



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

January 9, 2024 10:00 AM

Commission Conference Room 124
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

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

IV. OLD BUSINESS

V. NEW BUSINESS

1. SP 2209-002 Dignity Memorial Life Celebration Center - Barn Event Venue Parcels G05-154 & G05-182

The applicant is seeking approval from the Project Review Committee for a technical waiver to the Design District Standards, Chapter 1 Section (G)(3) regarding the minimum landscape material within the western landscape buffer due to existing trees within the buffer area. The applicant is seeking a favorable

recommendation from the Project Review Committee for the existing 1,120 SF barn event venue with existing pavement and an added 5-foot sidewalk to the existing 7,844 SF funeral home. The barn event venue is not a separate use from the existing funeral home and will operate as a single facility with the barn event venue using all elements of the funeral home, which includes, but not limited to, parking, restrooms, and lighting on 4.17 acres, MOL. **Staff recommends approval of the site plan and associated technical waiver.**

2. **SP 2210-003 Cleveland Health Center**

Parcel G16M005

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 4,500 SF medical office with associated infrastructure on 0.77 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding utility comment.**

3. **SP 2305-012 Dentist Office - Oxford Professional Park (VIP Dentistry)**
D08D005

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a one-story 4,038-square-foot medical/dental building on .20 acres MOL, at the existing Oxford Medical Park per attached plans. **Staff recommends approval**

4. **SP 2306-001 Commercial Parcel Mass Grading**

G08-017, G08-071, G08-C001, G08-C002, G08-C004, & G08-C007

The applicant is seeking a favorable recommendation from the Project Review Committee for the Mass Grading Plans for a Commercial Parcel primarily to demolish five (5) existing structures on site, demo fence and perform other limited earthwork activities only on 8.47 acres MOL per the attached plans. No underground utilities nor proposed improvements will be installed as part of the scope granted under this Mass Grading Plan. **Staff recommends approval.**

5. **SP 2307-001 Hotel Site @ Lot 12 Modification - Turkey Run**

Parcel G05V012

The applicant is seeking approval from the Project Review Committee for a modification to an already approved project, SP 2201-010, Hotel Site @ Lot 12, within the Turkey Run subdivision to include project phasing and reduce the phase 1 building footprint and number of rooms from 54,034 SF with 124 rooms to 50,160 SF with 122 rooms on 5.03 acres, MOL. **Staff recommends approval.**

6. **SP 2310-008 Preston Place Business Park (Phase 3) Minor Site Plan**

D17-135

The applicant is seeking a favorable recommendation from the Project Review Committee for the expansion of the Preston Place Existing Site to add eight 10,800-square-foot buildings, totaling 86,400 square feet of New Business Park

Area to include retail, office and warehouse space, featuring an additional 168 parking spaces, including eight Florida ADA Parking Spaces, two new dumpsters, and associated drive aisle improvements in 7.471 acres MOL, as per the attached plans. **Staff recommends approval of site plan and associated Technical Waiver Request.**

7. **SP 2310-011 Trailwinds Village Target Minor Site Plan
G04LOF-002 and G04LOF-001**

The applicant is seeking a favorable recommendation from the Project Review Committee for Minor Modification to the existing approved plans accounting for adjustments to drainage and sewer utilities for Sheets C3.0, C3.2, C3.3 and C4.0 in response to plans received from the structural design team showing conflict with proposed building columns. **Staff recommends approval.**

8. **PLAT 2306-004 Wildwood Landing Final Plat
Parcels D33-014 & D33-045**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Wildwood Landing Final Plat, a subdivision consisting of 101 single-family dwelling lots with 2 amenities and associated infrastructure on 26.75 acres, MOL. **Staff recommends approval.**

9. **PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat
Parcels D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016,
D31-029, D31-030, D31-036, & D31-039**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure on 404.167 acres, MOL. **Staff recommends approval contingent on the resolution of all outstanding comments.**

VI. **ADJOURNMENT**

January 9, 2024 10:00 AM

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2209-002 Dignity Memorial Life Celebration Center - Barn Event Venue

REQUESTED ACTION: Staff recommends approval of the site plan and associated technical waiver.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2209-002 Dignity Memorial Life Celebration Center - Barn Event Venue
Owner(s)/Applicant(s)	SCI Funeral Services of Florida, LLC
Acreage	4.17 +/-
Property Location	The subject property is generally located at the southwest corner of the Broken Oak Dr and Powell Rd intersection.
Parcel(s)	G05-154 & G05-182

The applicant is seeking approval from the Project Review Committee for a technical waiver to the Design District Standards, Chapter 1 Section (G)(3) regarding the minimum landscape material within the western landscape buffer due to existing trees within the buffer area. The applicant is seeking a favorable recommendation from the Project Review Committee for the existing 1,120 SF barn event venue with pavement and an added 5-foot sidewalk to the existing 7,844 SF funeral home. The barn event venue is not a separate use from the existing funeral home and will operate as a single facility with the barn event venue using all elements of the funeral home, which includes, but not limited to, parking, restrooms, and lighting, per the attached plan.

SP 2209-002 meets the criteria set forth in the Land Development Regulations and Design District Standards.



DATED: 12/26/2023

Amanda Bondi

Planner II, Development Services



Project Review Committee Technical Standards Waiver Request

Project Name Dignity Memorial Life Celebration Center - Barn Event Venue

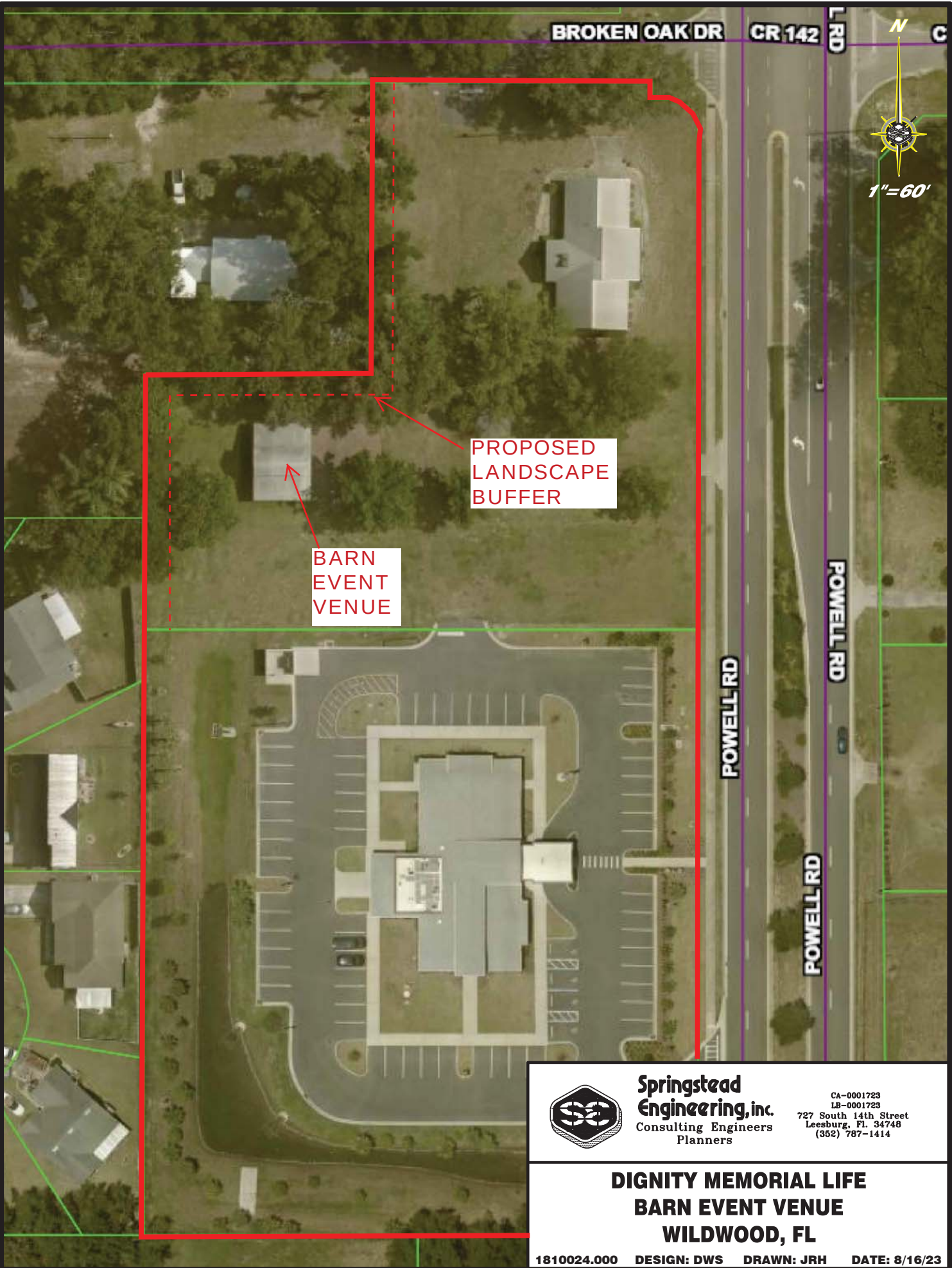
Project # SP 2209-002

1. Briefly describe your waiver request.
Requesting the approval of understory trees to be planted within the limits of the existing tree canopies along the proposed landscape buffer as per the previously submitted Landscape Plan.
2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.
LDR 4.4(C)(17) and DDS Chapter 1 (G)(6)
3. Please provide the justification for your waiver request.
Existing trees along the buffer prevent the planting of new canopy trees. See attached aerial photograph reflecting the existing tree canopy cover along the proposed landscape buffer.

Name (Print) Jason Hurley, Springstead Engineering, Inc.

Date December 5, 2023

Signature 

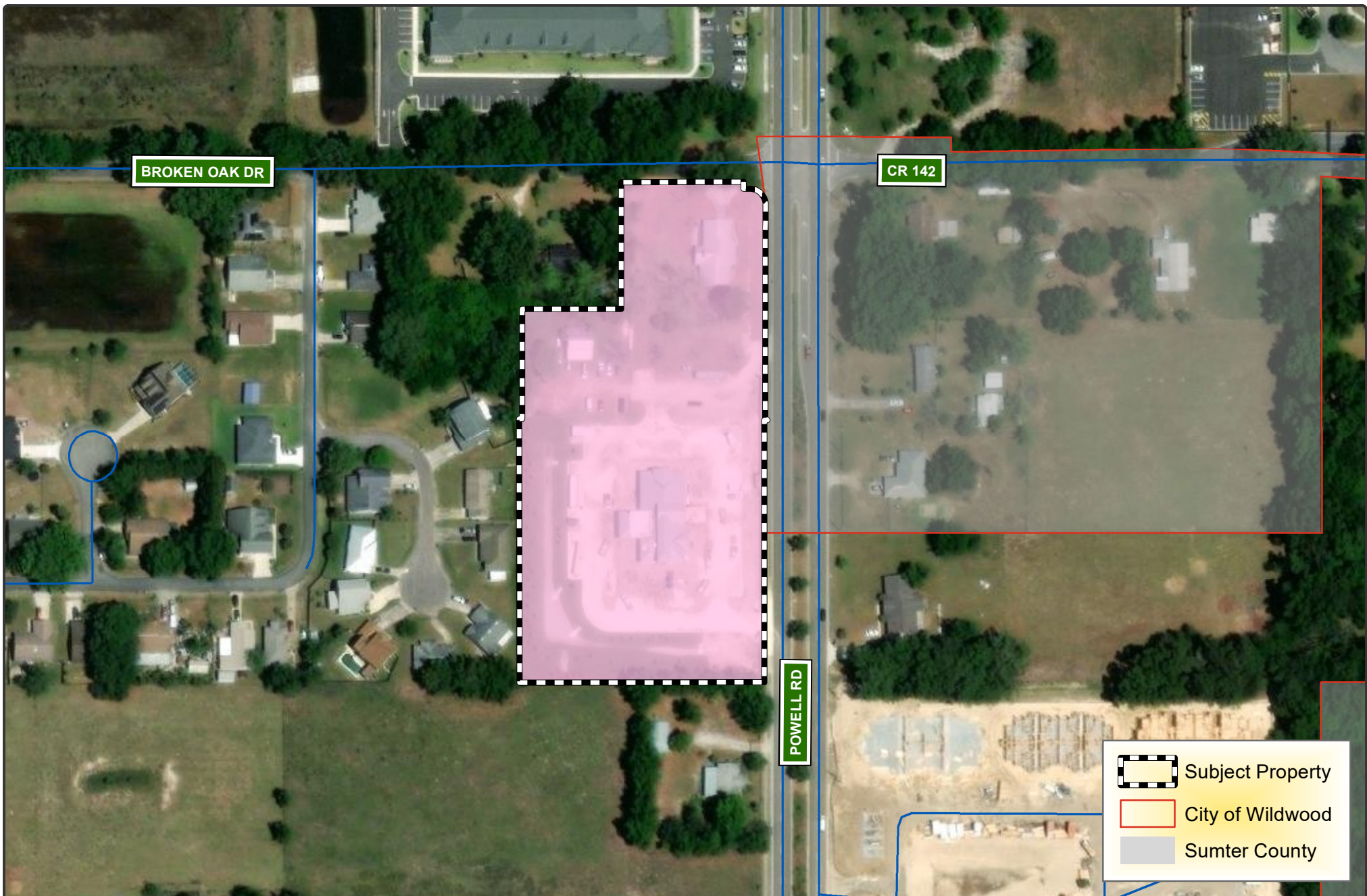


**Springstead
Engineering, Inc.**
Consulting Engineers
Planners

CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

**DIGNITY MEMORIAL LIFE
BARN EVENT VENUE
WILDWOOD, FL**

1810024.000 DESIGN: DWS DRAWN: JRH DATE: 8/16/23



BROKEN OAK DR

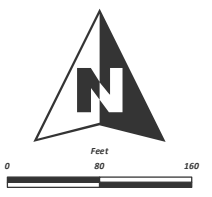
CR 142

POWELL RD

-  Subject Property
-  City of Wildwood
-  Sumter County



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



SP 2209-002

DIGNITY MEMORIAL LIFE CELEBRATION CENTER

PARCELS G05-154 & G05-182

MAP 1B
LOCATION
MAP
DECEMBER
2023

The engineer expressly reserves the exclusive common law copyright and property rights in any drawings which may not be reproduced, changed or copied in any form or manner, nor may they be used by any party without the engineer's written consent.

STATE PLANE COORDINATES AND SITE BENCHMARKS				
POINT	NORTHING	EASTING	ELEVATION	SCALE
1	1642,238.881	646,329.264	81.38	0.99999410
2	1,644,724.7476	646,575.4300	77.82	0.99999410
3	1,645,367.8020	646,528.3400	76.26	0.99999410
4	1,645,367.8020	646,211.700	71.51	0.99999410
5	1,645,460.8000	646,211.700	N/A	0.99999410
6	1,649,268.8000	646,329.4000	N/A	0.99999410
7	1,646,031.6800	646,329.3600	N/A	0.99999410

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
1	31.76	25.25	180° 00' 00"	N 0° 00' 00" E
2	31.76	25.25	180° 00' 00"	N 0° 00' 00" E

PARKING CALCUS:
FUNERAL HOME/VENT CENTER (1) PER (2) SEATS REQ'D=120/2=60 SPACES REQUIRED
EXISTING ONSITE PARKING SPACES: 67 TOTAL SPACES PROVIDED
4 HANDICAP SPACES

LEGEND

WM	PROPERTY BOUNDARY
WM	EXISTING WATERMAIN
WM	EXISTING FIRE SERVICE LINE
FU	EXISTING SEWER FORCEMAIN
FC	EXISTING GRAVITY SEWER
TEL	BURIED TELEPHONE
FOC	BURIED FIBER OPTIC LINE
WOL	BURIED WIRELESS FIBER OPTIC LINE
SOL	BURIED SOLID FIBER OPTIC LINE
CON	CONTOURS
FL	FLOW ARROWS

SITE SETBACKS:

FRONT: 25'
SIDE: 5'
REAR: 15'

SITE AREAS:

TOTAL LAND AREA:	4.17 AC
OPEN SPACE AREA:	2.83 AC
IMPERVIOUS SURFACE AREA RATIO:	1.34 AC 32.33%
LOT 1 TOTAL AREA:	0.24 AC 5.70%
LOT 1 OPEN SPACE AREA:	2.44 AC 61.48%
LOT 1 IMPERVIOUS SURFACE AREA RATIO:	1.00 AC 25.33%
LOT 2 TOTAL AREA:	1.73 AC 41.00%
LOT 2 OPEN SPACE AREA:	1.48 AC 85.55%
LOT 2 IMPERVIOUS SURFACE AREA RATIO:	0.25 AC 14.50%
FLOOR AREA RATIO:	0.09 AC 5.20%

OWNER:
SCI FUNERAL SERVICES OF FLORIDA, LLC
1929 ALLEN PKWY
HOUSTON, TX 77059
CONTACT: MELISSA BENNETT
MARKET DIRECTOR
PHONE: (864)-884-8049
CIVIL ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14TH STREET
LEESBURG, FLORIDA 34748
CONTACT: JASON HURLEY
PROJECT ENGINEER
PHONE: (352)787-1414

LEGAL DESCRIPTION:

PROPOSED LOT 1:
COMMENCE AT THE SE CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUTTER COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 5, N00°00'11"W, A DISTANCE OF 663.17 FEET TO THE INTERSECTION OF THE EAST BOUNDARY OF SAID SECTION 5, AND THE SOUTH BOUNDARY OF THE N 1/4, OF THE SE 1/4, OF THE SE 1/4, OF SAID SECTION 5, THENCE ALONG THE SOUTH BOUNDARY OF THE N 1/4, OF THE SE 1/4, OF SAID SECTION 5, A DISTANCE OF 49.17 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 139 AND THE POINT OF BEGINNING; THENCE N00°01'29"E, ALONG SAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 139, A DISTANCE OF 338.26 FEET, THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N89°59'09"W, A DISTANCE OF 315.18 FEET, TO A POINT ON THE EAST BOUNDARY OF WOODLANE MEADOWS SUBDIVISION, THENCE ALONG THE EAST BOUNDARY OF WOODLANE MEADOWS, S00°00'00"E, A DISTANCE OF 338.47 FEET, TO THE INTERSECTION OF THE EAST BOUNDARY OF WOODLANE MEADOWS, AND THE SOUTH BOUNDARY OF THE N 1/4, OF THE SE 1/4, OF SAID SECTION 5; THENCE ALONG THE SOUTH BOUNDARY OF THE N 1/4, OF THE SE 1/4, OF SAID SECTION 5, A DISTANCE OF 314.65 FEET, TO THE POINT OF BEGINNING, SUBJECT TO AN UTILITY EASEMENT OVER AND ACROSS THE EAST 10.00 FEET OF THE ABOVE DESCRIBED PARCEL.

PROPOSED LOT 2:
COMMENCE AT THE SE CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUTTER COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 5, N00°00'11"W, A DISTANCE OF 663.17 FEET TO THE INTERSECTION OF THE EAST BOUNDARY OF SAID SECTION 5, AND THE SOUTH BOUNDARY OF THE N 1/4, OF THE SE 1/4, OF THE SE 1/4, OF SAID SECTION 5, THENCE ALONG THE SOUTH BOUNDARY OF THE N 1/4, OF THE SE 1/4, OF SAID SECTION 5, A DISTANCE OF 49.17 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 139, THENCE N00°01'29"E, ALONG SAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 139, A DISTANCE OF 338.26 FEET, TO A POINT OF BEGINNING; THENCE CONTINUE N00°01'29"E, A DISTANCE OF 276.90 FEET, TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.35 FEET, AND A CENTRAL ANGLE OF 89°50'15", THENCE ALONG SAID CURVE 31.78 FEET, HAVING A CHORD BEARING OF N44°52'50"W, AND CHORD DISTANCE OF 28.62 FEET, TO A POINT OF TANGENCY; THENCE S89°59'09"W, A DISTANCE OF 8.68 FEET, THENCE N00°00'00"E, A DISTANCE OF 8.62 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 142; THENCE ALONG THE SOUTH BOUNDARY OF SAID COUNTY ROAD 142, S89°54'17"W, A DISTANCE OF 157.17 FEET, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, N00°00'00"E, A DISTANCE OF 162.84 FEET, THENCE N89°54'17"W, A DISTANCE OF 127.45 FEET, TO A POINT ON THE EAST BOUNDARY OF WOODLANE MEADOWS, THENCE ALONG THE EAST BOUNDARY OF WOODLANE MEADOWS, S00°00'00"E, A DISTANCE OF 147.74 FEET, THENCE DEPARTING SAID EAST BOUNDARY OF WOODLANE MEADOWS, S89°53'31"E, A DISTANCE OF 315.18 FEET, TO THE POINT OF BEGINNING, SUBJECT TO A UTILITY EASEMENT OVER AND ACROSS THE EAST 10.00 FEET OF THE ABOVE DESCRIBED PARCEL, AND SUBJECT TO A UTILITY EASEMENT DESCRIBED AS FOLLOWS:

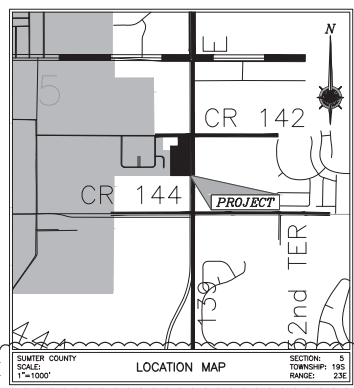
EASEMENT DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUTTER COUNTY, FLORIDA; RUN THENCE NORTH 89°56'20" WEST, ALONG THE NORTH LINE OF SAID NORTH 1/2 OF SOUTHWEST 1/4 OF SECTION 5, A DISTANCE OF 20.00 FEET; THENCE SOUTH 0°01'11" EAST, PARALLEL TO THE EAST LINE OF SAID NORTH 1/2 OF SOUTHWEST 1/4 OF SECTION 5, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 142; (BROKEN OAK DRIVE); THENCE CONTINUE SOUTH 0°01'11" EAST, A DISTANCE OF 128.88 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 89°54'17" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°00'11" WEST, A DISTANCE OF 128.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 142; (BROKEN OAK DRIVE); THENCE NORTH 89°54'17" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 142, (BROKEN OAK DRIVE) A DISTANCE OF 15.00 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00°00'11" EAST, A DISTANCE OF 305.50 FEET, THENCE NORTH 89°53'31" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°00'11" WEST, A DISTANCE OF 116.62 FEET; THENCE NORTH 89°54'17" WEST, A DISTANCE OF 20.00 FEET, THENCE NORTH 00°00'11" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. LINES SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #121190-0132 D, DATED SEPTEMBER 27, 2015.
2. NO HAZARDOUS WASTE WILL BE STORED ONSITE.
3. THE ESTIMATED NUMBER OF EMPLOYEES IS (6).
4. CONTRACTOR TO SCHEDULE A PRE CONSTRUCTION MEETING WITH THE CITY UTILITY DEPT. (6) WEEKS PRIOR TO CONSTRUCTION COMMENCEMENT FOR UTILITY COORDINATION.
5. TRAFFIC IMPACTS SEE TRAFFIC STUDY (NO INCREASE IN TRAFFIC WILL BE GENERATED FROM THE BARN).
6. BOUNDARY, TOP, AND TREE SURVEYS PROVIDED BY: BROWMAN & ASSOCIATES LAND SURVEYING, LLC, OPERATE, AND MAINTAIN ALL OF THE FOLLOWING ONSITE FACILITIES: SANITARY SEWER SYSTEM, STORMWATER SYSTEM, AND LIGHTING SYSTEM.
7. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SOODED SHALL BE NEEDED & MAINTAINED.
8. CONSTRUCTION SHALL EXCEPT WRA BOTTOMS, WRA BOTTOMS SHALL BE NEEDED & MAINTAINED.
9. EXISTING STRUCTURE IS A SINGLE STORY BARN VENUE MEASURED BY CONTRACTOR SHALL CONTACT SUTTER CO. PUBLIC WORKS DEPT. FOR INSPECTION OF DRIVEWAYS ON POWELL RD.

DESCRIPTION	SHEET
BARN EVENT VENUE SITE PLAN	1
LANDSCAPE PLAN	2
FLOOR AND LIFE SAFETY PLAN	3



CLIENT: SCI FUNERAL SERVICES OF FLORIDA, LLC.

PROJECT: DIGNITY LIFE CELEBRATION CENTER

DRAWING: BARN EVENT VENUE SITE PLAN

1 of 3

DAVID W. SPRINGSTEAD, P.E.
48229
STATE OF FLORIDA
Professional Engineer
No. 121190-0132 D
Exp. 09/27/2015

Digitally signed by David W. Springstead
Date: 2023.07.20 08:55:58 -0400

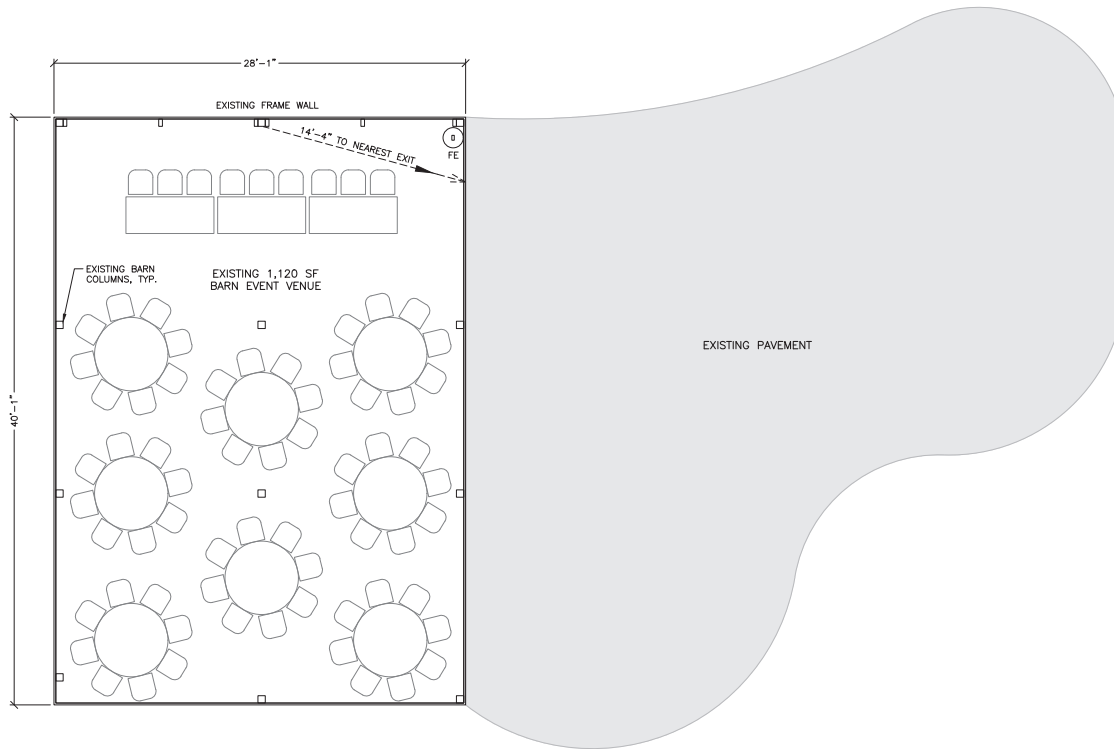
Springstead Engineering, Inc.
Consulting Engineers Planners
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414
SCALE: FILE: DATE: 1/8"=1'-0" 08/22/23
AS SHOWN: 1/8"=1'-0" 08/22/23
DESIGN: DRAWN: CHECKED: JRH SKK
DRAWING: BARN EVENT VENUE SITE PLAN
JOB NO.: 1810024.001
SHEET: 1
OP: 3

The engineer expressly r

[illegible]

(352) 787-1414		
SCALE:	FILE:	DATE:
AS SHOWN	SCI 8800 VENUE PLAN	03/23
DESIGN:	DRAWN:	CHECKED:
JRH	SKK	<i>SKK</i>
DRAWING:		
LANDSCAPE PLAN		
CLIENT:		
SCI FUNERAL SERVICES OF FLORIDA, LLC. DIGNITY LIFE CELEBRATION CENTER		
JOB NO.:		SHEET: 2

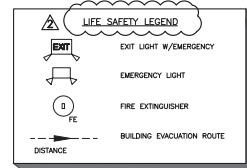
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FLOOR AND LIFE SAFETY PLAN
SCALE: 1/4"=1'-0"
NOTE:
EXISTING RESIDENTIAL BARN STRUCTURE IS
SUITABLE FOR ASSEMBLY USE AS CONSTRUCTED

CODE SUMMARY AND OCCUPANCY CLASSIFICATION						
CONSTRUCTION TYPE	GROUP	FUNCTION OF SPACE	AREA	LOAD FACTOR	PERSONS	
VB (NON SPRINKLERED) (NON SEPARATED)	A-3	EVENT VENUE	1,120 SF	15 NET	75	

PLUMBING FIXTURE REQUIREMENT CALCULATIONS																		
SPACE	FUNCTION OF SPACE	CLASSIFICATION	OCCUPANT LOAD			WATER CLOSETS				LAVATORIES				BATHTUBS/SHOWERS		DRINKING FOUNTAINS		OTHER
			TOTAL	MALE	FEMALE	MALE CODE REQ	MALE MIN REQ'D	FEMALE CODE REQ	FEMALE MIN REQ'D	MALE CODE REQ	MALE MIN REQ'D	FEMALE CODE REQ	FEMALE MIN REQ'D	MALE CODE REQ	MALE MIN REQ'D	FEMALE CODE REQ	FEMALE MIN REQ'D	
BARN	EVENT VENUE	ASSEMBLY	75	37.5	37.5	1 PER 150	0.25	1 PER 75	0.50	1 PER 200	0.1875	1 PER 200	0.1875	N/A	1 PER 100	0.75	1 SERVICE SINK	



CLIENT: SCI FUNERAL SERVICES OF FLORIDA, L.L.C.

PROJECT: DIGNITY LIFE CELEBRATION CENTER

DRAWING: FLOOR AND LIFE SAFETY PLAN

3 of 3

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION NO. 48229

Springstead
Engineering, Inc.

Consulting Engineers
Planners
CA-0001783
LA-0001783
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: FLOOR PLAN
AS SHOWN

DESIGN: JRH

DRAWN: SKK

CHECKED: JRH

DATE: 08/22

CLIENT: SCI FUNERAL SERVICES OF FLORIDA, L.L.C.
DIGNITY LIFE CELEBRATION CENTER

JOB NO.: 1810024.001

SHEET: 3

DATE: 07-19-2023

DATE: 07-19-2023

APPLICABLE CODES

1. APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS & DRAWINGS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE AT THE EXPENSE OF THE OWNER, SUBJECT TO THE RECEIPT OF AN AFFIDAVIT OR LETTER FROM THE GOVERNING BODY AND OWNER'S PRIOR APPROVAL OF ANY ADDITIONAL COST TO BE INCURRED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

BUILDING & STRUCTURAL: FLORIDA BUILDING CODE 6th EDITION (2017)
ENERGY: FLORIDA ENERGY CONSERVATION 6th EDITION (2017)
PLUMBING: FLORIDA PLUMBING CODE 6th EDITION (2017)
MECHANICAL: FLORIDA MECHANICAL CODE 6th EDITION (2017)
ELECTRICAL: NATIONAL ELECTRIC CODE 2014
FIRE CODE: FLORIDA FIRE PREVENTION 6th EDITION
 FLORIDA STATUTES
 FLORIDA ADMINISTRATIVE CODE

BUILDING DATA:

Occupancy:	ASSEMBLY A-3
Mixed Occupancy?	No
Construction Type:	V-B
Sprinkled?	Yes
Protected?	No
Fire Alarm?	Yes
Fire District?	No
Mezzanine?	No
High Rise?	No
Building Height:	<29'-3"
Floor Area A/C:	2,781 SF (VENUES) + 713 SF (BUSINESS) + 1,128 (LOBBY/GALLERY) + 781 SF (STORAGE) + 1,313 SF (RESTROOMS & MISC.) = 6,696 SF
TOTAL A/C:	6,696 SF
Covered Areas:	788 SF (PORTE COCHERE) + 360 SF (COVERED DELIVERY AREA) = 1,148 SF
Total Under Roof:	7,844 SF
Maximum Allowable Square Footage for 1-Story Sprinklered Assembly	19,500 SF

LIFE SAFETY SYSTEM:

Emergency Lighting and Exit Signs	Yes
Fire Alarm and Smoke Detection Systems	Yes
Panic Hardware	Yes
Automatic Fire Protection System (sprinkled)	Yes
Voice Evacuation System	Yes

EXIT REQUIREMENTS:

Dead end limit-maximum condition	20 ft. (A-3) 50 ft. (Business)
Travel distance to exit-maximum condition	200 ft. (A-3) 300 ft. (Business)
Number exits per suite 100A.1.2	
Total Square footage of Main Venue	2,035
Total Sq. Ft. Basic & Standard Venues	726
Total Sq. Ft. Lobby & Gallery	1,128
Total Sq. Ft. Office Space	713
Total Sq. Ft. Storage	781
Total Square footage	6,696

divided by 7 sq. ft. per person
 divided by 7 sq. ft. per person
 divided by 100 sq. ft. per person
 divided by 100 sq. ft. per person
 divided by 300 sq. ft. per person

291 persons
 104 persons
 12 persons
 8 persons
 3 persons
 418 persons
 2 ft.
 25.6 ft.
 288 ft.

TOTAL OCCUPANT LOAD
 Egress width per person served
 Total Egress width required
 Total Egress width provided
 36" door = 32" egress width

Number of doors provided 6, (2) pair of exit doors out of chapel & vestibule directly to outside
 + (1) pair of entry/exit door at lobby + (2) rear & side exit doors

TOILET FIXTURES REQUIRED

A-3 OCCUPANCY 418 PERSONS (209 MEN, 209 WOMEN)

MEN	WOMEN
REQUIRED 2 WATER CLOSETS (1 per 150) 2 LAVATORIES (1 per 200)	REQUIRED 3 WATER CLOSETS (1 per 75) 2 LAVATORIES (1 per 200)
PROVIDED 2 WATER CLOSETS 1 URINAL 2 LAVATORIES	PROVIDED 3 WATER CLOSETS 2 LAVATORIES

* (1) HILO DRINKING FOUNTAIN PROVIDED, (1) IS MOUNTED AT HANDICAP ACCESSIBLE HEIGHT

DESIGN LOADS / COMPONENTS AND CLADDING:

SEE STRUCTURAL

SOIL BEARING CAPACITIES / GEOTECHNICAL COMPLIANCE:

SEE DRAWING CIVIL AND STRUCTURAL AND GEOTECHNICAL REPORT

PARKING SPACES:

Refer to CIVIL

NOTE:

SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR WITHIN THE DRAWINGS OR SPECIFICATIONS, THE BETTER QUALITY, GREATER QUANTITY AND MOST EXPENSIVE PRODUCT OR TASK SHALL BE PERFORMED OR FURNISHED, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT. DISCREPANCIES BETWEEN SPECIFIED ITEMS OR INSTALLATION METHODS SHALL NOT BE CAUSE FOR MODIFICATION TO THE CONTRACT SUM OR CONTRACT TIME.

- TYPE VB CONSTRUCTION
- ALL INTERIOR FINISHES TO BE CLASS B OR CLASS A
- ALL FLOORING FINISHES TO BE CLASS I

* NOTE: MAIN ENTRANCE DOOR CAPACITY IS IN EXCESS OF 1/2 OF ENTIRE OCCUPANCY EGRESS REQUIREMENTS PER NFPA 13.2.3.6.1

** REQUIRED FIRE EXTINGUISHER LOCATION WILL BE COORDINATED BY CONSTRUCTION SUPERINTENDANT WITH FIRE MARSHAL'S OFFICE TO ENSURE PROPER LOCATION AND PLACEMENT OF ALL REQUIRED FIRE EXTINGUISHER PRIOR TO C.O. INSPECTION.

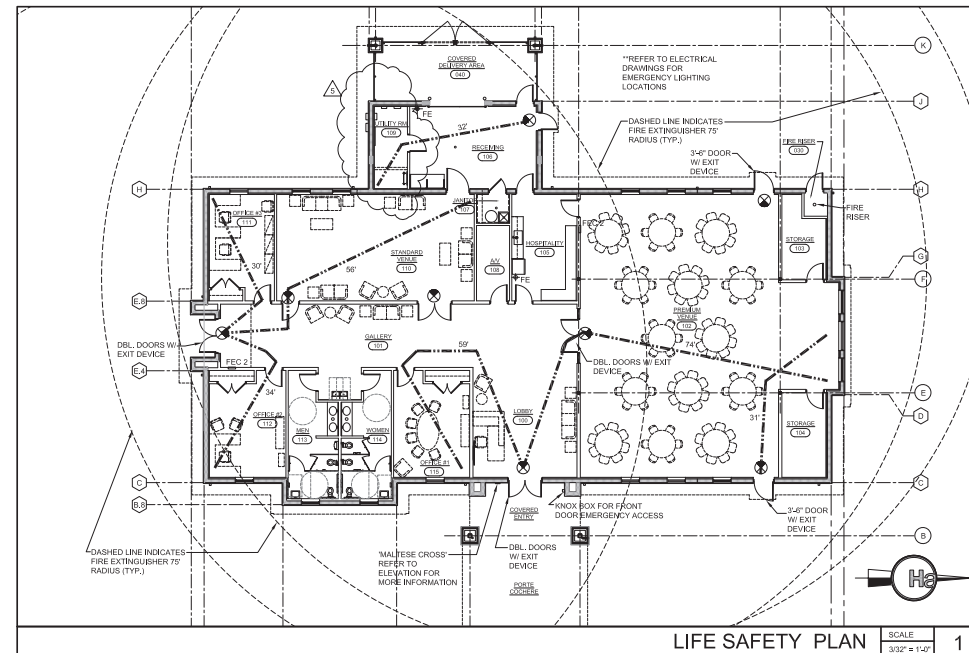
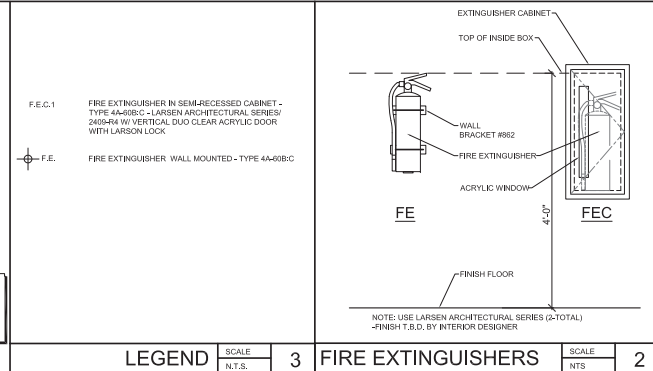


Exhibit - Facility Restrooms

HARTMANN
architecture inc.

5706 S. MacDill Ave./Ste. A
Tampa, Florida 33611
813.251.2190
AR009622

Project Name

**DIGNITY MEMORIAL LIFE
CELEBRATION CENTER**

7228 POWELL RD.
WILDWOOD, FL. 34785

Sheet Title
**CODE ANALYSIS -
LIFE SAFETY
PLAN**

Revisions

PERMIT COMMENT RESPONSE 10.24.19

PERMIT COMMENT RESPONSE 11.19.19

V.E. REVISIONS 08.14.20

State Registration

Richard Hartmann AIA, LEED AP

AR009622

REGISTERED ARCHITECT

For the best of the knowledge of the professional engineers, architects, and other persons who may be employed by the architect or engineer, and for the purpose of the professional seal, the architect or engineer is not responsible for the design or construction of the project.

Project Number

19014

Drawn By

RLH/RK

Checked By

RJH

Scale

AS NOTED

Issue Date

09.23.19

Sheet Number

A020

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2210-003 Cleveland Health Center

REQUESTED ACTION: Staff recommends approval contingent on the resolution of the outstanding utility comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2210-003 Cleveland Health Center
Owner(s)	D and E Premier Investments, LLC
Applicant(s)	Dr. Florian Gegaj, MD
Acreage	0.77 +/-
Property Location	The subject property is generally located south along Spencer Ct, approximately 0.07 miles south of E SR 44 and approximately 0.32 miles east of S Buena Vista Blvd.
Parcel(s)	G16M005

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 4,500 SF medical office with associated infrastructure, per the attached plan.

SP 2210-003 meets the criteria set forth within the Land Development Regulations and Design District Standards.



DATED: 12/26/2023

Amanda Bondi

Planner II, Development Services



WILDWOOD

FLORIDA

City of Wildwood

Project #: SP 2210-003

Project Name: Cleveland Health Center

Representative: George Chapman

Date: 12/27/2023

*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted.*****

UTILITIES – WATER/WASTEWATER

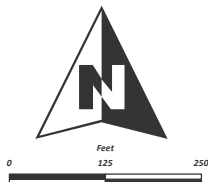
1. Sheet C4, Fire line is called out as DR 18 pipe. Should be DR 14 rated pipe. Make change and call out the FDDC location on sheet C4.



-  Subject Property
-  City of Wildwood
-  Sumter County



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



SP 2210-003
CLEVELAND HEALTH CENTER
PARCEL G16M005

MAP 1B
LOCATION
MAP
DECEMBER
2023

LANDSCAPE BUFFERS SHOWN ON PLATTED LOTS SHALL BE DESIGNED, PERMITTED AND PLANTED ALONG WITH THE DEVELOPMENT OF EACH LOT. THE FUTURE LOT OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPING ON EACH LOT. LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY WILDWOOD DESIGN STANDARDS.

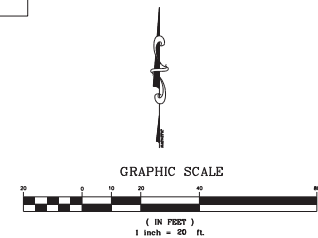
LANDSCAPE BUFFERS SHOWN ON PLATTED LOTS SHALL BE DESIGNED, PERMITTED AND PLANTED ALONG WITH THE DEVELOPMENT OF EACH LOT. THE FUTURE LOT OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPING ON EACH LOT. LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY WILDWOOD DESIGN STANDARDS.

