



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
October 3, 2023 2:15 PM
City Hall Commission Chamber
100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - 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 & Zoning Regular Meeting September 05, 2023 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2308-001 Sheila Bernstein**
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) D19-121, D19-027, D19-120 & D19-110

The applicant Sheila Bernstein 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 A10C (County) to AG-5 (City) for the parcel listed above on 37.96 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2308-001 (O2023-55). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-56 subject to the approval of O2023-55, which establishes a Future Land Use appropriate to the proposed zoning.**

2. SP 2302-005 Gingerich Construction Warehouse Expansion

Parcel G07-066

The applicant is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two new five thousand four hundred (5,400) square foot warehouses and associated infrastructure on 5.15 acres MOL. **Staff recommends approval.**

3. SP 2303-005 Evolve at Wildwood

Parcels D17-050, D17-058, D17-072, & D17-110

The applicant is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two hundred and forty-eight (248) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 16.69 acres MOL. **Staff recommends approval**

4. PLAT 2211-002 Business Park 44 Partial Re-Plat

Parcel(s) G17A002 & G17A003

The applicant is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the replat of Lot 1 and parts of Lot 4, creating two (2) separate parcels totaling 1.6 acres, on 13.98 acres MOL. **Staff recommends approval**

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.

October 3, 2023 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 5, 2023 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Shaun Raja	City Planner	Present
Anarquis Frias	City Planner	Present
Amanda Bush	City Planner	Absent
Jessica Barnes	City Clerk	Present

Special Magistrate Holt brought the meeting to order at 2:06 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting August 1, 2023 at 2:15 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the August 1, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2307-001 Isaiah 43:19 LLC

Special Magistrate Holt read aloud the title of RZ 2307-001 Isaiah 43:19 LLC. The item was presented by Planner Shaun Raja. The applicant, Merideth Nagel of Isaiah 43:19, LLC, 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 (City) to CMU (City) for parcel G05-068 on 1.225 acres MOL. The owner/applicant was not present. No comments were offered or received.

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

2. RZ 2308-002 Fostlake #2

Special Magistrate Holt read aloud the title of RZ 2308-002 Fostlake #2. The item was presented by Planner Shaun Raja. The applicant, Fostlake, LLC, 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 RR5 (County) to RMU (City) for parcel G22-025 on 3.76 acres MOL. The owner/applicant was not present. No comments were offered or received.

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

3. SP 2111-005 Leo at Wildwood (FKA Keys at Wildwood II)

Special Magistrate Holt read aloud the title of SP 2111-005 Leo at Wildwood (FKA Keys at Wildwood II). The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, Leo@Wildwood, LLC, is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 302 multi-family residential units, a 1,456 sq ft fitness center building, a 636 sq ft pool house with pool area, a 1,456 sq ft leasing building, a 585 sq ft maintenance building, and mini park areas on parcels D20-030, D20-117, and D20-118 equaling 39.490 acres, MOL. The owner/applicant was not present. No comments were offered or received.

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

4. SP 2303-014 TDSE Building

Special Magistrate Holt read aloud the title of SP 2303-014 TDSE Building. The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, HT Land Co., LLC, is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 8,400 sq ft industrial showroom building on parcel G30E009. The owner/applicant was not present. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

5. SP 2304-005 Trailwinds Village - Shoppes III

Special Magistrate Holt read aloud the title of SP 2304-005 Trailwinds Village - Shoppes III. The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, Word Family, LLC, is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,719 sq ft retail building and a 5,000 sq ft restaurant building consisting of 187 seats on parcel G04LCO-001 consisting of 2.36 acres, MOL. Staff recommends approval contingent on the resolution of the outstanding comment, which is to move the cleanout into an easement. No resubmittal had been received as of the meeting and the project will be held from the City Commission meeting agenda until a resubmittal is received. The owner/applicant was not present. No comments were offered or received.

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

6. PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan. The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, Resibuilt Homes, LLC, is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for the Wildwood Landing Phase 2 Subdivision consisting of 33 single-family residential lots on parcel D33-045 consisting of 7.37 acres, MOL. The owner/applicant was not present. No comments were offered or received.

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

7. PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan. The item was presented by Planner Anarquis Frias on behalf of Planner Amanda Bush. The applicant, KL Twisted Oaks, LLC, is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for 248 multi-family residential lots within the Twisted Oaks Subdivision on a portion of parcel D31-007 consisting of 25.202 acres, MOL. The developer, John Curtis with Kolter Land, was present on behalf of the applicant/owner to answer any questions. No comments were offered or received.

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

V. ADJOURNMENT

The meeting was adjourned at 2:21 p.m.

RESULT:	Adjourned
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 2308-001 Sheila Bernstein

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-56 subject to the approval of O2023-55, 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 2308-001 Sheila Bernstein
Ordinance #	O2023-56
Applicant	Sheila Bernstein
Owners	Sheila Bernstein
Property Location	Generally located along CR 216, approximately 0.63 miles west of the intersection of N US 301 and CR 216.
Parcel Number(s)	D19-121, D19-027, D19-120 & D19-110
Date	9/25/2023

The applicant Sheila Bernstein 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 A10C (County) to AG-5 (City) for the parcel listed above on 37.96 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2308-001 (O2023-55).

ANALYSIS: The applicant is requesting a change from Agricultural within the county, to Agricultural within the city, keeping the same zoning and land use.

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

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

The proposed rezoning to AG-5 for the parcel is consistent with the proposed Future Land Use Map designation of Agricultural and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.g. and policy 1.2.8.i. These policies state that the city shall preserve open space and natural resources, while also maintaining compatibility with adjacent land uses. Surrounding parcels are zoned for residential purposes, with a mix of R-1, R-2, A10C, and RR1C, within the county and city.

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

The land use pattern of the surrounding area is primarily residential within the county but still within the Joint Planning Area (JPA). The proposed AG-5 zoning designation will promote

policy 1.3.4.c. as the proposal will retain the site's reduced building footprint and impervious surface. This would be in addition to policies 1.3.4.e. and 1.3.4.h. with the proposed development preserving the existing open space and natural lands while limiting negative effects on the natural habitat and current ecosystem. The proposed development would conform to the existing land use pattern and would fit within the existing FLUM.

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

Schools:

The residential development is minor and likely to have a minimal effect on Wildwood Schools.

Potable Water & Sewer:

The subject property is within the utility service boundary according to the 2019 Utility Master Plan. City water and sewer are not currently available to the subject property. The applicant/owner will need to work with City utilities to connect to City water and sewer whenever it becomes available.

Streets:

Access to the site is proposed via CR 216. A traffic impact statement and/or assessment was waived, with Sumter County accepting that overall trips to the parcel are unlikely to have any adverse effects on the surrounding transportation network.

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

Recent developments within the JPA has accelerated voluntary annexations into the city of Wildwood, with the passage of the proposed amendment necessary for the applicant. The applicant is within the Joint Planning Area, and the proposed rezoning remains the same as within the county while remaining in line with the surrounding zoning designations.

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

The Sumter County Public Works Department has accepted that the requested proposal for the subject parcel is unlikely to create, or otherwise increase to an excessive degree, traffic congestion in this area.

(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. While 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 A10C (County), R-2 (City)

SOUTH A10C (County), R-2 (City)

EAST RR1C (County), R-1 (City)

WEST A10C & RR5C (County)

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 or Developer's Agreements that may be needed.

A handwritten signature in black ink, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner II, Development Services Department

ORDINANCE NO. O2023-56

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) D19-121, D19-027, D19-120, D19-110
Sheila Bernstein (Owner)
37.96 Acres +/-

LEGAL DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73 FEET; THENCE RUN S00°07'35"W A DISTANCE OF 356.68 FEET; THENCE RUN N89°43'09"W A DISTANCE OF 311.75 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN O.R. BOOK 3035, PAGE 713, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN N00°02'44"E A DISTANCE OF 694.40 FEET TO A POINT THAT IS 125.00 FEET NORTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°43'18"E A DISTANCE OF 332.73 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID EAST LINE RUN S00°03'55"W A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.03 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

A STRIP OF LAND TWENTY (20) FEET WIDE LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73 FEET; THENCE RUN S00°07'35"W A DISTANCE OF 1,111.68 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'09"W A DISTANCE OF 310.68 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN O.R. BOOK 3035, PAGE 713, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE RUN N00°02'44"E A DISTANCE OF 755.00 FEET; THENCE RUN S89°43'09"E A DISTANCE OF 20.00 FEET; THENCE PARALLEL WITH SAID EAST LINE RUN S00°02'44"W A DISTANCE OF 755.00 FEET TO THE AFORESAID SOUTH LINE OF NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE RUN N89°43'09"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR CR 216 ACROSS THE SOUTH SIDE THEREOF.

PARCEL 2

A PARCEL OF LAND LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73 FEET; THENCE RUN S00°07'35"W A DISTANCE OF 356.68 FEET TO THE

POINT OF BEGINNING; THENCE CONTINUE S00°07'35"W A DISTANCE OF 755.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'09"W A DISTANCE OF 310.68 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN O.R. BOOK 3035, PAGE 713, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN N00°02'44"E A DISTANCE OF 755.00 FEET TO A POINT THAT BEARS N89°43'09"W OF THE POINT OF BEGINNING; THENCE RUN S89°43'09"E A DISTANCE OF 311.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR CR 216 ACROSS THE SOUTH SIDE THEREOF.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE WEST 20 FEET THEREOF.

CONTAINING 5.23 ACRES, MORE OR LESS.

PARCEL 3

A PARCEL OF LAND LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73 TO THE POINT OF BEGINNING; THENCE CONTINUE S00°07'35"W A DISTANCE OF 1111.68 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN S89°43'09"E A DISTANCE OF 395.72 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°21'03"E A DISTANCE OF 697.44 FEET; THENCE N02°38'24"E A DISTANCE OF 411.70 FEET; THENCE N89°19'17"W A DISTANCE OF 416.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR CR 216 ACROSS THE SOUTH SIDE THEREOF.

