.24 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 5; THENCE ALONG SAID WEST LINE RUN S00°00'28"E A DISTANCE OF 994.71 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN S89°55'14"E A DISTANCE OF 662.88 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID EAST LINE RUN N00°00'09"W A DISTANCE OF 497.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.47 ACRES, MORE OR LESS.

VICINITY MAP
1" = 1000'



3 LOTS - 1 TRACT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- 1.) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AS BEING S89°58'35"E.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 5.) ALL PERMANENT REFERENCE MONUMENTS (P.P.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 6.) PROPERTY IS SUBJECT TO EASEMENTS IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, RECORDED IN OFFICIAL RECORDS BOOK 29, PAGE 23 AND OFFICIAL RECORDS BOOK 3395, PAGE 1, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (BLANKET TYPE)
- 7.) TRACT "A" IS FOR RIGHT-OF-WAY FOR BROKEN OAK DRIVE AND IS DEDICATED TO THE PUBLIC.
- 8.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 9.) 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 NUMBERS 12119C 0132 D EFFECTIVE DATE: SEPTEMBER 27, 2013.
- 10.) THE OWNER OF LOT 1 WILL OWN AND MAINTAIN THE DRIVEWAYS, ROADWAYS, AND PAVED AREAS OF LOT 1. THE OWNERS OF LOTS 2 & 3 WILL OWN AND MAINTAIN LOTS 2 & 3, RESPECTIVELY. THE OWNER OF LOT 1 WILL OWN AND MAINTAIN THE UTILITY INFRASTRUCTURE LOCATED WITHIN LOT 1, INCLUDING THE SANITARY SEWER LIFT STATION AND STORMWATER RETENTION POND.

WITNESSES:

ACORN INVESTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

(1) SIGNATURE _____

BY:

JOE NISBETT, MANAGER

PRINT NAME _____

(2) SIGNATURE _____

PRINT NAME _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS DAY OF _____, 20____, BY JOE NISBETT, THE MANAGER FOR ACORN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS _____ DAY OF _____, 20____.

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS _____ DAY OF _____, 20____.

SUSAN PATTERSON
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____, 20____.

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____

DATE _____

PRINT NAME _____

REGISTRATION NO. _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF WILDWOOD CROSSINGS WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE _____ DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

CLYMER FARMER BARLEY SURVEYING, LLC
1450 N.E. 63RD ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 8498

KAYE M. JAMESON
REGISTRATION NO. 5912

DATE _____

SEAL

PREPARED BY:



CFB CLYMER FARMER BARLEY
SURVEYING
6450 NE 63RD ROAD - WILDWOOD, FL 34785
(352) 749-3125 LBH08

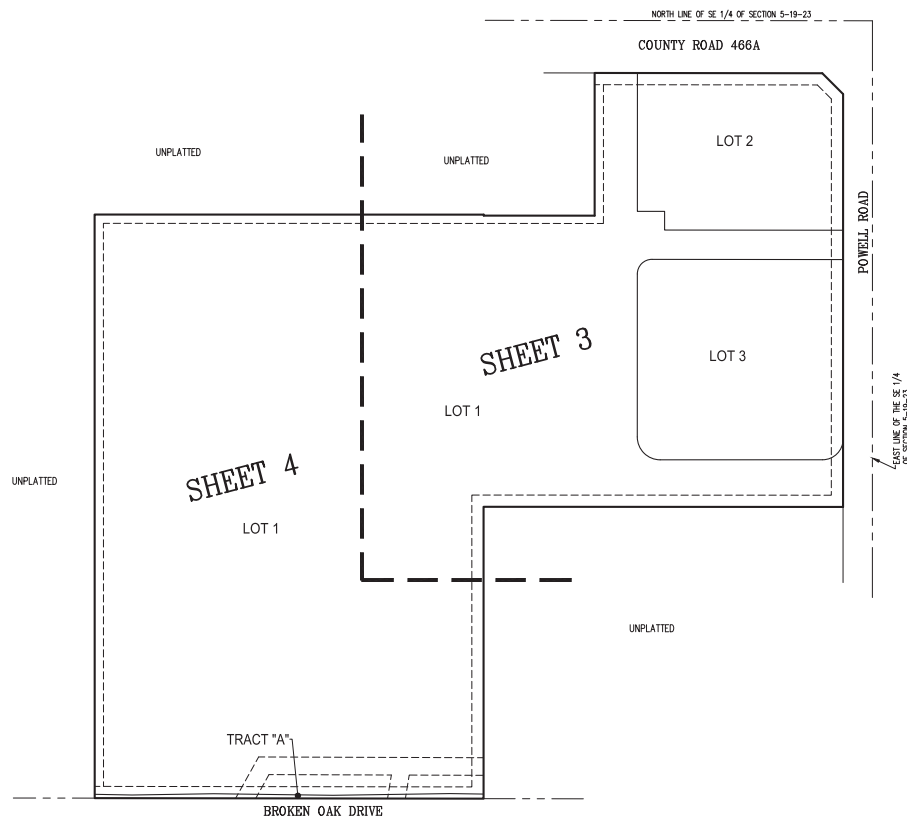
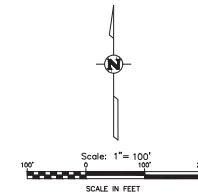
WILDWOOD CROSSINGS