UTILITY OWNERSHIP
WATER - CITY OF WILDWOOD TO OWN 8" & 10" MAIN LINES IN R.O.W. & EASEMENTS. ALL WATER UTILITIES PAST THE METER SHALL BE PRIVATELY OWNED & MAINTAINED.
SEWER - PRIVATE INDIVIDUAL SEPTIC TANKS.
STORM - PRIVATE MASTER STORMWATER SYSTEM.
ROADS - PRIVATE
STREET LIGHTS - PRIVATE

ZONING = "C-3"
FLOOD ZONE = "X" & "AE"
SETBACKS: FRONT = 50'
SIDE = 15'
REAR = 15'
WATER - CITY OF WILDWOOD
SEWER - SEPTIC TANK
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM
PROPERTY (LOT) AREA = 28,925 S.F.
PROPOSED BUILDING = 4,500 S.F.
BUILDING AREA PERCENT OF CROSS LOT AREA = 15.55%

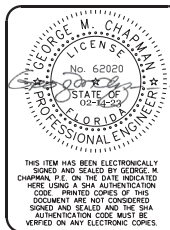
LEGAL DESCRIPTION
A PORTION OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE N.W. CORNER OF SAID SECTION 16; THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 16, S0018°47'W, A DISTANCE OF 1077.39 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; (A VARIABLE WIDTH RIGHT OF WAY); THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S69°26'36"E, A DISTANCE OF 1415.84 FEET; THENCE S001°30'06"W, A DISTANCE OF 19.20 FEET; THENCE S68°00'11"E, A DISTANCE OF 291.53 FEET; THENCE S66°10'03"E, A DISTANCE OF 300.55 FEET; THENCE S64°58'45"E, A DISTANCE OF 200.52 FEET; THENCE S66°02'59"E, A DISTANCE OF 174.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S66°02'59"E, A DISTANCE OF 125.60 FEET; THENCE S68°16'54"E, A DISTANCE OF 346.00 FEET TO THE EAST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, ALONG SAID EAST BOUNDARY, S001°45'11"W, A DISTANCE OF 514.47 FEET TO THE CENTER OF SAID SECTION 16; THENCE ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 16, S001°31'01"W, A DISTANCE OF 140.11 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N89°42'49"W, A DISTANCE OF 365.34 FEET; THENCE N04°16'22"W, A DISTANCE OF 116.16 FEET; THENCE N55°14'16"W, A DISTANCE OF 36.94 FEET; THENCE S60°05'47"W, A DISTANCE OF 38.57 FEET; THENCE N00°20'43"E, A DISTANCE OF 97.26 FEET; THENCE S89°39'17"E, A DISTANCE OF 50.00 FEET; THENCE N00°20'43"E, A DISTANCE OF 120.00 FEET; THENCE N89°39'17"W, A DISTANCE OF 50.00 FEET; THENCE N00°20'43"E, A DISTANCE OF 496.85 TO THE POINT OF BEGINNING.
SUBJECT TO A JOINT INGRESS, EGRESS & UTILITY EASEMENT DESCRIBED AS FOLLOWS:
A PORTION OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE N.W. CORNER OF SAID SECTION 16; THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 16, S0018°47'W, A DISTANCE OF 1077.39 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH RIGHT OF WAY); THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S69°26'36"E, A DISTANCE OF 1415.84 FEET; THENCE S001°30'06"W, A DISTANCE OF 19.20 FEET; THENCE S68°00'11"E, A DISTANCE OF 291.53 FEET; THENCE S66°10'03"E, A DISTANCE OF 300.55 FEET; THENCE S64°58'45"E, A DISTANCE OF 200.52 FEET; THENCE S66°02'59"E, A DISTANCE OF 174.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S66°02'59"E, A DISTANCE OF 125.60 FEET; THENCE S68°16'54"E, A DISTANCE OF 346.00 FEET TO THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID EAST BOUNDARY, N89°42'49"W, A DISTANCE OF 365.34 FEET; THENCE N04°16'22"W, A DISTANCE OF 116.16 FEET; THENCE N55°14'16"W, A DISTANCE OF 36.94 FEET; THENCE S60°05'47"W, A DISTANCE OF 38.57 FEET; THENCE N00°20'43"E, A DISTANCE OF 97.26 FEET; THENCE S89°39'17"E, A DISTANCE OF 50.00 FEET; THENCE N00°20'43"E, A DISTANCE OF 120.00 FEET; THENCE N89°39'17"W, A DISTANCE OF 50.00 FEET; THENCE N00°20'43"E, A DISTANCE OF 496.85 FEET TO THE POINT OF BEGINNING.

PROPOSED DESIGN FIRE VEHICLE PATH :
95-ft. Platform
Length: 48 ft. 9 in.
Tire Curb Clearance: 36 ft. 2 in.
S.A.E. Turning Radius: 35 ft. 6 in.
Platform Clearance: 42 ft. 11 in.
Minimum Inside Radius: 21 ft. 6 in.
245 in. Wheelbase.
Width of chassis: 8 ft. 4 in.
Width of body: 9 ft. 6 in.



WILDWOOD COMMONS PROFESSIONAL PARK LOT 5 WILDWOOD, FLORIDA

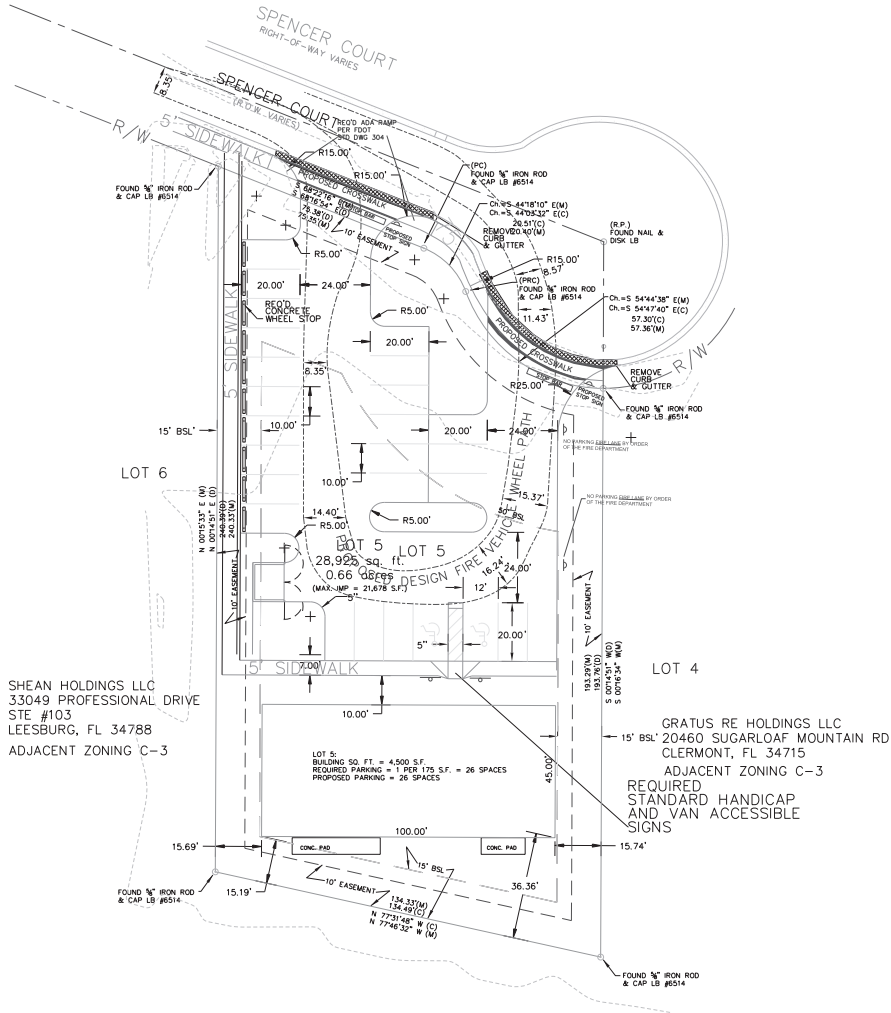
George Chapman
1109 South Hull Street
Montgomery, Alabama 36104
Phone: 334-625-0260



REVISION		
NO.	REVISION NOTES	DATE

SITE/ DEMO PLAN

PROJECT NO.: Wildwood Lot 5	SHEET NO.: C2
DATE: 09-03-2021	
SCALE: AS SHOWN	



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-012 Dentist Office - Oxford Professional Park (VIP Dentistry)

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

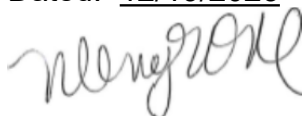
HISTORY/FACTS/ISSUES:

Case No:	SP 2305-012 Dentist Office at Oxford Professional Park (VIP Dentistry)
Parcel Number:	D08D005
Acreage:	0.20 +/-
Property Location:	Located at the northeast corner of the intersection of CR 103 and Bellwether Lane
Owner:	Dr. Angela Emerick/John Palmer with Palmer Properties of the Villages
Applicant:	Susanne Stancil, PLA with Michael Pape & Associates, P.A.

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a one-story 4,038-square-foot medical/dental building on .20 acres MOL, at the existing Oxford Medical Park, per attached plans.

SP 2305-012 meets the criteria set forth in the Design District Standards and Land Development Regulations.

Dated: 12/19/2023

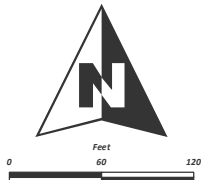


Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2305-012

DENTIST OFFICE - OXFORD PROSESSIONAL PARK

PARCEL D08D005

MAP 1B

**LOCATION
MAP**

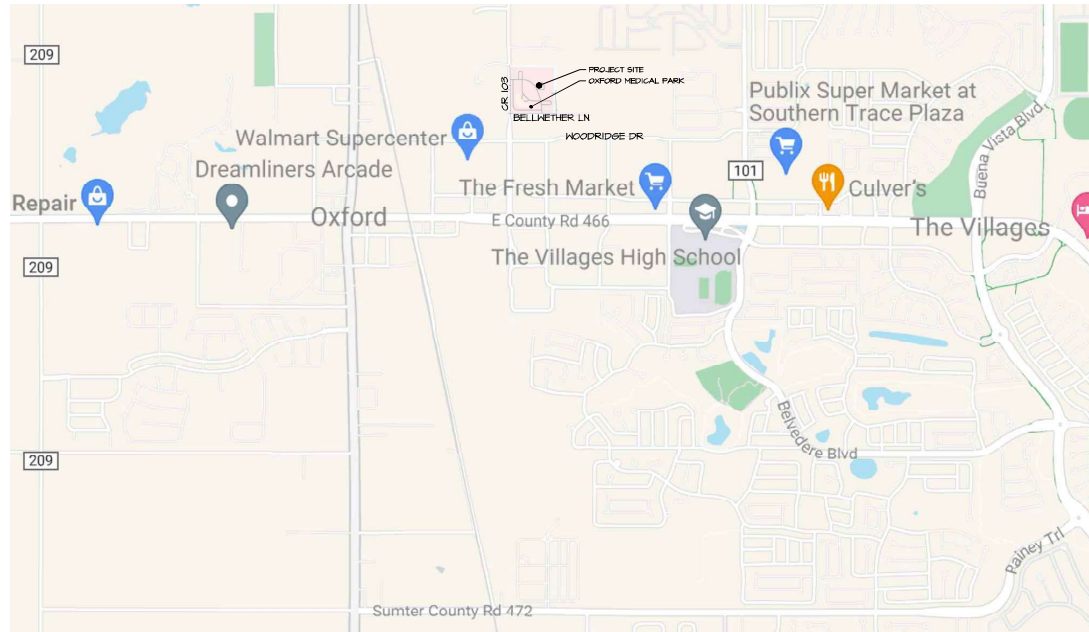
**AUGUST
2023**

MINOR SITE PLAN FOR VIP DENTISTRY WITHIN OXFORD MEDICAL PARK

REFER TO APPROVED AND CONSTRUCTED MAJOR SITE PLAN FOR OXFORD MEDICAL PLAZA (FKA IRMC CENTER) DATED 6/04/08 AND REVISED 1/18/09 BY TILLMAN & ASSOCIATES. PARKING CALCULATIONS, STORMWATER CALCULATIONS, GRADING, UTILITIES, LANDSCAPE BUFFERS, ETC. ARE INCLUDED WITHIN THAT PLAN SET.



SITE AERIAL



VICINITY MAP



UTILITIES

POWER
SECO ENERGY
330 US 301
SUMTERVILLE, FL 33585

WATER
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34185
PHONE: (352) 330-1346

SEWER
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34185
PHONE: (352) 330-1344

SOLID WASTE COLLECTION
CITY OF WILDWOOD
APPROVED FRANCHISE

OWNER
ANGELA PALMER & JOHN PALMER
4930 SW 2ND CT
OCALA, FL 34471
(352) 266-2231

APPLICANT
MICHAEL PAPE & ASSOCIATES
2351 SE 17TH ST
OCALA, FL 34471
TEL: (352) 351-3500

LANDSCAPE ARCHITECT
MICHAEL PAPE & ASSOCIATES, PA
2351 SE 17TH ST
OCALA, FL 34471
SUZANNE M STANGIL
LA NO: LA6666862
MFA LA NO: LGCC000196
PHONE: (352) 351-3500



This item has been electronically signed and sealed by Suzanne M. Stangil on 11/17/23 using a State authentication code. Printed copies of this document are not considered signed and sealed and the State authentication code must be verified on any electronic copies.

REVISIONS

DATE BY

MPA Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17TH STREET, OCALA, FL 34471 • (352) 351-3500 • WWW.MPA-PA.COM

VIP DENTISTRY - OXFORD MEDICAL PARK
OXFORD, FLORIDA

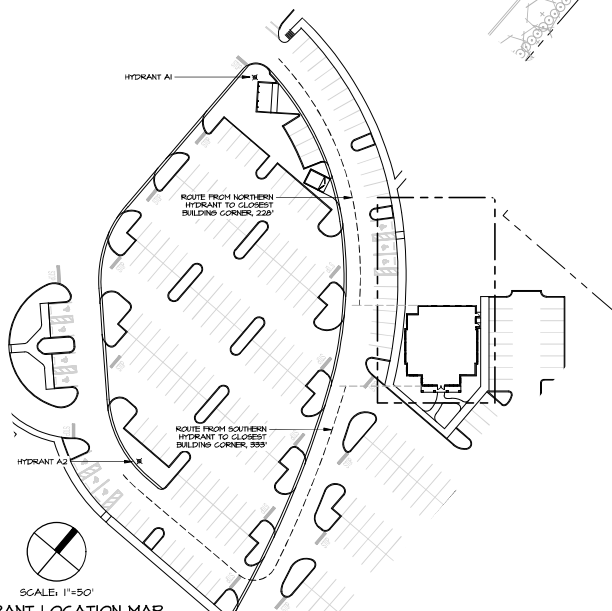
COVER

DATE 11/17/23
DNL BY ABT/EST
GND BY ABT



ACCESSIBLE ROUTE. GRADE SHALL NOT EXCEED 5% RUNNING OR 2% CROSS SLOPE. MINIMUM CROSS SLOPE OF 1% FOR DRAINAGE. MATCH FINISH AND GRADE OF EXISTING SIDEWALKS.

PROPOSED YARD DRAIN, TYP. INSTALL AT ELEVATION NOTED AND ENSURE POSITIVE DRAINAGE. CONNECT TO EXISTING STORM LINE SINK.



PERMIT APPLICATIONS

AGENCY	STATUS
CITY OF WILDMOOD	PENDING
SHEWM	PENDING
FDOT	N/A
DEP WATER	N/A
DEP NPDES	N/A
SUMTER COUNTY BUILDING	PERMIT NO. BD-22-06214

PLAN DATA

THE INTENDED USE OF THIS BUILDING IS A DENTAL OFFICE

LEGAL DESCRIPTION: LOT 5 OXFORD PROFESSIONAL PARK ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PG 10, PUBLIC RECORDS OF SUMTER COUNTY FLORIDA

OWNER: PALMER ANGELA EMBICK & JOHN M
4430 SW 2ND CT
OCALA, FL 34471

PARCEL ID: D08B005

ZONING: Z-2

DESIGN DISTRICT: NEIGHBORHOOD

LOT SIZE: 100' X 175', 17,500SF, 40AC

BUILDABLE AREA: 60' X 145', 8,700SF, 20AC

PROPOSED BUILDING AREA: 4,038 SF

CURRENT NUMBER OF EMPLOYEES: 6

MAXIMUM EMPLOYEE CAPACITY: 25

FUTURE EXPANSION BUILDABLE AREA: 4,662 SF MAX

NUMBER OF STORIES: 1

BUILDING HEIGHT: 26'

PARKING REQUIRED:

MEDICAL CENTER = 10 PER 250 SF GFA

4,038 SF / 250 = 16 SPACES REQUIRED

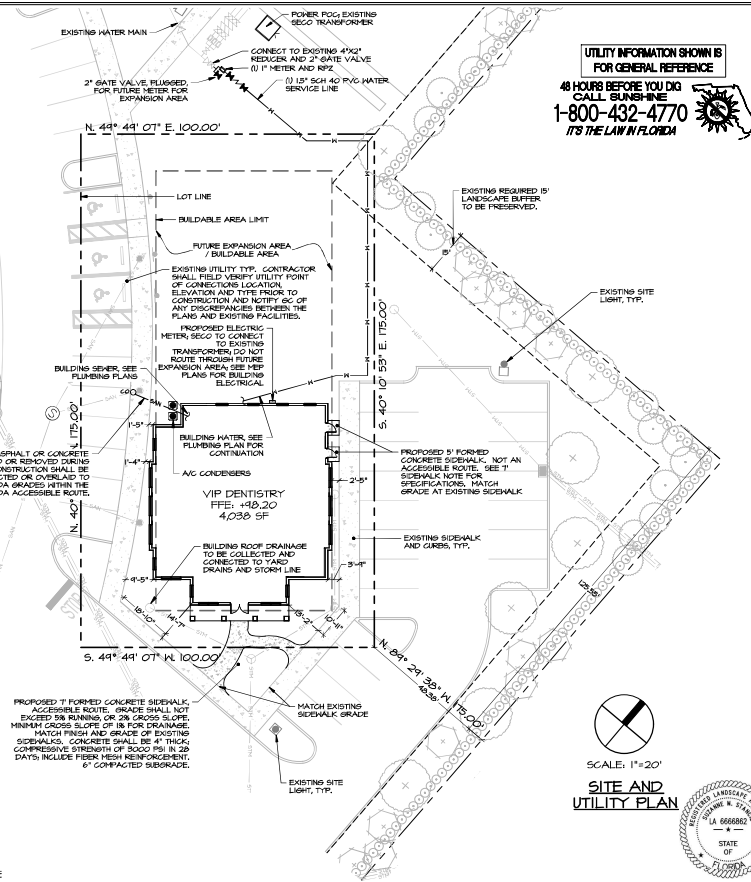
IN IMMEDIATE PROXIMITY TO BUILDING, 35 REGULAR SPACES + 3 HANDICAP

SPACES PROVIDED = 38 TOTAL

TYPE OF CONSTRUCTION AND MIN FIRE FLOW REQUIREMENTS ARE:

4,038 SF BUILDING TYPE V-B UNPROTECTED;

MINIMUM REQUIRED FIRE FLOW: 1750 GPM @ 20PSI



UTILITY INFORMATION SHOWN IS FOR GENERAL REFERENCE

48 HOURS BEFORE YOU DIG CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

NOTES

- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDMOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDMOOD UTILITY DEPARTMENT TWO WEEKS PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.
- THE LOCATION OF EXISTING GAS, FIBER OPTIC, CABLE TV, ETC. IS UNKNOWN. ANY CONNECTIONS REQUIRED WILL BE BY THE PROVIDING UTILITY. LOCATES WILL BE BY THE PROVIDING UTILITY OR SUNSHINE 811.
- ALL WORK ON THIS PROJECT SHALL COMPLY WITH THE CITY OF WILDMOOD UTILITY DEPARTMENT STANDARD CONSTRUCTION SPECIFICATIONS FOR WATER AND WASTEWATER, CURRENT VERSION.
- ALL WORK ON THIS PROJECT SHALL COMPLY WITH THE CITY OF WILDMOOD AND SUMTER COUNTY DEVELOPMENT REGULATIONS.
- THERE ARE NO EXISTING GAS, FIBER OPTIC, CABLE TV, ETC. ON THE SUBJECT SITE INCLUDING BUT NOT LIMITED TO: TREES OR VEGETATION, WATERCOURSES, WETLANDS, BUILDINGS OVERHEAD POWERLINES, FIRE HYDRANTS, ETC. EXCEPT AS SHOWN ON THESE PLANS.
- SUBJECT SITE LIES IN ZONE "C" (AREA OF MINIMAL FLOODING). THIS PROJECT DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
- SUBJECT SITE, INCLUDING MAXIMUM POSSIBLE IMPERVIOUS AREA, HAS INCLUDED IN THE ORIGINAL STORMWATER CALCULATIONS BY TILLMAN & ASSOCIATES ON PLANS DATED 6/04/08 AND REVISED 1/18/09.
- SUBJECT SITE IS LIGHTED BY EXISTING SITE LIGHTS.
- THIS BUILDING DOES NOT REQUIRE A FIRE SUPPRESSION SYSTEM. SEE ARCHITECTURAL PLANS.

VIP DENTISTRY - OXFORD MEDICAL PARK
OXFORD, FLORIDA

SITE, DRAINAGE & GRADING PLAN

DATE: 11/17/23
DWN BY: ABT/EST
CHKD BY: ABT

SHEET 1 OF 3

1

REVISIONS	DATE	BY

MPA Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17TH STREET, Ocala, FL 34471 • 352.351.3500 • www.mpa-la.com

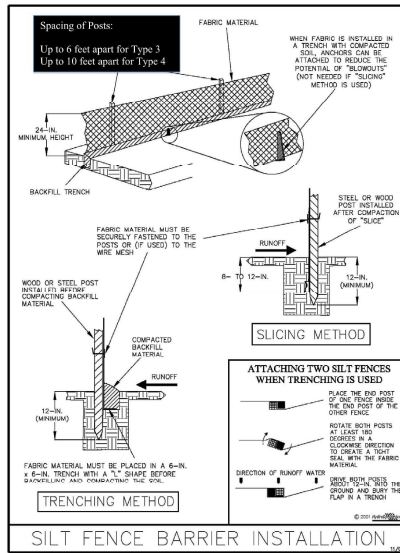


Figure V-2: Illustration of a Silt Fence Barrier

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V-7

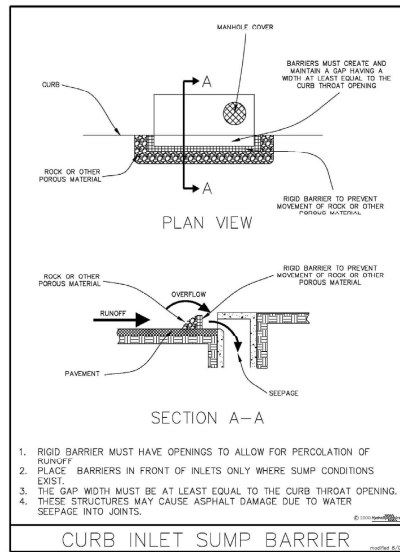


Figure V-15: Illustration of a Curb Inlet "Sump" Barrier

Permission is given by HydroSystems Incorporated to copy and reproduce this detail.

V-36

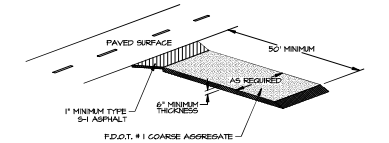
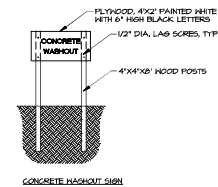
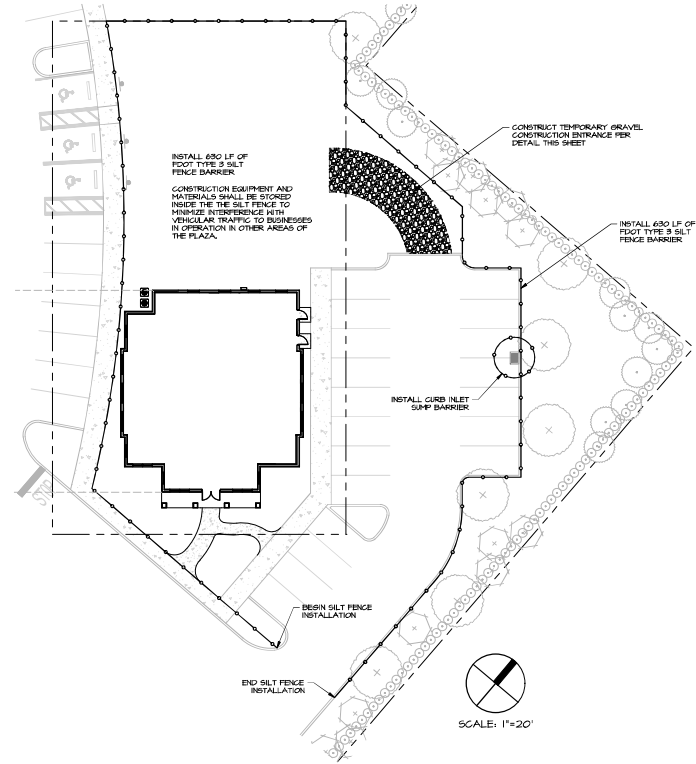
EROSION CONTROL NOTES

This project will be in compliance with the city's Illicit Discharge and Connection Stormwater Ordinance. Methods for controlling the introduction of pollutants into the Municipal Separate Storm Sewer System (MS4) are to comply when applicable with requirements of:

- (1) the National Pollutant Discharge Elimination System (NPDES) permit process,
- (2) the Florida Department of Environmental Protection (FDEP) Florida Stormwater Erosion and Sedimentation Control Inspector's Manual latest revision
- (3) Southwest Florida Water Management District (SWFWMD) standards
- (4) Florida Department of Environmental Protection (FDEP) Generic Permit for Stormwater Discharge from Large and Small Construction Activities ("GSP"), and
- (5) the Florida Department of Environmental Protection Environmental Resource Permit ("ERP") for the duration of construction phase.

The following sediment and erosion controls shall be followed at a minimum:

1. Any sediment that is tracked onto road pavement shall be removed immediately (prior to the end of each workday).
2. Pavement shall not be cleaned by washing/flushing street unless proper drain protection is in place to prevent discharges into the MS4.
3. All sediments/soils shall remain on site.
4. Perimeter protection, including a stacked silt fence where applicable, is required for all development or redevelopment activities.
5. Catch basin inserts are to be used to prevent sediments from entering drainage system. Inserts are to be inspected and cleaned weekly and after each rainfall event.
6. If water truck is used to control dust on dirt/graded areas only water truck will only drop enough water to control the dust or reach the optimum moisture content of the soil for compaction. No run-off is to be generated.
7. Controlling dust on paved roadways will be done by use of a sweeper with water-jet sprayers. Only enough water should be applied to control dust while sweeping. Sprayers shall not generate runoff into catch basins.
8. All disturbed areas of the site shall be vegetated or otherwise temporarily stabilized until construction completion.
9. Sediment/soil erosion entering the right-of-way, adjacent private property, or water body shall be prohibited.
10. Sediment/soil erosion from uplands into environmentally sensitive areas shall be prohibited.
11. Dumping or piling vegetative debris or clippings in right-of-way or environmentally sensitive areas shall be prohibited.
12. Tracking sediment or soil onto a roadway shall be prohibited.
13. Silt fences and sediment filters shall be left in place until finish grading for the landscape is underway.
14. Any sediment deposits remaining in place after the barriers are removed shall be dressed to conform to the existing grade.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

This form has been electronically signed and sealed by
Michael Pape, State of Florida, License No. 0606062
using a SHA-256 authentication code.
Printed copies of this document are
not considered legal for use and
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must be verified on any electronic
copies.

CONCRETE AND STUCCO WASTE MANAGEMENT
N.T.S.

REVISIONS

DATE BY

MPA Michael Pape
& Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Coral Gables, FL 33135 • www.mpa-la.com

VIP DENTISTRY - OXFORD MEDICAL PARK
OXFORD, FLORIDA
EROSION CONTROL PLAN

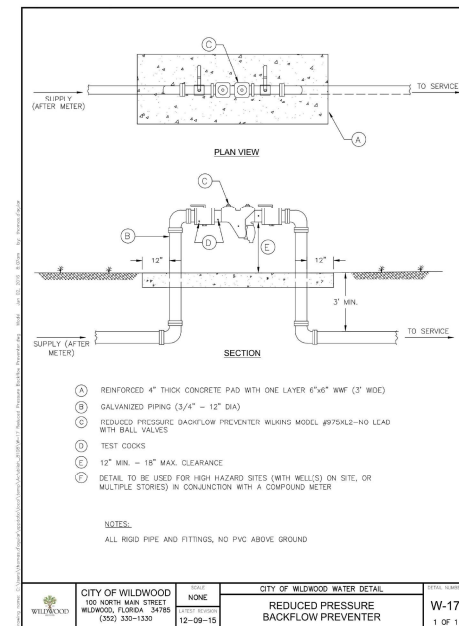
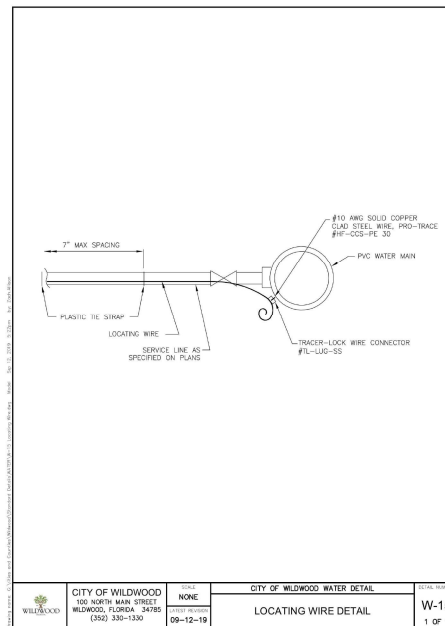
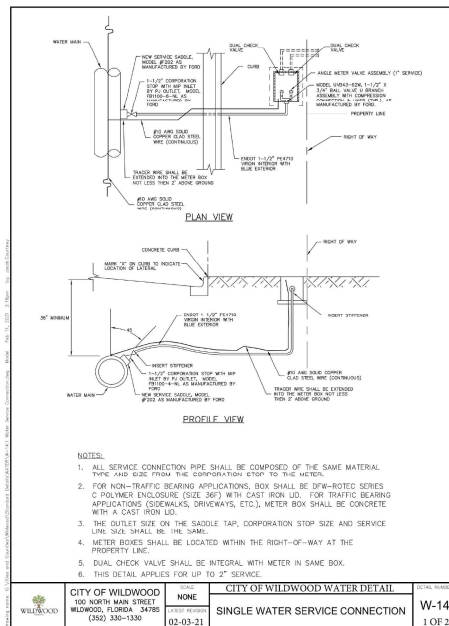
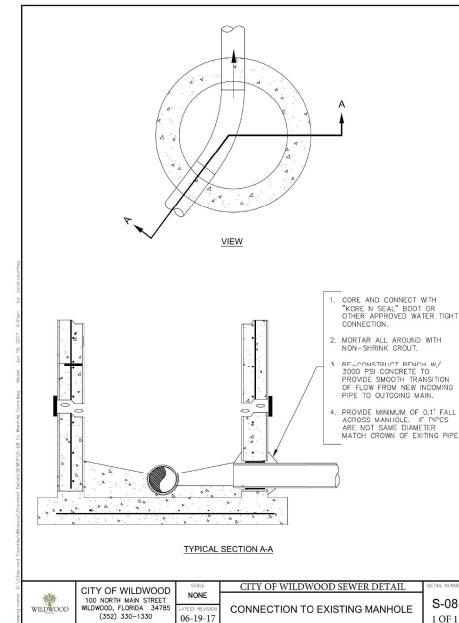
DATE 11/17/23

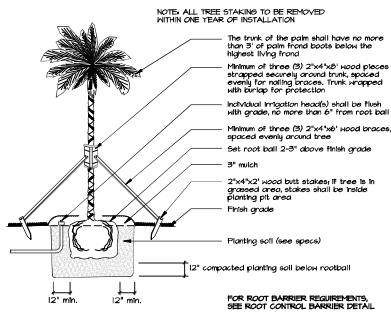
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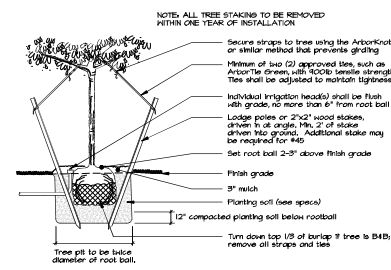
SHEET 2 OF 3

2

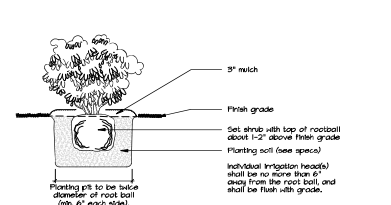
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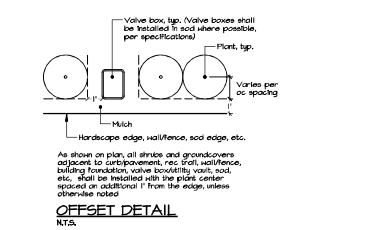
PALM INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 9" CAL. OR CONTAINER TREES UP TO 45 GAL.



SHRUB INSTALLATION DETAIL



OFFSET DETAIL
N.T.S.

LANDSCAPE SPECIFICATIONS

1. Michael Page & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not meet these requirements shall be rejected and replaced by the contractor at his own cost.
2. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Landscaping Plants, Division of Plant Industries, State of Florida, current edition.
3. All work shall be performed in accordance with standard and accepted nursery practices in a horticultural manner; the Contractor shall be responsible for notifying the Landscape Architect of any conditions which would adversely affect the completed work.
4. The Contractor shall report any detrimental soil, drainage, conflict or other any conditions which would affect the health and performance of the landscaping.
5. The Contractor shall be responsible for following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
6. The Contractor shall report and repair any damage caused by his work or actions, and maintain the jobsite in a clean, professional, and horticultural manner.
7. The Contractor shall coordinate with all other aspects of the job affecting the finished character of the landscaping - particularly the drainage system - to achieve proper results, including adjustments to plant locations if required.
8. The Contractor shall be responsible for the grading of all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
9. The Contractor shall be responsible for the thorough removal of existing vegetation and grass in the areas to be planted, including applications of appropriate herbicides before and after plant installation. A pre-emergent herbicide approved by the Landscape Architect shall be applied in accordance with the manufacturer's instructions for all plant beds.
10. The Contractor shall be responsible for the proper location, layout, and orientation of trees and planting beds.
11. Litter, debris, and other undesirable materials shall be removed from the planting areas, and clean sandy fill used to bring all areas to proper grade. Fertilizer shall be AgriForm tablets or approved equal, incorporated into all shrub and tree planting pits per the manufacturer's instructions. Backfill shall consist of equal parts clean sand and fill and potting soil mix, well mixed.
12. If necessary, existing soil shall be removed so that the finished bed area is at the appropriate elevation in respect to adjacent landscape, lawn, and hardscape areas and to adjacent structures. This measure shall be included in the site preparation cost.
13. Tenderpots or approved equal shall be incorporated into the planting soil of all trees in sandy soils only at the manufacturer's rates. Broadcast 1/2 throughout the planting pits mix (2" with backfill).
14. Refer to the Details for tree and plant installation requirements. Care shall be taken to ensure that all plants are set properly and the final grade conforms to adjacent lawn, walk, pavement, etc. All plant beds and tree rings shall be top-dressed with 3" pine straw mulch.
15. The Landscape Architect reserves the right to field locate or re-locate tagged locations of any or all proposed plantings. Locations of trees and plants shall be coordinated with irrigation head locations to insure proper coverage, including minor adjustments of plant and head locations as needed.
16. Any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
17. Trees shall be staked and guyed in accordance with the details provided. All above ground staking shall be removed within one year of installation.
18. No substitution shall be permitted without prior approval from the Landscape Architect.
19. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
20. Sod shall be clean and weed-free as indicated in the areas shown on the plan. Sod shall be installed in a level, clean manner without noticeable grade differences, rough edges, or gaps. Sod shall be rolled and staked as necessary to prevent erosion.
21. The Contractor shall be responsible for surveying any property lines, easements, or other boundaries if required to control the proper location of work within the project.
22. The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
23. The Contractor is entirely responsible for the work until the job is in full and exact compliance and conformity with provisions expressed or implied in the plans and specifications and as otherwise directed and determined by the Landscape Architect.
24. The Contractor is responsible for maintenance of the project during construction and shall bear all risk of loss, theft or damage to the project until all materials are satisfactorily removed and the job is officially turned over. Plantings shall be maintained by watering, removing dead branches, resetting plants to proper grades and upright positions, staking to ensure vertical growth, weeding, hoeing, and any other operations necessary to complete maintenance, including the replacement of any material that exhibits visible and unsightly evidence of "bleeding" without full recovery prior to job completion and final inspection.
25. Warranty: All new plant material, except seed, sod and trees, shall be guaranteed for 40 days, and shall be alive and in satisfactory growth for each specific plant at the end of the warranty period. Trees, Palms, and specimen plants shall be guaranteed for a period of 1 year and sod for a period of 60 days. Seeded areas shall have adequate germination and coverage within 60 days, contingent upon sufficient rainfall or watering by owner. The warranty period shall commence upon the date of release of the retainage for the job, or for any defined phase of the job.
26. At the end of the warranty period, and at any time during that period, any plant material that has died or is not in satisfactory condition as determined by the Owner and/or the Landscape Architect, shall be removed and replaced with new healthy material of the original specified size and type within 10 calendar days. Excluded are replacements of plants due to acts of God, theft, vandalism, or acts of negligence on the part of others, and due to deterioration not and/or drainage conditions which the Contractor documented to the attention of the Owner and Landscape Architect at the time of installation. The new material shall be guaranteed as outlined above, commencing the date that the job is accepted. The Contractor shall be responsible for the cost of all material and labor.

JOB CLOSEOUT PROCEDURES

1. The following documents shall be submitted to the Owner at job completion, if any of the documents are determined to be incomplete or in unacceptable condition, the Contractor shall revise and resubmit.
 - a. Full size, as-built Irrigation Plan. The Contractor shall record dimensional locations of mainlines, wiring, valves and specific areas watered by each zone along with the conservative number and coverage of each zone. This information and any significant deviations from the original plan shall be noted on clean copies of the Irrigation plan in a clean, neat and professional manner with black ink, double MC (2 copies).
 - b. Zone Schedule and Operating Times.
 - c. Confirmation that zones are properly identified on the chart mounted inside the controller, with clear area locations and the following zone type designations: (A) manual, T (turf spray), R (rotary), S (shrub spray), T (tree spray)
 - d. Irrigation Operations Manual containing all operational information, directions, manufacturer's manuals, warranties, and cut sheets or catalog pages for the major system components in a three ring binder. (2 copies)
 - e. Warranty Statement with blanks for dates to be filled in at this time.
 - f. Branding Certification for controllers, if applicable.
2. The Contractor's Affidavit and Final Lien Release, as well as specific lien releases from any entity filing a Notice to Owner, shall be supplied by the Contractor directly to the Owner as a condition for final payment. Final acceptance of the project will be carried out by and at the discretion of the Owner.

NOTES:

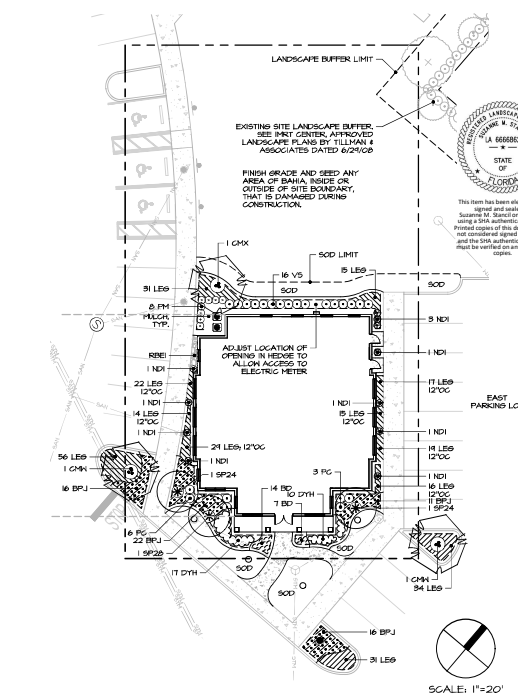
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

Contractors shall stage all materials in the parking area to the east of the building to minimize interference with vehicular traffic to businesses in operation in other areas of the plaza.

PLANT SCHEDULE

Key	Qty	Plant Name	Size and Spacing	Notes/Remarks
BD	21	Blue Danz Eucalyptus glauco-Blue Myrtel - (BD)	#5, full 12" x 18" sp.	Allow natural growth and mowing; keep in bounds
BPJ	45	Blue Pacific Juniper Juniperus conferta 'Blue Pacific' - (BPJ)	#3, 18" x 18" sp.	2' ht x full mass; maintain informally; do not shear; do not edge
CHS	1	Crape Myrtle, white Lagerstroemia indica 'Natchez' - (CHS)	#10/18/18, 5' h x 4' w sp.	18' ht x 12' sp; prune no more than 1/2" wood
CHN	2	Crape Myrtle, white Lagerstroemia indica 'Natchez' - (CHN)	#10/18/18, 4' h x 5' w sp.	25' ht x 20' sp; prune no more than 1/2" wood
DTH	21	Dwarf Yaupon Holly Ilex vomitoria 'Stokes Dwarf' - (DTH)	#5, 10-12" ht x 14-18" sp.	30' ht x full mass
LEB	24	Eternal Goddess Liriodendron 'Eternal Goddess' - (LEB)	#5, full 5-7' spp mix	18' ht x full mass
NDI	11	Heavenly Bamboo Nandina domestica - (NDI)	#5, 18" h x 18" w sp.	Allow natural growth
PC	4	Plumbago Plumbago capensis - (PC)	#5, 18" x 18" w sp.	4' ht x full mass; maintain informally; do not shear
PM	6	Japanese Yew, Column Podocarpus nagi-type - (PM)	#1, 3-4' h x 22-24" sp.	5' ht x 5' full height; may be sheared
SP24	2	Sabal Palm Sabal palmetto - (SP24)	60; hurricane cut; 24" CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP28	1	Sabal Palm Sabal palmetto - (SP28)	60; hurricane cut; 28" CT ht	Allow natural growth; prune only dead fronds to keep full round head
VS	16	Scandian Viburnum Viburnum coccineum - (VS)	#1, 5' h x 5' w sp.	4' ht x 4' full height
RBEI		Brown Egg Rock Large - (RBEI)	1" to 2", 4" depth over landscape fabric	Refresh annually, or as needed
MULCH		Pine Straw - (MULCH)	3" depth	
SCD		St. Augustine 'Floradora' Stenotaphrum secundatum 'Floradora' - (SCD)		

Note: Plant quantities are provided on a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.



REVISIONS

DATE

BY

Michael Page & Associates, P.A.

LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE

2351 SE 17th Street, Ocala, FL • 352.331.3500 • www.mpa-la.com

VIP DENTISTRY - OXFORD MEDICAL PARK

OXFORD, FLORIDA

LANDSCAPE PLAN

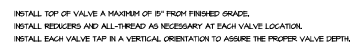
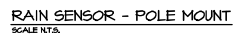
DATE: 11/17/23

DRAWN BY: ABT/EST

CHECKED BY: ABT

SHEET 4 OF 9

4



the Owner. Reproducible as-builts copied from the original plan showing dimensioned locations of all system components shall be required for final payment.



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2306-001 Commercial Parcel Mass Grading

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2306-001 Commercial Parcel Mass Grading
Parcel Number:	G08-017, G08-071, G08-C001, G08-C002, G08-C004, & G08-C007
Acreage:	8.47 +/- MOL
Property Location:	Located off of CR 44A, approximately 0.16 miles west of the intersection of County Road 44A and Powell Road.
Owner:	Benge Development Corporation
Applicant:	Tony Benge /Benge Development Corporation

The applicant is seeking a favorable recommendation from the Project Review Committee for the Mass Grading Plans for a Commercial Parcel primarily to demolish five (5) existing structures on site, demo fence and perform other limited earthwork activities on 8.47 acres MOL per the attached plans. The property is zoned CMU (Central Mixed Use). No underground utilities nor proposed improvements will be installed as part of the scope granted under this Mass Grading Plan.

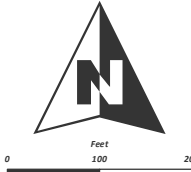
SP 2306-001 meets the criteria set forth in the Design District Standards and Land Development Regulations.

Dated: 12/20/2023



Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2306-001 COMMERICAL PARCEL-MASS GRADING PARCELS F07-C001, G08-017, G08-071, G08-C004, G08-C007	MAP 1B LOCATION MAP AUGUST 2023
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COMMERCIAL PARCEL MASS GRADING PLANS

FOR BENGE DEVELOPMENT

MASS GRADING PLANS ARE ONLY FOR EARTHWORK
ACTIVITIES AND REMOVING EXISTING IMPROVEMENTS
AND NO UNDERGROUND UTILITIES NOR PROPOSED
IMPROVEMENTS WILL BE INSTALLED UNTIL A SITE
PLAN IS SUBMITTED AND APPROVED

SHEET INDEX

- 1 COVER
- 2 SYMBOLS AND ABBREVIATIONS
- 3 NOTES
- 4 OVERALL EXISTING CONDITIONS
- 5 DEMOLITION PLAN
- 6 MASS GRADING PLAN
- 7 STORMWATER POLLUTION PREVENTION PLAN
- 8 STORMWATER POLLUTION PREVENTION PLAN NOTES
SURVEY

TAX PARCEL ID NUMBER:

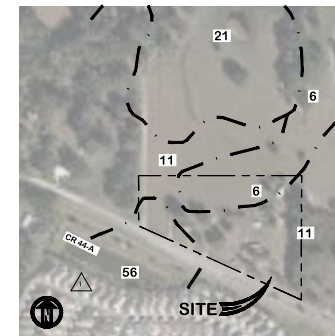
G08-017 G08-C002
G08-071 G08-C004
G08-C001 G08-C007

Burkett
engineering | CIVIL ENGINEERING
CONSULTANTS
105 E. Robinson Street, Suite 501 Orlando, Florida 32801
(407) 246-1260 Fax (407) 246-0423
www.burkettengineering.com

City of Wildwood, Florida
June, 2023

SOILS MAP

1" = 300'



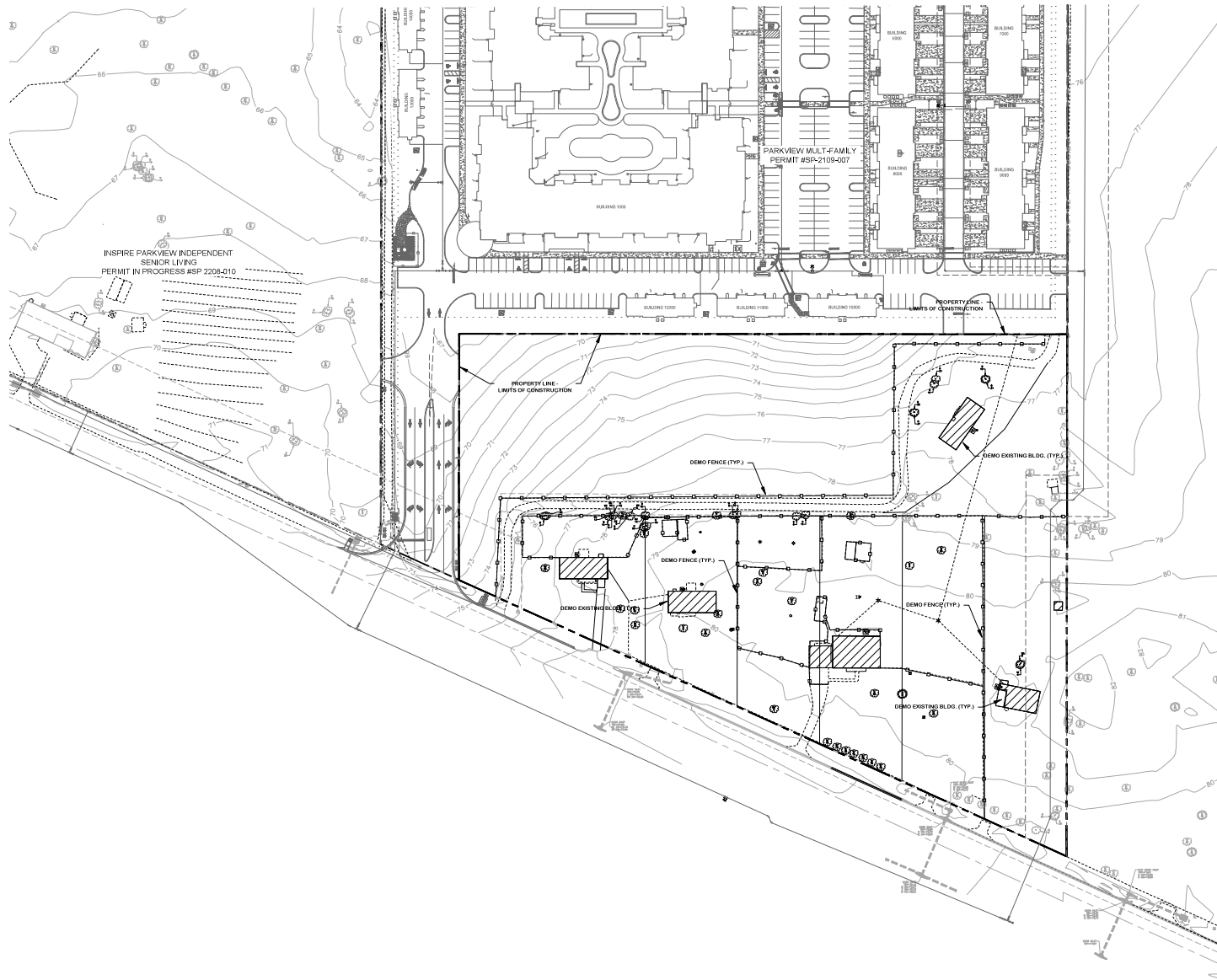
SOILS INFORMATION		
SOIL NO.	SOIL DESCRIPTION	SOIL TYPE
6	KENDRICK FINE SAND, 0 TO 5 PERCENT SLOPES	A
11	MILKHOPPER SAND, 0 TO 5 PERCENT SLOPES	A
21	EAUGALLIE FINE SAND, BOULDERY SUBSURFACE	A/D
56	WABAGO FINE SAND, DEPRESSIONAL	CD

LOCATION MAP

3530 CR-44A WILDWOOD, FL 34785
SCALE: 1" = 1,000'



ENGINEER IN CHARGE:
CLIFFORD ALEXANDER, P.E.
Digitally signed by Clifford Alexander, DN: cn=Clifford Alexander, o=Burkett Engineering, Inc., ou=Burkett Engineering, Inc., email=cliff@burketteng.com, c=US
Date: 2023.11.09 16:05:00Z
HED. # 38223
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7103



KEY NOTES

LEGEND



DEMOLITION



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Burkett
engineering
CONSULTANTS
105 E. Robinson Street, Suite 201
Orlando, Florida 32801
Tel: 407.251.0423
www.burkettengineering.com

COMMERCIAL PARCEL
MASS GRADING PLANS FOR
BENCE DEVELOPMENT CORP.
DEMOLITION PLAN

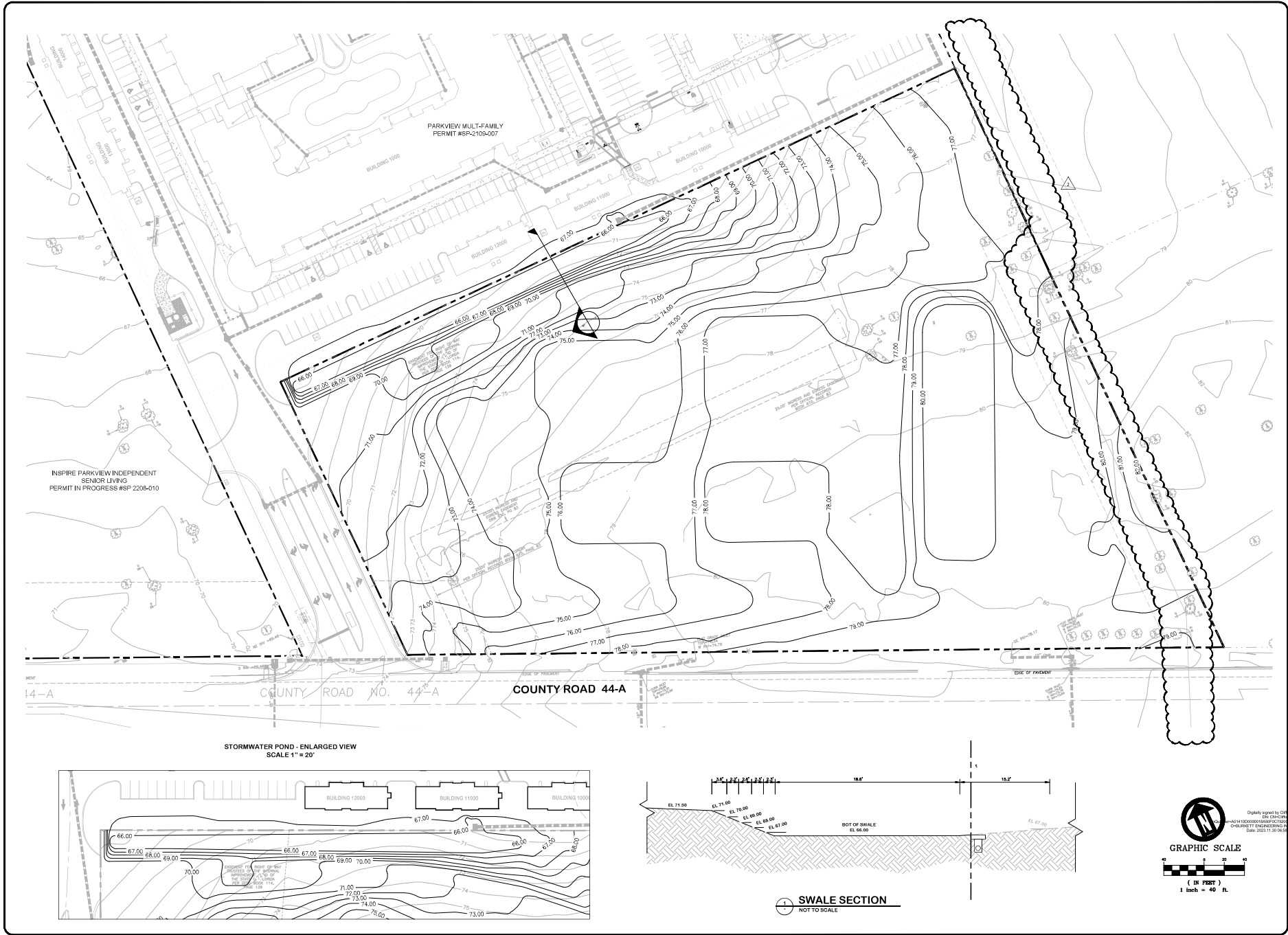
DATE: 06/02/2023
PROJECT NO.: 1815.231
DRAWN BY: PM
DESIGNED BY: CA
CHECKED BY: CA
ENGINEER IN CHARGE:
CLIFFORD ALEXANDER, PE

REG. # 88623
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.

5

OF:



DRWING: 2:1815 Chance Partners/1815231 Parkview Apts. - Mass Grading Permit App/Cadd 202302up/1815.231 0505.dwg PRINTED AT: Nov 26, 2023 10:55am

DATE	DESCRIPTION
11/27/23	REV. 1 - ADDED: UNANIMOUSLY A. IF 2304-001
11/27/23	REV. 2 - ADDED: UNANIMOUSLY A. IF 2304-001

COMMERCIAL PARCEL
MASS GRADING PLANS FOR
BENCE DEVELOPMENT CORP.
MASS GRADING PLAN

DATE:	06/02/2023
PROJECT NO.:	1815.231
DRAWN BY:	PM
DESIGNED BY:	CA
CHECKED BY:	CA
ENGINEER IN CHARGE:	CLIFFORD ALEXANDER, PE

REG. # 39623
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7109

SHEET NO.

OF: **6**

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2307-001 Hotel Site @ Lot 12 Modification - Turkey Run

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2307-001 Hotel Site @ Lot 12 Modification
Owner(s)/Applicant(s)	Sunshine Fund Villages, LLC
Acreage	5.03 +/-
Property Location	The subject property is generally located approximately 0.07 miles north of C 466A and approximately 0.07 miles west of E C 462.
Parcel(s)	G05V012

The applicant is seeking approval from the Project Review Committee for a modification to an already approved project, SP 2201-010, Hotel Site @ Lot 12, within the Turkey Run subdivision to include project phasing and reduce the phase 1 building footprint and number of rooms from 54,034 SF with 124 rooms to 50,160 SF with 122 rooms, per the attached plans.

Connection to the proposed Inspiration Drive for secondary ingress/egress is shown on the site plan. The Turkey Run Planned Development Agreement requires the construction of Inspiration Drive upon the development of Lot 3. However, to ensure compliance with NFPA 1141:Table 5.1.4.1(a), Inspiration Drive will need to be constructed prior to the issuance of a certificate of occupancy for the easterly hotel building (Lot 12A) shown within Phase 1.

SP 2307-001 meets the criteria set forth in the Turkey Run Planned Development, Land Development Regulations, and Design District Standards,

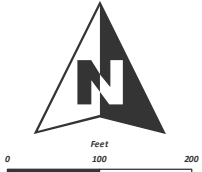


DATED: 12/26/2023

Amanda Bondi

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 0 100 200	SP 2307-001 HOTEL SITE LOT 12 - TURKEY RN PUD MOD PARCEL G05V012	MAP 1B LOCATION MAP AUGUST 2023

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2310-008 Preston Place Business Park (Phase 3) Minor Site Plan

REQUESTED ACTION: Staff recommends approval of site plan and associated Technical Waiver Request.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2310-008 Preston Place
Business Park (Phase 3) Minor Site
Plan

Parcel Number: D17-135 (Phase 3)

Acreage: 7.471 +/-

Property Location: The project is generally located on
the east side of N US 301,
approximately one half-mile south of
E C 466

Owner: Warm Springs Commercial, LLC

Applicant: Preston Hage with Warm Springs
Commercial LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the expansion of the Preston Place Existing Site to add eight 10,800-square-foot buildings, totaling 86,400 square feet of New Business Park Area to include retail (10%), office (30%) and warehouse (60%) space, featuring an additional 168 parking spaces, including eight Florida ADA Parking Spaces, two new dumpsters, and associated drive aisle improvements in 7.471 acres MOL, as per the attached plans.

The applicant is requesting a Technical Waiver be granted from the Design District Standards, Chapter 1, Section (G)(4) to eliminate the requirement for interior landscape islands in the new parking area of the proposed business park expansion. The applicant cites that landscaping islands would restrict the flow and maneuverability while accessing each overhead door. Additionally, since the parking areas will be blocked from ROW visibility, aesthetic enhancement to the surrounding properties would be negligible.

The subject parcel is zoned C-3 which allows the proposed land use and requires that the applicant adheres to the Community Design District Standards.

Aside from that, SP 2310-008 meets the criteria set forth in the Land Development Regulations and the City's Comprehensive Plan.

DATED: 1/3/2024

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over a light gray horizontal line.

Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2310-008

PRESTON PLACE BUSINESS PARK MINOR

PARCEL D17-135

MAP 1B

**LOCATION
MAP**

**DECEMBER
2023**



Project Review Committee Technical Standards Waiver Request

Project Name Preston Place Business Park

Project # SP2310-008

1. Briefly describe your waiver request.

Waiver from Design District Standards Chapter 1, Section (G)(4) "Parking Lot Requirements" to eliminate the requirement for interior landscape islands in the six (6) parking areas behind the front retail buildings.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

Design District Standards, Chapter 1, Section (G)(4) "Parking Lot Requirements".

3. Please provide the justification for your waiver request.

The Business Park use proposed for these buildings provides for each unit to have one personnel door and one overhead door for truck loading/unloading. Internal Landscape islands will restrict the flow and maneuverability while accessing each overhead door. Mature plantings within these landscape islands will also restrict visibility for trucks backing into and out of the loading doors creating an unsafe condition.

In addition, the opening statement for Section (G) "Landscape Standards" states that the landscaping shall be implemented....to provide for aesthetic landscaping..... The six (6) parking areas referenced herein are blocked from visibility due to the surrounding buildings and thus aesthetic enhancement to the surrounding properties is negligible.

Name (Print) Preston Hage

Date 12/19/23

Signature Preston Hage

PRESTON PLACE BUSINESS PARK

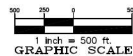
WILDWOOD, FLORIDA

Required Permitting	
Agency	Status
CITY OF WILDWOOD	ISSUED
SWFWMD	ISSUED 12/6/19
FDOT	ISSUED
DEP WATER	ISSUED
DEP SEWER	ISSUED
DEP NPDES	ISSUED

Utility Providers	
WATER	CITY OF WILDWOOD
SEWER	CITY OF WILDWOOD
ELECTRIC	DUKE ENERGY
CABLE	SPECTRUM
PHONE	SPECTRUM
REFUSE	CITY OF WILDWOOD



SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST
LOCATION PLAN
 SCALE: 1"=500'



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY BILLY EARL OWENS, DATED 5/17/18.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD, SUMTER COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES. ALL FOOT RIGHT-OF-WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS.
- ALL DISTURBED OPEN AREAS SHALL BE SOODED OR SEEDED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF MET TAPS INTO CITY OF WILDWOOD WATER MAIN.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF WILDWOOD REQUIREMENTS.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE WILDWOOD UTILITY DEPARTMENT TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SHALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNITED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.

LEGAL DESCRIPTION

That part of the Southwest 1/4 of Section 17, Township 18 South, Range 23 East, Sumter County, Florida, being described as follows: from the southwest corner of said Section 17, run N 00°02'46" E, along the west boundary of said Southwest 1/4, a distance of 1149.89 feet; thence run S 89°50'53" E, a distance of 48.96 feet; to the easterly right-of-way of U.S. Highway 301 and Point of Beginning of the following described parcel; from said Point of Beginning, continue N 89°50'53" E, a distance of 156.66 feet; thence N 00°21'31" E, a distance of 108.48 feet; thence N 89°58'29" W, a distance of 159.85 feet; to the aforesaid easterly right-of-way; thence S 01°19'10" E, along said easterly right-of-way, a distance of 109.09 feet, to the Point of Beginning and end of this description. Subject to easements, restrictions, reservations, and rights-of-way of record. Area described contains 0.40 acres.

Parcel 3.

That part of the Southwest 1/4 of Section 17, Township 18 South, Range 23 East, Sumter County, Florida, being described as follows: from the southwest corner of said Section 17, run N 00°02'46" E, along the west boundary of said Southwest 1/4, a distance of 1572.83 feet; thence N 89°50'53" E, a distance of 38.08 feet; to the easterly right-of-way of U.S. Highway 301; and Point of Beginning of the following described parcel; from said Point of Beginning, continue N 89°50'53" E, a distance of 1108.21 feet; thence S 00°03'54" E, a distance of 493.72 feet; thence N 89°42'56" W, a distance of 697.66 feet; thence N 00°10'08" W, a distance of 65.93 feet; thence N 89°50'53" W, a distance of 244.42 feet; thence N 00°21'31" E, a distance of 108.48 feet; thence N 89°58'29" W, a distance of 159.85 feet; to the aforesaid easterly right-of-way of U.S. Highway 301; thence N 01°19'10" W, along said easterly right-of-way, a distance of 314.10 feet, to the Point of Beginning and end of this description. Subject to easements, restrictions, reservations, and rights-of-way of record. Area described contains 11.43 acres.

UTILITY DEDICATION

ON-SITE 15' UTILITY EASEMENT -
 TO BE DEDICATED TO THE CITY OF
 WILDWOOD BY THE DEVELOPER.

OFF-SITE 15' UTILITY EASEMENT -
 TO BE DEDICATED TO THE CITY OF
 WILDWOOD BY BETTY CARUTHERS.

UTILITY OWNERSHIP

12" WATER - CITY OF WILDWOOD
 8" ON-SITE WATER - PRIVATE
 LIFT STATION - PRIVATE
 2.5" FORCE MAIN - PRIVATE
 4" FORCE MAIN IN FOOT ROW - CITY OF WILDWOOD
 STORM - PRIVATE
 ROADS - PRIVATE
 STREET LIGHTS - PRIVATE

SHEET INDEX

C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	GEOMETRY PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1	OFF-SITE UTILITY PLAN
C6.1-C6.3	DETAIL SHEETS
C6.1-C6.3	TYPICAL WATER DETAILS
C7.1-C7.2	SANITARY SEWER DETAILS
C8.1	LIFT STATION DETAILS
C9.1	FOOT DRIVEWAY

SITE DATA

TOTAL AREA = 515,164 sq.ft. (11.83 ac.)

EXISTING IMPERVIOUS AREA = 23,371 sq.ft. (0.54 ac.)

PROPOSED IMPERVIOUS AREA = 23,277 sq.ft. (0.50 ac.)

FUTURE IMPERVIOUS PER POND DESIGN = 105,725 sq.ft. (2.43 ac.)

TOTAL DESIGN IMPERVIOUS AREA = 386,373 sq.ft. (8.87 ac.)

PERCENT IMPERVIOUS AREA = 75% (of total area)

MAX FAR = 75%

FLOOD ZONE = "X"

ZONING = "C-1"

EXISTING LAND USE = GENERAL COMMERCIAL

EXISTING USE OF SITE = COMMERCIAL / VACANT

PROPOSED USE OF SITE = COMMERCIAL / RETAIL (FRONT)
 = BUSINESS PARK (BACK)

EXISTING BUILDING SQUARE FOOTAGE = 3,608 sq.ft.

PROPOSED BUILDING SQUARE FOOTAGE = 129,300 sq.ft.

TOTAL BUILDING SQUARE FOOTAGE = 129,308 sq.ft.

FLOOR AREA RATIO (FAR) = 0.25

MAX FAR = 0.5

BUILDING HEIGHT = 17'-6"

CONSTRUCTION TYPE: TYPICAL

MINIMUM REQUIRED FIRE FLOW PER PFCF = 1500 GPM

SUPPRESS: SINGLE STORY

PROJECTED NUMBER OF EMPLOYEES = 100

PARKING REQUIRED:
 BUSINESS PARK USE
 ESTIMATED BUSINESS PARK BREAKDOWN
 RETAIL = 105
 OFFICE = 308
 WHOLESALE = 608

NEW BUILDING SIZE = 129,300 sq.ft.

ESTIMATED BREAKDOWN:
 RETAIL @ 12,830/1,000 x 4 = 50.5 spaces
 OFFICE @ 37,800/1,000 x 3 = 113.4 spaces
 WHOLESALE @ 75,070/2,000 x 1 = 37.5 spaces
 TOTAL = 202 spaces

PARKING PROVIDED = 285 spaces

SETBACKS FRONT = 25' / REAR = 15' / SIDE = 15'

SUPERS: FRONT = 25'

ELEVATIONS BASED ON N.A.S.D. 1988 VERTICAL DATUM

OWNER / APPLICANT

Warm Springs Commercial, LLC
 600 E. Colonial Drive, Suite 100
 Orlando, Florida 32804
 Phone (407) 425-7600

ENGINEER

Keith E. Riddle, P.E.
 Riddle - Newman Engineering, Inc.
 115 North Canal Street
 Leesburg, Florida 34748
 Phone (352) 787-7482
 Fax (352) 787-7412

SURVEYOR

Billy Earl Owens, PS/M
 494 CR 416 N
 Lake Panasoffkee, Florida 33538
 Phone (352) 793-2854

RIDDLE - NEWMAN ENGINEERING, INC.
 115 NORTH CANAL STREET
 LEESBURG, FLORIDA 34748
 PHONE (352) 787-7482
 FAX (352) 787-7412
 keith@riddlenewman.com
 CRP 00000000

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 NEWMAN
 ENGINEERING INC.
 115 NORTH CANAL STREET
 LEESBURG, FLORIDA 34748
 PHONE (352) 787-7482
 FAX (352) 787-7412
 keith@riddlenewman.com
 CRP 00000000

REV #	REVISION	DATE
1	RECEIVED PER WILDWOOD	12/16/23
2	ADDED PARKING LAYOUT	10/25/23
3	RECEIVED WATER SERVICES	8/9/23
4	RECEIVED PER FOOT TAP	3/19/2018 & 3/19/2020
5	RECEIVED PER WILDWOOD	8/14/2020 & 9/16/2020 & 10/16/2020
6	RECEIVED PER WILDWOOD	12/2/19
7	RECEIVED PER WILDWOOD	12/2/19
8	RECEIVED GRADING PER OWNER	8/29/19
9	RECEIVED PER LIFT STATION	5/1/19

Digitally
 signed by
 Keith E Riddle
 Date:
 2023.12.19
 10:15:53
 -05'00'

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

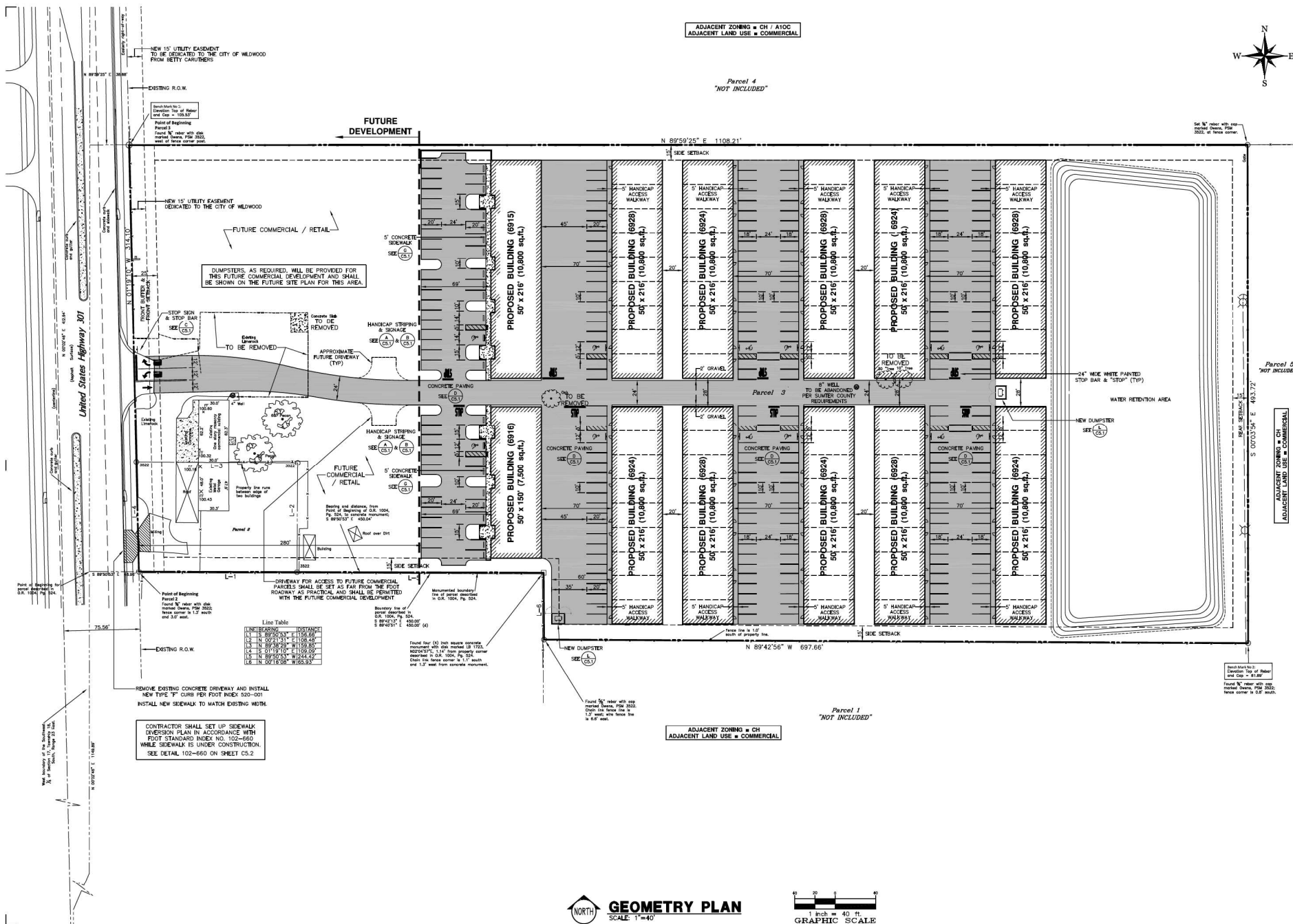
THIS SEAL AND SIGNATURE ARE VALID FOR THE STATE OF FLORIDA ONLY. ANY REPRODUCTION OR ALTERATION OF THIS SEAL OR SIGNATURE IS A VIOLATION OF THE FLORIDA PROFESSIONAL ENGINEERING ACT. THE ENGINEER'S LICENSE NUMBER IS 38800.

OWNER	R.S.H.
DESIGNED	K.E.R.
DRAWN	1"=500'
DATE	5/29/19
PROJECT NO.	15.020

COVER SHEET
 PRESTON PLACE BUSINESS PARK
 WILDWOOD
 FLORIDA

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 PRESTON PLACE BUSINESS PARK
 WILDWOOD
 FLORIDA

C1.1



GEOMETRY PLAN
PRESTON PLACE BUSINESS PARK
FLORIDA
WILDMOOD

ADJACENT ZONING = CH / A100
ADJACENT LAND USE = COMMERCIAL

REVISIONS:
 NO. 1 REVISION FOR WILDMOOD 12/19/23
 NO. 2 ADDED PARKING LAYOUT 10/23/23
 NO. 3 REVISION FOR FOOT UNITY 2/7/2021
 NO. 4 REVISION FOR WILDMOOD 8/14/2020 & 9/16/2020
 NO. 5 REVISION FOR WILDMOOD 12/2/19

KEY:
 R.S.H.
 C.E.R.
 1"=40'
 5/29/19
 15.20

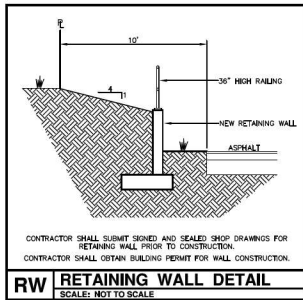
PROJECT INFORMATION:
 RIDDLE - NEWMAN ENGINEERING, INC.
 115 NORTH CANAL STREET
 WILDMOOD, FLORIDA 34448
 PHONE (352) 767-7418
 FAX (352) 767-7412
 keith@riddle-neuman.com
 C-EP 00000000

GEOMETRY PLAN
PRESTON PLACE BUSINESS PARK
FLORIDA
WILDMOOD

REVISIONS:
 NO. 1 REVISION FOR WILDMOOD 12/19/23
 NO. 2 ADDED PARKING LAYOUT 10/23/23
 NO. 3 REVISION FOR FOOT UNITY 2/7/2021
 NO. 4 REVISION FOR WILDMOOD 8/14/2020 & 9/16/2020
 NO. 5 REVISION FOR WILDMOOD 12/2/19

KEY:
 R.S.H.
 C.E.R.
 1"=40'
 5/29/19
 15.20

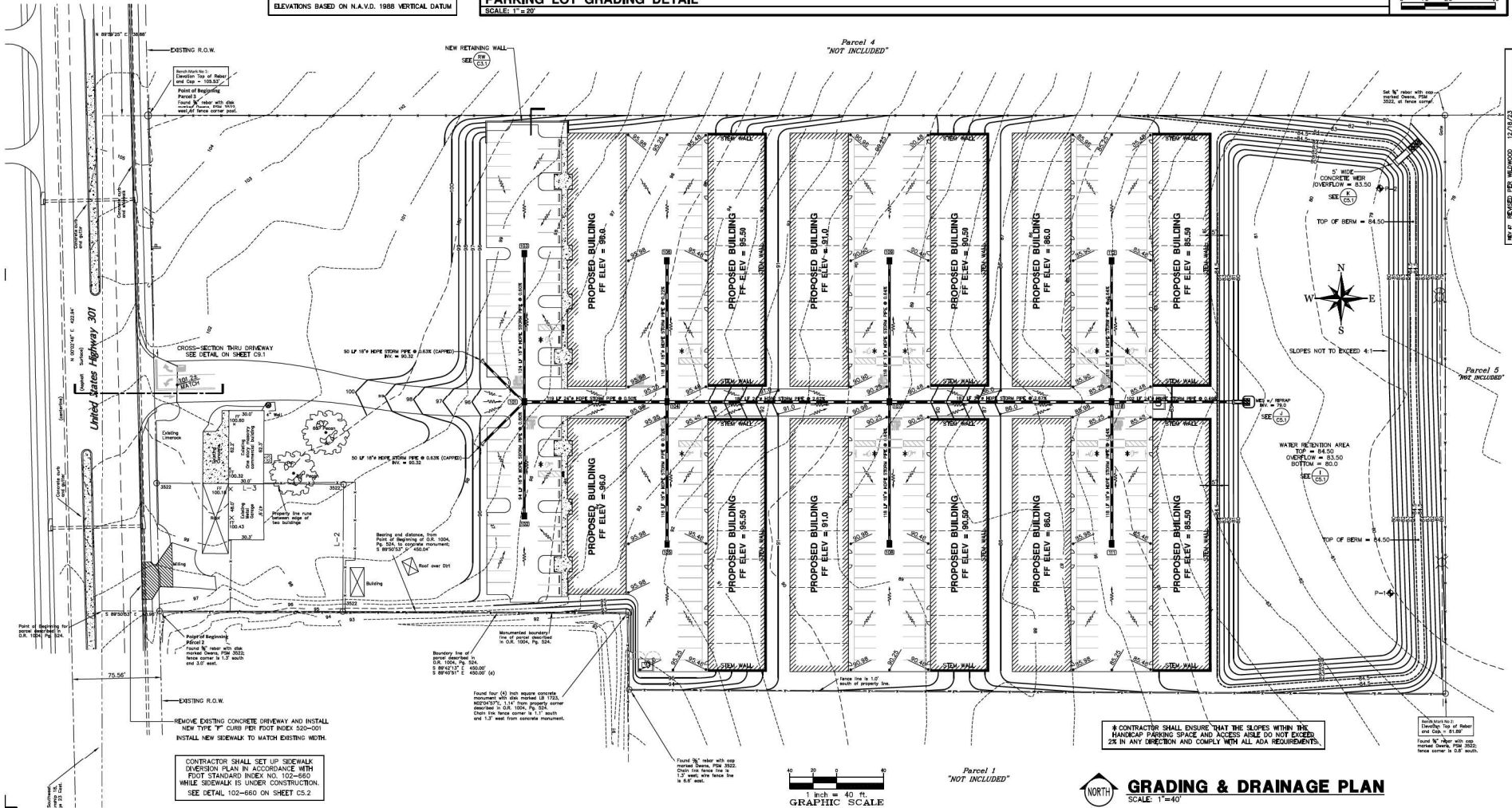
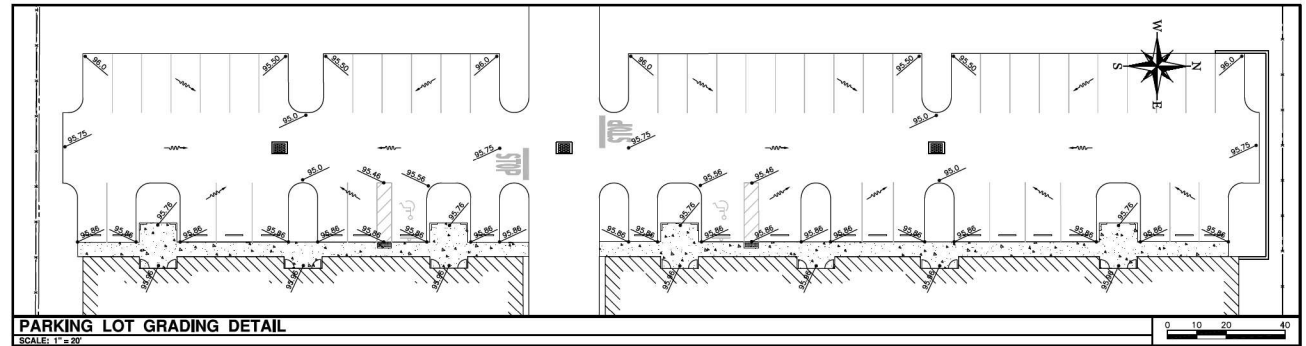
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 115 NORTH CANAL STREET
 WILDMOOD, FLORIDA 34448
 PHONE (352) 767-7418
 FAX (352) 767-7412
 keith@riddle-neuman.com
 C-EP 00000000



INLET/WH	GRATE ELEV.	INV. ELEV.	TYPE
101	95.00	90.00	F
102	94.75	90.75	F
103	94.75	90.75	F
104	95.00	89.40	F
105	94.25	90.25	F
106	94.25	90.25	F
107	90.00	84.50	F
108	89.25	85.25	F
109	89.25	85.25	F
110	85.00	79.50	F
111	84.25	80.25	F
112	84.25	80.25	F

STORM SEWER NOTE:
ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FOOT INDEX NO. 425-083.
ALL STORM PIPING SHALL BE HANCOCK AASHTO HOPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FOOT REQUIREMENTS.

VERTICAL DATUM:
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEWISDALE, IL 62551
PHONE (312) 551-5448
FAX (312) 787-7412
kath@riddle-nm.com
C-EP 00000000

RIDDLE NEWMAN ENGINEERING INC.

REV # REVISION PER: 12/16/23
REV # ADDED PARKING LAYOUT: 10/23/23

REV # REVISION PER: 12/16/23
REV # REVISION PER: 12/16/23

REV # REVISION PER: 12/16/23
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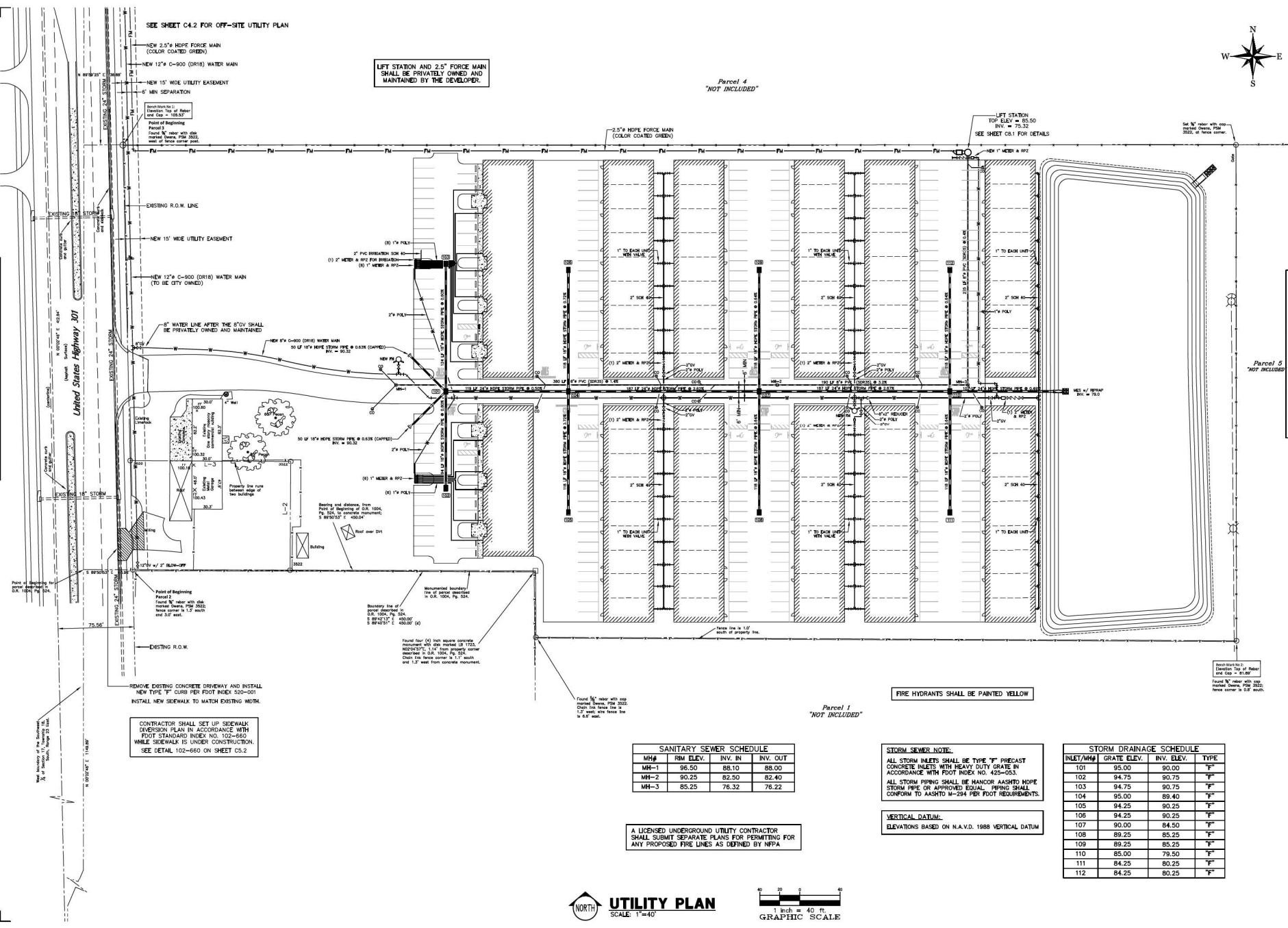
KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 358800

DATE: 5/29/19
SHEET NO. 13/20

GRADING & DRAINAGE PLAN
PRESTON PLACE BUSINESS PARK
FLORIDA
WILDWOOD

C3.1

NOTE: NO WORK PROPOSED WITHIN THE FOOT ROW AT THIS LOCATION AND NO WORK TO BE LOCATED OR SHOWN ALL UNDERGROUND UTILITIES.