CONTAINING 10.01 ACRES, MORE OR LESS.

PARCEL 4

A PARCEL OF LAND LYING WITHIN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 RUN N89°43'18"W A DISTANCE OF 19.89 FEET; THENCE S00°11'37"W A DISTANCE OF 212.73; THENCE S89°19'17"E A DISTANCE OF 416.53 FEET; THENCE S02°38'24"W A DISTANCE OF 411.70 FEET; THENCE S00°21'03"W A DISTANCE OF 697.44 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN S89°43'09"E A DISTANCE OF 399.38 FEET TO A POINT ON THE WEST LINE OF THE EAST 550.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID WEST LINE RUN N00°04'34"E A DISTANCE OF 461.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 461.00 FEET OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE RUN S89°43'09"E A DISTANCE OF 200.00 FEET TO THE WEST LINE OF THE EAST 350.00 FEET OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID WEST LINE RUN N00°04'34"E A DISTANCE OF 863.90 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE RUN N89°44'53"W A DISTANCE OF 973.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR CR 216 ACROSS THE SOUTH SIDE THEREOF.

CONTAINING 17.69 ACRES, MORE OR LESS.

This property is to be reclassified from A10C (County) to AG-5 (City) containing 37.96 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: _____
Jessica Barnes, City Clerk

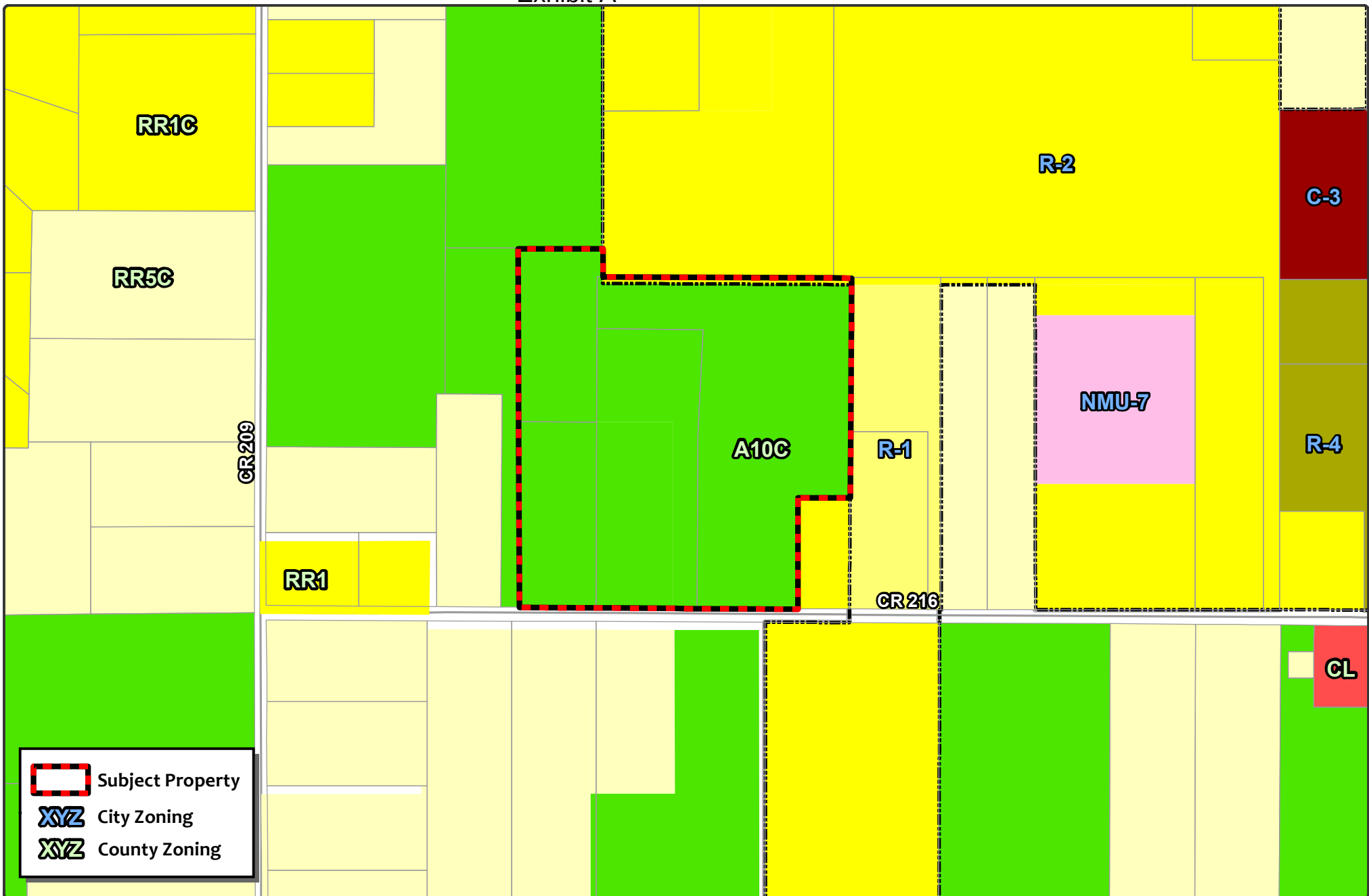
First Reading: _____

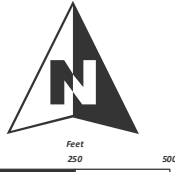
Second Reading: _____

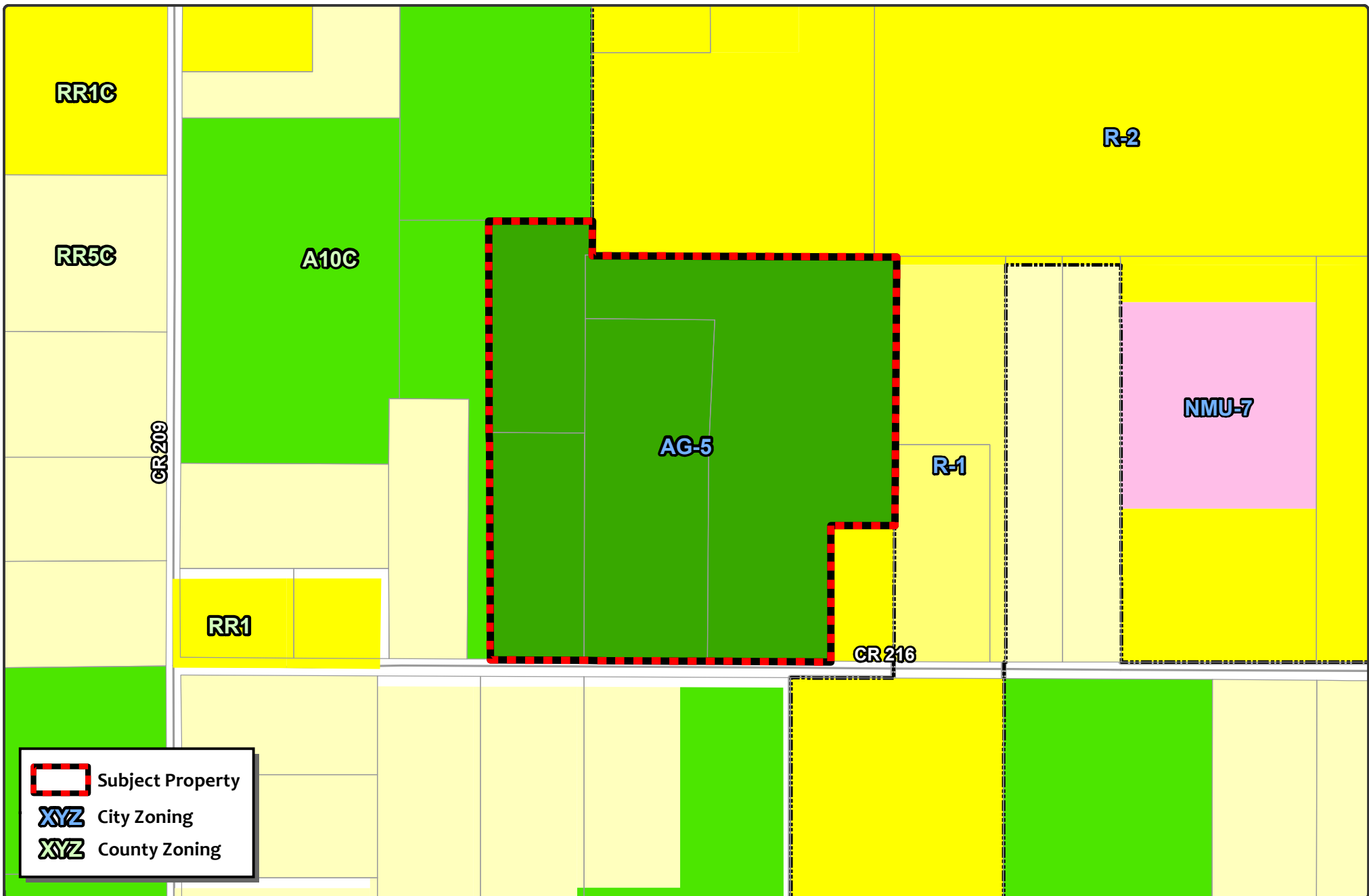
Approved as to form:

City Attorney

Exhibit A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	RZ 2308-001 SHEILA BERNSTEIN PARCELS D19-121, D19-027, D19-120, D19-110	MAP 3A CURRENT ZONING AUGUST 2023
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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2302-005 Gingerich Construction Warehouse Expansion