SHEET 2 OF 4

PLAT BOOK _____
PAGE _____

SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

KEY MAP



LEGEND	
■	INDICATES FOUND 4" X 4" X 24" CONCRETE MONUMENT (NO IDENTIFICATION) UNLESS OTHERWISE NOTED
⊞	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (SEE NOTES/ORDERS)
●	INDICATES FOUND P.C. NAIL AND DISK AS NOTED
●	INDICATES FOUND 5/8" IRON PIN AS NOTED
○	INDICATES LOT CORNER TO BE SET IN ACCORDANCE WITH SECTION 177.00(10) FLORIDA STATUTES.
Q	INDICATES CENTERLINE
LB	INDICATES LICENSED BUSINESS
N.O.	INDICATES NAME
ORB	INDICATES OFFICIAL RECORDS BOOK
P.C.	INDICATES POINT OF CURVATURE
P.I.	INDICATES POINT OF INTERSECTION
P.T.	INDICATES POINT OF TANGENCY
P.L.S.	INDICATES PROFESSIONAL LAND SURVEYOR
P.T.	INDICATES POINT OF TANGENCY
R.L.S.	INDICATES REGISTERED LAND SURVEYOR
ID	INDICATES IDENTIFICATION
NAD	INDICATES NAIL AND DISK
IRC	INDICATES 5/8" IRON ROD AND CAP
ENG.	INDICATES BEARING
PR	INDICATES PLAT BOOK
P.C.	INDICATES PAGE
UE	INDICATES UTILITY EASEMENT
DE	INDICATES DRAINAGE EASEMENT

PREPARED BY:



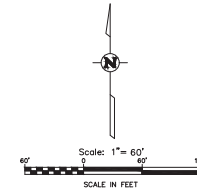
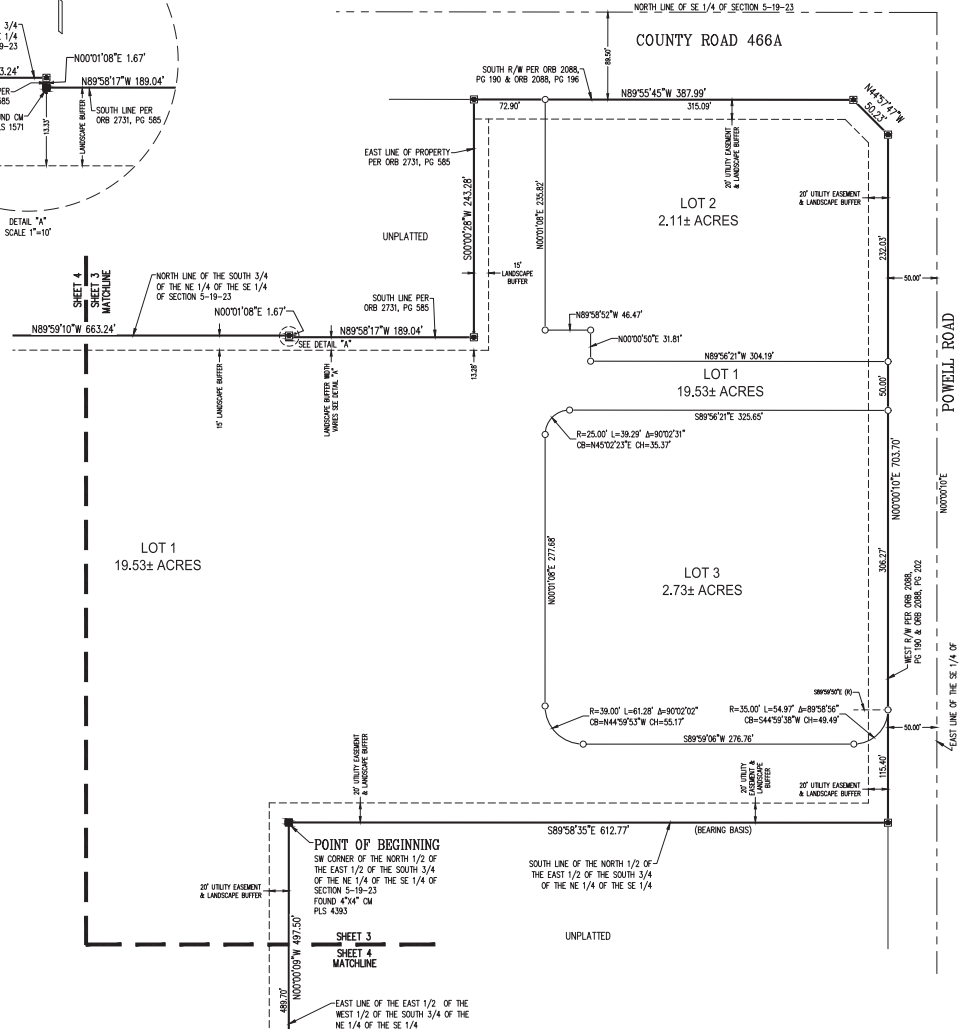
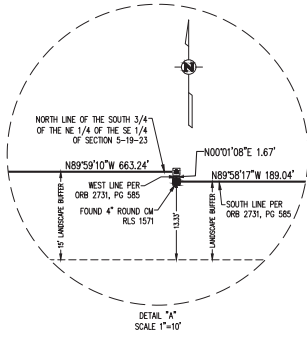
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SURVEYING
4400 NE 89TH ROAD - WILDWOOD, FL 34785
(904) 748-3126 LBS9096

WILDWOOD CROSSINGS

SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 4

PLAT BOOK _____
PAGE _____

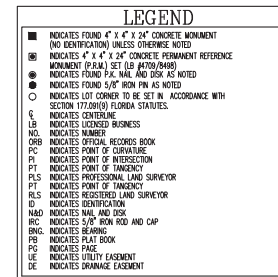


LEGEND	
■	INDICATES FOUND 4" x 4" x 24" CONCRETE MONUMENT (NO IDENTIFICATION) UNLESS OTHERWISE NOTED
□	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (SEE 8/19/94/98)
●	INDICATES FOUND PAX NAIL AND DISK AS NOTED
○	INDICATES FOUND 5/8" IRON PIN AS NOTED
○	INDICATES LOT CORNER TO BE SET IN ACCORDANCE WITH SECTION 177.00(9) FLORIDA STATUTES
⋈	INDICATES CENTERLINE
LB	INDICATES LICENSED BUSINESS
NO	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF COMMENCEMENT
P1	INDICATES POINT OF INTERSECTION
PT	INDICATES POINT OF TANGENCY
PLS	INDICATES PROFESSIONAL LAND SURVEYOR
PLS	INDICATES POINT OF TANGENCY
RLS	INDICATES REGISTERED LAND SURVEYOR
ID	INDICATES IDENTIFICATION
N&D	INDICATES NAIL AND DISK
IRC	INDICATES 5/8" IRON ROD AND CAP
BNS	INDICATES BEARING
PB	INDICATES PLAT BOOK
PS	INDICATES PAGE
UE	INDICATES UTILITY EASEMENT
DE	INDICATES DRAINAGE EASEMENT

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CFB CLYMER
FARMER
BARILEY
SURVEYING
4400 NE 63TH ROAD - WILDWOOD, FL 32150
(352) 748-3126 LBB468

PLAT BOOK _____
PAGE _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.57'	S97°4'04"
L2	40.63'	S97°4'04"
L3	46.35'	N29°05'4"
L4	80.69'	N29°05'4"

PREPARED BY:



CFB | **CLYMER
FARNER
BARLEY**
SURVEYING
4450 NE 53RD ROAD - WILDOOD, FL 34715
(352) 748-3126 LBB698