SEE SHEET C4.2 FOR OFF-SITE UTILITY PLAN

LIFT STATION AND 2.5" FORCE MAIN SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER.

Parcel 4
"NOT INCLUDED"



Parcel 5
"NOT INCLUDED"

Parcel 1
"NOT INCLUDED"

FIRE HYDRANTS SHALL BE PAINTED YELLOW

SANITARY SEWER SCHEDULE

MH#	RIM ELEV.	INV. IN	INV. OUT
MH-1	96.50	88.10	88.00
MH-2	90.25	82.50	82.40
MH-3	85.25	76.32	76.22

A LICENSED UNDERGROUND UTILITY CONTRACTOR SHALL SUBMIT SEPARATE PLANS FOR PERMITTING FOR ANY PROPOSED FIRE LINES AS DEFINED BY NFPA

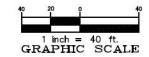
STORM SEWER NOTE:
ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FOOT INDEX NO. 425-053.
ALL STORM PIPING SHALL BE HANCOCK AASHTO HOPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FOOT REQUIREMENTS.

VERTICAL DATUM:
ELEVATIONS BASED ON N.A.S.D. 1988 VERTICAL DATUM

STORM DRAINAGE SCHEDULE

INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	95.00	90.00	"F"
102	94.75	90.75	"F"
103	94.75	90.75	"F"
104	95.00	89.40	"F"
105	94.25	90.25	"F"
106	94.25	90.25	"F"
107	90.00	84.50	"F"
108	89.25	85.25	"F"
109	89.25	85.25	"F"
110	85.00	79.50	"F"
111	84.25	80.25	"F"
112	84.25	80.25	"F"

UTILITY PLAN
SCALE: 1"=40'



UTILITY PLAN

PRESTON PLACE BUSINESS PARK

FLORIDA

WILDWOOD

C4.1

DATE: 5/29/19

SCALE: 1"=40'

PROJECT: PRESTON PLACE

CLIENT: NEWMAN ENGINEERING, INC.

DESIGNER: KEITH E. RIDDLE, P.E.

STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 35800

REV #

REASON FOR REVISION

DATE

REV #

REASON FOR REVISION

DATE

REV #

REASON FOR REVISION

DATE

REV #

REASON FOR REVISION

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REASON FOR REVISION

DATE

REV #

REASON FOR REVISION

DATE

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2310-011 Trailwinds Village Target Minor Site Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2310-011 Trailwinds Village Target Minor Site Plan
Parcel Number:	G04LOF-002 and G04LOF-001
Acreage:	12.21 +/- MOL
Property Location:	Located at the intersection of Spanish Harbor Drive and Little Rock Drive, approximately 0.08 miles north of C 466A
Owner:	World Family, LLC
Applicant:	Logan B. Peters, Professional Engineer with JBPro, representing property owner

The applicant is seeking a favorable recommendation from the Project Review Committee for Minor Modification to the existing approved plans accounting for adjustments to drainage and sewer utilities for Sheets C3.0, C3.2, C3.3 and C4.0 in response to plans received from the structural design team showing conflict with proposed building columns. The property is zoned CMU (Central Mixed Use).

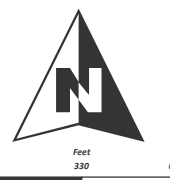
SP 2310-011 meets the criteria set forth in the Land Development Regulations and the terms of the Mixed Use Planned Development O2022-8.

Dated: 12/26/2023



Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 330 660	SP 2310-011 TRAILWINDS VILLAGE - TARGET PARCELS G04LOF-001 & G04LOF-002	MAP 1B LOCATION MAP DECEMBER 2023
--	---	---	---	--

1. PROJECT DESCRIPTION: ADDITION OF 136,000 SF COMMERCIAL RETAIL BUILDING AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

2. OWNER: WORD FAMILY, LLC

ADDRESS: 1211 N WESTSHORE BLVD, SUITE 801, TAMPA FL 33607
PHONE NUMBER: (813) 392-7584
EMAIL: JHART@ARCALYGROUP.COM

3. AUTHORIZED AGENT: LOGAN PETERS, P.E.

ADDRESS: 3530 NW 43RD ST, GAINESVILLE, FL 32606
PHONE NUMBER: (352) 375-8999
EMAIL: LOGAN.PETERS@UBPRO.COM

LOCATION OF PROJECT

14. DEVELOPMENT DATA FOR MODIFICATION AREA:

A. EXISTING IMPERVIOUS AREA:	0 SF	0.00 AC
B. PROPOSED INCREASE TO IMPERVIOUS AREA:	445,696 SF	10.23 AC
B. TOTAL IMPERVIOUS AREA:	445,696 SF	10.23 AC

15. STORMWATER:

IN ACCORDANCE WITH CITY OF WILDWOOD AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS, THE STORMWATER MANAGEMENT SYSTEM IS CAPABLE OF PROVIDING THE REQUIRED WATER QUALITY TREATMENT AND CONTROLLING THE 100-YEAR 24-HOUR STORM EVENT.

16. UTILITIES:

POWER
SECO ENERGY - SUMTER COUNTY
330 S HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3801

WATER
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346

TELEPHONE/ CABLE
CENTURY LINK - 00

3202 SE BROADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 268-2295

SEWER
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346

QAS
TEC

TECO PEOPLES GAS - OCALA
702 N FRANKLIN ST
P.O. BOX 2562
TAMPA, FL 33601-2562
PHONE: (352) 622-0111 / (877) 832-6747

17. PARKING

A. REQUIRED PARKING: 4.00 SPOTS/1,000 SF
B. PROPOSED PARKING: 4.13 SPOTS/1,000 SF TOTAL = 565 SPOTS / 136,685 SF

18. PROPOSED STORIES AND HEIGHT OF BUILDING:

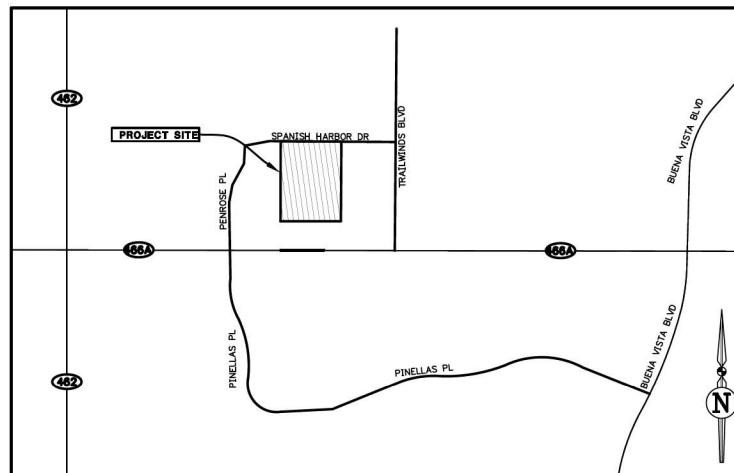
A. PROPOSED STORIES: 1 STORY
B. PROPOSED HEIGHT: 36 FT

19. PROJECTED NUMBER OF EMPLOYEES: 120 - 140

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDLWOOD		3/2/2023	UNDER REVIEW
S.W.F.W.M.D.			TO BE SUBMITTED
F.D.E.P.			TO BE SUBMITTED

LEGAL DESCRIPTION PER TITLE COMMITMENT

PARCELS OF 1-AND OF 2- TRAILSIDE VILLAGE REPLANT ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 44 THROUGH 44H OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, TOGETHER WITH NON-EXCLUSIVE PERPETUAL EASEMENTS (S) OVER AND ACROSS THE COMMON AREAS PURSUANT TO SECTION 2.5; UTILITY EASEMENTS PURSUANT TO SECTION 2.7; ACCESS AREAS EASEMENTS PURSUANT TO SECTION 2.8; AND SIGN EASEMENTS PURSUANT TO SECTION 2.10, OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR TRAILSIDE VILLAGE RECORDED IN OFFICIAL RECORDS BOOK 3287, PAGE 48B, OFFICIAL RECORDS BOOK 3325, PAGE 242, OFFICIAL RECORDS BOOK 3325, PAGE 281, OFFICIAL RECORDS BOOK 3531, PAGE 162, OFFICIAL RECORDS BOOK 3646, PAGE 587 AND OFFICIAL RECORDS BOOK 3653, PAGE 102, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, CONTAINING 12.21 ACRES MORE OR LESS.



LOCATION MAP
T = 1,280'

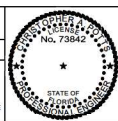
TRAILWINDS VILLAGE - TARGET	
SHEET INDEX	
SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	LEGEND, ABBREVIATIONS, & NOTES
C1.1	STORMWATER PREVENTION PLAN
C1.2	STAGING PLAN
C1.3	DEMOLITION, EROSION, AND SEDIMENTATION CONTROL PLAN
C1.4	EXISTING SOIL CONDITIONS PLAN
C2.0	MASTER SITE PLAN
C3.0	MASTER DRAINAGE PLAN
C3.1	PAVING GRADING & DRAINAGE PLAN - NORTH
C3.2	PAVING GRADING & DRAINAGE PLAN - CENTRAL
C3.3	PAVING GRADING & DRAINAGE PLAN - NORTH
C4.0	MASTER UTILITY PLAN
C4.1	TRUCK ACCESS AND LOADING DOOR MANUEVER
C5.0	DETAILS AND NOTES
C5.1	DETAILS AND NOTES
C6.0	UTILITY DETAILS AND NOTES
C6.3	UTILITY DETAILS AND NOTES
C6.4	UTILITY DETAILS AND NOTES
C6.5	UTILITY DETAILS AND NOTES
GD01-441	ARCHITECTURAL PLANS
LS-1 - 30-3	LANDSCAPE AND IRRIGATION PLANS
VE-1 - 603	ALTA/NPS'S LAND TITLE SURVEY

REVISIONS					
NO.	DATE	DESCRIPTION		DRAWN	APPROVED
	06/30/23	ISSUE TO BID		CAP	CAP
CR1	08/16/23	CONSTRUCTION REVISION #1		ASJ	CAP
CR2	09/15/23	CONSTRUCTION REVISION #2		ASJ	CAP
CR3	09/25/23	CONSTRUCTION REVISION #3		ASJ	CAP
CR4	10/10/23	CONSTRUCTION REVISION #4		ASJ	CAP

Christopher A Potts

ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
------------------------	---

THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY CHRISTOPHER A. POTTS, P.
DATE: 04/20/2016 10:29:58 AM



JBP^{ro}
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

	SHEET TITLE:
--	--------------

CLIENT

BARCLAY GROUP
WILDWOOD, FLORIDA

COVER SHEET

	PROJ
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PROJECT: TRAILWINDS VILLAGE - TARGET

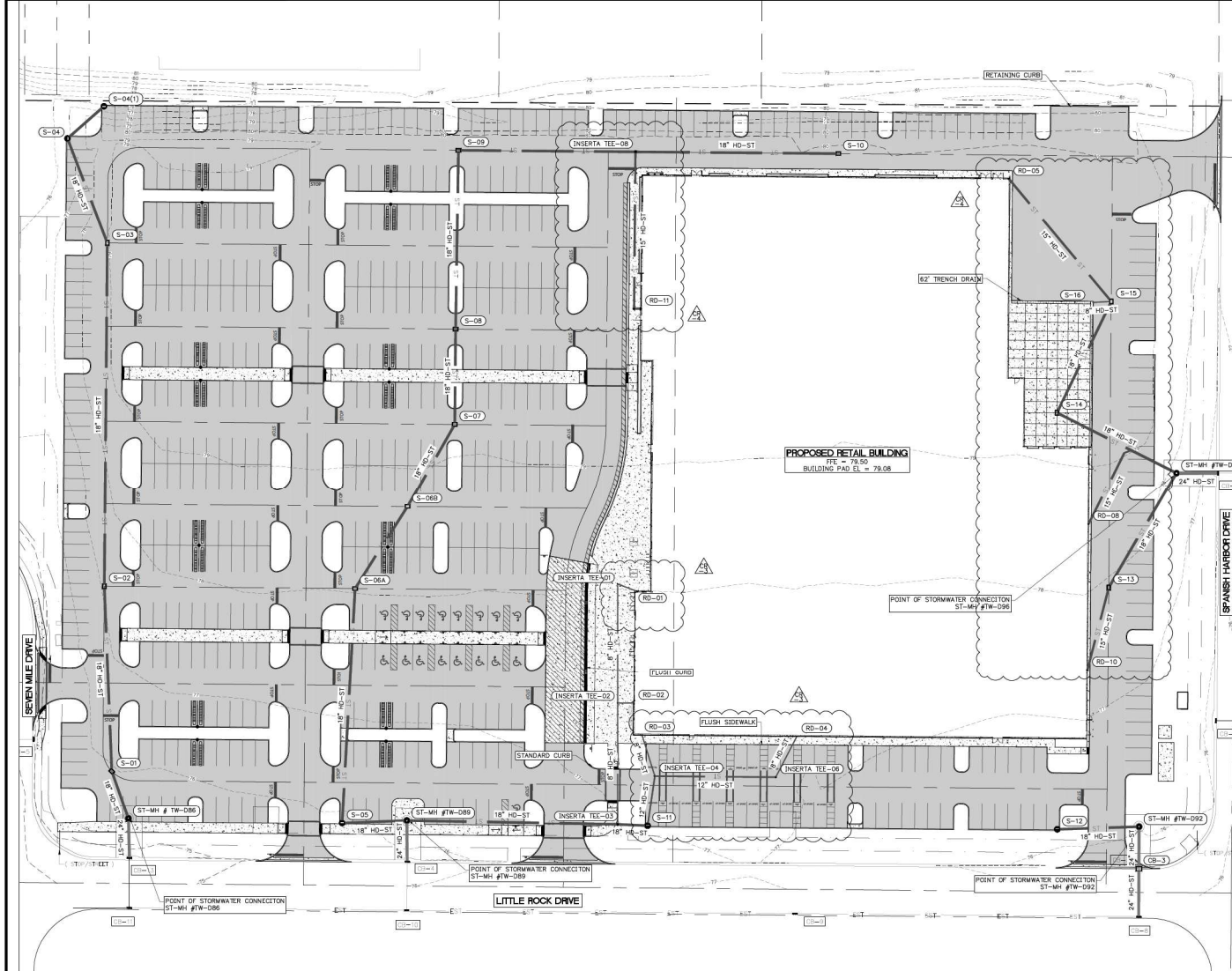
DATE: _____

OCTOBER 2023

PROJECT NO:
450-22-04

SHEET NO:

SHEET NO:
C0.0

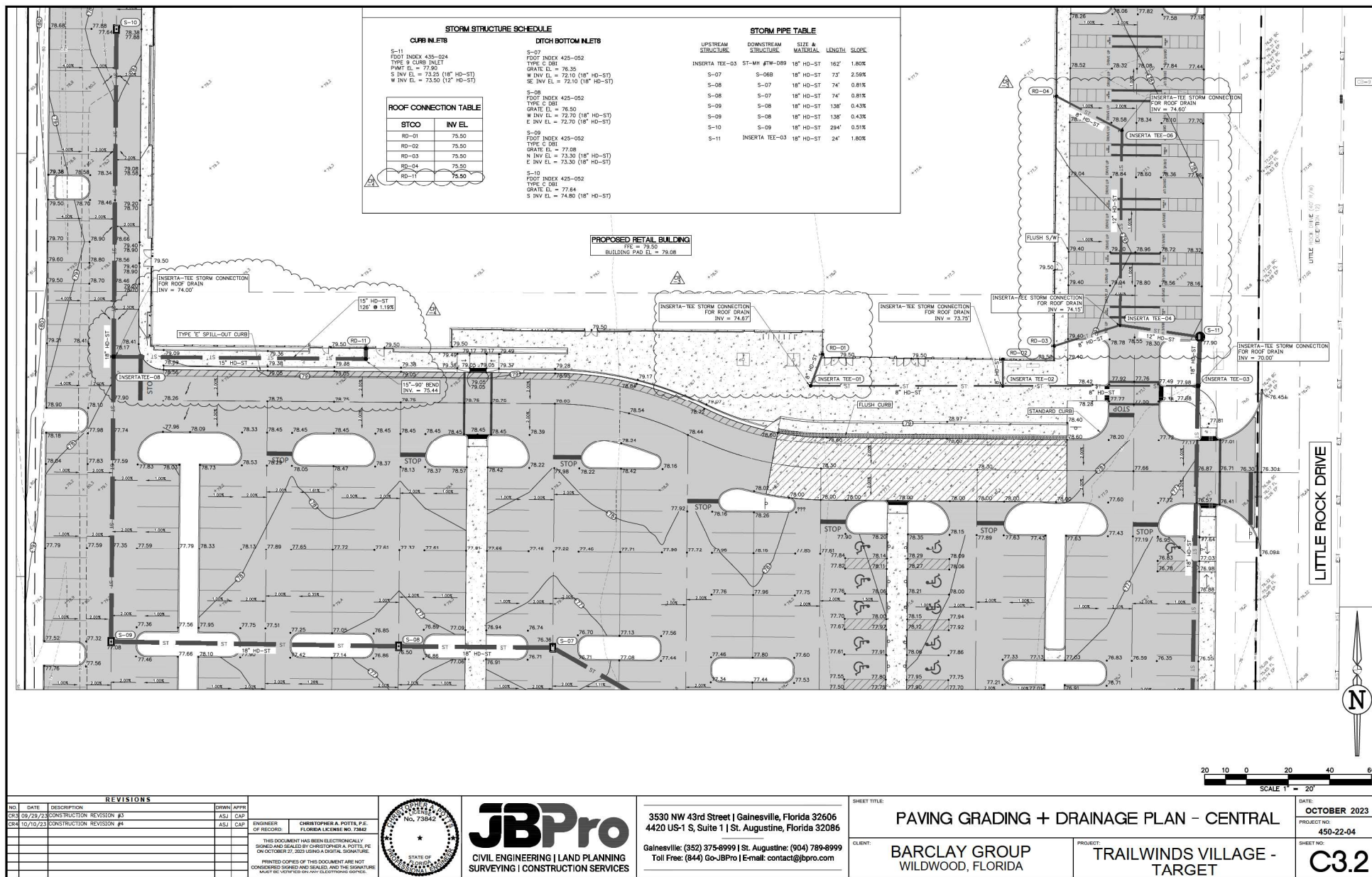


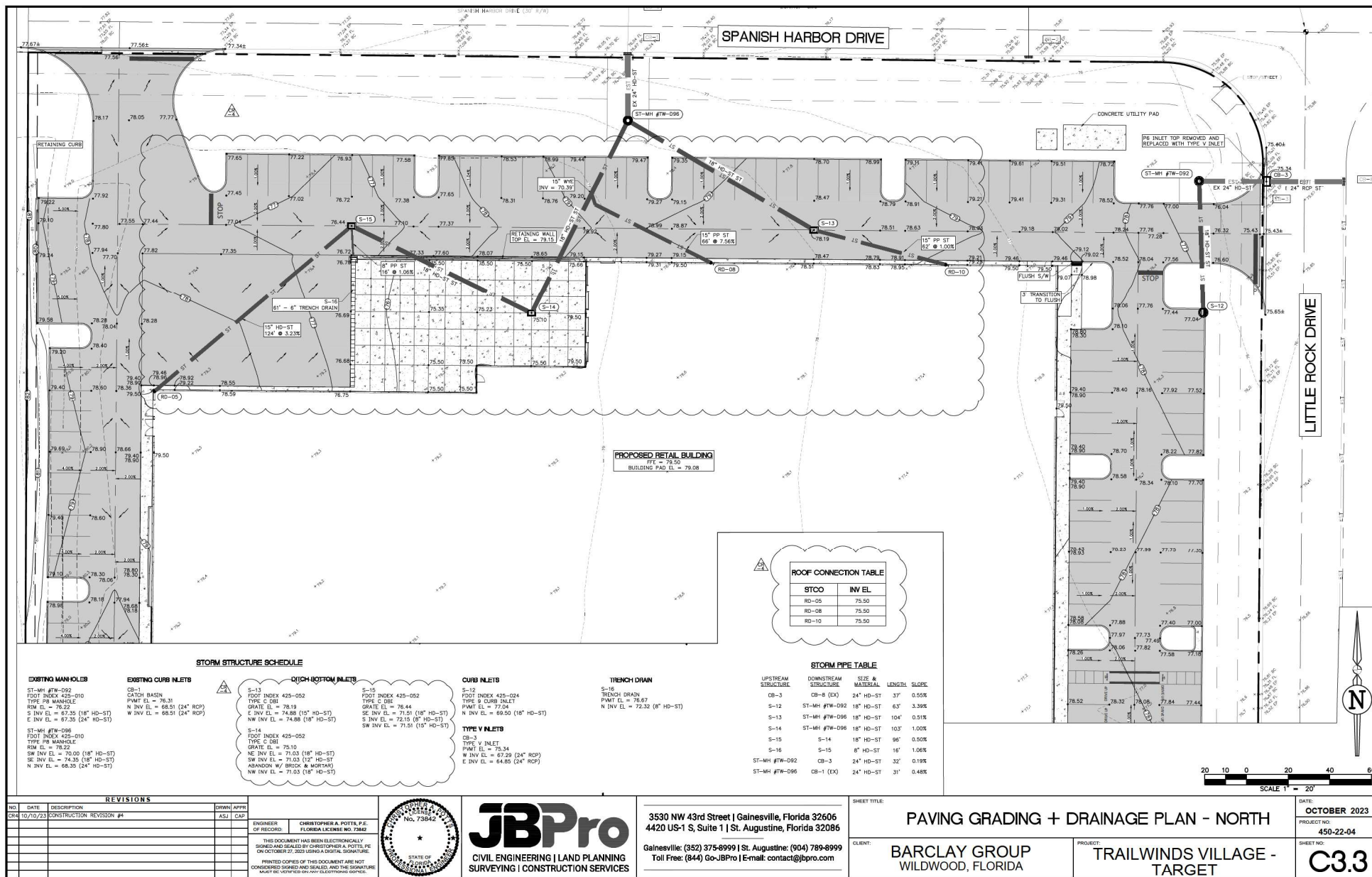
STORM STRUCTURE SCHEDULE

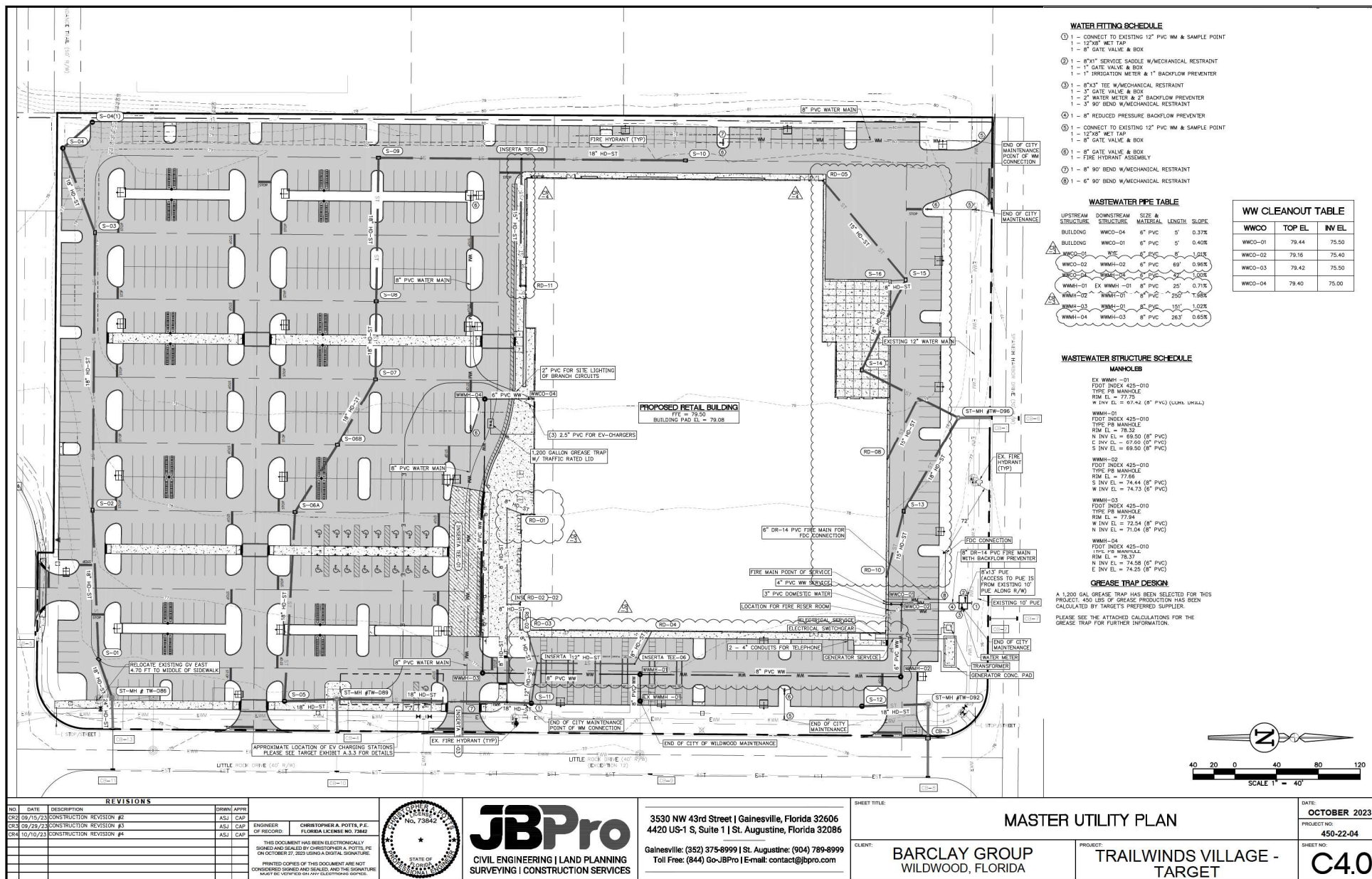
DITCH BOTTOM INLETS	CURB INLETS	MANHOLES
S-07 FOOT INDEX 425-052 TYPE C DBI GRATE EL = 76.35 W INV EL = 72.10 (18" HO-ST) SE INV EL = 72.10 (18" HO-ST)	S-01 FOOT INDEX 425-052 TYPE C DBI PMT EL = 73.94 E INV EL = 67.50 (18" HO-ST) W INV EL = 67.50 (24" HO-ST)	ST-MH # TW-086 FOOT INDEX 425-010 TYPE PB MANHOLE RM EL = 74.45 (RM EL) W INV EL = 67.35 (18" HO-ST) E INV EL = 65.00 (24" HO-ST)
S-08 FOOT INDEX 425-052 TYPE C DBI GRATE EL = 76.50 W INV EL = 72.70 (18" HO-ST) E INV EL = 72.70 (18" HO-ST)	S-02 FOOT INDEX 425-052 TYPE C DBI PMT EL = 75.03 W INV EL = 70.00 (18" HO-ST) E INV EL = 70.00 (18" HO-ST)	ST-MH #TW-089 FOOT INDEX 425-010 TYPE PB MANHOLE RM EL = 74.10 (RAISE RM) S INV EL = 67.35 (18" HO-ST) N INV EL = 69.90 (18" HO-ST) E INV EL = 65.00 (24" HO-ST)
S-09 FOOT INDEX 425-052 TYPE C DBI GRATE EL = 77.08 N INV EL = 73.30 (18" HO-ST) E INV EL = 73.30 (18" HO-ST)	S-03 FOOT INDEX 425-052 TYPE C DBI PMT EL = 77.02 W INV EL = 71.00 (18" HO-ST) E INV EL = 71.00 (18" HO-ST)	ST-MH #TW-092 FOOT INDEX 425-010 TYPE PB MANHOLE RM EL = 78.22 S INV EL = 67.35 (18" HO-ST) E INV EL = 67.35 (24" HO-ST)
S-10 FOOT INDEX 425-052 TYPE C DBI GRATE EL = 77.64 S INV EL = 74.80 (18" HO-ST)	S-04 FOOT INDEX 425-024 TYPE 9 CURB INLET PMT EL = 78.84 E INV EL = 72.00 (18" HO-ST) NW INV EL = 72.00 (18" HO-ST)	ST-MH #TW-096 FOOT INDEX 425-010 TYPE PB MANHOLE RM EL = 78.22 SW INV EL = 70.00 (18" HO-ST) SE INV EL = 74.35 (18" HO-ST) N INV EL = 68.35 (24" HO-ST)
S-13 FOOT INDEX 425-052 TYPE C DBI GRATE EL = 78.19 E INV EL = 74.88 (15" HO-ST) NW INV EL = 74.88 (18" HO-ST)	S-04(1) FOOT INDEX 425-024 TYPE 9 CURB INLET PMT EL = 77.61 SE INV EL = 72.00 (18" HO-ST)	TRENCH DRAIN TRENCH DRAIN PMT EL = 78.97 N INV EL = 72.32 (18" HO-ST)
S-14 FOOT INDEX 425-052 TYPE C DBI GRATE EL = 78.83 W INV EL = 71.03 (18" HO-ST) SW INV EL = 71.03 (12" HO-ST) ABANDON W/ BRICK & MORTAR NW INV EL = 71.03 (18" HO-ST)	S-05 FOOT INDEX 425-024 TYPE 9 CURB INLET PMT EL = 75.33 W INV EL = 67.80 (18" HO-ST) N INV EL = 67.80 (18" HO-ST)	
S-15 FOOT INDEX 425-052 TYPE C DBI GRATE EL = 76.44 SE INV EL = 71.51 (18" HO-ST) S INV EL = 72.15 (8" HO-ST) SW INV EL = 71.51 (12" HO-ST)	S-06A FOOT INDEX 425-052 TYPE C DBI PMT EL = 78.87 E INV EL = 70.20 (18" HO-ST) NW INV EL = 70.20 (18" HO-ST)	
	S-08B FOOT INDEX 425-052 TYPE C DBI PMT EL = 76.90 NW INV EL = 72.10 (18" HO-ST) SE INV EL = 72.10 (18" HO-ST)	
	S-11 FOOT INDEX 425-024 TYPE 9 CURB INLET PMT EL = 77.90 S INV EL = 73.25 (18" HO-ST) W INV EL = 73.50 (12" HO-ST)	
	S-12 FOOT INDEX 425-024 TYPE 9 CURB INLET PMT EL = 77.04 N INV EL = 69.50 (18" HO-ST)	

STORM PIPE TABLE			
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH SLOPE
INSERTA TEE-03	ST-MH #TW-086	18" HO-ST	15' 0.38%
RD-11	INSERTA TEE-08	15" HO-ST	126' 1.19%
S-01	ST-MH # TW-086	18" HO-ST	39' 0.38%
S-02	S-01	18" HO-ST	143' 1.85%
S-03	S-02	18" HO-ST	266' 0.38%
S-04	S-03	18" HO-ST	86' 1.07%
6 6(1)	6 6(1)	10" 110 ST	30' 0.00%
S-05	ST-MH #TW-089	18" HO-ST	50' 0.90%
S-06A	S-05	18" HO-ST	182' 2.59%
S-07	S-06B	18" HO-ST	73' 0.00%
S-08	S-07	18" HO-ST	74' 0.81%
S-09	S-08	18" HO-ST	138' 0.43%
S-10	ST-MH #TW-092	18" HO-ST	235' 0.23%
S-11	INSERTA TEE-03	18" HO-ST	23' 1.89%
S-12	ST-MH #TW-096	18" HO-ST	45' 0.35%
S-13	ST-MH #TW-096	18" HO-ST	104' 0.51%
S-14	ST-MH #TW-096	18" HO-ST	107' 1.00%
S-15	S-14	18" HO-ST	90' 0.50%
S-16	S-15	8" HO-ST	16' 1.06%
ST-MH # TW-086	CB-13 (EX)	24" HO-ST	30' 0.50%
ST-MH #TW-089	CB-4 (EX)	24" HO-ST	31' 0.48%
ST-MH #TW-092	CB-3	24" HO-ST	32' 0.19%
ST-MH #TW-096	CB-1 (EX)	24" HO-ST	31' 0.48%

REVISIONS NO. DATE DESCRIPTION 01 07/14/23 ADDendum #3 02 09/29/23 CONSTRUCTION REVISION #3 03 10/10/23 CONSTRUCTION REVISION #4	DRAWN APPR CAP CAP ASL CAP LBP CAP	ENGINEER OF RECORD CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842		CIVIL ENGINEERING LAND PLANNING SURVEYING CONSTRUCTION SERVICES	3530 NW 43rd Street Gainesville, Florida 32605 4420 US-1 S, Suite 1 St. Augustine, Florida 32086 Gainesville: (352) 375-8999 St. Augustine: (904) 789-8999 Toll Free: (844) Go-JBPro E-mail: contact@jbpro.com	SHEET TITLE: MASTER DRAINAGE PLAN CLIENT: BARCLAY GROUP WILDWOOD, FLORIDA PROJECT: TRAILWINDS VILLAGE - TARGET	DATE: OCTOBER 2023 PROJECT NO: 450-22-04 SHEET NO: C3.0
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PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2306-004 Wildwood Landing Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2306-004 Wildwood Landing Final Plat
Owner(s)/applicant(s)	Wildwood Landing (FL) Owner IV, LLC & Wildwood Landing II (FL) Owner IV, LLC
Acreage	26.75 +/-
Property Location	The subject property is generally located approximately 0.13 miles east of E C 462 and approximately 0.23 miles south of CR 132.
Parcel(s)	D33-014 & D33-045

The applicant is seeking a favorable recommendation from the Project Review Committee for the Wildwood Landing Final Plat, a subdivision consisting of 101 single-family lots with 2 amenities and associated infrastructure, per the attached plan.

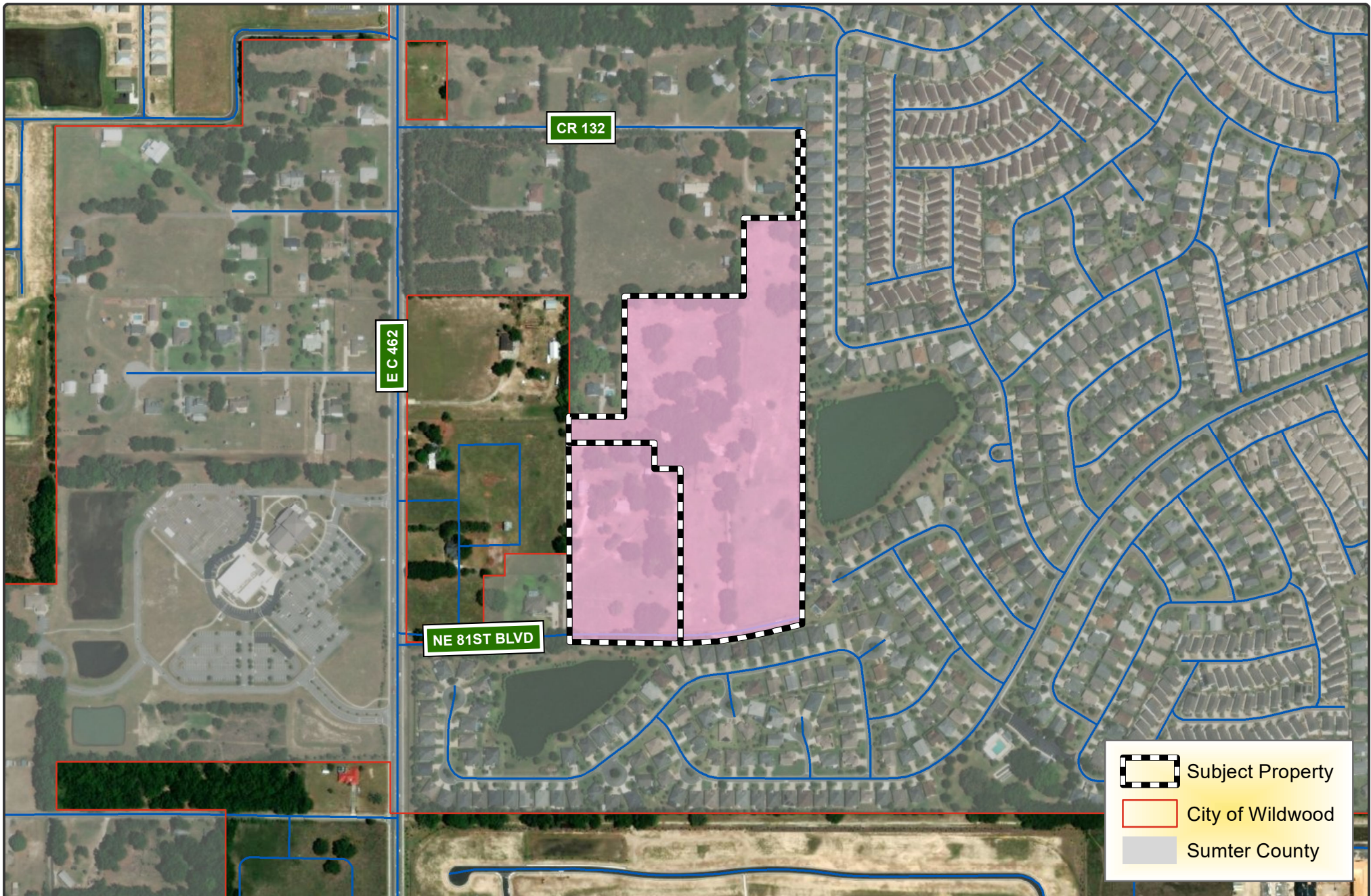
PLAT 2306-004 meets the criteria set forth in F.S. 177 and Land Development Regulations.



DATED: 12/27/2023

Amanda Bondi

Planner II, Development Services



**CITY OF
WILDWOOD**

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



PLAT 2306-004

WILDWOOD LANDING FINAL PLAT

PARCELS D33-014 & D33-045

MAP 1B

**LOCATION
MAP**

**DECEMBER
2023**

OWNER'S DEDICATION

WILDWOOD LANDING (FL) OWNER IV LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA TOGETHER WITH WILDWOOD LANDING II (FL) OWNER IV LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF THE FLORIDA (DECLARANT), THE OWNER OF THE LANDS HEREIN PLATTED AS WILDWOOD LANDING, AS DEDICATOR, DOES HEREBY DEDICATE THIS PLAT AND STATE THE FOLLOWING:

TRACT RW-1, AS DEPICTED HEREON, IS A PUBLIC RIGHT OF WAY TRACT DEDICATED TO SUMTER COUNTY, FLORIDA, FOR PUBLIC RIGHT OF WAY PURPOSES.

ALL STREETS AND PRIVATE RIGHTS OF WAY, AS DEPICTED HEREON, ARE DEDICATED TO THE "WILDWOOD LANDING HOMEOWNERS ASSOCIATION INC."

TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5 (OPEN SPACE AREAS), AS DEPICTED HEREON, ARE DEDICATED TO THE "WILDWOOD LANDING HOMEOWNERS ASSOCIATION INC."

AMENITY TRACT "A" AND AMENITY TRACT "B" (OPEN SPACE AREAS) AS DEPICTED HEREON, ARE DEDICATED TO THE "WILDWOOD LANDING HOMEOWNERS ASSOCIATION INC."

TRACTS S-1, S-2 AND S-3 (STORMWATER PONDS), AS DEPICTED HEREON ARE DEDICATED TO THE "WILDWOOD LANDING HOMEOWNERS ASSOCIATION INC."

THE PUBLIC UTILITY AND PUBLIC SANITARY SEWER LIFT STATION EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE "WILDWOOD LANDING HOMEOWNERS ASSOCIATION INC." AND GRANTED TO THE CITY OF WILDWOOD, FLORIDA, AS NONEXCLUSIVE EASEMENTS TO INSTALL, CONSTRUCT, OPERATE, SERVICE AND MAINTAIN WATER AND SANITARY SEWER UTILITIES, AND PUBLIC SERVICE PROVIDERS AS NONEXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTION, UPGRADES, CONNECTIONS, MAINTENANCE AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE, AND SAID OWNERS FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE CITY OF WILDWOOD, WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS.

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS SOLE MANAGER, ATTESTED BY HERETOFORE DULY AUTHORIZED ON THE _____ DAY OF _____, 20____.

ATTEST:
SOLE MANAGER _____ (PRINTED NAME) _____ (SIGNATURE)

WITNESS _____ (PRINTED NAME) _____ (SIGNATURE)

WITNESS _____ (PRINTED NAME) _____ (SIGNATURE)

STATE OF _____
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS THE SOLE MANAGER OF WILDWOOD LANDING (FL) OWNER IV LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA (THE "COMPANY"), AND BEING DULY SWORN, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS THE SOLE MANAGER OF SUCH COMPANY HERETOFORE DULY AUTHORIZED AS THE ACT AND DEED OF SUCH COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS SOLE MANAGER, ATTESTED BY HERETOFORE DULY AUTHORIZED ON THE _____ DAY OF _____, 20____.

ATTEST:
SOLE MANAGER _____ (PRINTED NAME) _____ (SIGNATURE)

WITNESS _____ (PRINTED NAME) _____ (SIGNATURE)

WITNESS _____ (PRINTED NAME) _____ (SIGNATURE)

STATE OF _____
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS THE SOLE MANAGER OF WILDWOOD LANDING II (FL) OWNER IV LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA (THE "COMPANY"), AND BEING DULY SWORN, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS THE SOLE MANAGER OF SUCH COMPANY HERETOFORE DULY AUTHORIZED AS THE ACT AND DEED OF SUCH COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING AND ZONING CERTIFICATION

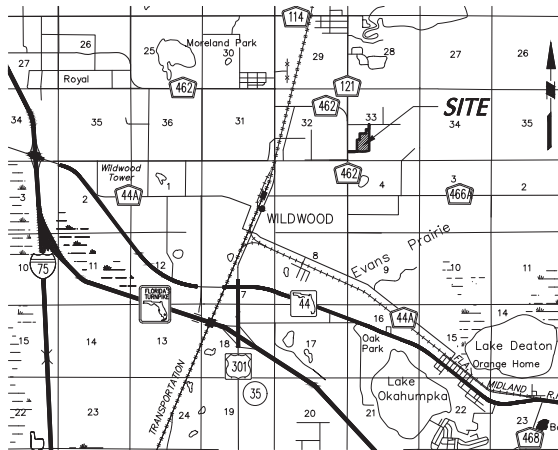
I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN THE CITY OF WILDWOOD, FLORIDA, ARE ZONED FOR THE USE PLATTED, AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF WILDWOOD, FLORIDA.