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2302-005 Gingerich Construction Warehouse expansion
Parcel Number:	G07-066
Acreage:	5.15 +/-
Property Location:	The subject property is generally located along E SR 44, approximately 0.1 miles east of the intersection of NE 25 th St and E SR 44.
Owner:	Gingerich Holdings LLC
Applicant:	Gingerich Holdings LLC

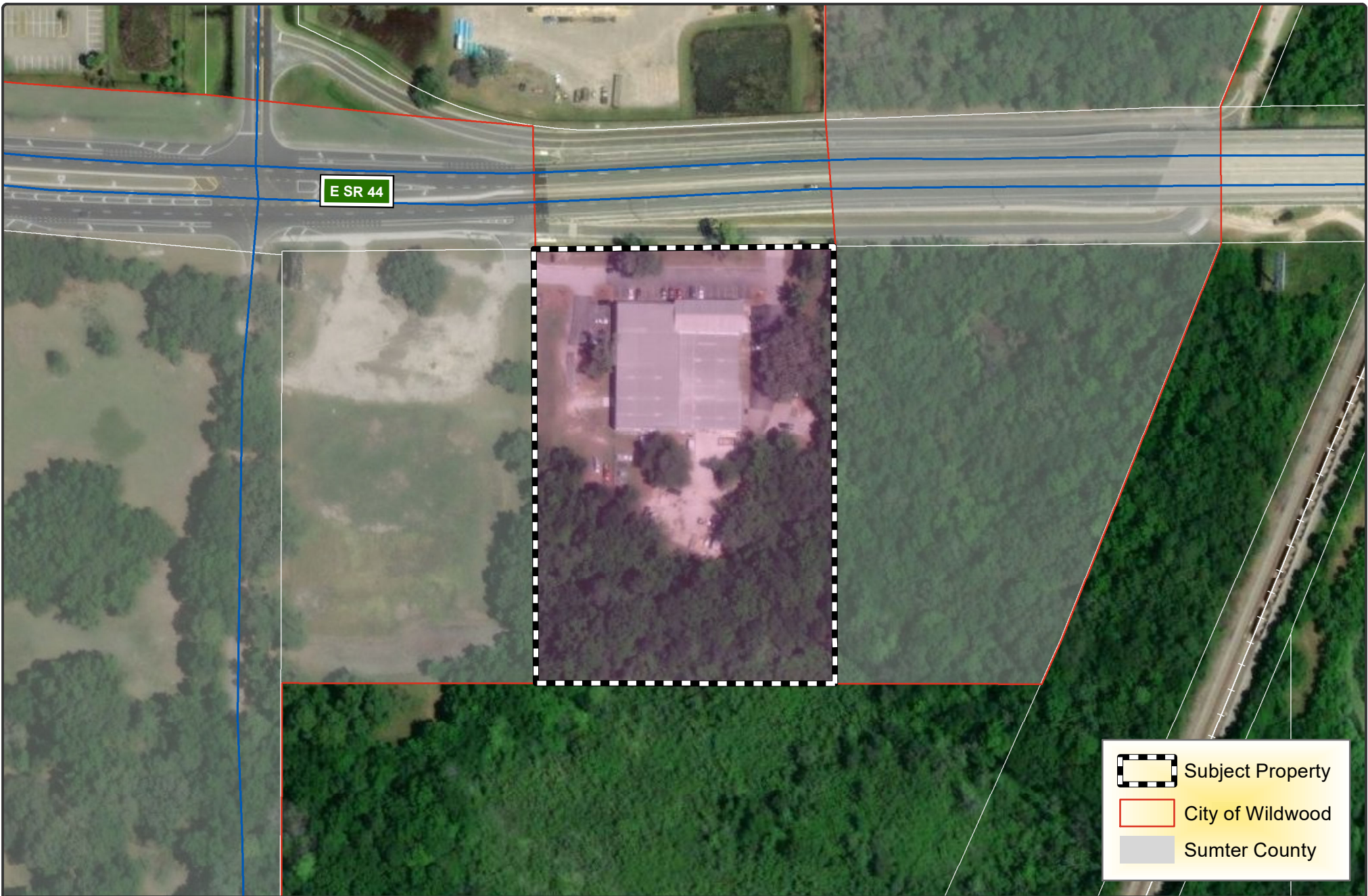
The applicant is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two new five thousand four hundred (5,400) square foot warehouses and associated infrastructure on 5.15 acres MOL.

SP 2302-005 meets the criteria set forth in the Design District Standards and Land Development Regulations .

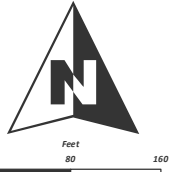
DATED: 09/25/2023

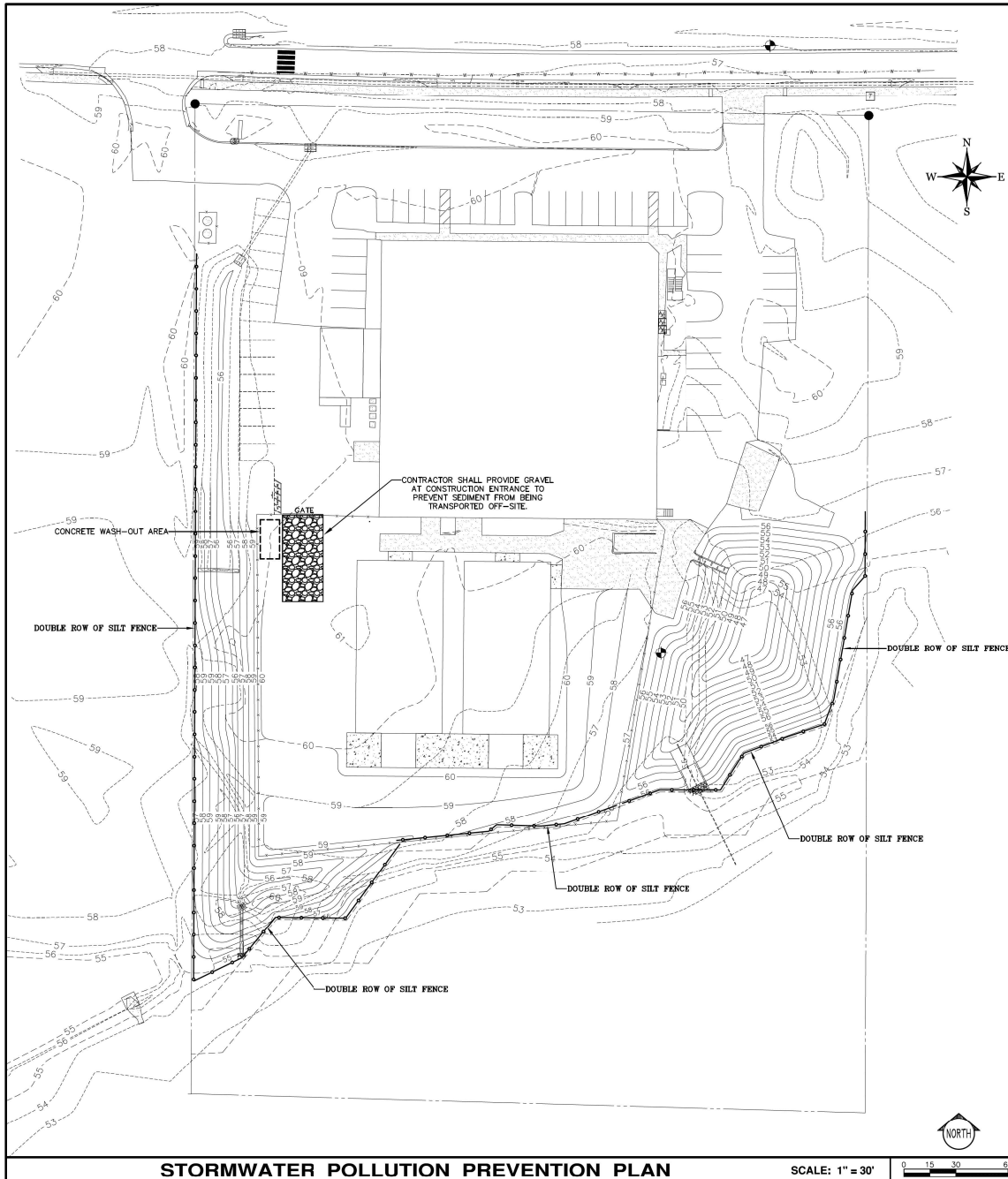


Shaun Raja



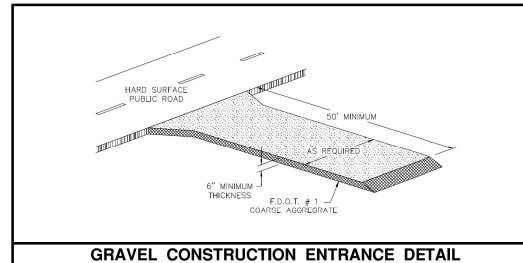
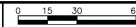
-  Subject Property
-  City of Wildwood
-  Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 80 160	SP 2302-005 GINGERICH CONSTRUCTION WAREHOUSE EXPANSION PARCEL G07-066	MAP 1B LOCATION MAP AUGUST 2023
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STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 30'

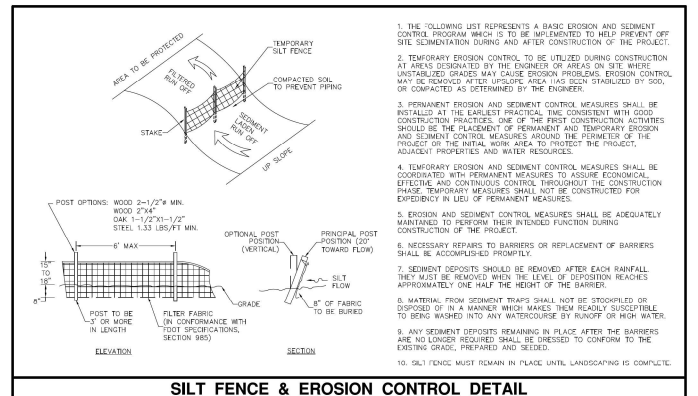


GRAVEL CONSTRUCTION ENTRANCE DETAIL

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDOT NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.