BY: _____ SIGNATURE _____ PRINT NAME _____

DATE _____ PRINT NAME/TITLE _____

WILDWOOD LANDING

BEING A PORTION OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA



LOCATION MAP (NOT TO SCALE)

SUMMARY OF LOTS AND TRACTS

RESIDENTIAL LOTS: 101
PUBLIC RIGHT-OF-WAY TRACTS: 1
PRIVATE RIGHT-OF-WAY TRACTS: 1
PRIVATE OPEN SPACE AREA TRACTS: 5
PRIVATE AMENITY TRACTS: 2
PRIVATE STORM WATER TRACTS: 3

TOTAL NUMBER OF LOTS AND TRACTS: 113

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 AN 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 SUMTER COUNTY.

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 STRICKLAND
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____.

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS 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

MELANIE STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

JEREMY HOCKENBURY
PUBLIC WORKS DIRECTOR

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

PLAT BOOK _____

PAGE _____

GRANT OF EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE FEET (5.00') IN WIDTH ALONG EACH FRONT LOT LINE, FIVE FEET (5.00') IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE FEET (5.00') IN WIDTH ALONG EACH SIDE LOT LINE, ADJACENT TO THE BUILDING SITE, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

AN EASEMENT FOR PUBLIC UTILITIES THAT IS FIVE FEET (5.00') IN WIDTH ALONG EACH FRONT LOT LINE, FIVE FEET (5.00') IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE FEET (5.00') IN WIDTH ALONG EACH SIDE LOT LINE, ADJACENT TO THE BUILDING SITE, IS HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING PUBLIC UTILITIES, WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITIES.

AN EASEMENT IS HEREBY CREATED AND GRANTED TO S.E.C.O., ITS SUCCESSORS OR ASSIGNS, THAT IS TEN FEET (10.00') IN WIDTH ALONG EACH FRONT LOT LINE, FIVE FEET (5.00') IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE FEET (5.00') IN WIDTH ALONG EACH SIDE LOT LINE, ADJACENT TO THE BUILDING SITE, FOR THE PURPOSE OF ACCOMMODATING S.E.C.O. UTILITIES. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITIES.

AN EASEMENT IS HEREBY CREATED AND GRANTED TO S.E.C.O., ITS SUCCESSORS OR ASSIGNS, OVER AND ACROSS THE PRIVATE RIGHTS OF WAY SHOWN ON THIS PLAT FOR THE PURPOSE OF ACCOMMODATING S.E.C.O. UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITIES.

AN EASEMENT FOR PUBLIC UTILITIES IS HEREBY CREATED ACROSS TRACTS OS-1 AND OS-2 IN THEIR ENTIRETY. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITIES.

ALL PLATTED UTILITY 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 PORTE 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.

AN EASEMENT FOR THE PURPOSE OF ACCOMMODATING SURFACE DRAINAGE IS HEREBY CREATED ACROSS TRACTS OS-1, OS-2, OS-3, OS-4, AND OS-5 IN THEIR ENTIRETY.

AN EASEMENT FOR THE PURPOSE OF ACCOMMODATING UNDERGROUND DRAINAGE PIPES IS HEREBY CREATED ACROSS TRACTS S-1, S-2, S-3, OS-3 AND OS-4 IN THEIR ENTIRETY. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID DRAINAGE PIPES.

DRAINAGE EASEMENTS CREATED BY THIS PLAT AND SHOWN HEREON ARE PRIVATE EASEMENTS AND ARE HEREBY RESERVED BY DECLARANT FOR FUTURE CONVEYANCE TO AN "ASSOCIATION". SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID DRAINAGE EASEMENTS SHALL BE AN EASEMENT FOR THE PURPOSE OF ACCOMMODATING SURFACE DRAINAGE AND UNDERGROUND DRAINAGE PIPES, INCLUDING THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID DRAINAGE PIPES.

LANDSCAPE EASEMENTS CREATED BY THIS PLAT AND SHOWN HEREON ARE HEREBY RESERVED BY DECLARANT FOR FUTURE CONVEYANCE TO AN "ASSOCIATION". SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID LANDSCAPE EASEMENTS SHALL ALSO BE AN EASEMENT FOR THE PURPOSE OF ACCOMMODATING SURFACE DRAINAGE AND UNDERGROUND DRAINAGE PIPES, INCLUDING THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID DRAINAGE PIPES.

THE EMERGENCY ACCESS EASEMENT SHOWN HEREON IS GRANTED TO SUMTER COUNTY AND THE CITY OF WILDWOOD FOR USE BY EMERGENCY RESPONSE PERSONNEL AND THEIR AUTHORIZED AGENTS FOR INGRESS AND EGRESS PURPOSES.

THE OWNER DOES HEREBY GRANT TO CITY OF WILDWOOD THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE STREETS SHOWN HEREON AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LANDS THEREIN AND THEIR GUESTS, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP, FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE, AND REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID STREETS AND EASEMENTS. REGARDLESS OF THE PRECEDING PROVISIONS, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT OF INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED BY DECLARANT FOR FUTURE CONVEYANCE TO AN "ASSOCIATION", SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE PURPOSE NOTED.

CLERK'S CERTIFICATION

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

FILE NO. _____ PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

BY: _____ SIGNATURE _____ PRINT NAME _____

DATE _____ PRINT NAME/TITLE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF WILDWOOD LANDING WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND I HAVE REVIEWED THE PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

GARY M. McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER L57254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LICENSED BUSINESS NUMBER L88172, STATE OF FLORIDA.

DATE _____

Sheet 1 of 7

LANGAN
Langan Engineering and
Environmental Services, Inc.
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FIDIC NO. 00009601/L88172/L88196

WILDWOOD LANDING

BEING A PORTION OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

JOINDER & CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) IN FEE SIMPLE OF THE LANDS ENCUMBERED BY PRIVATE RIGHT OF WAY, PUBLIC UTILITY AND PUBLIC SANITARY SEWER LIFT STATION EASEMENTS, SHOWN HEREON, DO HEREBY JOIN IN THIS PLAT AND CONSENT TO THE EASEMENTS, AS DESCRIBED.

IN WITNESS WHEREOF, THE SAID JOINDER HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS SOLE MANAGER, ATTESTED BY HERETOFORE DULY AUTHORIZED ON THE _____ DAY OF 20____.
(CORPORATE SEAL)

ATTEST:
SOLE MANAGER _____
(PRINTED NAME) _____
(SIGNATURE)

WITNESS _____
(PRINTED NAME) _____
(SIGNATURE)

WITNESS _____
(PRINTED NAME) _____
(SIGNATURE)

STATE OF _____

COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____ BY _____ AS THE SOLE MANAGER OF COTTAGES AT WILDWOOD (FL) OWNER III, LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA (THE "COMPANY"), AND BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS THE SOLE MANAGER OF SUCH COMPANY HERETOFORE DULY AUTHORIZED AS THE ACT AND DEED OF SUCH COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

JOINDER & CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) IN FEE SIMPLE OF THE LANDS ENCUMBERED BY PRIVATE RIGHT OF WAY, PUBLIC UTILITY AND PUBLIC SANITARY SEWER LIFT STATION EASEMENTS, SHOWN HEREON, DO HEREBY JOIN IN THIS PLAT AND CONSENT TO THE EASEMENTS, AS DESCRIBED.

IN WITNESS WHEREOF, THE SAID JOINDER HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS SOLE MANAGER, ATTESTED BY HERETOFORE DULY AUTHORIZED ON THE _____ DAY OF 20____.
(CORPORATE SEAL)

ATTEST:
SOLE MANAGER _____
(PRINTED NAME) _____
(SIGNATURE)

WITNESS _____
(PRINTED NAME) _____
(SIGNATURE)

WITNESS _____
(PRINTED NAME) _____
(SIGNATURE)

STATE OF _____

COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____ BY _____ AS THE SOLE MANAGER OF COTTAGES AT WILDWOOD FL LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA (THE "COMPANY"), AND BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS THE SOLE MANAGER OF SUCH COMPANY HERETOFORE DULY AUTHORIZED AS THE ACT AND DEED OF SUCH COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

JOINDER & CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) IN FEE SIMPLE OF THE LANDS ENCUMBERED BY PRIVATE RIGHT OF WAY, PUBLIC UTILITY AND PUBLIC SANITARY SEWER LIFT STATION EASEMENTS, SHOWN HEREON, DO HEREBY JOIN IN THIS PLAT AND CONSENT TO THE EASEMENTS, AS DESCRIBED.

IN WITNESS WHEREOF, THE SAID JOINDER HAS CAUSED THEIR NAME TO BE AFFIXED HERETO ON THE _____ DAY OF 20____.

ATTEST:
OWNER _____
(PRINTED NAME) _____
(SIGNATURE)

WITNESS _____
(PRINTED NAME) _____
(SIGNATURE)

WITNESS _____
(PRINTED NAME) _____
(SIGNATURE)

STATE OF _____

COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____ BY _____ AND BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS THE OWNER(S) OF THE LANDS ENCUMBERED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

JOINDER & CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) IN FEE SIMPLE OF THE LANDS ENCUMBERED BY PRIVATE RIGHT OF WAY, PUBLIC UTILITY AND PUBLIC SANITARY SEWER LIFT STATION EASEMENTS, SHOWN HEREON, DO HEREBY JOIN IN THIS PLAT AND CONSENT TO THE EASEMENTS, AS DESCRIBED.

IN WITNESS WHEREOF, THE SAID JOINDER HAS CAUSED THEIR NAME TO BE AFFIXED HERETO ON THE _____ DAY OF 20____.

ATTEST:
OWNER _____
(PRINTED NAME) _____
(SIGNATURE)

WITNESS _____
(PRINTED NAME) _____
(SIGNATURE)

WITNESS _____
(PRINTED NAME) _____
(SIGNATURE)

STATE OF _____

COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____ BY _____ AND BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS THE OWNER(S) OF THE LANDS ENCUMBERED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

Sheet 2 of 7

LANGAN
Langan Engineering and
Environmental Services, Inc.
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FSP# NO. 000096011,081721,08196

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BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

① LOT NUMBER

S.E.CO.	SUMTER ELECTRIC COOPERATIVE INC.
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
BLVD	BOULEVARD
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
No.	NUMBER
NR	-NON-RADIAL
NT	-NON-TANGENT



LEGEND & ABBREVIATIONS

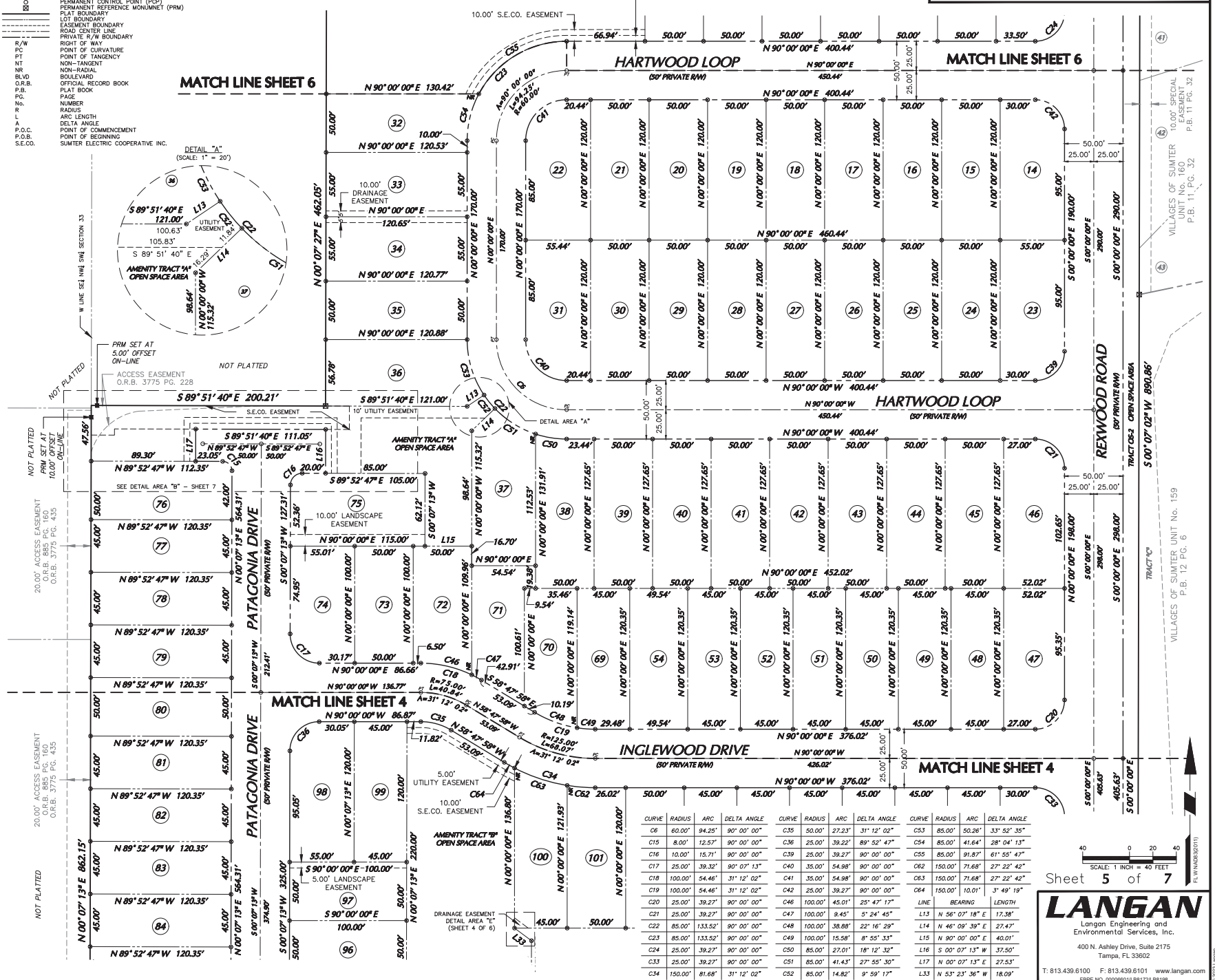
- 1 LOT NUMBER
- 2 LOT CORNER
- 3 PERMANENT CONTROL POINT (PCP)
- 4 PERMANENT REFERENCE MONUMENT (PRM)
- 5 PLAY BOUNDARY
- 6 LOT BOUNDARY
- 7 EASEMENT BOUNDARY
- 8 ROAD CENTER LINE
- 9 PRIVATE R/W BOUNDARY
- 10 RIGHT OF WAY
- 11 POINT OF CURVATURE
- 12 POINT OF TANGENCY
- 13 NON-TANGENT
- 14 NON-RADIAL
- 15 BOULEVARD
- 16 OFFICIAL RECORD BOOK
- 17 PAGE
- 18 PLAY BOOK
- 19 PLAT
- 20 PLAT NUMBER
- 21 RADIUS
- 22 ARC LENGTH
- 23 DELTA ANGLE
- 24 POINT OF COMMENCEMENT
- 25 POINT OF BEGINNING
- 26 SUMTER ELECTRIC COOPERATIVE INC.

WILDWOOD LANDING

BEING A PORTION OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK

PAGE



CURVE	RADIUS	ARC	DELTA ANGLE	CURVE	RADIUS	ARC	DELTA ANGLE	CURVE	RADIUS	ARC	DELTA ANGLE
C6	60.00'	94.25'	90° 00' 00"	C35	50.00'	27.23'	31° 12' 02"	C53	85.00'	50.26'	33° 52' 35"
C15	8.00'	12.57'	90° 00' 00"	C36	25.00'	39.22'	89° 52' 47"	C54	85.00'	41.64'	28° 04' 13"
C16	10.00'	15.71'	90° 00' 00"	C37	25.00'	39.27'	90° 00' 00"	C55	85.00'	91.87'	61° 55' 47"
C17	25.00'	39.32'	90° 00' 13"	C40	35.00'	54.98'	90° 00' 00"	C62	150.00'	71.68'	27° 22' 42"
C18	100.00'	54.46'	31° 12' 02"	C41	35.00'	54.98'	90° 00' 00"	C63	150.00'	71.68'	27° 22' 42"
C19	100.00'	54.46'	31° 12' 02"	C42	25.00'	39.27'	90° 00' 00"	C64	150.00'	10.01'	3° 49' 19"
C20	25.00'	39.27'	90° 00' 00"	C46	100.00'	45.01'	25° 47' 17"	LINE	BEARING	LENGTH	
C21	25.00'	39.27'	90° 00' 00"	C47	100.00'	45.01'	5° 24' 45"	L13	N 56° 07' 16" E	17.38'	
C22	85.00'	133.52'	90° 00' 00"	C48	100.00'	38.88'	22° 16' 29"	L14	N 46° 09' 39" E	27.47'	
C23	85.00'	133.52'	90° 00' 00"	C49	100.00'	15.58'	8° 55' 33"	L15	N 90° 00' 00" E	40.01'	
C24	25.00'	39.27'	90° 00' 00"	C50	85.00'	27.01'	18° 12' 32"	L16	S 00° 07' 13" W	37.50'	
C33	25.00'	39.27'	90° 00' 00"	C51	85.00'	41.43'	27° 55' 30"	L17	N 00° 07' 13" E	27.53'	
C34	150.00'	81.68'	31° 12' 02"	C52	85.00'	14.82'	9° 59' 17"	L33	N 53° 23' 36" W	18.09'	

Sheet 5 of 7

LANGAN
Langan Engineering and
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T: 813.439.6100 F: 813.439.6101 www.langan.com
FIDIC No. 00000801/18/1721/21/18/18

WILDWOOD LANDING

BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK

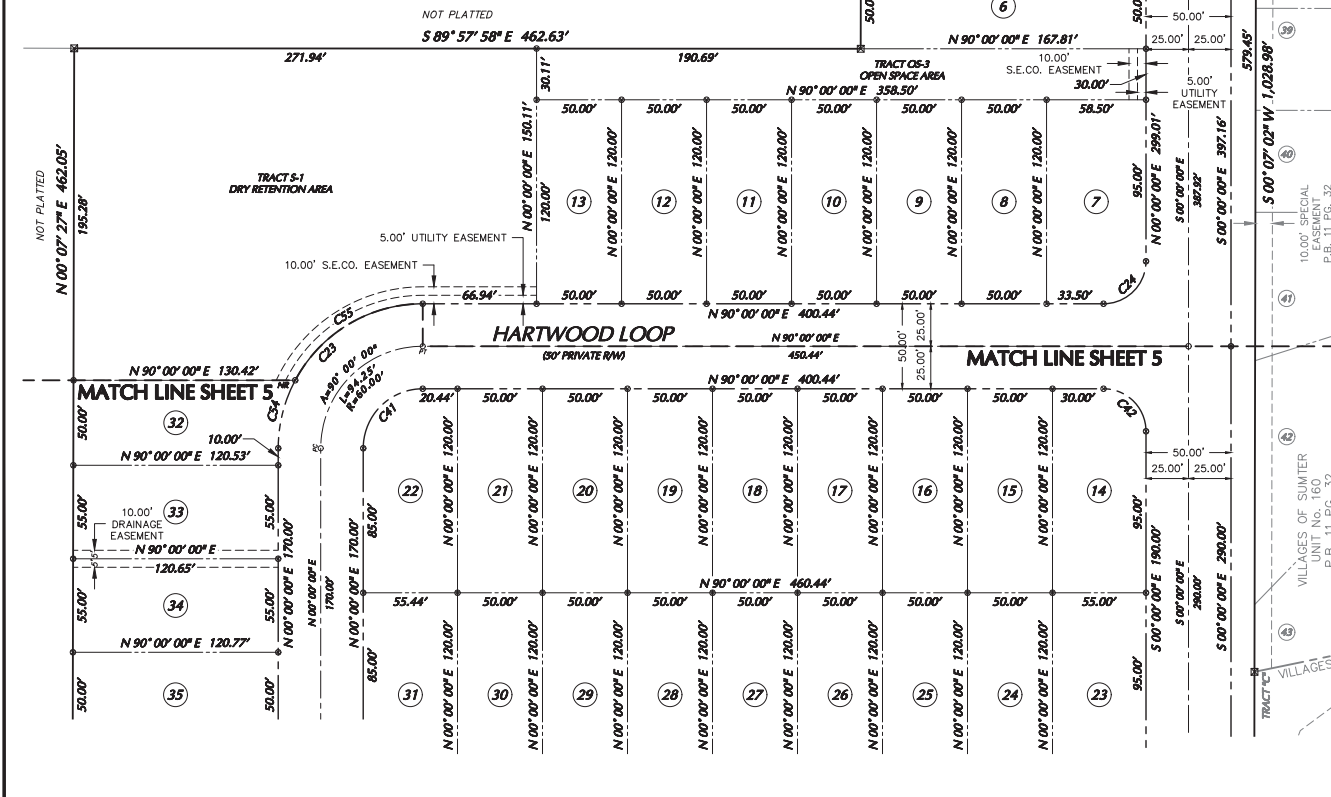
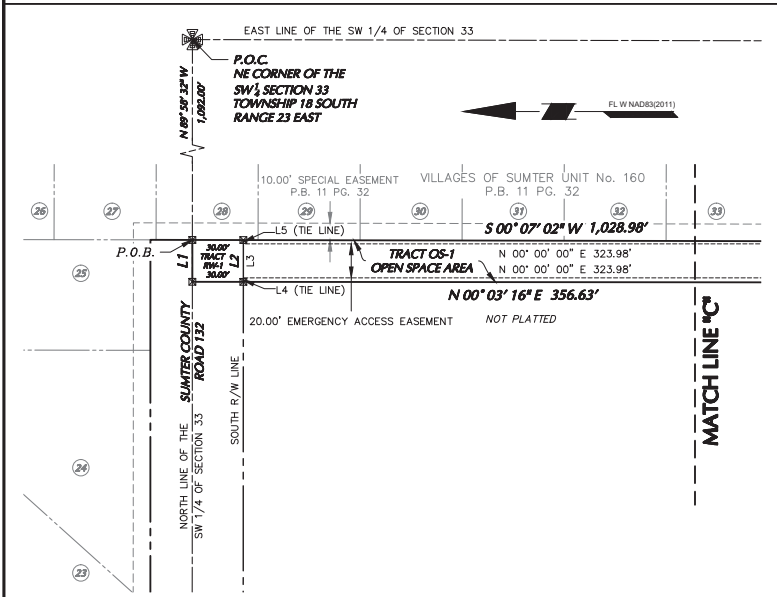
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LEGEND & ABBREVIATIONS

1	LOT NUMBER
PC	LOT CORNER
PCP	PERMANENT CONTROL POINT (PCP)
P.B.	PERMANENT REFERENCE MONUMENT (PRM)
P.B.	PLAT BOUNDARY
P.B.	EASEMENT BOUNDARY
P.B.	PRIVATE R/W BOUNDARY
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF BEGINNING
NR	NON-RADIAL
BLVD	BOULEVARD
Q.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
P.B.	PLAT
No.	NUMBER
R	RADIUS
L	ARC LENGTH
P.O.C.	DELTA ANGLE
P.O.B.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

LINE	BEARING	LENGTH
L1	S 89° 58' 32" E	34.62'
L2	S 89° 58' 32" E	24.59'
L3	S 89° 58' 32" E	20.00'
L4	N 89° 58' 32" W	2.34'
L5	S 89° 58' 32" E	2.25'
L6	N 48° 39' 35" E	6.03'
L7	N 48° 39' 35" E	6.03'
L8	S 21° 20' 15" E	5.00'
L9	N 00° 07' 09" E	20.00'
L10	N 90° 00' 00" W	20.00'
L11	S 00° 00' 00" E	20.00'
L12	N 90° 00' 00" E	20.00'

CURVE	RADIUS	ARC	DELTA ANGLE
C1	40.00'	47.46'	67° 58' 32"
C7	55.00'	57.14'	59° 31' 17"
C8	55.00'	20.11'	20° 57' 05"
C9	15.00'	12.74'	48° 39' 35"
C10	35.00'	29.72'	48° 39' 35"
C23	85.00'	133.52'	90° 00' 00"
C24	25.00'	39.27'	90° 00' 00"
C25	25.00'	31.32'	71° 47' 24"
C26	55.00'	261.25'	272° 09' 15"
C27	25.00'	8.89'	20° 21' 51"
C41	35.00'	54.98'	90° 00' 00"
C42	25.00'	39.27'	90° 00' 00"
C54	85.00'	41.64'	28° 04' 13"
C55	85.00'	91.87'	61° 55' 47"
C56	55.00'	6.15'	6° 24' 36"
C57	55.00'	62.76'	65° 22' 48"
C58	55.00'	85.91'	68° 39' 45"
C59	55.00'	126.42'	131° 42' 06"



Sheet 6 of 7

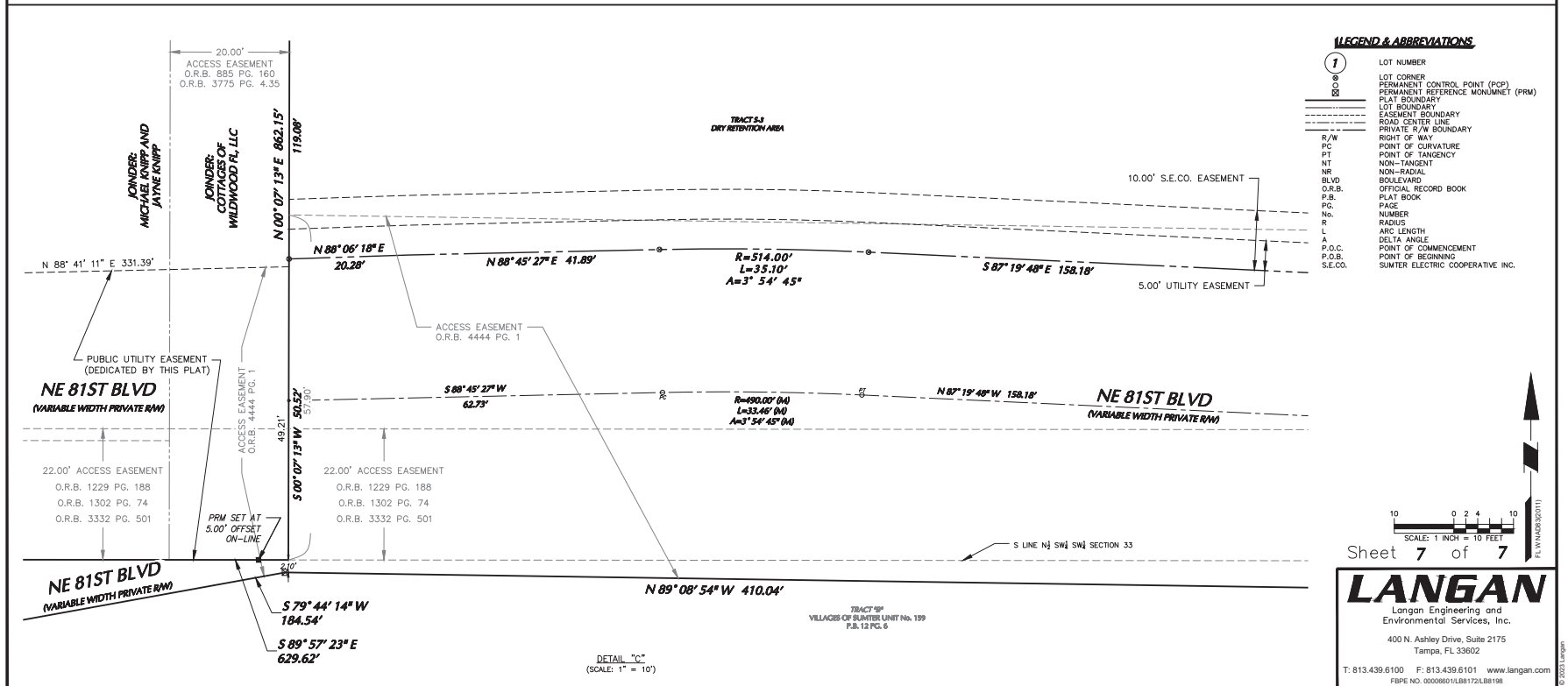
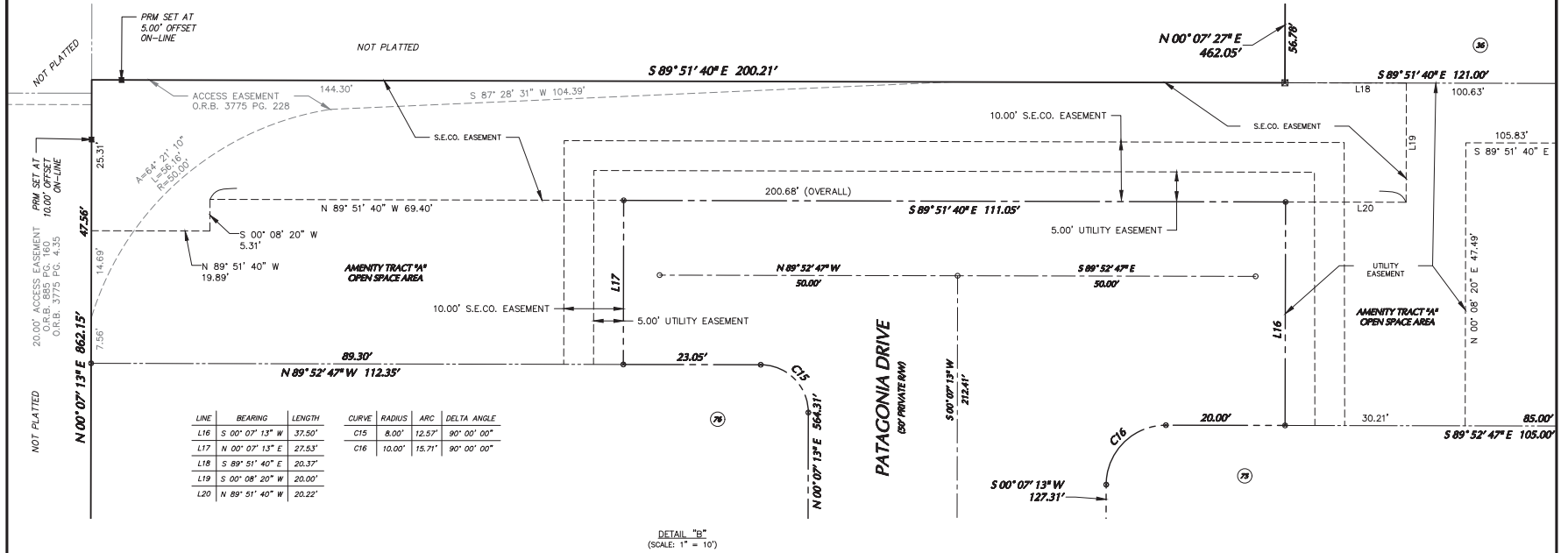
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WILDWOOD LANDING

BEING A PORTION OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK

PAGE



LEGEND & ABBREVIATIONS

- 1 LOT NUMBER
- LOT CORNER
- PERMANENT CONTROL POINT (PCP)
- PERMANENT REFERENCE MONUMENT (PRM)
- PLAT BOUNDARY
- LOT BOUNDARY
- EASEMENT BOUNDARY
- ROAD CENTER LINE
- PRIVATE R/W BOUNDARY
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON-TANGENT
- NR NON-RADIAL
- BLVD BOULEVARD
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- No. NUMBER
- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- S.E.CO. SUMTER ELECTRIC COOPERATIVE INC.

SCALE: 1" = 10 FEET

Sheet 7 of 7

LANGAN

Langan Engineering and Environmental Services, Inc.

400 N. Ashley Drive, Suite 2175
Tampa, FL 33602

T: 813.439.6100 F: 813.439.6101 www.langan.com
FISPE NO. 00008601/LB172/LB118

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat

REQUESTED ACTION: Staff recommends approval contingent on the resolution of all outstanding comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat
Owner(s)	KL Twisted Oaks, LLC
Applicant(s)	James P. Harvey - Kolter Group
Acreage	404.167 +/-
Property Location	The subject property is generally located east along CR 209, with portions north along W Clarke St, south along E C 462, and west along N US 301.
Parcel(s)	D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, D31-036, & D31-039

The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure, per the attached plans.

PLAT 2308-004 meets the criteria set forth in F.S. 177, Twisted Oaks Planned Development, and Land Development Regulations.



DATED: 01/04/2024

Amanda Bondi; Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

PROJECT: PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat

REPRESENTATIVE: Matt Morris – Morris Engineering

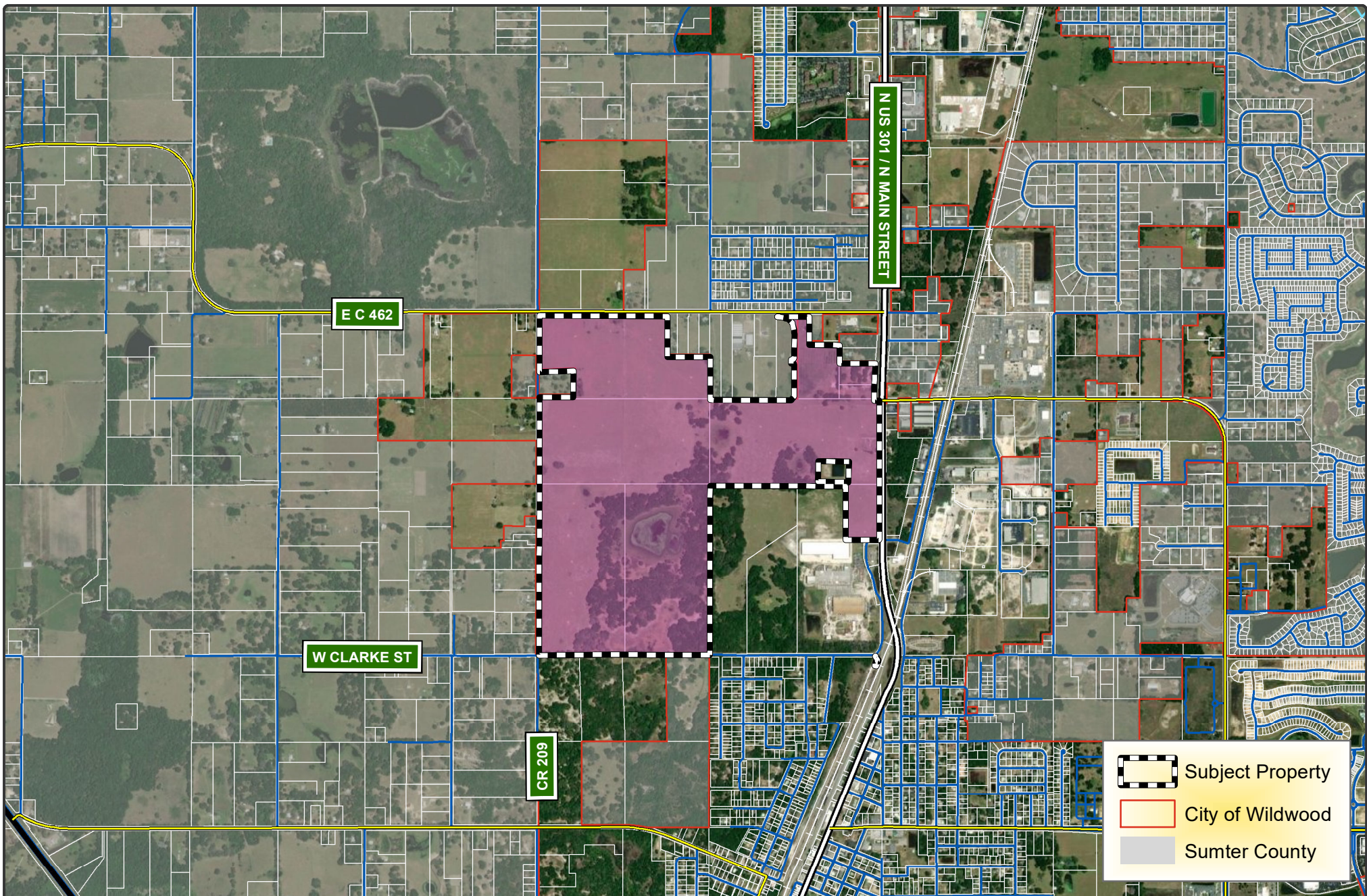
Date: 01/04/2024

DEVELOPMENT SERVICES

1. LDR6.5(C)(2)(3) Once cost estimates are evaluated by the City Engineer, please provide bonds.
2. LDR5.6(C)(5) Please provide executed covenants documents.

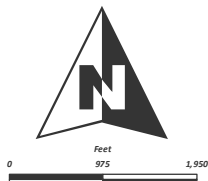
CITY ATTORNEY

1. Fla. Stat. Sec. 177.051 & 177.081(2) - Provide copies of financial encumbrances and liens referenced in the property information report to allow City Attorney to see which entities/individuals hold those instruments to confirm that joinder and consents are sufficient to meet the Florida Statutes.
2. Please revise Dedication and Grant of Easements as previously provided.
3. City Attorney reserves the right to make further comments upon resubmittal.
4. Please provide HOA declaration in a form suitable for recording (still in redline)
5. New Comment: Please revise title of certificate of Clerk of Court from "CERTIFICATE OF CIRCUIT COURT" to "CERTIFICATE OF CLERK OF COURT".
6. New Comment: Please correct error under Dedication and Grants of Easements - "TO SUMTER COUNTY" should be number 3. Renumber 3, 4, and 5 to 4, 5, and 6 accordingly.



**CITY OF
WILDWOOD**

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



PLAT 2308-004

TWISTED OAKS PHASE 1 & 2 FINAL PLAT

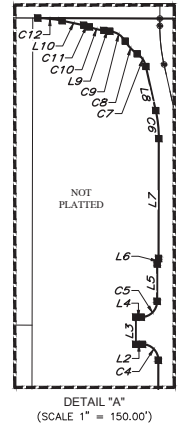
PARCELS D31-002, D31-003, D31-004, D31-006, D31-007,
D31-008, D31-016, D31-029, D31-030, D31-036 & D31-039

MAP 1B

**LOCATION
MAP**

**AUGUST
2023**

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA



Cn.	Radius	α	θ	Bearing	Chord
C1	79.00'	9.88'	7°10'01"	N36°42'43"E	9.67'
C2	125.00'	30.62'	14°02'01"	N40°08'44"E	30.54'
C3	79.00'	64.87'	47°02'56"	N23°38'12"E	63.06'
C4	35.00'	54.98'	90°00'00"	N45°53'12"W	49.50'
C5	35.00'	54.98'	90°00'00"	N45°06'48"E	49.50'
C6	281.00'	62.42'	12°43'36"	N06°15'08"W	62.29'
C7	46.00'	34.75'	43°16'51"	N45°15'13"E	33.93'
C8	89.00'	38.70'	24°54'55"	N43°26'11"W	38.40'
C9	46.00'	42.01'	52°19'48"	N57°08'38"W	40.57'
C10	131.00'	32.91'	14°23'36"	N76°06'44"W	32.82'
C11	81.00'	13.14'	1°17'41"	N73°33'47"W	13.13'
C12	290.51'	53.97'	10°38'36"	N83°45'40"W	53.89'
C13	586.91'	41.95'	4°06'10"	S02°43'51"W	41.69'

Line Data Table		
No.	Bearing	Length
L1	N00°06'48"E	445.68
L2	N89°53'12"W	15.00
L3	N00°06'48"E	62.00
L4	S89°53'12"E	16.00
L5	N00°06'48"E	82.18
L6	N13°36'33"E	12.85
L7	N00°06'48"E	264.26
L8	N12°36'47"W	99.48
L9	N83°18'32"W	13.14
L10	N78°12'37"W	48.79
L251	N01°19'56"E	315.00
L252	S88°40'04"E	470.00
L253	N01°19'56"W	315.00
L254	N88°40'04"W	470.00

LEGEND:

C.C.R. -----	CERTIFIED CORNER RECORDS
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
P.C. -----	POINT OF CURVATURE
PT -----	POINT OF TANGENCY
PRC -----	POINT OF REVERSE CURVATURE
PCC -----	POINT OF COMPOUND CURVATURE
LS -----	LICENSE SURVEYOR
LB -----	LICENSE BUSINESS
O.R. -----	OFFICIAL RECORDS BOOK
* -----	LOT CORNER OR CHANGE OF DIRECTION
■ -----	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM 187768" UNLESS OTHERWISE NOTED
● -----	INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP 187768"

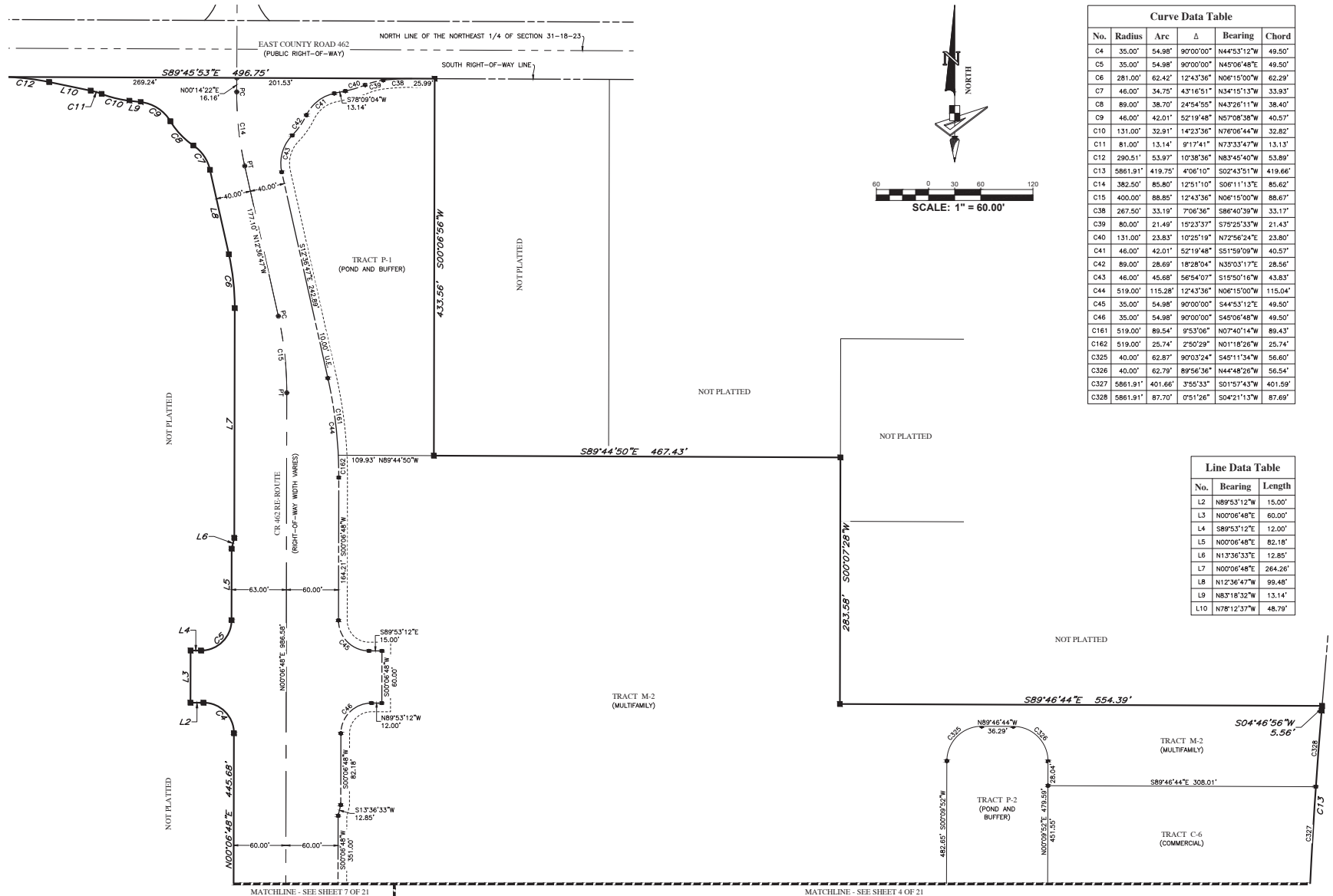


GeoPoint
Surveying, Inc.