CONTRACTOR TO INSTALL DROP INLET SEDIMENT FILTER ON ALL TYPE "T" INLETS.

FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR MAY BUILT UNTIL LINDEROCK BASE IS FINISHED AND PRIMED.



SILT FENCE & EROSION CONTROL DETAIL

NPDES Requirements

- Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 3 acres) construction activities or small (less than 3 acres and greater than 1 acre) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operations that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4, i.e. Towns, City or County), shall obtain coverage either under a Generic permit or an Individual permit.
- The Contractor shall obtain the NPDES permit during the permitting process.
- The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPPP). Contractor may obtain information pertaining to the NPDES program online at www.dep.state.fl.us/water/stormwater/npdes. The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be responsible for all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Form. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated penalties for not complying with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance related activities shall be included in the bid submitted by the Contractor.
- The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5" inches. The Contractor is responsible for the weekly inspections and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWPPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The SWPPP can contact the FDOT at (850) 245-7522 for additional information on qualified inspectors or additional information on the NPDES requirements.

NPDES REQUIREMENTS

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
TALLAHASSEE, FLORIDA 32304-4448
TEL: (904) 244-7444
FAX: (904) 244-7412
keith@riddle-n.com
C1.2

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
TALLAHASSEE, FLORIDA 32304-4448
TEL: (904) 244-7444
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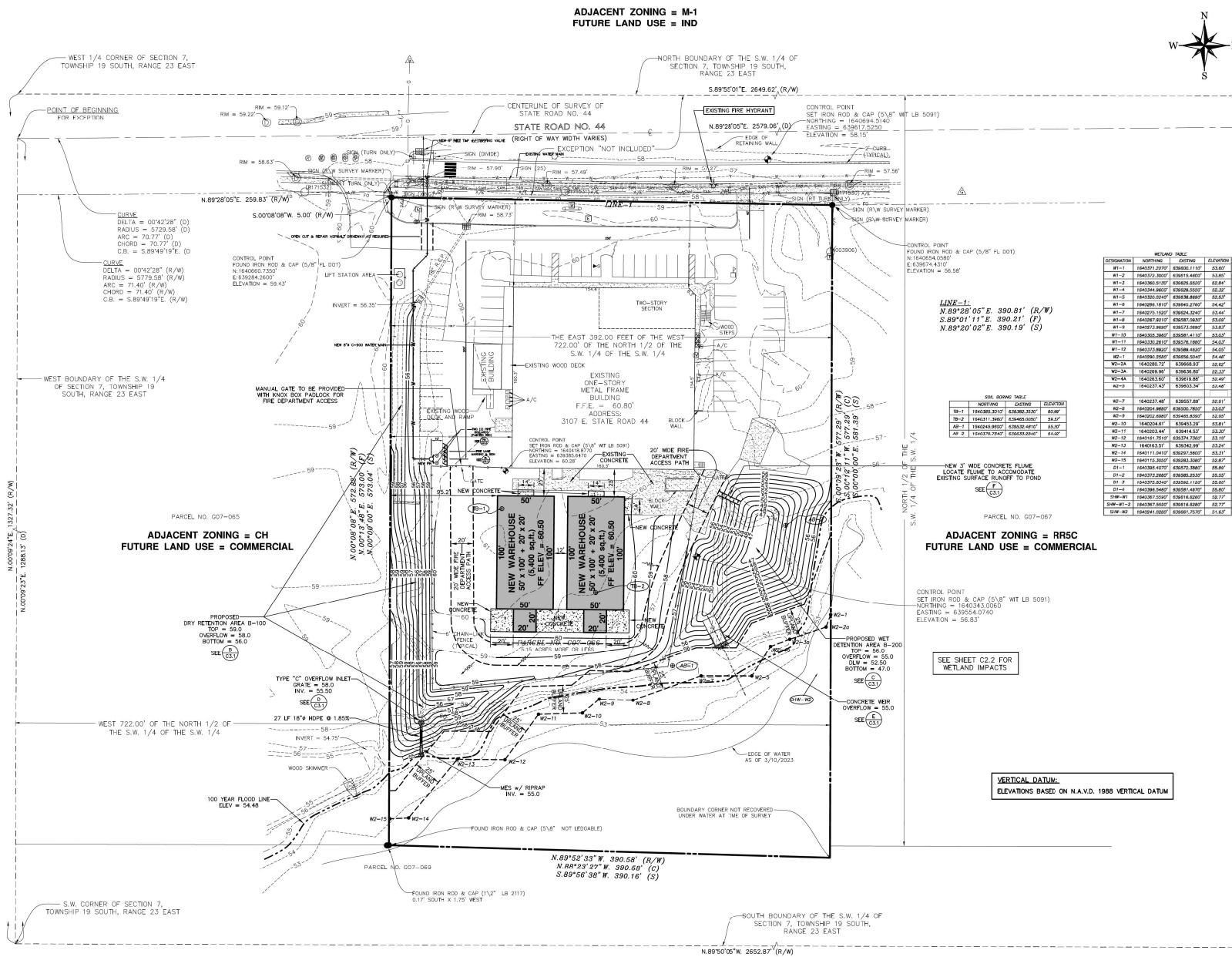
STORMWATER POLLUTION PREVENTION PLAN
GINGERICH CONSTRUCTION OFFICE EXPANSION
FLORIDA
WILDWOOD

DESIGNED: R.E. RIDDLE
CHECKED: K.E.R.
SCALE: 1"=30'
DATE: 2/7/23
PROJECT NO: 22102

DATE: 2/7/23
PROJECT NO: 22102

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDOT NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.



RIDDLE - NEWMAN ENGINEERING, INC.
15 NORTH CANAL STREET
SUITE 200
FORT WORTH, TEXAS 76102
PHONE (817) 332-7448
FAX (817) 332-7412
keith@riddle-nm.com
C.E. 00000000

RIDDLE - NEWMAN ENGINEERING, INC.
15 NORTH CANAL STREET
SUITE 200
FORT WORTH, TEXAS 76102
PHONE (817) 332-7448
FAX (817) 332-7412
keith@riddle-nm.com
C.E. 00000000

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

DATE: 12/22/2023
PROJECT: GINGERICH CONSTRUCTION OFFICE EXPANSION
LOCATION: WILDLAND

SHEET NO. C2.1

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2303-005 Evolve at Wildwood

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2303-005 Evolve at Wildwood
Parcel Number:	D17-050, D17-058, D17-072, & D17-110
Acreage:	16.69 +/-
Property Location:	The subject property is generally located along N US 301, approximately 0.25 miles south of the intersection of N US 301 and E C 466.
Owner:	MPW Oxford LLC & MCFT Oxford LLC
Applicant:	Evolve Companies LLC

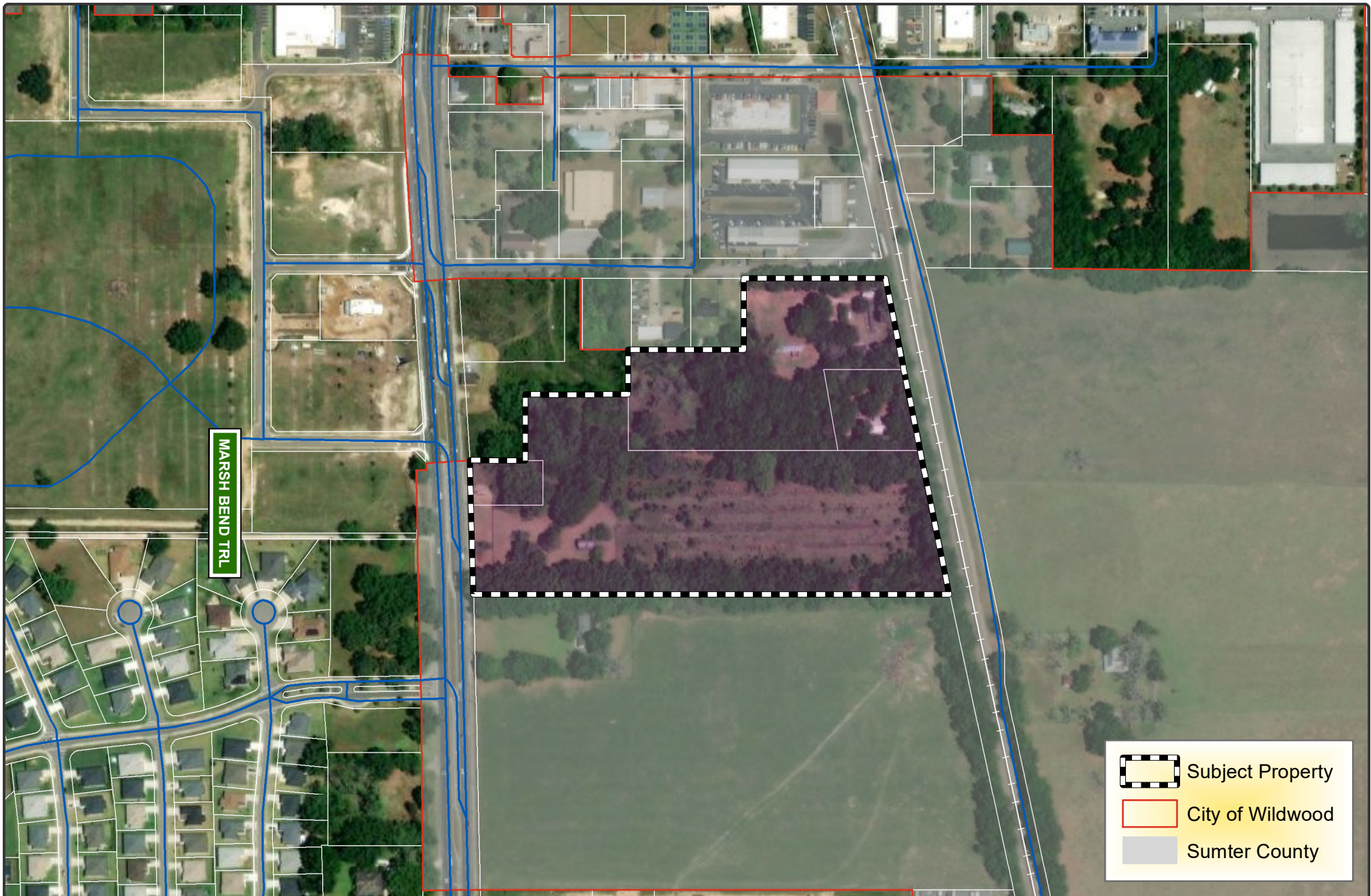
The applicant is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two hundred and forty-eight (248) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 16.69 acres MOL per the attached plans.

SP 2303-005 meets the criteria set forth in the Design District Standards and Land Development Regulations.

DATED: 09/25/2023

A handwritten signature in black ink, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 160 320	SP 2303-005 EVOLVE AT WILDWOOD PARCELS D17-050, D17-058, D17-072 & D17-110	MAP 1B LOCATION MAP AUGUST 2023
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NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

CURVE TABLE				
CURVE #	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
CURVE-1	099°00'00"	200.00'	N45°17'55"E	282.34'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°42'05"E	55.86'
L3	N00°17'55"E	91.00'
L2	S89°42'05"E	25.00'

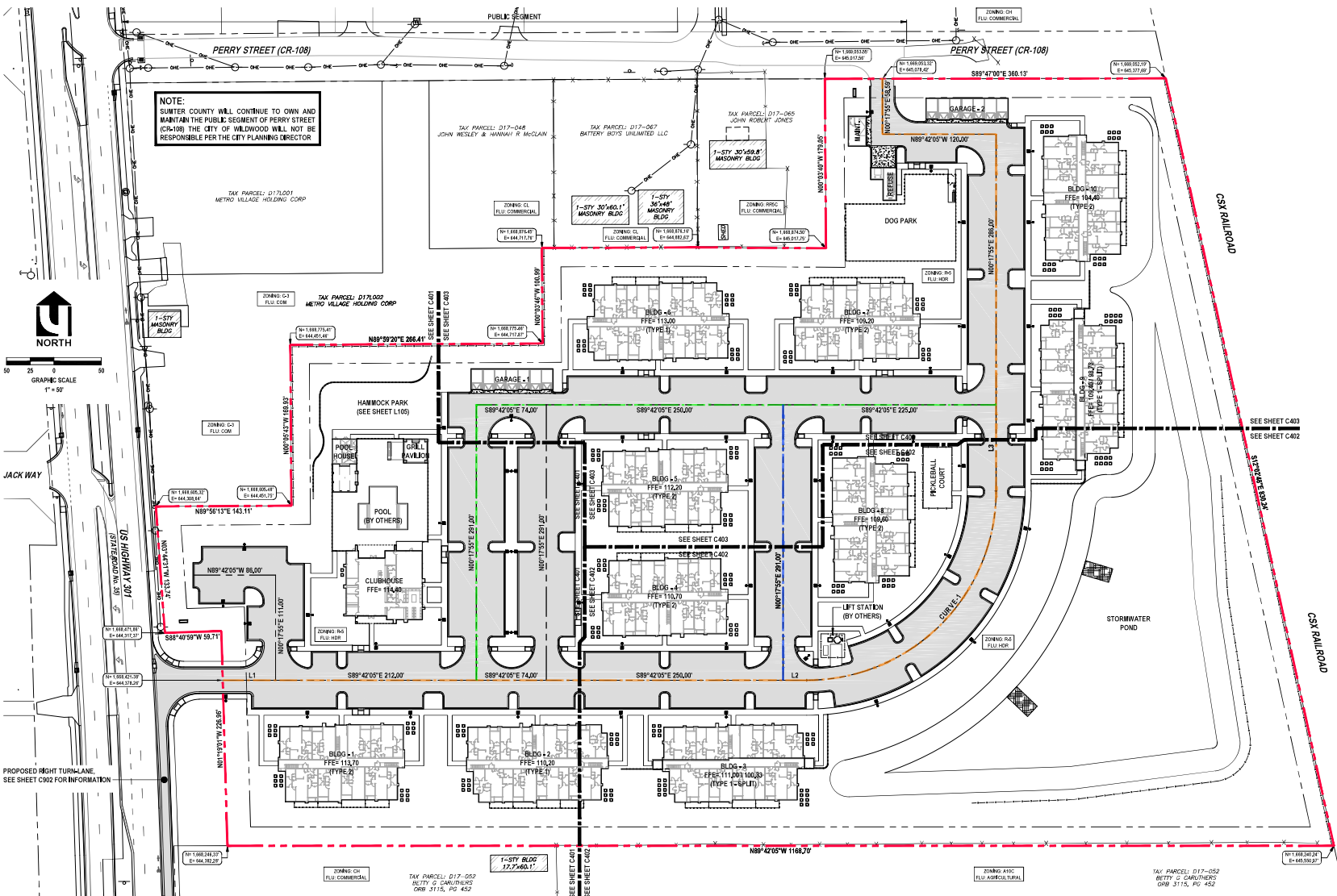
GENERAL NOTES:

- ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
- THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.

STREET NAME LEGEND:	
---	TBD BY 911
---	TBD BY 911
---	TBD BY 911

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2023 AND APPROVED PRODUCTS LIST:

INDEX NO.	DESCRIPTION		
103-000	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES	520-001	CURB AND GUTTER
425-010	STRUCTURE BOTTOMS TYPE J AND P	522-001	CONCRETE SIDEWALK
425-001	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS	522-002	DETECTABLE WARNING AND SIDEWALK CURB RAMPS
425-021	CURB INLET TOPS, TYPES 5 AND 6	570-001	PERMANENT EROSION CONTROL
425-041	GUTTER INLET TYPE V	700-010	SKOLE COLUMN GROUND SIGNS
425-052	DETCH BOTTOM INLETS TYPES - C, D, E AND H	700-001	TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS
430-001	MISCELLANEOUS DRAINAGE DETAILS	711-001	PAVEMENT MARKINGS



REVISIONS

DATE	DESCRIPTION
05/19/23	REV PER 411 CITY PRC
07/01/23	REV PER 615 CITY PRC
07/01/23	REV PER 725 CITY PRC
08/23/23	REV PER 810 CITY PRC
	& 029 FOOT

UPHAM

ONE ENGINEERING-SURVEYING-ARCHITECTURE
255 Kinkworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.8515 • Fax: 386.672.8554 • uphaminc.com
LIC # 00005912

evolve
companies

OVERALL SITE GEOMETRY & LAYOUT PLAN

EVOLVE AT WILDWOOD
11465 N. US HIGHWAY NO. 301 (SR-35)
OXFORD, FLORIDA 34484

PROJECT No: 221003
DATE: MARCH 03, 2023
DESIGN BY: RWB
DRAWN BY: JMB
CHECKED BY: RWB
SCALE: 1" = 50'
SHEET NUMBER:
C400

GENERAL CONSTRUCTION NOTES:

- GOVERNING SPECIFICATIONS: CITY OF WILMWOOD LAND DEVELOPMENT CODE, FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.
- ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF WILMWOOD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTORS START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (352) 696-4400 FOR INFORMATION ON ISSUANCE OF COUNTY PERMITS AND/OR OTHER REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIMENSIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
- THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY AND THE REQUIREMENT OF ONE SHALL BE THE REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DRAWING AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
- MEASURES SHALL BE IMPLEMENTED AT THE CONTRACTOR'S DISCRETION TO VERIFY BARREAGE THE WORK AREA AND PROVIDE SAFE MEANS OF INGRESS AND EGRESS AROUND THE CONSTRUCTION SITE.
- LITTER CONTROL MEASURES TO PREVENT WIND-ORIGINATED DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED IMMEDIATELY AT THE COMPLETION OF CONSTRUCTION ACTIVITIES AND BE INSPECTED BY THE ENGINEER FOR ITS APPROVAL.
- AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
- AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ADJACENT FACILITIES FROM DAMAGE DURING CONSTRUCTION. IF THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION, ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE COUNTY OR ENGINEER AT THE CONTRACTORS EXPENSE.
- THERE SHALL BE NO DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.