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 21 SHEETS



Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C4	35.00'	54.98'	90°00'00"	N44°53'12"W
C5	35.00'	54.98'	90°00'00"	N45°06'48"E
C6	281.00'	62.42'	12°43'36"	N06°15'00"W
C7	46.00'	34.75'	43°16'51"	N34°15'13"W
C8	89.00'	38.70'	24°54'55"	N43°26'11"W
C9	46.00'	42.01'	52°19'48"	N57°08'38"W
C10	131.00'	32.91'	14°23'36"	N76°06'44"W
C11	81.00'	13.14'	9°17'41"	N73°33'47"W
C12	290.51'	53.97'	10°38'36"	N83°45'40"W
C13	5861.91'	419.75'	4°06'10"	S02°43'51"W
C14	382.50'	85.80'	12°51'10"	S06°11'13"E
C15	400.00'	88.65'	12°43'36"	N06°15'00"W
C38	267.50'	33.19'	7°06'36"	S86°40'39"W
C39	80.00'	21.49'	15°23'37"	S75°25'33"W
C40	131.00'	23.83'	10°25'19"	N72°56'24"E
C41	46.00'	42.01'	52°19'48"	S51°59'09"W
C42	89.00'	28.69'	18°28'04"	N39°03'17"E
C43	46.00'	45.68'	56°54'07"	S15°50'16"W
C44	519.00'	115.28'	12°43'36"	N06°15'00"W
C45	35.00'	54.98'	90°00'00"	S44°53'12"E
C46	35.00'	54.98'	90°00'00"	S45°06'48"W
C161	519.00'	89.54'	9°53'06"	N07°40'14"W
C162	519.00'	25.74'	2°50'29"	N01°18'26"W
C325	40.00'	62.87'	90°03'24"	S45°11'34"W
C326	40.00'	62.79'	89°56'36"	N44°48'26"W
C327	5861.91'	401.66'	3°55'33"	S01°57'43"W
C328	5861.91'	87.70'	0°51'26"	S04°21'13"W

Line Data Table		
No.	Bearing	Length
L2	N89°53'12"W	15.00'
L3	N00°06'48"E	60.00'
L4	S89°53'12"E	12.00'
L5	N00°06'48"E	82.18'
L6	N13°36'33"E	12.85'
L7	N00°06'48"E	264.26'
L8	N12°36'47"W	99.48'
L9	N83°18'32"W	13.14'
L10	N78°12'37"W	48.79'

LEGEND:

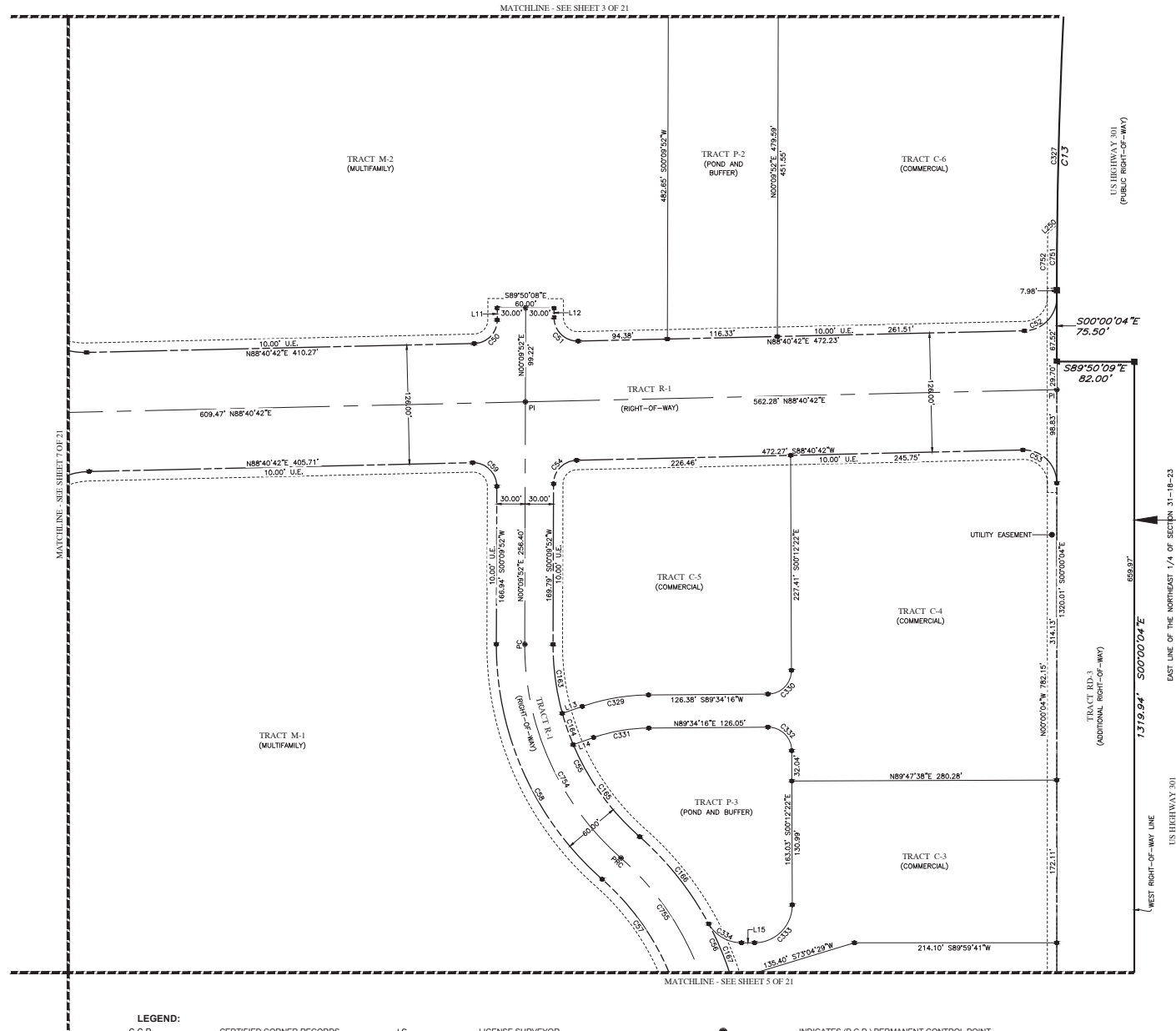
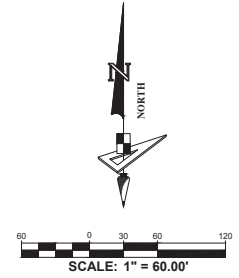
C.C.R. ----- CERTIFIED CORNER RECORDS
U.E. ----- UTILITY EASEMENT
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PC ----- POINT OF CURVATURE
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LS ----- LICENSE SURVEYOR
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• ----- LOT CORNER OR CHANGE OF DIRECTION
* ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C13	5861.91'	419.75'	4°06'10"	S02°43'51"W	419.66'
C50	25.00'	38.62'	88°30'50"	N44°25'17"E	34.89'
C51	25.00'	39.92'	91°29'10"	S45°34'43"E	35.81'
C52	35.00'	54.17'	86°40'45"	N44°20'20"E	48.92'
C53	35.00'	55.78'	91°18'59"	N45°39'48"W	50.06'
C54	25.00'	38.62'	88°30'50"	S44°25'17"W	34.89'
C55	270.00'	229.99'	48°48'20"	S24°14'18"E	223.10'
C56	330.00'	281.10'	48°48'20"	N24°14'18"W	272.68'
C57	270.00'	230.04'	48°48'20"	N24°13'59"W	223.14'
C58	330.00'	281.10'	48°48'20"	S24°14'18"E	272.68'
C59	25.00'	39.92'	91°29'10"	N45°34'43"W	35.81'
C163	270.00'	73.89'	15°40'45"	S07°40'31"E	73.66'
C164	270.00'	35.02'	7°25'57"	S19°13'52"E	35.00'
C165	270.00'	121.08'	25°41'38"	S35°47'39"E	120.07'
C166	330.00'	118.26'	20°31'59"	N38°22'28"W	117.63'
C167	330.00'	64.41'	11°10'58"	N22°31'00"W	64.31'
C327	5861.91'	401.66'	3°55'33"	S01°57'43"W	401.59'
C329	217.50'	71.37'	18°48'07"	S80°10'12"W	71.05'
C330	25.00'	39.17'	89°46'38"	N44°40'57"E	35.29'
C331	182.50'	59.89'	18°48'07"	S80°10'12"W	59.82'
C332	25.00'	39.37'	90°13'22"	N45°19'03"W	35.42'
C333	40.00'	62.97'	90°12'04"	N44°53'39"E	56.87'
C334	40.07'	41.90'	59°54'36"	S60°01'16"E	40.02'
C751	5861.91'	69.61'	0°40'49"	S00°20'21"W	69.61'
C752	5871.91'	59.96'	0°35'06"	N00°17'29"E	59.96'
C754	300.00'	255.54'	48°48'20"	S24°14'18"E	247.89'
C755	300.00'	255.54'	48°48'20"	N24°14'18"W	247.89'

No.	Bearing	Length
L11	N00°09'52"E	12.62'
L12	S00°09'52"W	9.77'
L13	S70°46'08"W	22.34'
L14	N70°46'08"E	22.34'
L15	S89°59'41"W	13.75'
L250	N46°19'33"E	13.97'

LEGEND:

C.C.R. ----- CERTIFIED CORNER RECORDS
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
PC ----- POINT OF CURVATURE
PT ----- POINT OF TANGENCY
PRC ----- POINT OF REVERSE CURVATURE
PCC ----- POINT OF COMPOUND CURVATURE

LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
● ----- LOT CORNER OR CHANGE OF DIRECTION
■ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.

● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

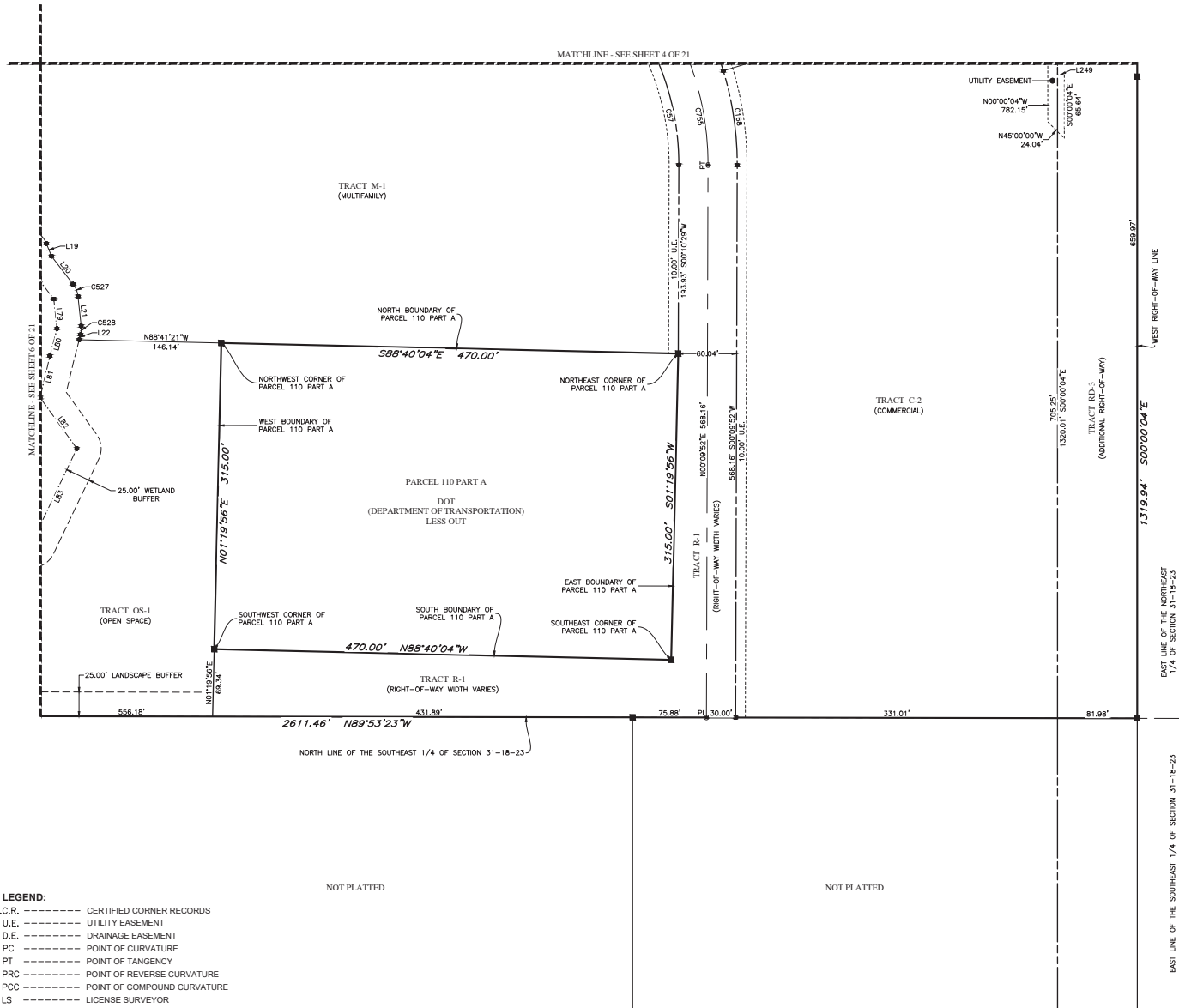
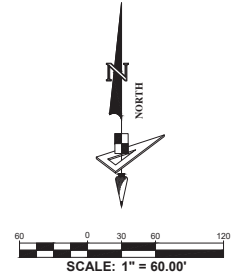
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Altamonte Springs, Florida 32701 Fax: (813) 248-2266
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C57	270.00'	230.04'	48°48'57"	N2°13'59"W	223.14'
C168	330.00'	98.43'	17°05'23"	N08°22'50"W	98.07'
C527	25.00'	13.70'	31°23'14"	N2°53'17"W	13.52'
C528	25.00'	9.01'	20°38'55"	N04°07'48"E	8.96'
C755	300.00'	255.54'	48°48'20"	N2°14'18"W	247.89'

No.	Bearing	Length
L19	N2°15'57"55"W	13.99'
L20	N37°34'54"W	36.32'
L21	N06°11'40"W	30.59'
L22	N14°27'15"E	5.41'
L79	N06°11'40"W	30.59'
L80	N14°27'15"E	29.03'
L81	N1°32'07"E	44.08'
L82	N35°49'14"W	64.60'
L83	N25°30'23"E	108.05'
L249	N89°59'56"E	7.00'

- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
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PLAT BOOK _____ PAGE _____
SHEET 6 OF 21 SHEETS



NOT PLATTED

No.	Radius	Arc	Δ	Bearing	Chord
C346	30.00'	15.58'	29°45'19"	N250°09'44"E	15.41
C347	30.00'	12.12'	23°15'41"	N51°14'01"E	12.10
C353	30.00'	72.42'	138°18'45"	S58°52'17"E	56.07
C522	25.00'	17.61'	40°21'34"	S19°15'44"W	17.25
C523	25.00'	2.96'	6°47'36"	S38°50'19"E	2.96
C524	25.00'	15.35'	33°14'08"	S89°51'11"W	15.13
C525	25.00'	8.22'	18°55'07"	S72°04'56"W	8.22'
C526	25.00'	33.38'	76°29'36"	N60°12'42"W	30.95
C529	40.00'	99.04'	115°41'40"	S18°73'30"E	75.61
C530	40.00'	116.50'	118°19'52"	N47°03'40"E	86.58
C531	40.00'	62.83'	90°00'00"	N74°06'16"E	56.57

Line Data Table		
No.	Bearing	Length
L16	S42°14'07"W	41.90
L6	S62°37'23"W	42.06
L18	S81°32'30"W	32.63
L33	S40°02'24"W	20.13
L72	S35°26'31"W	83.98
L73	S42°14'07"W	41.90
L74	S77°28'15"W	80.03
L75	S62°37'23"W	45.32
L76	S81°32'30"W	32.63

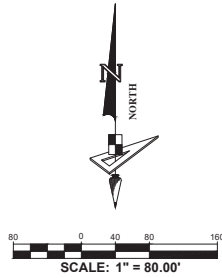
Line Data Table		
No.	Bearing	Length
L77	N21°57'55"W	17.42
L78	N37°34'54"W	39.75
L84	N64°23'30"E	141.34
L85	S47°01'23"E	64.60
L86	S33°19'31"E	62.13
L87	S04°55'03"E	87.47
L93	S40°02'24"W	20.13
L198	S85°04'57"W	25.00
L235	S16°50'47"E	30.45

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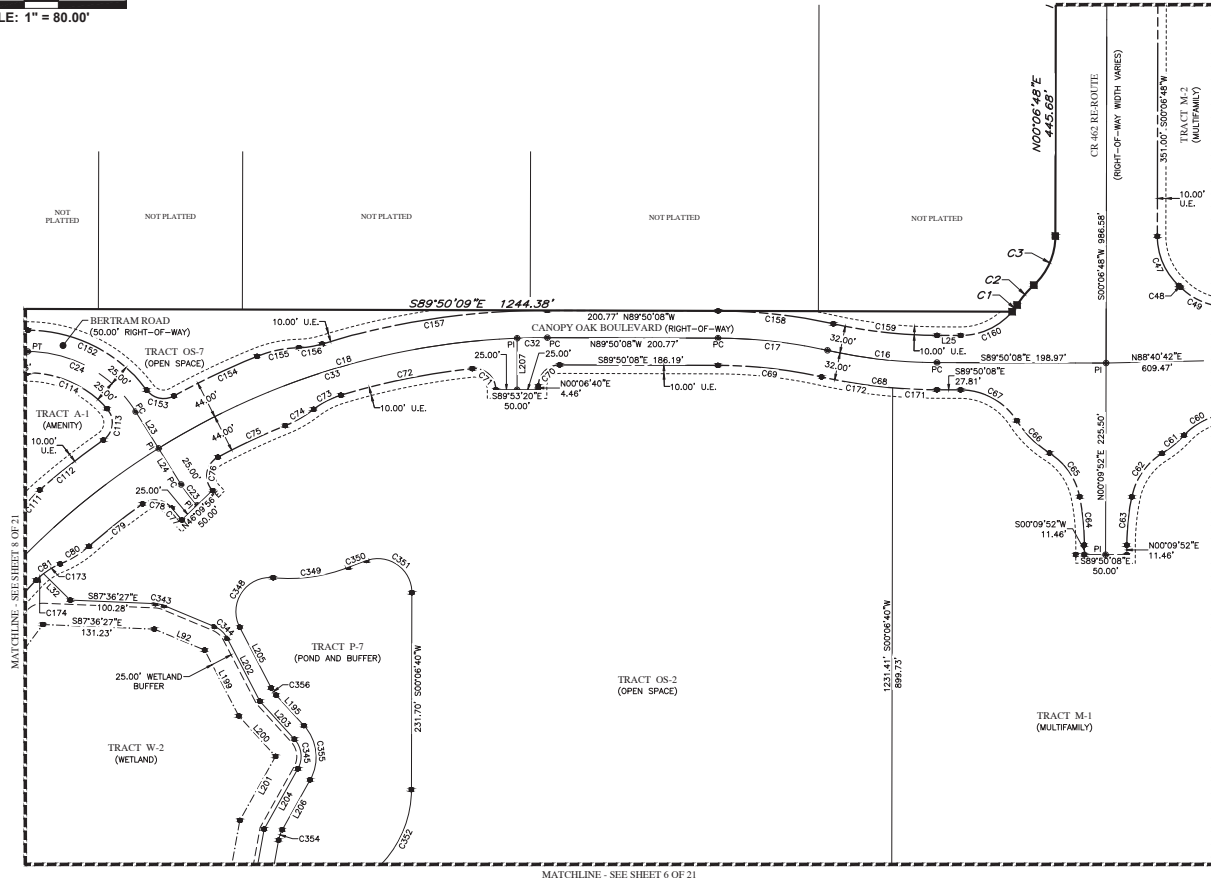
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____
SHEET 7 OF 21 SHEETS



- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
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Line Data Table		
No.	Bearing	Length
L23	S31°56'10"E	50.99'
L24	N31°56'10"W	50.10'
L25	N89°50'08"W	27.81'
L32	S48°23'15"E	44.33'
L92	S67°23'45"E	64.09'
L195	N42°16'28"W	48.41'

Line Data Table		
No.	Bearing	Length
L199	S27°24'15"E	87.18'
L200	S42°16'28"E	64.34'
L201	S29°08'41"W	86.25'
L202	S27°24'15"E	83.27'
L203	S42°16'28"E	60.43'
L204	S29°08'41"W	81.27'

Line Data Table		
No.	Bearing	Length
L205	N27°24'15"W	80.46'
L206	N29°08'41"E	67.16'
L207	S00°06'40"W	60.78'

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C1	79.00'	9.88'	7°10'00"	N36°42'43"E
C2	125.00'	30.62'	14°02'01"	N40°08'44"E
C3	79.00'	64.87'	47°02'56"	N23°38'16"E
C16	600.00'	129.87'	12°24'05"	S83°38'06"W
C17	600.00'	129.87'	12°24'05"	N83°38'06"W
C18	860.00'	481.82'	32°06'02"	S74°06'51"W
C23	150.00'	31.15'	11°53'53"	S37°53'07"E
C24	150.00'	151.58'	57°53'58"	N60°53'09"W
C32	860.00'	35.49'	2°21'51"	S88°58'56"W
C33	860.00'	446.34'	28°44'11"	S72°55'55"W
C47	79.00'	64.87'	47°02'56"	S23°24'40"E
C48	125.00'	3.27'	1°30'03"	N46°11'07"W
C49	79.00'	63.27'	45°53'12"	S88°22'42"E
C60	79.00'	63.27'	45°53'12"	S65°44'06"W
C61	125.00'	33.53'	15°22'14"	N50°28'37"E
C62	79.00'	64.20'	46°33'39"	S34°52'54"W
C63	286.00'	57.09'	11°26'13"	S05°52'58"W
C64	286.00'	57.09'	11°26'13"	N05°53'15"W
C65	79.00'	64.20'	46°33'39"	N34°33'11"W
C66	125.00'	54.61'	25°02'00"	S45°19'00"E
C67	79.00'	78.64'	57°02'08"	N61°19'04"W
C68	632.00'	136.79'	12°24'05"	S83°38'06"E
C69	568.00'	122.94'	12°24'05"	N83°38'06"W
C70	25.00'	39.29'	90°03'12"	S45°08'16"W
C71	25.00'	41.81'	96°03'11"	N47°54'56"W
C72	828.00'	158.08'	10°56'21"	S78°35'18"W
C73	99.00'	36.30'	21°00'27"	S62°36'54"W
C74	139.00'	38.53'	15°52'54"	N60°03'08"E
C75	816.00'	87.58'	6°08'57"	S64°55'07"W
C76	25.00'	46.11'	105°40'42"	S09°00'17"W
C77	175.00'	18.45'	6°02'24"	S40°48'52"E
C78	25.00'	38.26'	87°41'25"	N81°38'22"W
C79	816.00'	80.55'	5°39'20"	S51°41'16"W
C80	119.00'	39.85'	19°11'14"	N58°27'13"E
C81	81.00'	34.24'	24°13'19"	S55°56'10"W
C111	119.00'	50.07'	24°06'22"	S36°48'24"W
C112	904.00'	95.19'	6°01'59"	S51°52'35"W
C113	25.00'	42.05'	96°22'47"	N06°42'11"E
C114	125.00'	105.48'	48°20'56"	N65°39'40"W
C152	175.00'	162.21'	53°06'30"	N63°16'53"W
C153	25.00'	35.85'	82°10'00"	S77°48'39"E
C154	904.00'	108.39'	6°52'11"	S64°32'26"W
C155	139.00'	50.67'	20°53'11"	S78°25'07"W
C156	99.00'	27.60'	15°58'29"	N80°52'28"E
C157	892.00'	268.98'	17°16'38"	S81°31'33"W
C158	632.00'	136.79'	12°24'05"	N83°38'06"W
C159	568.00'	122.94'	12°24'05"	S83°38'06"E
C160	79.00'	68.76'	49°52'09"	N65°13'47"E
C171	632.00'	52.09'	4°43'21"	S78°28'28"E
C172	632.00'	84.70'	7°40'44"	S81°16'25"E
C173	81.00'	22.81'	16°08'05"	S59°58'47"W
C174	81.00'	11.43'	8°05'14"	S47°52'08"W
C343	30.00'	10.58'	20°12'42"	N77°30'06"W
C344	30.00'	20.94'	39°59'30"	N47°24'00"W
C345	30.00'	37.40'	71°25'09"	N06°33'53"W
C348	40.00'	85.93'	123°05'28"	S34°08'29"W
C349	180.00'	89.97'	27°07'50"	N82°07'18"E
C350	633.67'	22.91'	2°04'17"	N69°35'32"E
C351	40.00'	76.43'	109°29'00"	N54°37'50"W
C352	126.67'	114.66'	51°51'40"	N26°02'30"E
C354	40.00'	13.17'	18°51'36"	S19°42'53"W
C355	55.00'	68.56'	71°25'09"	N06°33'53"W
C356	40.00'	10.38'	14°52'13"	S34°50'21"E

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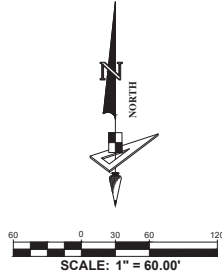
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TWISTED OAKS

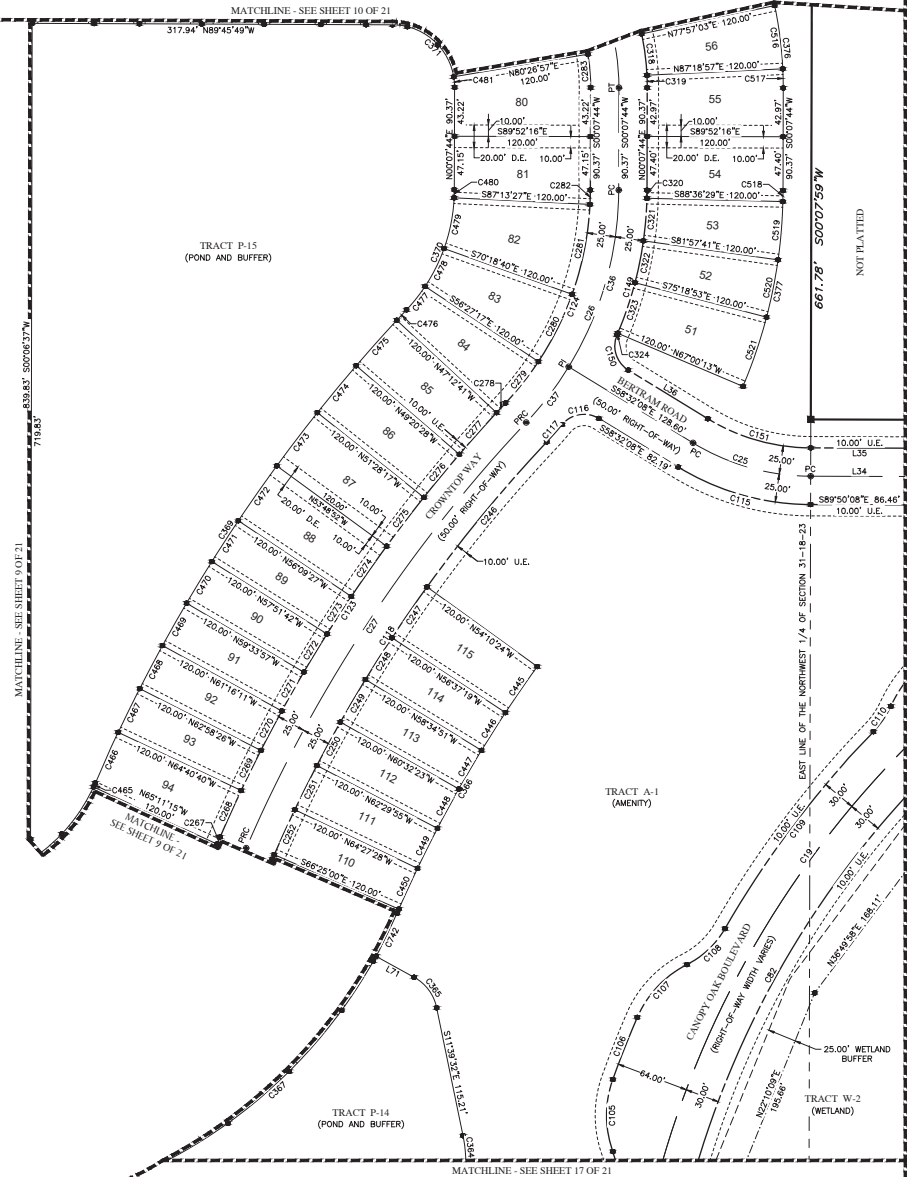
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C19	860.00'	661.01'	44°02'17"	S36°02'41"W	644.85'
C25	200.00'	109.26'	31°18'00"	S74°11'08"E	107.90'
C26	300.00'	225.99'	43°09'42"	N21°42'35"E	220.49'
C27	1300.00'	451.79'	19°54'43"	S33°20'05"W	449.52'
C36	300.00'	164.07'	31°20'07"	N15°47'48"E	162.03'
C37	300.00'	61.92'	11°49'35"	N37°22'39"E	61.81'
C82	830.00'	431.68'	29°47'59"	S28°55'31"W	426.83'
C105	94.00'	64.83'	39°30'50"	S00°02'21"E	63.55'
C106	924.00'	58.93'	3°39'15"	S21°32'42"W	58.92'
C107	94.00'	65.23'	39°45'36"	S43°15'07"W	63.93'
C108	81.00'	46.85'	33°08'27"	N46°33'42"E	46.20'
C109	890.00'	218.14'	14°02'23"	S37°00'45"W	217.59'
C110	81.00'	27.26'	19°16'50"	N34°23'38"E	27.13'
C115	225.00'	122.91'	31°18'00"	S74°11'08"E	121.39'
C116	25.00'	35.69'	81°47'12"	S80°34'15"W	32.73'
C117	325.00'	20.49'	3°36'41"	N41°29'03"E	20.49'
C118	1275.00'	443.10'	19°54'43"	S33°20'05"W	440.87'
C123	1325.00'	460.48'	19°54'43"	S33°20'05"W	458.16'
C124	275.00'	207.16'	43°09'42"	N21°42'35"E	202.30'
C149	325.00'	131.16'	23°07'20"	N11°41'24"E	130.27'
C150	25.00'	35.69'	81°47'12"	S17°38'32"E	32.73'
C151	175.00'	95.60'	31°18'00"	S74°11'08"E	94.42'
C246	1275.00'	166.09'	72°50'	S39°33'31"W	165.98'
C247	1275.00'	54.49'	226°55'	S34°36'09"W	54.49'
C248	1275.00'	43.59'	1°57'32"	S32°23'55"W	43.59'
C249	1275.00'	43.59'	1°57'32"	S30°26'23"W	43.59'
C250	1275.00'	43.59'	1°57'32"	S28°28'51"W	43.59'
C251	1275.00'	43.59'	1°57'32"	S26°31'19"W	43.59'
C252	1275.00'	43.59'	1°57'32"	S24°33'46"W	43.59'
C267	275.00'	6.88'	126°01'	N24°05'44"E	6.88'
C268	1325.00'	44.94'	1°56'36"	S24°21'02"W	44.94'
C269	1325.00'	39.41'	1°42'14"	S26°10'27"W	39.41'
C270	1325.00'	39.41'	1°42'14"	S27°52'41"W	39.41'
C271	1325.00'	39.41'	1°42'14"	S29°34'56"W	39.41'
C272	1325.00'	39.41'	1°42'14"	S31°17'10"W	39.41'
C273	1325.00'	39.41'	1°42'15"	S32°59'25"W	39.41'
C274	1325.00'	54.19'	220°35'	S35°00'50"W	54.18'
C275	1325.00'	54.19'	220°35'	S37°21'26"W	54.18'
C276	1325.00'	49.26'	207°48'	S39°35'37"W	49.26'
C277	1325.00'	49.25'	207°48'	S41°43'25"W	49.25'
C278	1325.00'	11.61'	0°30'07"	S43°02'23"W	11.61'
C279	275.00'	46.77'	9°44'43"	N38°25'05"E	46.72'
C280	275.00'	66.51'	13°51'24"	N26°37'02"E	66.34'
C281	275.00'	81.18'	16°54'47"	N11°13'56"E	80.88'
C282	275.00'	12.70'	2°38'48"	N01°27'09"E	12.70'
C283	175.00'	29.57'	9°40'47"	N04°42'39"W	29.53'

LEGEND:
 C.C.R. ----- CERTIFIED CORNER RECORDS
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 D.E. ----- DRAINAGE EASEMENT
 PC ----- POINT OF CURVATURE
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 ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



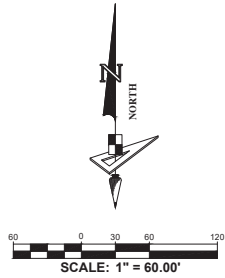
No.	Bearing	Length
L34	S89°50'08"E	86.46'
L35	N89°50'08"W	86.46'
L36	N58°32'08"W	82.19'
L71	S61°11'16"E	38.35'

No.	Radius	Arc	Δ	Bearing	Chord
C318	225.00'	36.78'	9°21'53"	N07°22'00"W	36.73'
C319	225.00'	11.05'	2°48'48"	N01°16'39"W	11.05'
C320	325.00'	7.16'	1°15'47"	N00°45'38"E	7.16'
C321	325.00'	37.70'	6°38'48"	N04°42'55"E	37.68'
C322	325.00'	37.70'	6°38'48"	N11°21'43"E	37.68'
C323	325.00'	47.14'	8°18'40"	N18°50'27"E	47.10'
C324	325.00'	1.45'	0°15'17"	N23°07'26"E	1.45'
C364	120.00'	31.68'	15°07'41"	N04°05'41"W	31.59'
C365	40.00'	34.58'	49°31'45"	N36°25'24"W	33.51'
C366	1155.00'	250.93'	12°26'53"	S29°36'10"W	250.44'
C367	445.00'	476.09'	61°17'53"	N59°27'40"E	453.70'
C369	1445.00'	502.18'	19°54'43"	S33°20'05"W	499.66'
C370	155.00'	116.76'	43°09'42"	N21°42'35"E	114.02'
C371	55.00'	86.29'	89°53'33"	N44°49'02"W	77.71'
C377	445.00'	177.60'	22°52'03"	N11°33'46"E	176.43'
C445	1155.00'	49.36'	2°28'55"	S34°36'09"W	49.36'
C446	1155.00'	39.49'	1°57'32"	S32°23'55"W	39.49'
C447	1155.00'	39.49'	1°57'32"	S30°26'23"W	39.49'
C448	1155.00'	39.49'	1°57'32"	S28°28'51"W	39.49'
C449	1155.00'	39.49'	1°57'32"	S26°31'19"W	39.49'
C450	1155.00'	39.49'	1°57'32"	S24°33'46"W	39.49'
C465	155.00'	3.88'	126°01'	N24°05'44"E	3.88'
C466	1445.00'	49.01'	1°56'36"	S24°21'02"W	49.01'
C467	1445.00'	42.98'	1°42'14"	S26°10'27"W	42.97'
C468	1445.00'	42.98'	1°42'14"	S27°52'41"W	42.97'
C469	1445.00'	42.98'	1°42'14"	S29°34'56"W	42.97'
C470	1445.00'	42.98'	1°42'14"	S31°17'10"W	42.97'
C471	1445.00'	42.98'	1°42'15"	S32°59'25"W	42.98'
C472	1445.00'	59.09'	2°20'35"	S35°00'50"W	59.09'
C473	1445.00'	59.09'	2°20'35"	S37°21'26"W	59.09'
C474	1445.00'	53.72'	2°07'48"	S39°35'37"W	53.72'
C475	1445.00'	53.72'	2°07'48"	S41°43'25"W	53.71'
C476	1445.00'	12.66'	0°30'07"	S43°02'23"W	12.66'
C477	155.00'	26.36'	9°44'43"	N38°25'05"E	26.33'
C478	155.00'	37.49'	13°51'24"	N26°37'02"E	37.39'
C479	155.00'	45.75'	16°54'47"	N11°13'56"E	45.59'
C480	155.00'	7.16'	2°38'48"	N01°27'09"E	7.16'
C516	55.00'	9.29'	9°40'47"	N04°42'39"W	9.28'
C517	345.00'	16.94'	2°48'48"	N01°16'39"W	16.94'
C518	445.00'	9.81'	1°15'47"	N00°45'38"E	9.81'
C519	445.00'	51.62'	6°38'48"	N04°42'55"E	51.59'
C520	445.00'	51.62'	6°38'48"	N11°21'43"E	51.59'
C521	445.00'	64.55'	8°18'40"	N18°50'27"E	64.49'
C742	445.00'	42.20'	5°26'00"	N26°05'44"E	42.18'

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

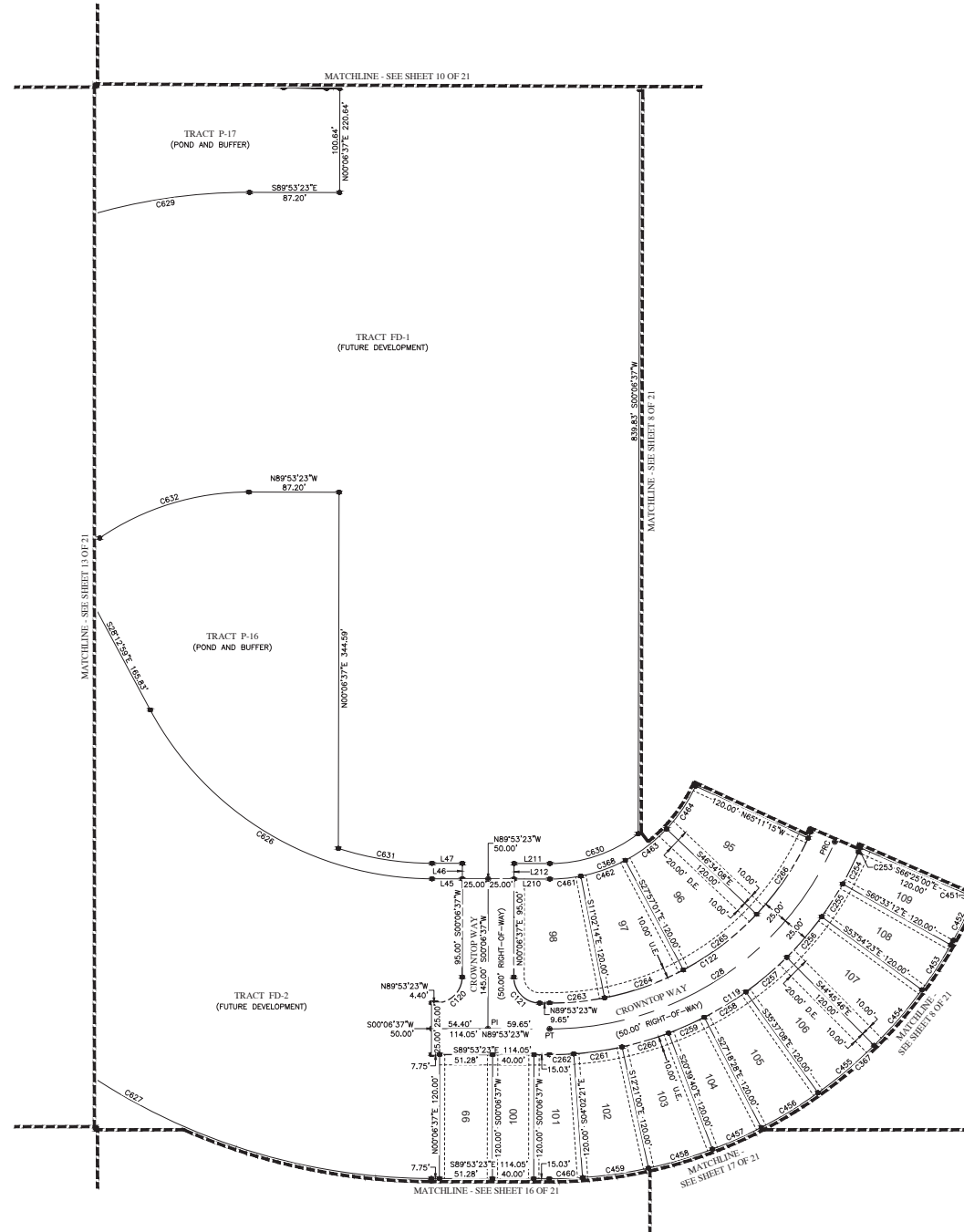
PLAT BOOK _____ PAGE _____
SHEET 9 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C28	300.00'	349.41'	66°43'54"	N56°44'40"E	329.99'
C119	325.00'	378.52'	66°43'54"	N56°44'40"E	357.49'
C120	25.00'	39.27'	90°00'00"	N49°06'37"E	35.36'
C121	25.00'	39.27'	90°00'00"	S44°53'23"E	35.36'
C122	275.00'	320.29'	66°43'54"	N56°44'40"E	302.49'
C253	1275.00'	4.56'	0°12'17"	S23°28'52"W	4.56'
C254	325.00'	34.42'	6°04'05"	N26°24'46"E	34.40'
C255	325.00'	37.70'	6°38'48"	N32°46'13"E	37.68'
C256	325.00'	51.87'	9°08'38"	N40°39'55"E	51.81'
C257	325.00'	51.87'	9°08'38"	N49°48'33"E	51.81'
C258	325.00'	47.14'	8°18'40"	N58°32'12"E	47.10'
C259	325.00'	37.70'	6°38'48"	N66°00'56"E	37.68'
C260	325.00'	47.14'	8°18'40"	N73°29'40"E	47.10'
C261	325.00'	47.14'	8°18'40"	N81°48'19"E	47.10'
C262	325.00'	23.54'	4°08'58"	N88°02'08"E	23.53'
C263	275.00'	53.50'	11°08'51"	N84°32'12"E	53.42'
C264	275.00'	81.18'	16°54'47"	N70°30'23"E	80.88'
C265	275.00'	89.36'	18°37'07"	N52°44'26"E	88.97'
C266	275.00'	89.36'	18°37'07"	N34°07'18"E	88.97'
C267	275.00'	6.88'	1°26'01"	N24°05'44"E	6.88'
C367	445.00'	476.09'	61°17'53"	N59°27'40"E	453.70'
C368	155.00'	180.53'	66°43'54"	N56°44'40"E	170.49'
C451	1155.00'	4.13'	0°12'17"	S23°28'52"W	4.13'
C452	445.00'	47.13'	6°04'05"	N26°24'46"E	47.11'
C453	445.00'	51.62'	6°38'48"	N32°46'13"E	51.59'
C454	445.00'	71.02'	9°08'38"	N40°39'55"E	70.94'
C455	445.00'	71.02'	9°08'38"	N49°48'33"E	70.94'
C456	445.00'	64.55'	8°18'40"	N58°32'12"E	64.49'
C457	445.00'	51.62'	6°38'48"	N66°00'56"E	51.59'
C458	445.00'	64.55'	8°18'40"	N73°29'40"E	64.49'
C459	445.00'	64.55'	8°18'40"	N81°48'19"E	64.49'
C460	445.00'	32.23'	4°08'58"	N88°02'08"E	32.22'
C461	155.00'	30.16'	11°08'51"	N84°32'12"E	30.11'
C462	155.00'	45.75'	16°54'47"	N70°30'23"E	45.59'
C463	155.00'	50.37'	18°37'07"	N52°44'26"E	50.15'
C464	155.00'	50.37'	18°37'07"	N34°07'18"E	50.15'
C626	310.00'	333.68'	61°40'24"	S59°03'11"E	317.81'
C627	600.00'	645.84'	61°40'24"	S59°03'11"E	615.11'
C629	545.00'	327.72'	34°27'12"	S72°53'01"W	322.81'
C630	140.00'	91.78'	37°33'46"	N71°19'44"E	90.15'
C631	295.00'	92.09'	17°53'07"	S80°56'49"E	91.71'
C632	255.00'	153.34'	34°27'12"	S72°53'01"W	151.04'

LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORDS
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- PRC ----- POINT OF REVERSE CURVATURE
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ----- INDICATES (P.P.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



No.	Bearing	Length
L45	S89°53'23"E	29.40'
L46	N00°06'37"E	15.00'
L47	N89°53'23"W	29.40'
L210	S89°53'23"E	34.65'
L211	N89°53'23"W	34.65'
L212	S00°06'37"W	15.00'

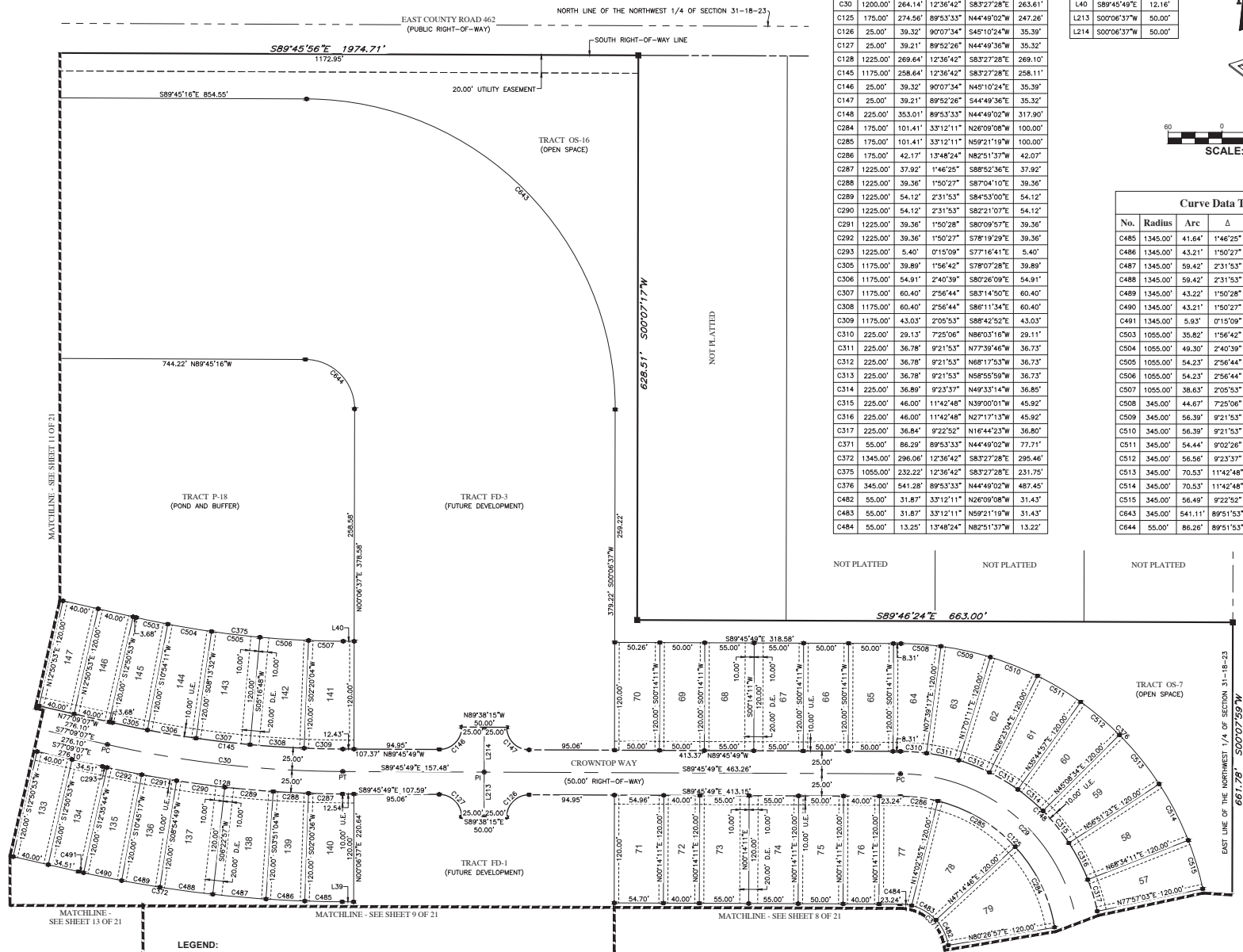
GeoPoint
Surveying, Inc.

528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

TWISTED OAKS

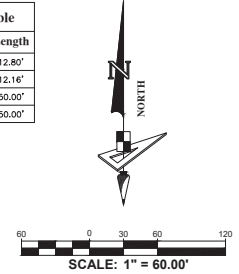
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 10 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C29	200.00'	313.78'	89°53'33"	N44°49'02"W	282.58'
C30	1200.00'	264.14'	12°36'42"	S83°27'28"E	263.61'
C125	175.00'	274.56'	89°53'33"	N44°49'02"W	247.26'
C126	25.00'	39.32'	90°07'34"	S49°10'24"W	35.39'
C127	25.00'	39.21'	89°52'26"	N44°49'36"W	35.32'
C128	1225.00'	269.64'	12°36'42"	S83°27'28"E	269.10'
C145	1175.00'	258.64'	12°36'42"	S83°27'28"E	258.11'
C146	25.00'	39.32'	90°07'34"	N49°10'24"E	35.39'
C147	25.00'	39.21'	89°52'26"	S44°49'36"E	35.32'
C148	225.00'	353.01'	89°53'33"	N44°49'02"W	317.90'
C284	175.00'	101.41'	33°12'11"	N26°09'08"W	100.00'
C285	175.00'	101.41'	33°12'11"	N59°21'19"W	100.00'
C286	175.00'	42.17'	13°48'24"	N82°51'37"W	42.07'
C287	1225.00'	37.92'	1°46'25"	S88°52'36"E	37.92'
C288	1225.00'	39.36'	1°50'27"	S87°04'10"E	39.36'
C289	1225.00'	54.12'	2°31'53"	S84°53'00"E	54.12'
C290	1225.00'	54.12'	2°31'53"	S82°21'07"E	54.12'
C291	1225.00'	39.36'	1°50'28"	S80°09'57"E	39.36'
C292	1225.00'	39.36'	1°50'27"	S78°19'29"E	39.36'
C293	1225.00'	5.40'	0°15'09"	S77°16'41"E	5.40'
C305	1175.00'	39.89'	1°56'42"	S78°07'28"E	39.89'
C306	1175.00'	54.91'	2°40'39"	S80°26'09"E	54.91'
C307	1175.00'	60.40'	2°56'44"	S83°14'50"E	60.40'
C308	1175.00'	60.40'	2°56'44"	S86°11'34"E	60.40'
C309	1175.00'	43.03'	2°05'53"	S88°42'52"E	43.03'
C310	1225.00'	29.13'	7°25'06"	N86°03'16"W	29.11'
C311	225.00'	36.78'	9°21'53"	N77°39'46"W	36.73'
C312	225.00'	36.78'	9°21'53"	N68°17'53"W	36.73'
C313	225.00'	36.78'	9°21'53"	N58°55'50"W	36.73'
C314	225.00'	36.89'	9°23'37"	N49°33'14"W	36.85'
C315	225.00'	46.00'	11°42'48"	N39°00'01"W	45.92'
C316	225.00'	46.00'	11°42'48"	N27°17'13"W	45.92'
C317	225.00'	36.84'	9°22'52"	N16°44'23"W	36.80'
C371	55.00'	86.29'	89°53'33"	N44°49'02"W	77.71'
C372	1345.00'	296.08'	12°36'42"	S83°27'28"E	295.46'
C375	1055.00'	232.22'	12°36'42"	S83°27'28"E	231.75'
C376	345.00'	541.28'	89°53'33"	N44°49'02"W	487.45'
C482	55.00'	31.87'	33°12'11"	N26°09'08"W	31.43'
C483	55.00'	31.87'	33°12'11"	N59°21'19"W	31.43'
C484	55.00'	13.25'	13°48'24"	N82°51'37"W	13.22'

No.	Bearing	Length
L39	S89°45'49"E	12.80'
L40	S89°45'49"E	12.16'
L213	S00°06'37"W	50.00'
L214	S00°06'37"W	50.00'



No.	Radius	Arc	Δ	Bearing	Chord
C485	1345.00'	41.64'	1°46'25"	S88°52'36"E	41.64'
C486	1345.00'	43.21'	1°50'27"	S87°04'10"E	43.21'
C487	1345.00'	59.42'	2°31'53"	S84°53'00"E	59.42'
C488	1345.00'	59.42'	2°31'53"	S82°21'07"E	59.42'
C489	1345.00'	43.22'	1°50'28"	S80°09'57"E	43.22'
C490	1345.00'	43.21'	1°50'27"	S78°19'29"E	43.21'
C491	1345.00'	5.93'	0°15'09"	S77°16'41"E	5.93'
C503	1055.00'	35.82'	1°56'42"	S78°07'28"E	35.81'
C504	1055.00'	49.30'	2°40'39"	S80°26'09"E	49.30'
C505	1055.00'	54.23'	2°56'44"	S83°14'50"E	54.23'
C506	1055.00'	54.23'	2°56'44"	S86°11'34"E	54.23'
C507	1055.00'	36.63'	2°05'53"	S88°42'52"E	36.63'
C508	345.00'	44.67'	7°25'06"	N86°03'16"W	44.64'
C509	345.00'	56.39'	9°21'53"	N77°39'46"W	56.33'
C510	345.00'	56.39'	9°21'53"	N68°17'53"W	56.33'
C511	345.00'	54.44'	9°02'26"	N59°05'43"W	54.38'
C512	345.00'	56.56'	9°23'37"	N49°33'14"W	56.50'
C513	345.00'	70.53'	11°42'48"	N39°00'01"W	70.41'
C514	345.00'	70.53'	11°42'48"	N27°17'13"W	70.41'
C515	345.00'	56.49'	9°22'52"	N16°44'23"W	56.42'
C643	345.00'	541.11'	89°51'53"	N44°49'19"W	487.33'
C644	55.00'	86.26'	89°51'53"	N44°49'19"W	77.69'

LEGEND:

C.C.R. ----- CERTIFIED CORNER RECORDS
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
P.R.C. ----- POINT OF REVERSE CURVATURE
P.C.C. ----- POINT OF COMPOUND CURVATURE

LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
C.O.R. ----- LOT CORNER OR CHANGE OF DIRECTION
INDICATES (P.R.M.) PERMANENT REFERENCE
MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK
STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.

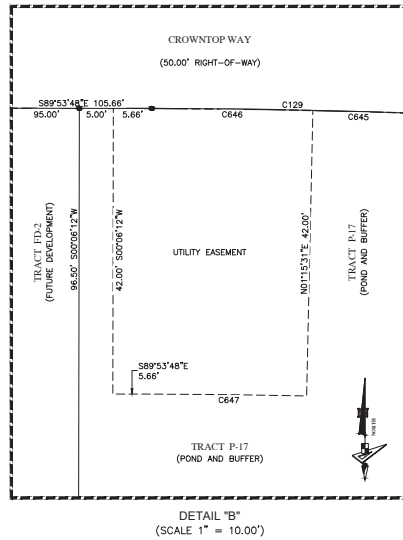
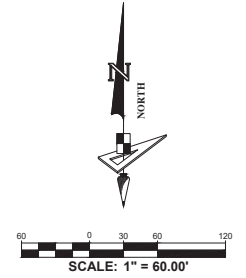
INDICATES (P.C.P.) PERMANENT CONTROL POINT
STAMPED "PCP LB7768"

GeoPoint
Surveying, Inc.
528 Northlake Blvd., Ste 1040
Altamonte Springs, Florida 32701
www.geopointsurvey.com
Phone: (313) 270-0440
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Licensed Business Number LB 7768

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

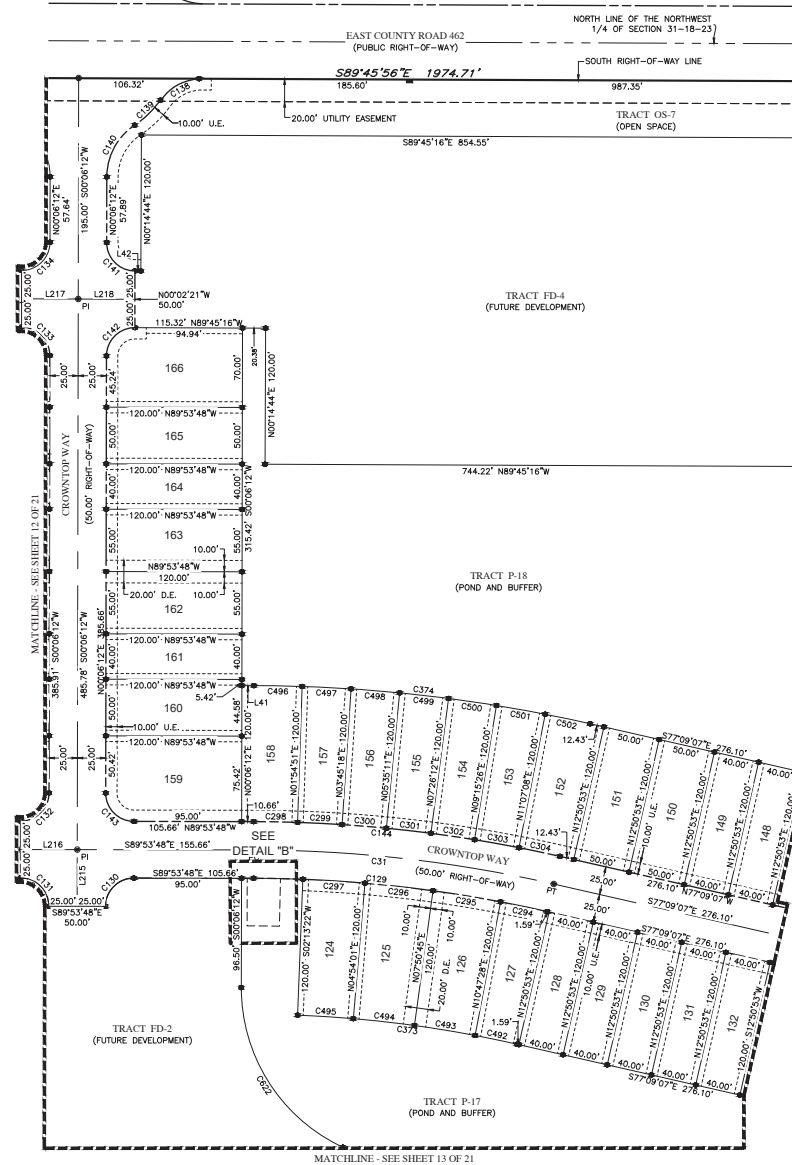
PLAT BOOK _____ PAGE _____
SHEET 11 OF 21 SHEETS



No.	Bearing	Length
L41	S89°53'48"E	10.66'
L42	S89°45'16"E	5.23'
L215	S00°06'12"W	50.00'
L216	S89°53'48"E	50.00'
L217	S89°45'16"E	50.00'
L218	S89°45'16"E	50.00'

LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORDS
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PRC ----- POINT OF REVERSE CURVATURE
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
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- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

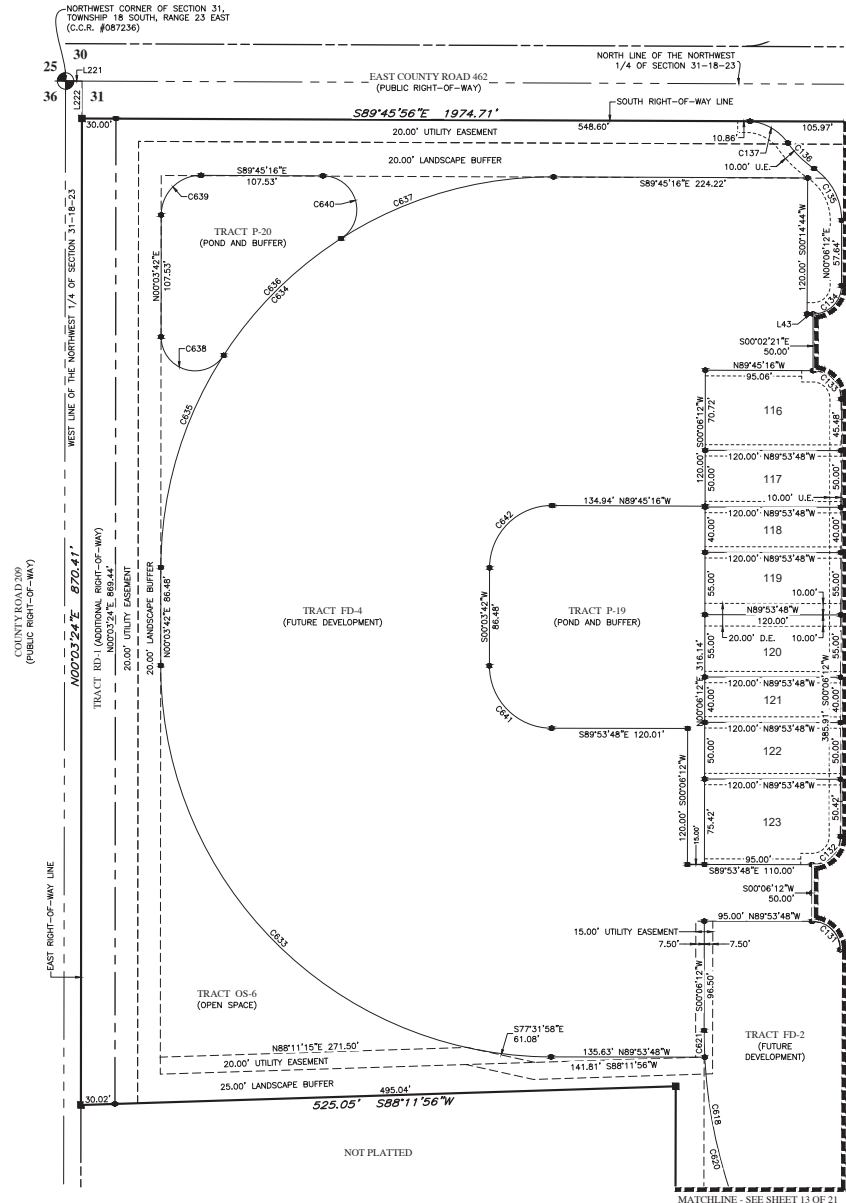
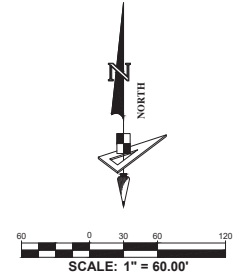


No.	Radius	Arc	Δ	Bearing	Chord
C31	1200.00'	266.93'	12°44'41"	N83°31'27"W	266.38'
C129	1175.00'	261.37'	12°44'41"	N83°31'27"W	260.83'
C130	25.00'	39.27'	90°00'00"	S45°06'12"W	35.36'
C131	25.00'	39.27'	90°00'00"	N44°53'48"W	35.36'
C132	25.00'	39.27'	90°00'00"	N45°06'12"E	35.36'
C133	25.00'	39.21'	89°51'28"	N44°49'32"W	35.31'
C134	25.00'	39.33'	90°06'32"	N45°10'28"E	35.40'
C138	46.00'	40.28'	50°10'30"	S60°53'17"W	39.01'
C139	89.00'	31.93'	20°33'14"	N46°04'39"E	31.76'
C140	55.00'	54.00'	56°15'04"	S28°13'44"W	51.85'
C141	25.00'	39.21'	89°51'28"	S44°49'32"E	35.31'
C142	25.00'	39.33'	90°06'32"	S45°10'28"W	35.40'
C143	25.00'	39.27'	90°00'00"	S44°53'48"E	35.36'
C144	1225.00'	272.48'	12°44'41"	N83°31'27"W	271.93'
C284	1175.00'	42.18'	2°03'25"	N78°10'49"W	42.18'
C295	1175.00'	60.40'	2°56'44"	N80°40'53"W	60.40'
C296	1175.00'	60.40'	2°56'44"	N83°37'37"W	60.40'
C297	1175.00'	54.91'	2°40'39"	N86°26'18"W	54.91'
C298	1225.00'	38.72'	1°48'39"	N88°59'29"W	38.71'
C299	1225.00'	39.36'	1°50'27"	N87°09'56"W	39.36'
C300	1225.00'	39.15'	1°49'53"	N85°19'46"W	39.15'
C301	1225.00'	39.56'	1°51'02"	N83°29'18"W	39.56'
C302	1225.00'	38.92'	1°49'13"	N81°39'11"W	38.92'
C303	1225.00'	39.80'	1°51'42"	N79°48'43"W	39.80'
C304	1225.00'	36.97'	1°43'45"	N78°01'00"W	36.97'
C373	1055.00'	195.65'	10°37'31"	N82°27'52"W	195.37'
C374	1345.00'	299.18'	12°44'41"	N83°31'27"W	298.56'
C492	1055.00'	37.87'	2°03'25"	N78°10'49"W	37.87'
C493	1055.00'	54.23'	2°56'44"	N80°40'53"W	54.23'
C494	1055.00'	54.23'	2°56'44"	N83°37'37"W	54.23'
C495	1055.00'	49.30'	2°40'39"	N86°26'18"W	49.30'
C496	1345.00'	42.51'	1°48'39"	N88°59'29"W	42.51'
C497	1345.00'	43.21'	1°50'27"	N87°09'56"W	43.21'
C498	1345.00'	42.99'	1°49'53"	N85°19'46"W	42.99'
C499	1345.00'	43.44'	1°51'02"	N83°29'18"W	43.44'
C500	1345.00'	42.73'	1°49'13"	N81°39'11"W	42.73'
C501	1345.00'	43.70'	1°51'42"	N79°48'43"W	43.70'
C502	1345.00'	40.59'	1°43'45"	N78°01'00"W	40.59'
C622	155.00'	176.28'	65°09'21"	S32°28'29"E	166.92'
C645	1175.00'	19.77'	0°57'51"	N88°15'34"W	19.77'
C646	1175.00'	23.69'	1°09'19"	N89°19'09"W	23.69'
C647	1133.00'	22.85'	1°09'19"	N89°19'09"W	22.84'

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

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SHEET 12 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C131	25.00'	39.27'	90°00'00"	N44°53'48"W	35.36'
C132	25.00'	39.27'	90°00'00"	N45°06'12"E	35.36'
C133	25.00'	39.21'	89°51'28"	N44°49'32"W	35.31'
C134	25.00'	39.33'	90°08'32"	N45°10'28"E	35.40'
C135	55.00'	54.00'	56°15'04"	N28°01'20"W	51.85'
C136	89.00'	32.37'	20°50'19"	S45°43'42"E	32.19'
C137	46.00'	39.76'	49°31'41"	N60°04'24"W	38.54'
C620	445.00'	219.84'	28°18'19"	S17°04'35"E	217.61'
C621	445.00'	23.51'	3°01'33"	S01°24'37"E	23.51'
C633	345.00'	541.67'	89°57'30"	S44°55'03"E	487.73'
C634	345.00'	543.03'	90°11'03"	S45°09'13"W	488.69'
C635	345.00'	197.86'	32°51'36"	S16°29'29"W	195.16'
C636	345.00'	147.31'	24°27'51"	S45°09'13"W	146.19'
C637	345.00'	197.86'	32°51'36"	S73°48'56"W	195.16'
C638	30.00'	77.04'	147°08'24"	S73°30'31"E	57.55'
C639	35.00'	55.09'	90°11'03"	S45°09'13"W	49.58'
C640	30.00'	77.04'	147°08'24"	N16°11'04"W	57.55'
C641	55.00'	86.35'	89°57'30"	S44°55'03"E	77.75'
C642	55.00'	86.57'	90°11'03"	S45°09'13"W	77.91'

No.	Bearing	Length
L43	S89°45'16"E	5.24'
L221	N89°45'56"W	14.59'
L222	N00°14'04"E	33.00'

- LEGEND:**
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 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
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 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

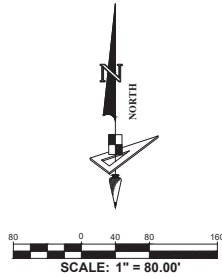
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Altamonte Springs, Florida 32701 Fax: (813) 248-2266
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TWISTED OAKS

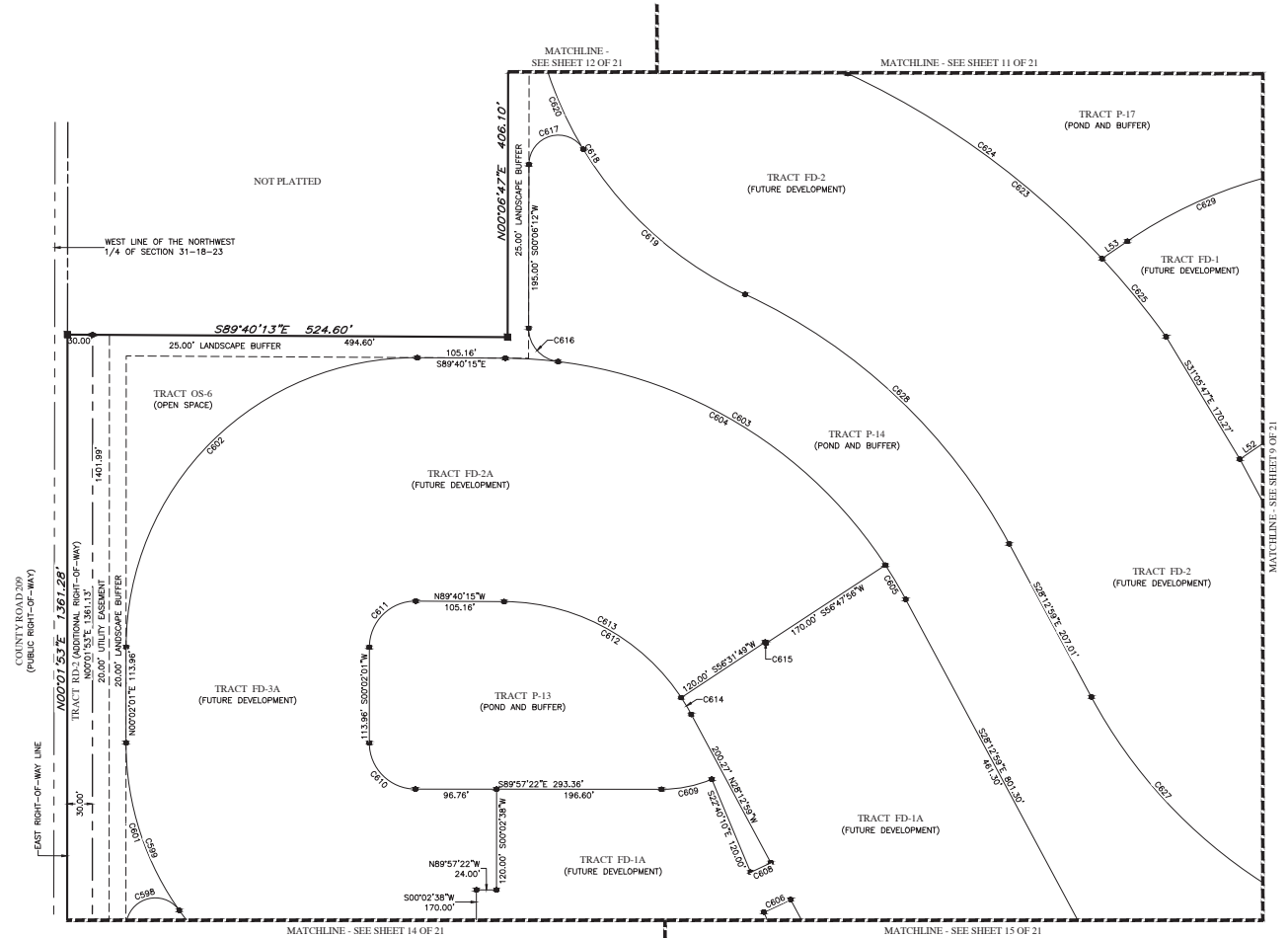
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 13 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C598	35.00'	88.37'	144°39'56"	S72°21'59"W	66.70'
C601	345.00'	212.76'	35°20'04"	S17°38'01"E	209.41'
C602	345.00'	543.70'	90°17'44"	S45°10'53"W	489.16'
C603	545.00'	584.56'	61°27'16"	N58°56'37"W	556.94'
C604	545.00'	537.14'	56°28'11"	N61°26'09"W	515.67'
C605	545.00'	47.41'	4°59'05"	N30°42'31"W	47.40'
C606	325.00'	35.07'	6°11'00"	N64°52'31"E	35.06'
C608	275.00'	26.62'	5°32'49"	N64°33'26"E	26.61'
C609	155.00'	61.45'	22°42'48"	N78°41'14"E	61.04'
C610	55.00'	86.38'	88°59'23"	S44°57'40"E	77.77'
C611	55.00'	86.68'	90°17'44"	S45°10'53"W	77.98'
C612	255.00'	273.51'	61°27'16"	N58°56'37"W	260.59'
C613	255.00'	250.13'	56°12'04"	N61°34'13"W	240.22'
C614	255.00'	23.38'	9°15'12"	N30°50'35"W	23.37'
C615	375.00'	1.76'	0°16'08"	N33°20'08"W	1.76'
C616	40.00'	58.05'	83°09'01"	S41°28'19"E	53.09'
C617	35.00'	90.82'	148°40'04"	S74°26'14"W	67.40'
C618	445.00'	506.05'	65°09'21"	S32°28'29"E	479.22'
C619	445.00'	262.70'	33°49'25"	S48°08'27"E	258.90'
C623	975.00'	497.58'	29°14'26"	N50°25'57"W	492.20'
C624	975.00'	377.05'	22°09'26"	N53°58'27"W	374.70'
C625	975.00'	120.54'	7°05'00"	N39°21'14"W	120.46'
C627	600.00'	645.84'	61°40'24"	S59°03'11"E	615.11'
C628	685.00'	440.40'	36°50'11"	N46°38'04"W	432.85'
C629	545.00'	327.72'	34°27'12"	S72°53'01"W	322.81'

No.	Bearing	Length
L52	S55°39'26"W	35.78'
L53	N59°39'26"E	36.66'



LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORDS
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- PT ----- POINT OF TANGENCY
- PRC ----- POINT OF REVERSE CURVATURE
- PCC ----- POINT OF COMPOUND CURVATURE
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- LB ----- LICENSE BUSINESS
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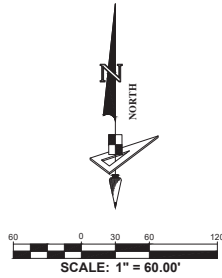
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

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SHEET 14 OF 21 SHEETS

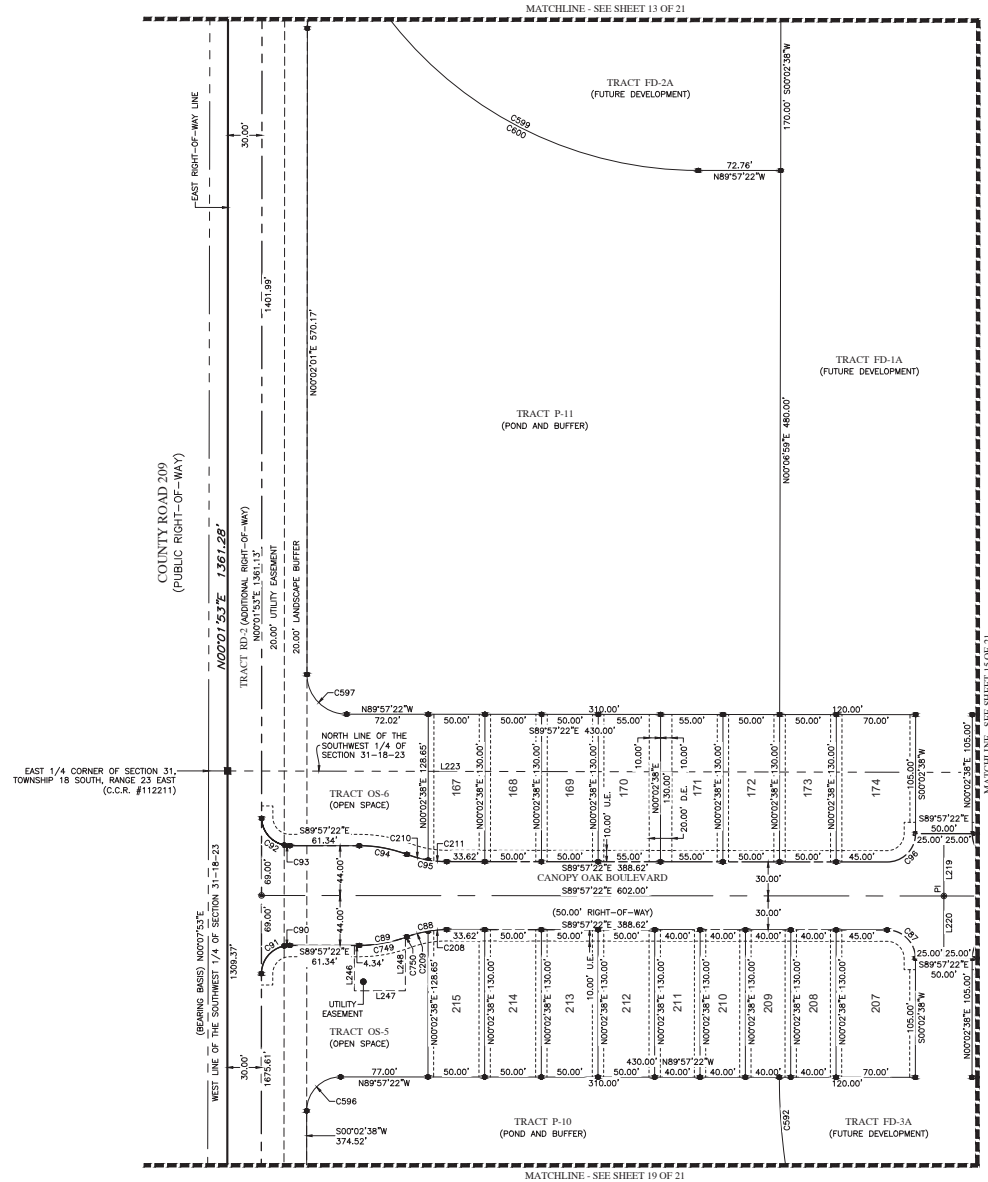


No.	Radius	Arc	Δ	Bearing	Chord
C87	25.00'	39.27'	90°00'00"	N44°57'22"W	35.36'
C88	100.00'	35.95'	20°35'52"	S79°44'42"W	35.76'
C89	119.00'	42.78'	20°35'52"	N79°44'42"E	42.55'
C90	25.00'	5.02'	11°29'41"	S84°17'48"W	5.01'
C91	25.00'	34.25'	78°30'19"	S39°17'48"W	31.64'
C92	25.00'	34.25'	78°30'14"	S39°12'29"E	31.64'
C93	25.00'	5.02'	11°29'46"	S84°12'29"E	5.01'
C94	119.00'	42.78'	20°35'52"	N79°39'26"W	42.55'
C95	100.00'	35.95'	20°35'52"	S79°39'26"E	35.76'
C96	25.00'	39.27'	90°00'00"	N45°02'38"E	35.36'
C208	100.00'	16.46'	9°25'47"	S85°19'45"W	16.44'
C209	100.00'	19.49'	11°10'05"	S75°01'49"W	19.48'
C210	100.00'	19.49'	11°10'05"	S74°56'32"E	19.48'
C211	100.00'	16.46'	9°25'47"	S85°14'28"E	16.44'
C596	30.00'	47.12'	90°00'00"	S45°02'38"W	42.43'
C597	35.00'	54.97'	89°59'23"	S44°57'40"E	49.49'
C599	345.00'	541.86'	89°59'23"	S44°57'40"E	487.86'
C600	345.00'	329.10'	54°39'19"	S62°37'42"E	316.76'
C749	119.00'	41.50'	19°58'49"	N80°03'14"E	41.29'
C750	119.00'	1.28'	0°37'03"	N69°45'18"E	1.28'

No.	Bearing	Length
L219	S00°02'38"W	55.00'
L220	S00°02'38"W	55.00'
L246	S00°02'38"W	40.00'
L247	S89°57'22"E	45.00'
L248	N00°02'38"E	47.16'

LEGEND:

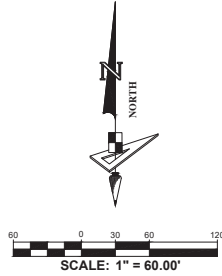
- C.C.R. ----- CERTIFIED CORNER RECORDS
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- D.E. ----- DRAINAGE EASEMENT
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

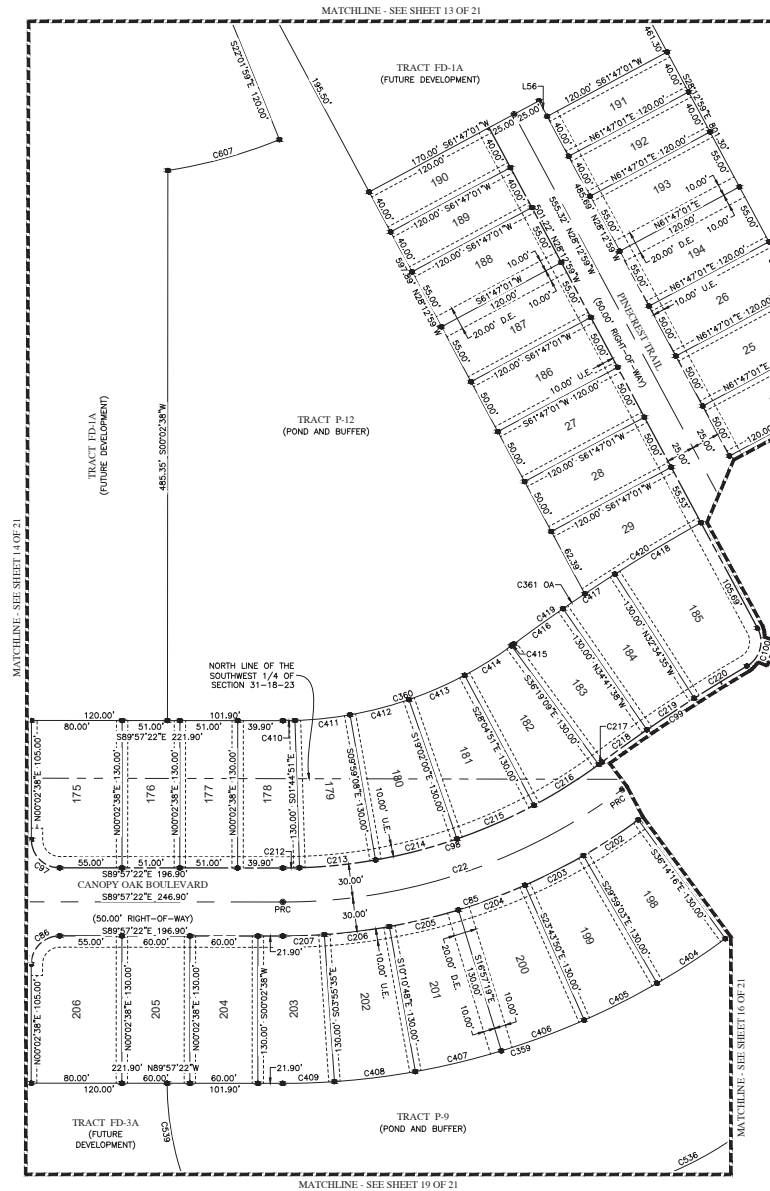
PLAT BOOK _____ PAGE _____
SHEET 15 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C22	500.00'	321.11'	36°47'47"	N71°38'45"E	315.62'
C85	530.00'	340.38'	36°47'47"	N71°38'45"E	334.56'
C86	25.00'	39.27'	90°00'00"	S45°02'38"W	35.36'
C97	25.00'	39.27'	90°00'00"	S44°57'22"E	35.36'
C98	470.00'	301.84'	36°47'47"	N71°38'45"E	296.68'
C99	1360.00'	153.51'	6°28'02"	S56°28'52"W	153.43'
C100	25.00'	38.37'	87°55'52"	N19°44'57"E	34.71'
C202	530.00'	57.85'	6°15'13"	N56°53'21"E	57.82'
C203	530.00'	57.85'	6°15'13"	N63°08'34"E	57.82'
C204	530.00'	62.67'	6°46'31"	N69°39'25"E	62.64'
C205	530.00'	62.67'	6°46'31"	N76°25'56"E	62.64'
C206	530.00'	57.85'	6°15'13"	N82°56'48"E	57.82'
C207	530.00'	36.73'	3°58'13"	N88°03'31"E	36.72'
C212	470.00'	14.69'	1°47'29"	N89°08'54"E	14.69'
C213	470.00'	67.58'	8°14'18"	N84°08'00"E	67.52'
C214	470.00'	74.22'	9°02'51"	N79°29'26"E	74.14'
C215	470.00'	74.22'	9°02'51"	N66°26'34"E	74.14'
C216	470.00'	67.58'	8°14'18"	N57°48'00"E	67.52'
C217	470.00'	3.55'	0°26'00"	N53°27'51"E	3.55'
C218	1360.00'	48.86'	2°03'31"	S54°16'37"W	48.86'
C219	1360.00'	50.26'	2°07'03"	S56°21'54"W	50.26'
C220	1360.00'	54.38'	2°17'28"	S58°34'09"W	54.38'
C359	660.00'	423.86'	36°47'47"	N71°38'45"E	416.62'
C360	340.00'	218.35'	36°47'47"	N71°38'45"E	214.62'
C361	1490.00'	196.98'	7°34'29"	S57°02'06"W	196.84'
C404	660.00'	72.04'	6°15'13"	N56°53'21"E	72.00'
C405	660.00'	72.04'	6°15'13"	N63°08'34"E	72.00'
C406	660.00'	78.05'	8°46'31"	N69°39'25"E	78.00'
C407	660.00'	78.05'	8°46'31"	N76°25'56"E	78.00'
C408	660.00'	72.04'	6°15'13"	N82°56'48"E	72.00'
C409	660.00'	45.74'	3°58'13"	N88°03'31"E	45.73'
C410	340.00'	10.63'	1°47'29"	N89°08'54"E	10.63'
C411	340.00'	48.89'	8°14'18"	N84°08'00"E	48.85'
C412	340.00'	53.69'	9°02'51"	N79°29'26"E	53.63'
C413	340.00'	53.69'	9°02'51"	N66°26'34"E	53.63'
C414	340.00'	48.89'	8°14'18"	N57°48'00"E	48.85'
C415	340.00'	2.57'	0°26'00"	N53°27'51"E	2.57'
C416	1490.00'	53.53'	2°03'31"	S54°16'37"W	53.53'
C417	1490.00'	55.07'	2°07'03"	S56°21'54"W	55.07'
C418	1490.00'	88.38'	3°23'55"	S59°07'23"W	88.37'
C419	1490.00'	76.75'	2°57'05"	S54°43'24"W	76.75'
C420	1490.00'	120.23'	4°37'24"	S58°30'38"W	120.20'
C536	300.00'	147.17'	28°06'27"	N63°11'29"E	145.70'
C539	255.00'	121.69'	27°20'33"	S13°37'38"E	120.54'
C607	445.00'	102.39'	13°11'00"	N74°33'31"E	102.17'