ABBREVIATIONS:

AC	ACR CONDITIONING	FM	FIRE HYDRANT	NS	NUMBER
AC	ACRES	FL	FLOOR	NPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ADA	AMERICAN LAND TITLE ASSOCIATION	FOC	FORCE MAIN	ORB	OFFICIAL RECORD BOOK
ALTA	AMERICAN LIABILITY ACT	FPD	FEET PER DAY	PR	REFERS TO PLAT OF RECORD
ANWA	AMERICAN WATER WORKS ASSOCIATION	FPAL	FLORIDA POWER & LIGHT	PC	POINT OF CURVE
BLDG	BUILDING	FWS	FLUSH WITH SIDEWALK	PC	POINT OF COMPOUND CURVE
BTM	BOTTOM	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM	PCP	PERMANENT CONTROL POINT
CL	CALCULATED	GW	GROUND WATER	PGS	PAGES
CA	CENTRAL ANGLE	HOPE	HIGH DENSITY POLYETHYLENE PIPE	POC	POINT ON CURVE
CH	CHORD LENGTH	ID	IDENTIFICATION	PRC	POINT OF REVERSE CURVE
CB	CHORD BEARING	INV	INVERT ELEVATION	PRM	PERMANENT REFERENCE MONUMENT
CMP	CORRUGATED METAL PIPE	K	KNOCK OUT	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	KR	KERF	PS	PROFESSIONAL SURVEYOR AND MAPPER
CR	COUNTRY ROAD	LD	LICENSED BUSINESS	PVC	POINT OF TANGENCY
CD	DESCRIPTION OR DEED	LC	LICENSED CORPORATION	R	RADIUS
CM	DUCTILE IRON PIPE	LE	LICENSED ENGINEER	RCP	REINFORCED CONCRETE PIPE
ED	FOUND	LLC	LIMITED LIABILITY COMPANY	RS	RIGHT-OF-WAY
EL	ELEVATION	LS	LICENSED SURVEYOR	SF	SQUARE FEET
FOP	EDGE OF PAVEMENT	M	MEASURED	SHW	SEASONAL HIGH WATER
ELP	ELUPTICAL REINFORCED CONCRETE PIPE	MB	MANHOLE	ST	STATE ROAD
ESMT	EASEMENT	MES	MILES PER HOUR	STY	STORY
FAC	FLORIDA ADMINISTRATIVE CODE	MFL	MILES PER HOUR	SWFWMD	SOUTHWEST FLORIDA WATER DISTRICT
FAC	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	N	NOT APPLICABLE	TEC	TELEPHONE
FNDR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	NA	NOT APPLICABLE	TEP	TOP OF PIPE
FOOT	FOOT	NAD83	NORTH AMERICAN DATUM OF 1983	TYP	TYPICAL
FTE	FEDERAL EMERGENCY MANAGEMENT AGENCY	NAVDS	NATIONAL NAVIGATION VERTICAL DATUM OF 1988	UNITED STATES	UNITED STATES ARMY
FE	FLOOD INSURANCE RATE MAP	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	USACE	UNITED STATES ARMY CORP OF ENGINEERS
FFM	FLOOD INSURANCE RATE MAP			VCP	VERTICAL CURVE

SITE DEVELOPMENT NOTES:

- THE PARCEL HAS A FUTURE LAND USE OF THE PROPERTY IS "HIGH DENSITY RESIDENTIAL" (HDL). THE EXISTING ZONING IS "MULTI-FAMILY RESIDENTIAL" (R-6).
- THE PARCEL IS MOSTLY UNDEVELOPED AND WOODED WITH SEVERAL VACANT DWELLINGS.
- FLOOD PLANNING CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FLRMA (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12119C00660, COMMUNITY: SUMTER COUNTY, DATED: SEPTEMBER 27, 2013, THE PROPERTY IS IN FLOOD ZONE "X".
- DEVELOPMENT INFORMATION:

SITE COVERAGE	AREA (SF)	AREA (AC)	%	AREA (SF)	AREA (AC)	%	AREA (SF)	AREA (AC)	%
BUILDINGS	118,511	2,721	16.3	118,511	2,721	16.3	118,511	2,721	16.3
PAVEMENT PARKING & DRIVES	147,413	3,384	20.3	147,413	3,384	20.3	147,413	3,384	20.3
CONCRETE APRONS, WALKS & CURB	67,636	1,553	9.3	67,636	1,553	9.3	67,636	1,553	9.3
STORMWATER POND	92,106	2,114	12.6	92,106	2,114	12.6	92,106	2,114	12.6
OPEN SPACE	301,753	6,927	41.5	301,753	6,927	41.5	301,753	6,927	41.5
TOTAL PROPERTY AREA	727,419	16,702	100.0	727,419	16,702	100.0	727,419	16,702	100.0
TOTAL IMPERVIOUS AREA	333,560	7,657	45.8	333,560	7,657	45.8	333,560	7,657	45.8
DENSITY 2 PARVUEOUS UNITS									
DENSITY 2 PARVUEOUS UNITS (DU) 16,702 ACRES (AC) 14.85 DU/AC									
- THE STORMWATER POND WILL RECEIVE THE STORMWATER RUNOFF AS PERMITTED BY SWFWMD PERMIT, THE MAXIMUM PERMITTED IMPERVIOUS AREA IS 6,000 ACRES (48%), REFER TO THE SWFWMD PERMIT.
- PARKING TABULATION

	REQUIRED	PROVIDED
OFFICE/LEASING - 3 SPACES PER 1,000 SF (5,875 SF / 1,000 SF x 3) = 18 SPACES		398 STANDARD SPACES
MULTI-FAMILY - 1.5 SPACES PER UNIT (248 UNITS x 1.5) = 372 SPACES		14 GARAGE SPACES
TOTAL REQUIRED PARKING = 390 SPACES		412 ADO SPACES
		TOTAL PARKING = 421 SPACES
- BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT (US-201)	25 FEET	25 FEET
SIDE (NORTH)	20 FEET	20 FEET
SIDE (SOUTH)	20 FEET	20 FEET
REAR (CSX RAILROAD)	20 FEET	20 FEET
- BUILDING HEIGHT MAXIMUM = 50 FEET
PROPOSED BUILDINGS CONSIST OF (8) 3-STY APARTMENT BLDGS, (2) 3-STY GARAGE BLDGS, (1) 1-STY CLUBHOUSE, (1) 1-STY MAINTENANCE BLDG AND (1) 1-STY POOL HOUSE / EQUIPMENT FACILITY.
- THE POTABLE WATER AND WASTEWATER UTILITIES WILL BE PROVIDED BY THE CITY OF WILMWOOD. THE INTERIOR WATER MAIN WILL BE PRIVATELY OWNED AND MAINTAINED. THE INTERIOR WASTEWATER MAIN AND LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED. ALL INTERIOR PAVED SURFACES, CURBS AND SIDEWALKS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER POND, DRAINAGE STRUCTURES AND PIPING WILL BE PRIVATELY OWNED AND MAINTAINED.
- RECLAIM WATER IS NOT AVAILABLE. IRRIGATION WILL BE PROVIDED BY PRIVATE WELL.
- EXISTING SITE INFORMATION PER ALTA LAND TITLE SURVEY PERFORMED BY UPHAM INC., PROJECT No. 220208 OF PARCELS D17-058, D17-110, D17-050 & D17-072, DATED JUNE 28, 2023.
- SOLID WASTE AND RECYCLABLE MATERIAL WILL BE CONTAINED WITHIN SOLID WASTE COMPACTOR ON SITE AND COLLECTED BY WASTE MANAGEMENT, INC.

LEGAL DESCRIPTION:

PARCEL 1:
BEING A PORTION OF LOTS 3 AND 4, PLAT OF OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S89°40'40" E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 413.25 FEET, THENCE DEPARTING S40° SOUTH LINE, N89°02'48" W FOR A DISTANCE OF 524.24 FEET TO AN UNMARKED 4" x 4" CONCRETE MONUMENT AND THE POINT OF BEGINNING, THENCE CONTINUE N89°03'40" W FOR A DISTANCE OF 20.10 FEET TO THE SOUTH LINE OF LOT 3, THENCE ALONG S40° SOUTH LINE, S89°53'51" E FOR A DISTANCE OF 164.02 FEET, THENCE S89°17'40" E FOR A DISTANCE OF 153.13 FEET, THENCE DEPARTING S40° SOUTH LINE, N89°03'40" W FOR A DISTANCE OF 172.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PERRY STREET (NO WIDTH SHOWN ON PLAT OF OXFORD), THENCE ALONG S40° SOUTH LINE, S89°47'00" E FOR A DISTANCE OF 360.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (FORMERLY SEABOARD ARLINE RAILROAD), THENCE ALONG S40° WESTERLY RIGHT-OF-WAY LINE, S12°02'40" E FOR A DISTANCE OF 450.41 FEET TO THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, N89°46'00" W FOR A DISTANCE OF 752.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND A PORTION OF LOT 3, PLAT OF OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S89°40'40" E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 413.25 FEET, THENCE DEPARTING S40° SOUTH LINE, N89°02'48" W FOR A DISTANCE OF 524.24 FEET TO AN UNMARKED 4" x 4" CONCRETE MONUMENT AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, S89°40'40" E FOR A DISTANCE OF 752.76 FEET TO THE WESTERLY LINE OF THE CSX RAILROAD (FORMERLY SEABOARD ARLINE RAILROAD), THENCE ALONG S40° WESTERLY RIGHT-OF-WAY LINE, S12°02'40" E FOR A DISTANCE OF 450.41 FEET TO THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, N89°46'00" W FOR A DISTANCE OF 752.76 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND A PORTION OF LOT 3, PLAT OF OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S89°40'40" E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 413.25 FEET, THENCE DEPARTING S40° SOUTH LINE, N89°02'48" W FOR A DISTANCE OF 524.24 FEET TO AN UNMARKED 4" x 4" CONCRETE MONUMENT AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, S89°40'40" E FOR A DISTANCE OF 752.76 FEET TO THE WESTERLY LINE OF THE CSX RAILROAD (FORMERLY SEABOARD ARLINE RAILROAD), THENCE ALONG S40° WESTERLY RIGHT-OF-WAY LINE, S12°02'40" E FOR A DISTANCE OF 450.41 FEET TO THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, N89°46'00" W FOR A DISTANCE OF 752.76 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND A PORTION OF LOT 3, PLAT OF OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S89°40'40" E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 413.25 FEET, THENCE DEPARTING S40° SOUTH LINE, N89°02'48" W FOR A DISTANCE OF 524.24 FEET TO AN UNMARKED 4" x 4" CONCRETE MONUMENT AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, S89°40'40" E FOR A DISTANCE OF 752.76 FEET TO THE WESTERLY LINE OF THE CSX RAILROAD (FORMERLY SEABOARD ARLINE RAILROAD), THENCE ALONG S40° WESTERLY RIGHT-OF-WAY LINE, S12°02'40" E FOR A DISTANCE OF 450.41 FEET TO THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, N89°46'00" W FOR A DISTANCE OF 752.76 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND A PORTION OF LOT 3, PLAT OF OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S89°40'40" E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 413.25 FEET, THENCE DEPARTING S40° SOUTH LINE, N89°02'48" W FOR A DISTANCE OF 524.24 FEET TO AN UNMARKED 4" x 4" CONCRETE MONUMENT AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, S89°40'40" E FOR A DISTANCE OF 752.76 FEET TO THE WESTERLY LINE OF THE CSX RAILROAD (FORMERLY SEABOARD ARLINE RAILROAD), THENCE ALONG S40° WESTERLY RIGHT-OF-WAY LINE, S12°02'40" E FOR A DISTANCE OF 450.41 FEET TO THE SOUTH LINE OF LOT 4, THENCE ALONG S40° SOUTH LINE, N89°46'00" W FOR A DISTANCE OF 752.76 FEET TO THE POINT OF BEGINNING.

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PARCEL 12:
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PARCEL 16:
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PARCEL 17:
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2211-002 Business Park 44 Partial Re-Plat

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	PLAT 2211-002 Business Park 44 Partial Re-Plat
Parcel Number:	G17A002 and G17A003
Acreage:	13.98 +/-
Property Location:	The subject property is generally located along E SR 44, approximately 0.1 miles west of the intersection of E SR 44 and Powell Rd/Signature Dr.
Owner:	SPRH Wildwood Holdings LLC
Applicant:	SPRH Wildwood Holdings LLC

The applicant is seeking approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the replat of Lot 1 and parts of Lot 4, creating two (2) separate parcels totaling 1.6 acres, on 13.98 acres MOL.

PLAT 2211-002 meets the criteria set forth in the Land Development Regulations.

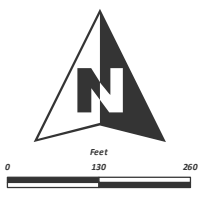
DATED: 09/27/2023

A handwritten signature in black ink, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner II, Development Services



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



PLAT 2211-002
BUSINESS PARK PARTIAL REPLAT
PARCELS G17A002 & G17A003

MAP 1B
LOCATION
MAP
SEPTEMBER
2023

BUSINESS PARK 44 PARTIAL REPLAT

SECTIONS 8 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY,
FLORIDA, AND A REPLAT OF LOTS 2, 3, 4 AND 5, BUSINESS PARK 44, AS RECORDED IN PLAT
BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK _____
PAGE _____

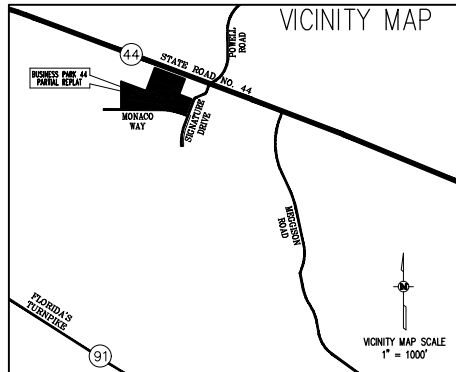
LEGAL DESCRIPTION

LOTS 2, 3, 4 AND 5, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT LOTS 4A AND 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY LINE OF SAID BUSINESS PARK 44 LOT 4 REPLAT: RUN S20°30'02"W, 277.92 FEET; THENCE S69°26'05"E, 231.29 FEET TO THE MOST EASTERLY CORNER OF AFORESAID LOT 5; THE FOLLOWING NINE (9) COURSES BEING ALONG THOSE LINES AS SHOWN ON AFORESAID BUSINESS PARK 44: RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 5 S20°36'35"W, 237.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°36'16"W, 35.30 FEET TO WHICH A RADIAL LINE BEARS S69°18'06"E; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY LINE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°48'46", AN ARC DISTANCE OF 381.9 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 5; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE AND A NON-TANGENT LINE RUN N69°34'42"W, 56.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,030.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°39'11"W, 365.62 FEET TO WHICH A RADIAL LINE BEARS N20°34'13"E; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY LINE AND THE SOUTHERLY BOUNDARY LINE OF AFORESAID LOT 3 RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°26'47", AN ARC DISTANCE OF 367.56 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE SOUTHERLY BOUNDARY LINE OF AFORESAID LOT 2 AND A NON-TANGENT LINE RUN N89°45'26"W, 672.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2 RUN N00°03'53"W, 448.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2 RUN S69°24'00"E, 454.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND ALSO BEING THE WESTERLY BOUNDARY LINE OF AFORESAID LOT 3; THENCE ALONG SAID WESTERLY BOUNDARY LINE RUN N20°37'24"E, 419.88 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 3 AND THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 4 RUN S69°23'05"E, 543.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.53 ACRES, MORE OR LESS.



3 LOTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED 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 SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44, AS BEING S69°23'05"E, AN ASSUMED MERIDIAN.
- 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.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 6.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 7.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 8.) THIS PROPERTY IS SUBJECT TO DECLARATION OF ACCESS, UTILITY AND DRAINAGE EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 4055 PAGE 275, AND SUBJECT TO DECLARATION OF RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 4077, PAGE 245, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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 _____ SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR PUBLIC WORKS DIRECTOR
MELANIE D. PEAVY JEREMY HOCKENBURY

PRINT NAME _____ SIGNATURE _____
CITY OF WILDWOOD, ENGINEER 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, 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. _____

PREPARED BY: **CFB** CLYMER FARMER BARLEY
SURVEYING
4450 NE 83RD ROAD • WILDWOOD, FL 34785
352.224.1011 • 352.224.1010

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SPRH WILDWOOD HOLDINGS, LLC (THE OWNER) AND NATION'S BEST REALTY HOLDINGS, LLC, SUCCESSOR BY MERGER TO SPARR BUILDING AND FARM SUPPLY REALTY, LLC, (THE OWNER) HAS CAUSED TO BE MADE THIS PLAT, BUSINESS PARK 44 PARTIAL REPLAT, A SUBDIVISION OF LAND HEREIN DESCRIBED FOR RECORD. FEE INTEREST IN LOTS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS.

(AS TO LOTS 2 AND 3)
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS _____ DAY OF _____, 2023.

WITNESSES: _____
SIGNATURE _____
PRINT NAME _____
SIGNATURE _____
PRINT NAME _____
BY: _____
PAUL L. HOWARD
MANAGER

(AS TO LOT 1)
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS _____ DAY OF _____, 2023.

WITNESSES: _____
SIGNATURE _____
PRINT NAME _____
SIGNATURE _____
PRINT NAME _____
BY: _____
SIGNATURE _____
PRINT NAME _____
TITLE _____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY PAUL L. HOWARD, AS MANAGER OF SPRH WILDWOOD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY ☐ WHO IS PERSONALLY KNOWN TO ME OR ☐ WHO HAS PRODUCED A CURRENT _____ (STATE) DRIVER'S LICENSE AS IDENTIFICATION.

SEAL _____ SIGNATURE: _____
PRINT NAME: _____
NOTARY PUBLIC, STATE OF _____
COMMISSION NUMBER: _____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF NATION'S BEST REALTY HOLDINGS, LLC, SUCCESSOR BY MERGER TO SPARR BUILDING AND FARM SUPPLY REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY ☐ WHO IS PERSONALLY KNOWN TO ME OR ☐ WHO HAS PRODUCED A CURRENT _____ (STATE) DRIVER'S LICENSE AS IDENTIFICATION.

SEAL _____ SIGNATURE: _____
PRINT NAME: _____
NOTARY PUBLIC, STATE OF _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF BUSINESS PARK 44 PARTIAL REPLAT, 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, FLORIDA STATUTES.

Clymer Farmer Barley Surveying, LLC
4450 N.E. 83rd Road
Wildwood, Florida 34786
Licensed Business No. 8498

KAYE M. JAMESON
REGISTRATION NO. 5912

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 20____ AT _____ FILE NUMBER _____ PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

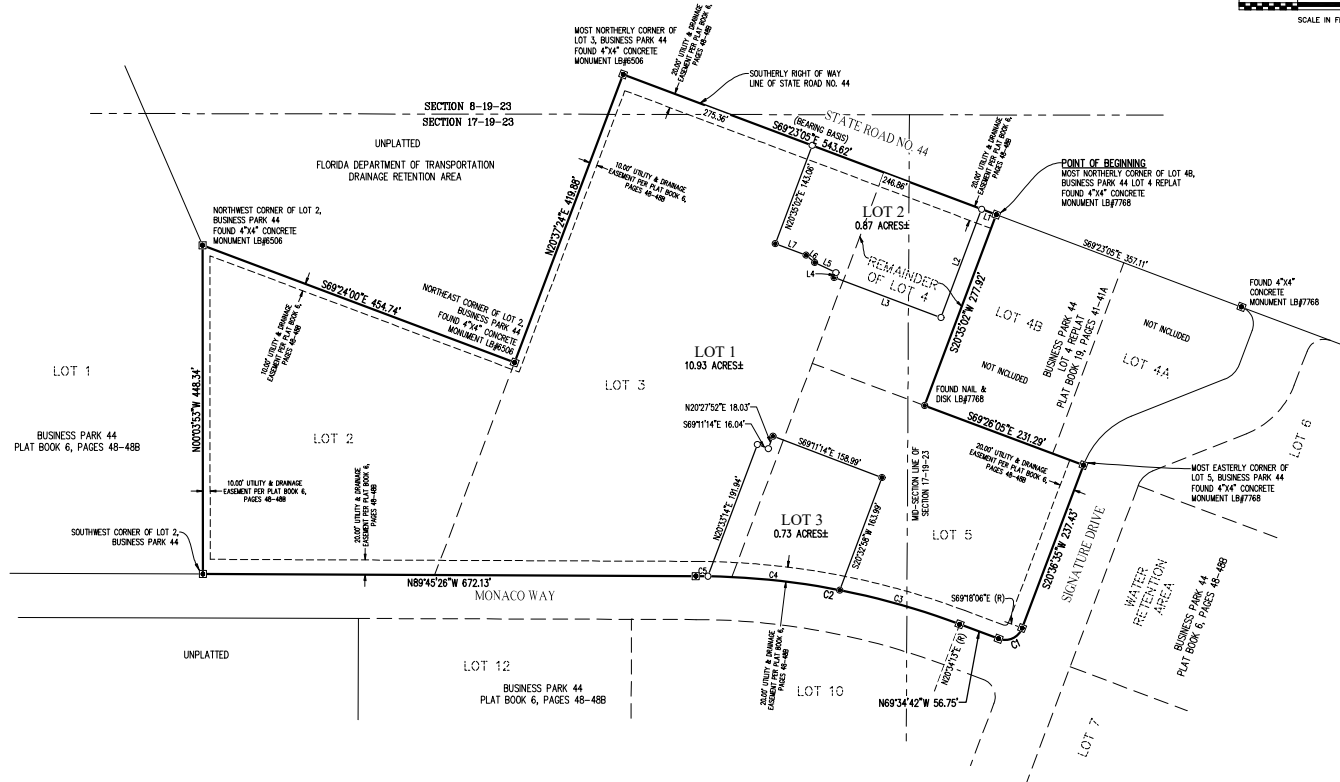
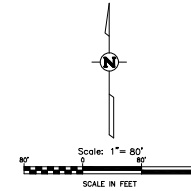
PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK DEPUTY CLERK

BUSINESS PARK 44 PARTIAL REPLAT

SHEET 2 OF 2

PLAT BOOK _____
PAGE _____

SECTIONS 8 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND A REPLAT OF LOTS 2, 3, 4 AND 5, BUSINESS PARK 44, AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.



LEGEND

- ⊕ INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (L) (H) (P) (M) OR FOUND (AS NOTED)
- ⊙ INDICATES SET P.I. NAIL AND DISK (L) (H) (P) (M) OR FOUND (AS NOTED)
- INDICATES SET 5/8" ROD AND CAP (L) (H) (P) (M) OR FOUND (AS NOTED)
- C# INDICATES CURVE NUMBER IN CURVE TABLE
- L# INDICATES LINE NUMBER IN LINE TABLE
- BNG# INDICATES BEARING
- D# INDICATES IDENTIFICATION
- PSM INDICATES LICENSED BUSINESS
- INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- NO# INDICATES NUMBER
- PC# INDICATES POINT OF CURVATURE
- PT# INDICATES POINT OF TANGENCY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	39.19'	25.00'	89°40'46"	S89°36'36"W	35.30'
C2	367.56'	1030.00'	20°28'47"	N79°39'31"W	365.62'
C3	170.08'	1030.00'	9°27'41"	N74°09'38"W	169.89'
C4	180.99'	1030.00'	10°04'04"	N83°55'30"W	180.75'
C5	16.49'	1030.00'	0°50'03"	N89°25'03"W	16.49'

LINE TABLE

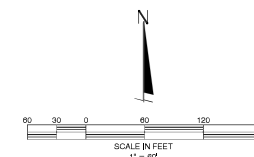
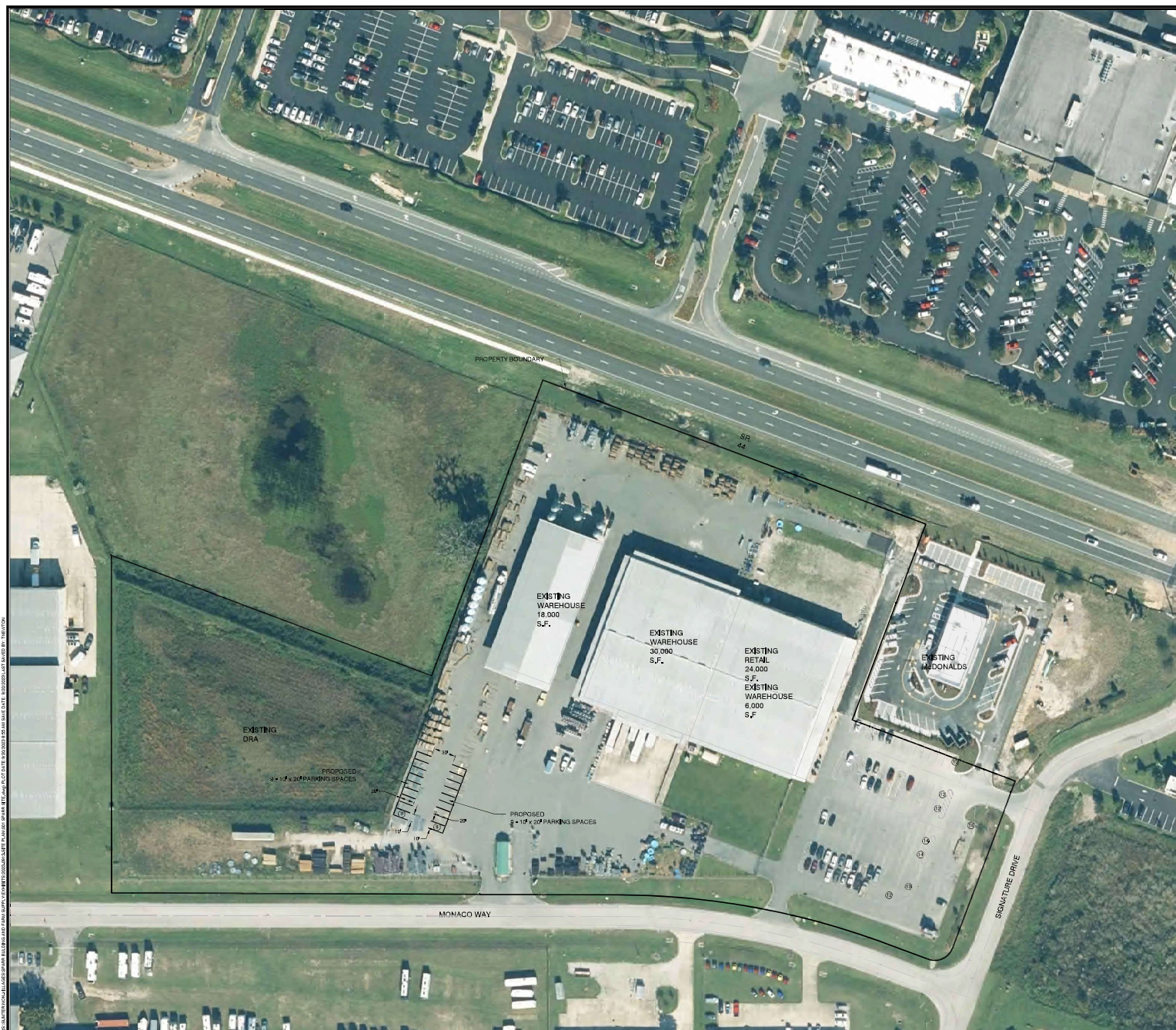
LINE	LENGTH	BEARING
L1	21.40'	N69°23'05"W
L2	157.92'	S20°35'02"W
L3	155.65'	N69°24'30"W
L4	7.05'	N20°35'02"E
L5	31.97'	N64°28'07"W
L6	15.41'	N49°51'54"W
L7	44.83'	N69°24'30"W

PREPARED BY:



CFB CLYMER
FARNER
BARLEY
SURVEYING

4450 NE 53RD ROAD • WILDWOOD, FL 34785
(904) 678-1888



SITE DATA:

1. PARCEL NO: G17A002
2. PROJECT AREA: 12.53 AC, (.545,769.82 SQ. FT.)
3. PROPERTY ADDRESS: 6000 SIGNATURE DR
WILDWOOD FL 34785
4. OWNER: SPARR BUILDING AND FARM
SUPPLY REALTY, LLC
9330 LBJ FREEWAY SUITE 850
DALLAS, TX 75243
5. ZONING: M-1
6. PARKING REQUIREMENTS (PER CITY OF WILDWOOD LDR
DATED JULY 25, 2022)
RETAIL - 4.0 SPACES PER 1,000 S.F.
WAREHOUSE - 1.0 SPACE PER 2,000 S.F.

EXISTING SPARR BUILDING

24,000 S.F. RETAIL
54,000 S.F. WAREHOUSE

REQUIRED PARKING:

$$24,000 \text{ S.F.} / 1,000 = 24 \times 4.0 \text{ SPACES} = 96 \text{ SPACES}$$

54,000 S.F. / 2,000 = 27 x 1.0 SPACE = 27 SPACES	
TOTAL PARKING REQUIRED	123 SPACES

INCLUDES 5 REQUIRED HANDICAP SPACES

PROVIDED PARKING:

STANDARD PARKING SPACES (REMAINING) 100 SPACE
HANDICAP PARKING SPACES (REMAINING) 6 SPACES

HANDICAPPED PARKING SPACES (REMAINING)	6 SPACES
TOTAL PARKING REMAINING	106 SPACES

PROPOSED PARKING SPACES 18 SPACES

TOTAL PARKING PROVIDED: 124 SPACES

This item has been electronically signed and sealed by Stephen M. Campbell, State of Florida, Professional Engineer, License No. 83530, on September 28, 2023, using an SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

[illegible]