LEGEND:

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- PT ----- POINT OF TANGENCY
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- PCC ----- POINT OF COMPOUND CURVATURE
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- LB ----- LICENSE BUSINESS
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No.	Bearing	Length
L56	N28°12'59"W	15.53'

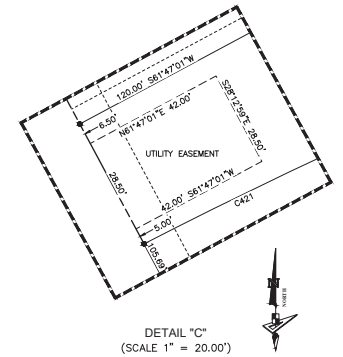
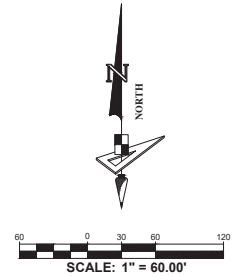
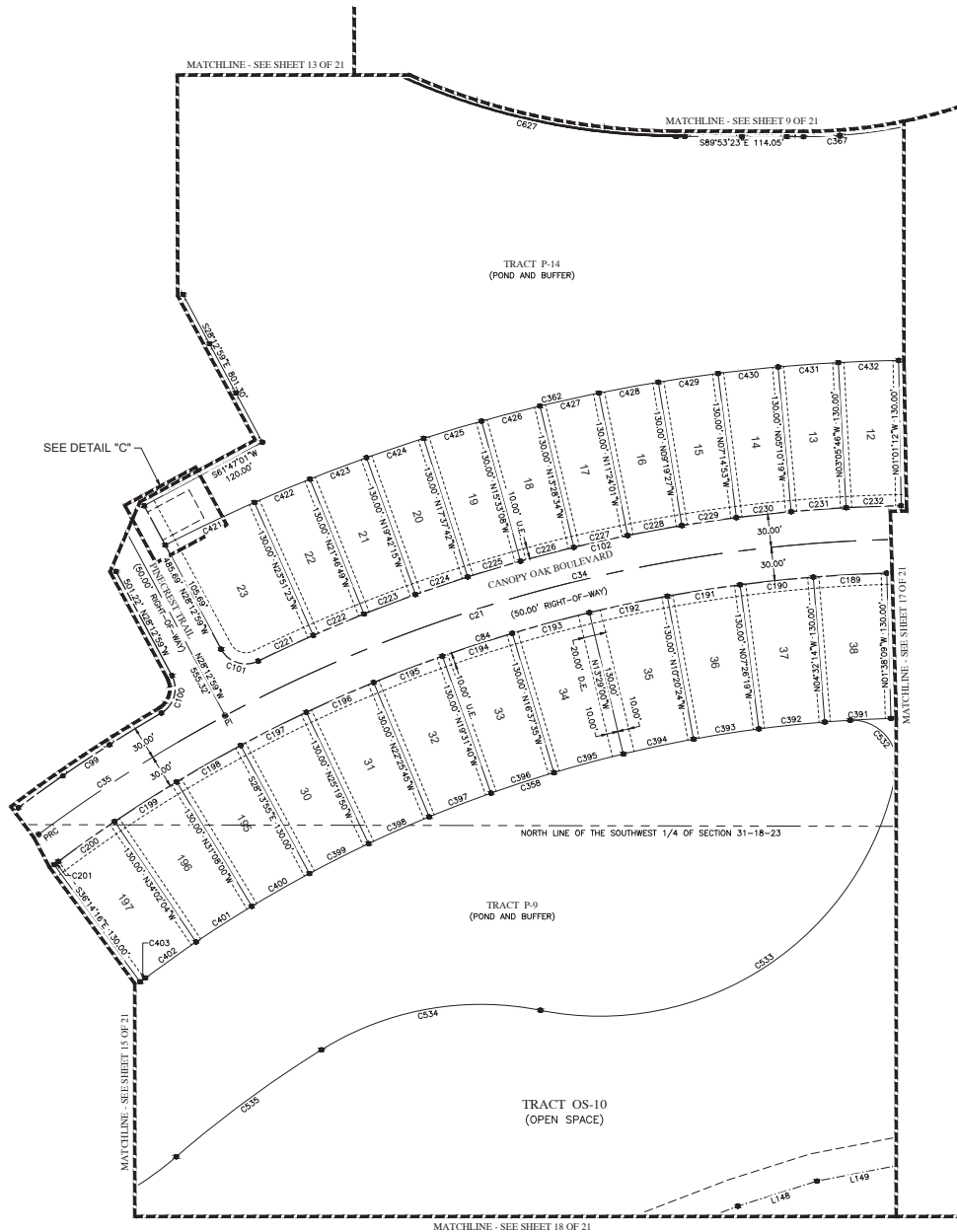
TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 16 OF 21 SHEETS

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C21	1330.00'	881.12'	37°57'29"	S72°13'36"W	865.09'
C34	1330.00'	682.97'	29°25'19"	S76°29'41"W	675.49'
C35	1330.00'	198.15'	8°32'10"	S57°30'56"W	197.96'
C84	1300.00'	861.24'	37°57'29"	S72°13'36"W	845.58'
C99	1360.00'	153.51'	6°28'02"	S56°28'52"W	153.43'
C100	25.00'	38.37'	87°55'52"	N15°44'57"E	34.71'
C101	25.00'	38.37'	87°55'52"	S72°10'55"E	34.71'
C102	1360.00'	649.27'	27°21'11"	S77°31'45"W	643.12'
C189	1300.00'	65.83'	2°54'05"	S86°54'48"W	65.82'
C190	1300.00'	65.83'	2°54'05"	S84°00'43"W	65.82'
C191	1300.00'	65.83'	2°54'05"	S81°06'38"W	65.82'
C192	1300.00'	71.32'	3°08'36"	S78°05'18"W	71.31'
C193	1300.00'	71.32'	3°08'36"	S74°56'43"W	71.31'
C194	1300.00'	65.83'	2°54'05"	S71°55'23"W	65.82'
C195	1300.00'	65.83'	2°54'05"	S69°01'18"W	65.82'
C196	1300.00'	65.83'	2°54'05"	S66°07'13"W	65.82'
C197	1300.00'	65.83'	2°54'05"	S63°13'08"W	65.82'
C198	1300.00'	65.83'	2°54'05"	S60°19'03"W	65.82'
C199	1300.00'	65.83'	2°54'05"	S57°24'58"W	65.82'
C200	1300.00'	61.67'	2°43'04"	S54°36'23"W	61.66'
C201	530.00'	4.76'	0°30'53"	N53°30'18"E	4.76'
C221	1360.00'	54.38'	2°17'28"	S64°59'53"W	54.38'
C222	1360.00'	49.28'	2°04'34"	S67°10'54"W	49.28'
C223	1360.00'	49.28'	2°04'34"	S69°15'28"W	49.28'
C224	1360.00'	49.28'	2°04'34"	S71°20'01"W	49.28'
C225	1360.00'	49.28'	2°04'34"	S73°24'35"W	49.28'
C226	1360.00'	49.28'	2°04'34"	S75°29'09"W	49.28'
C227	1360.00'	49.28'	2°04'34"	S77°33'43"W	49.27'
C228	1360.00'	49.28'	2°04'34"	S79°38'16"W	49.28'
C229	1360.00'	49.28'	2°04'34"	S81°42'50"W	49.28'
C230	1360.00'	49.28'	2°04'34"	S83°47'24"W	49.28'
C231	1360.00'	49.28'	2°04'34"	S85°51'58"W	49.28'
C232	1360.00'	49.28'	2°04'34"	S87°56'31"W	49.28'
C358	1170.00'	775.12'	37°57'29"	S72°13'36"W	761.02'
C362	1490.00'	740.13'	28°27'38"	S76°58'31"W	732.55'
C391	1170.00'	59.25'	2°54'05"	S86°54'48"W	59.24'
C392	1170.00'	59.25'	2°54'05"	S84°00'43"W	59.24'
C393	1170.00'	59.25'	2°54'05"	S81°06'38"W	59.24'
C394	1170.00'	64.19'	3°08'36"	S78°05'18"W	64.18'
C395	1170.00'	64.19'	3°08'36"	S74°56'43"W	64.18'
C396	1170.00'	59.25'	2°54'05"	S71°55'23"W	59.24'
C397	1170.00'	59.25'	2°54'05"	S69°01'18"W	59.24'
C398	1170.00'	59.25'	2°54'05"	S66°07'13"W	59.24'
C399	1170.00'	59.25'	2°54'05"	S63°13'08"W	59.24'
C400	1170.00'	59.25'	2°54'05"	S60°19'03"W	59.24'
C401	1170.00'	59.25'	2°54'05"	S57°24'58"W	59.24'
C402	1170.00'	55.50'	2°43'04"	S54°36'23"W	55.49'
C403	660.00'	5.93'	0°30'53"	N53°30'18"E	5.93'
C421	1490.00'	86.38'	3°23'55"	S64°26'40"W	88.37'
C422	1490.00'	53.99'	2°04'34"	S67°10'54"W	53.99'
C423	1490.00'	53.99'	2°04'34"	S69°15'28"W	53.99'
C424	1490.00'	53.99'	2°04'34"	S71°20'01"W	53.99'
C425	1490.00'	53.99'	2°04'34"	S73°24'35"W	53.99'
C426	1490.00'	53.99'	2°04'34"	S75°29'09"W	53.99'
C427	1490.00'	53.99'	2°04'34"	S77°33'43"W	53.98'
C428	1490.00'	53.99'	2°04'34"	S79°38'16"W	53.99'
C429	1490.00'	53.99'	2°04'34"	S81°42'50"W	53.99'
C430	1490.00'	53.99'	2°04'34"	S83°47'24"W	53.99'
C431	1490.00'	53.99'	2°04'34"	S85°51'58"W	53.99'
C432	1490.00'	53.99'	2°04'34"	S87°56'31"W	53.99'
C532	40.00'	73.16'	104°48'02"	N41°03'33"W	63.38'
C533	270.00'	424.25'	90°01'45"	N56°21'21"E	381.93'
C534	270.00'	203.74'	43°14'05"	S79°45'11"W	198.94'
C535	1028.00'	161.44'	8°59'53"	S53°38'12"W	161.28'

LEGEND:
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 ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

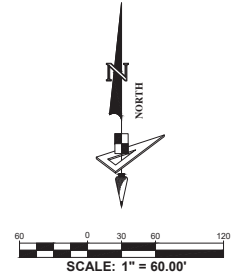


Line Data Table		
No.	Bearing	Length
L148	N72°26'27"E	74.34'
L149	N79°02'55"E	80.55'

TWISTED OAKS

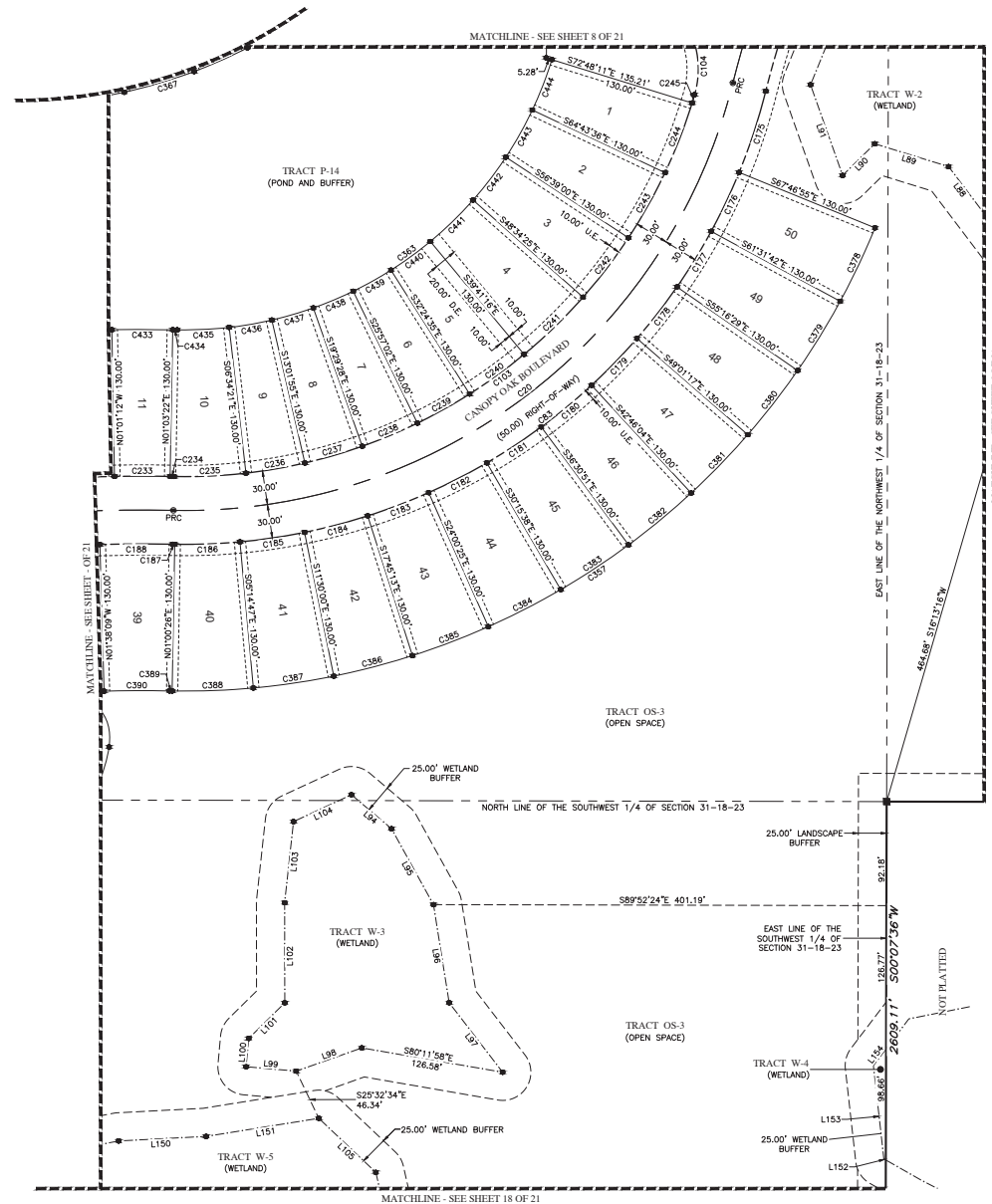
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 17 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C20	500.00'	673.52'	77°10'48"	N52°36'56"E	623.74'
C83	530.00'	713.94'	77°10'48"	N52°36'56"E	661.17'
C103	470.00'	614.88'	74°57'28"	N53°43'36"E	571.96'
C104	81.00'	50.96'	36°02'39"	N01°46'27"W	50.12'
C175	530.00'	75.78'	8°11'33"	N18°07'19"E	75.72'
C176	530.00'	57.85'	6°15'13"	N25°20'41"E	57.82'
C177	530.00'	57.85'	6°15'13"	N31°35'54"E	57.82'
C178	530.00'	57.85'	6°15'13"	N37°51'07"E	57.82'
C179	530.00'	57.85'	6°15'13"	N44°06'20"E	57.82'
C180	530.00'	57.85'	6°15'13"	N50°21'33"E	57.82'
C181	530.00'	57.85'	6°15'13"	N56°36'45"E	57.82'
C182	530.00'	57.85'	6°15'13"	N62°51'58"E	57.82'
C183	530.00'	57.85'	6°15'13"	N69°07'11"E	57.82'
C184	530.00'	57.85'	6°15'13"	N75°22'24"E	57.82'
C185	530.00'	57.85'	6°15'13"	N81°37'36"E	57.82'
C186	530.00'	57.85'	6°15'13"	N87°52'49"E	57.82'
C187	530.00'	1.84'	0°11'55"	S88°53'37"E	1.84'
C188	1300.00'	64.47'	2°50'30"	S89°47'06"W	64.47'
C233	1360.00'	49.28'	2°04'34"	N89°58'55"W	49.28'
C234	1360.00'	3.55'	0°08'59"	N88°52'09"W	3.55'
C235	470.00'	63.81'	7°46'42"	N87°19'00"E	63.76'
C236	470.00'	52.99'	6°27'33"	N80°11'52"E	52.96'
C237	470.00'	52.99'	6°27'33"	N73°44'19"E	52.96'
C238	470.00'	52.99'	6°27'33"	N67°16'45"E	52.96'
C239	470.00'	52.99'	6°27'33"	N60°49'12"E	52.96'
C240	470.00'	59.70'	7°16'41"	N53°57'04"E	59.66'
C241	470.00'	72.89'	8°53'09"	N45°52'10"E	72.82'
C242	470.00'	66.25'	8°04'35"	N37°23'18"E	66.20'
C243	470.00'	66.25'	8°04'35"	N29°18'42"E	66.20'
C244	470.00'	66.25'	8°04'35"	N21°14'07"E	66.20'
C245	470.00'	7.79'	0°56'57"	N16°43'21"E	7.79'
C357	660.00'	794.68'	68°59'16"	N56°42'43"E	747.54'
C363	340.00'	439.18'	74°00'32"	N54°12'05"E	409.28'
C378	660.00'	72.04'	6°15'13"	N25°20'41"E	72.00'
C379	660.00'	72.04'	6°15'13"	N31°35'54"E	72.00'
C380	660.00'	72.04'	6°15'13"	N37°51'07"E	72.00'
C381	660.00'	72.04'	6°15'13"	N44°06'20"E	72.00'
C382	660.00'	72.04'	6°15'13"	N50°21'33"E	72.00'
C383	660.00'	72.04'	6°15'13"	N56°36'45"E	72.00'
C384	660.00'	72.04'	6°15'13"	N62°51'58"E	72.00'
C385	660.00'	72.04'	6°15'13"	N69°07'11"E	72.00'
C386	660.00'	72.04'	6°15'13"	N75°22'24"E	72.00'
C387	660.00'	72.04'	6°15'13"	N81°37'36"E	72.00'
C388	660.00'	72.04'	6°15'13"	N87°52'49"E	72.00'
C389	660.00'	2.29'	0°11'55"	S88°53'37"E	2.29'
C390	1170.00'	58.03'	2°50'30"	S89°47'06"W	58.02'
C433	1490.00'	53.99'	2°04'34"	N89°58'55"W	53.99'
C434	1490.00'	3.89'	0°08'59"	N88°52'09"W	3.89'
C435	340.00'	46.16'	7°46'42"	N87°19'00"E	46.12'
C436	340.00'	38.33'	6°27'33"	N80°11'52"E	38.31'
C437	340.00'	38.33'	6°27'33"	N73°44'19"E	38.31'
C438	340.00'	38.33'	6°27'33"	N67°16'45"E	38.31'
C439	340.00'	38.33'	6°27'33"	N60°49'12"E	38.31'
C440	340.00'	43.19'	7°16'41"	N53°57'04"E	43.16'
C441	340.00'	52.73'	8°53'09"	N45°52'10"E	52.68'
C442	340.00'	47.93'	8°04'35"	N37°23'18"E	47.89'
C443	340.00'	47.93'	8°04'35"	N29°18'42"E	47.89'
C444	340.00'	47.93'	8°04'35"	N21°14'07"E	47.89'

LEGEND:
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 PT ----- POINT OF TANGENCY
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 ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

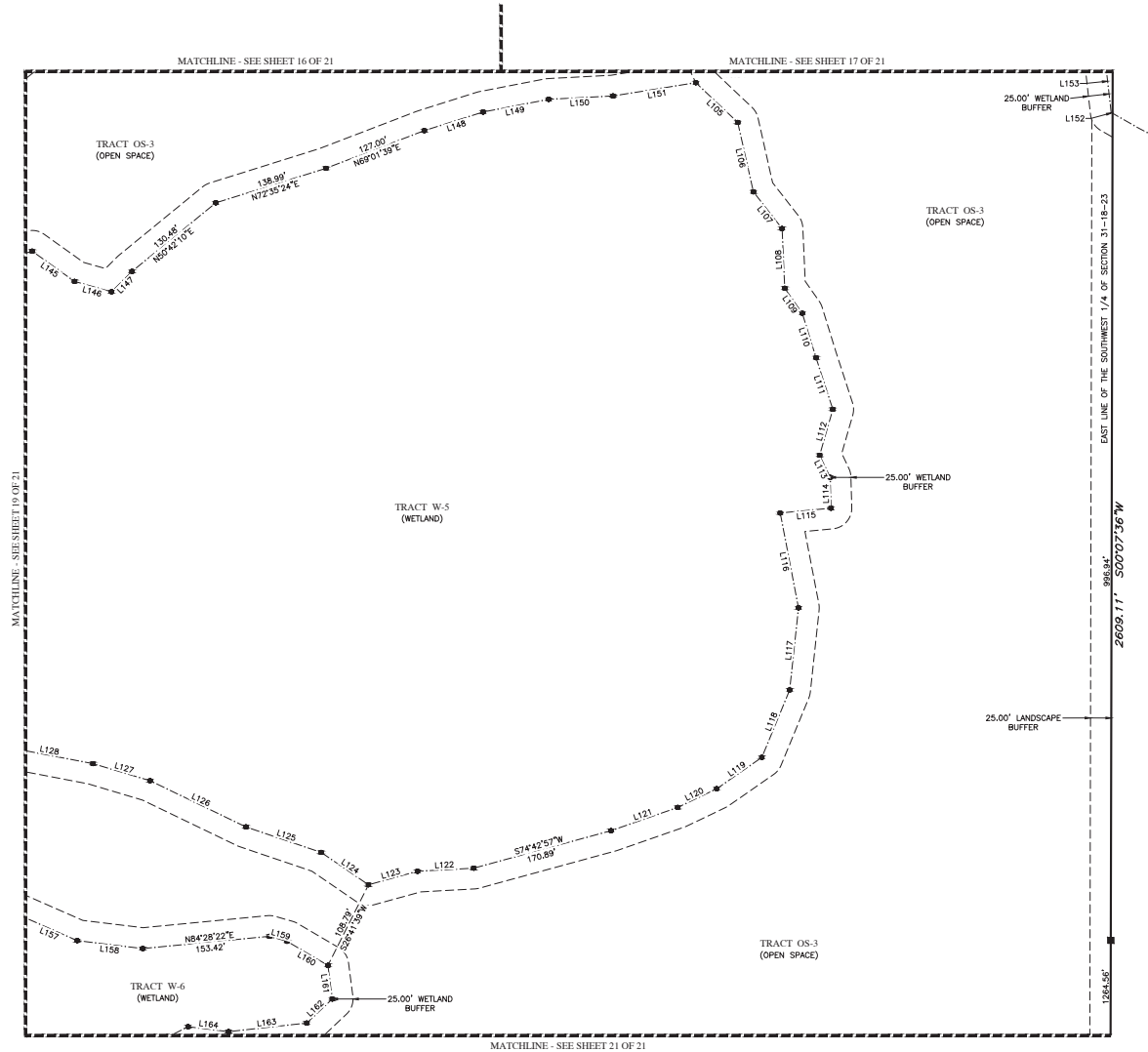
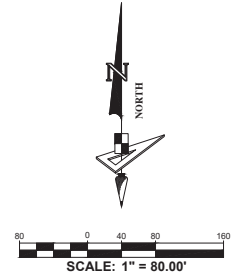


No.	Bearing	Length
L88	N37°07'51"W	109.45'
L89	N72°47'55"W	68.48'
L90	S45°28'06"W	39.98'
L91	N19°28'22"W	65.21'
L94	N49°40'46"W	46.60'
L95	N28°55'15"W	76.80'
L96	N09°04'27"W	88.02'
L97	N37°34'54"W	77.67'
L98	N70°29'48"E	61.66'
L99	S84°57'48"E	44.58'
L100	S06°15'11"W	25.15'
L101	S45°23'07"W	44.91'
L102	S00°04'51"E	88.68'
L103	S06°14'27"W	72.31'
L104	S65°06'09"W	56.58'
L105	S46°32'40"E	69.68'
L150	N87°00'36"E	77.54'
L151	N80°52'29"E	101.04'
L152	N60°19'42"W	2.13'
L153	N06°23'59"W	83.17'
L154	N37°12'16"E	18.76'

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 18 OF 21 SHEETS



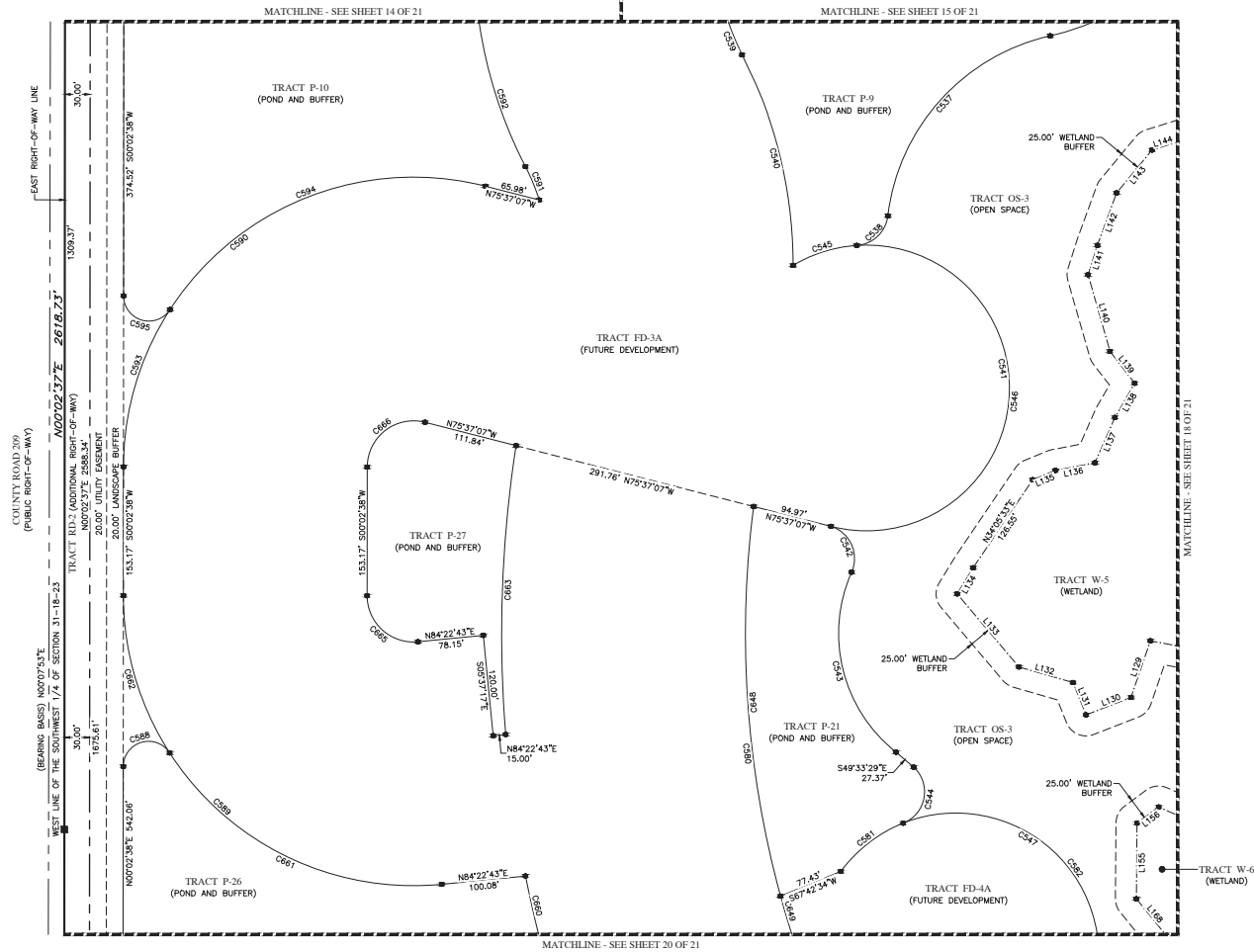
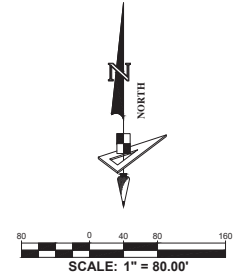
No.	Bearing	Length
L105	S46°32'40"E	69.68'
L106	S12°42'53"E	85.78'
L107	S37°57'55"E	56.20'
L108	S02°31'31"E	72.04'
L109	S35°04'41"E	36.74'
L110	S17°11'38"E	56.18'
L111	S18°01'34"E	65.42'
L112	S16°02'13"W	57.58'
L113	S25°28'47"E	29.58'
L114	S01°32'53"E	37.09'
L115	S84°34'01"W	61.49'
L116	S10°53'31"E	116.44'
L117	S06°07'28"W	99.57'
L118	S22°24'49"W	87.90'
L119	S55°09'48"W	66.20'
L120	S64°25'10"W	52.17'
L121	S70°46'19"W	85.16'
L122	S86°50'53"W	68.00'
L123	S74°36'48"W	61.21'
L124	N59°39'13"W	69.13'
L125	N71°16'50"W	95.72'
L126	N64°15'07"W	128.13'
L127	N73°19'30"W	71.85'
L128	N79°11'00"W	115.74'
L145	S54°27'30"E	62.72'
L146	S74°20'55"E	46.35'
L147	N45°07'27"E	34.88'
L148	N72°26'27"E	74.34'
L149	N79°02'55"E	80.55'
L150	N87°00'38"E	77.54'
L151	N80°52'29"E	101.04'
L152	N60°19'42"W	2.13'
L153	N06°23'59"W	83.17'
L157	S66°16'29"E	92.70'
L158	S83°04'59"E	79.50'
L159	S74°03'27"E	21.91'
L160	S59°34'12"E	57.30'
L161	S07°22'44"E	40.87'
L162	S46°40'09"W	42.28'
L163	S83°44'13"W	94.78'
L164	N83°04'53"W	49.22'

- LEGEND:**
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 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 19 OF 21 SHEETS



- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
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No.	Radius	Arc	Δ	Bearing	Chord
C537	250.00'	307.39'	70°28'52"	S42°01'16"W	288.39'
C538	40.00'	55.35'	79°17'23"	N46°26'32"E	51.04'
C539	255.00'	121.69'	27°20'33"	S13°37'38"E	120.54'
C540	545.00'	260.28'	27°21'46"	N13°37'01"W	257.81'
C541	170.00'	688.39'	225°16'09"	N08°15'11"W	313.81'
C542	40.08'	67.42'	96°22'10"	N24°17'36"W	59.75'
C543	180.00'	237.62'	75°38'14"	S13°52'15"E	220.74'
C544	40.00'	80.82'	115°45'38"	N10°27'13"E	67.76'
C545	170.00'	80.04'	26°58'29"	S72°35'59"W	79.30'
C546	170.00'	588.35'	198°17'40"	N05°14'03"E	335.68'
C547	170.00'	720.80'	242°56'02"	N22°17'26"W	290.00'
C580	1185.00'	588.09'	28°26'05"	S06°51'51"E	582.07'
C581	170.00'	95.22'	32°05'29"	S52°17'18"W	93.98'
C582	170.00'	596.17'	200°55'51"	N11°12'02"W	334.34'
C588	30.00'	77.04'	14°08'24"	S73°36'50"W	57.55'
C589	345.00'	576.04'	93°39'55"	S47°47'19"E	511.42'
C590	345.00'	628.26'	104°20'15"	S52°12'46"W	544.98'
C591	255.00'	43.08'	9°40'47"	N22°27'31"W	43.03'
C592	545.00'	260.08'	27°20'33"	S13°37'38"E	257.62'
C593	345.00'	197.86'	32°51'36"	S16°28'26"W	195.16'
C594	345.00'	430.39'	71°28'40"	S68°38'34"W	403.02'
C595	30.00'	77.04'	14°08'24"	S73°31'34"E	57.55'
C648	1185.00'	467.73'	22°36'54"	S03°57'16"E	464.70'
C649	1185.00'	120.36'	5°49'11"	S18°10'18"E	120.31'
C660	1475.00'	258.89'	10°03'23"	S16°17'28"E	258.56'
C661	345.00'	378.18'	62°48'19"	S64°13'07"E	359.52'
C662	345.00'	197.86'	32°51'36"	S16°23'10"E	195.16'
C663	1475.00'	344.71'	13°23'24"	S02°02'42"W	343.92'
C665	55.00'	91.83'	95°39'55"	S47°47'19"E	81.53'
C666	55.00'	100.16'	104°20'15"	S52°12'46"W	86.88'

No.	Bearing	Length
L129	S18°56'38"W	71.20'
L130	S68°40'32"W	57.31'
L131	N21°53'15"W	41.49'
L132	N73°54'43"W	67.04'
L133	N40°12'26"W	113.91'
L134	N31°31'56"E	36.35'
L135	N67°40'14"E	29.16'
L136	N79°03'08"E	47.87'
L137	N23°48'12"E	58.95'
L138	N30°00'15"E	47.04'

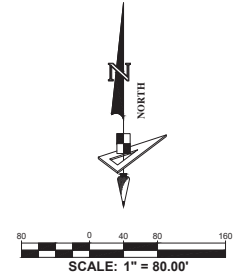
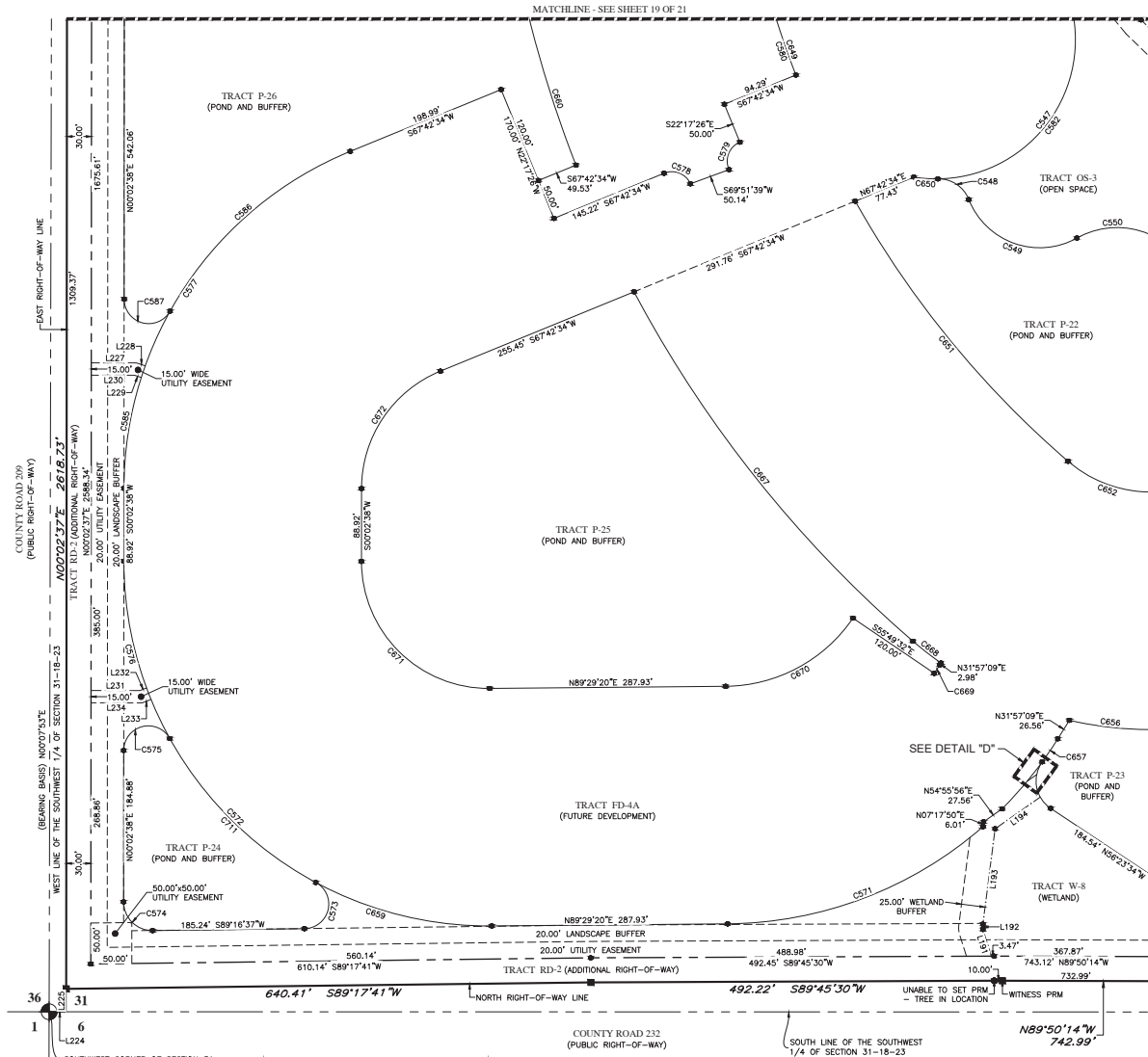
No.	Bearing	Length
L139	N37°45'35"W	47.94'
L140	N15°58'21"W	94.87'
L141	N17°33'41"E	36.65'
L142	N20°03'59"E	66.51'
L143	N39°37'22"E	66.28'
L144	N72°37'21"E	40.18'
L155	N00°26'42"E	90.15'
L156	N53°21'55"E	32.13'
L166	N39°08'05"W	56.36'

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

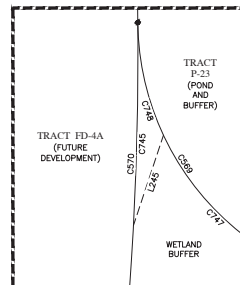
PLAT BOOK _____ PAGE _____
SHEET 20 OF 21 SHEETS

Line Data Table		
No.	Bearing	Length
L191	S17°34'44"E	34.18'
L192	S00°00'00"E	6.46'
L193	S07°17'50"W	117.41'
L194	S54°55'56"W	67.27'
L224	N89°59'19"W	20.85'
L225	S00°00'41"W	27.96'
L227	N89°57'22"W	55.18'
L228	N71°17'05"W	11.30'
L229	N71°17'05"W	8.83'
L230	N89°57'22"W	52.71'
L231	S89°57'22"E	59.72'
L232	N68°43'32"E	8.65'
L233	N68°43'32"E	11.47'
L234	S89°57'22"E	62.55'
L245	S54°55'56"W	13.99'



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C547	170.00'	720.80'	242°56'02"	N22°17'26"W	280.00'
C548	40.00'	48.29'	69°10'09"	N56°09'02"W	45.41'
C549	93.00'	158.62'	97°43'29"	S70°25'42"E	140.08'
C550	100.00'	135.49'	77°37'54"	N80°28'30"W	125.36'
C569	40.00'	64.51'	92°23'53"	S10°11'37"E	57.74'
C570	480.00'	109.56'	13°04'39"	N38°29'29"E	109.32'
C571	480.00'	340.53'	40°38'51"	N69°09'54"E	333.43'
C572	445.00'	703.32'	90°33'18"	S45°14'01"E	632.37'
C573	30.00'	79.06'	150°59'58"	N13°46'38"E	58.09'
C574	35.00'	55.45'	90°46'01"	S45°20'22"E	49.83'
C575	30.00'	79.01'	150°53'23"	S75°29'19"W	58.07'
C576	445.00'	226.09'	29°06'37"	S14°30'41"E	223.67'
C577	445.00'	525.54'	67°39'56"	S33°52'36"W	495.53'
C578	25.00'	38.36'	87°55'25"	N68°19'43"W	34.71'
C579	25.00'	40.25'	92°14'19"	S21°35'25"W	36.04'
C580	1185.00'	588.09'	28°26'05"	S06°51'51"E	582.07'
C581	1185.00'	588.09'	28°26'05"	S06°51'51"E	582.07'
C582	170.00'	596.17'	200°55'51"	N11°12'02"W	334.34'
C585	445.00'	226.09'	29°06'37"	S14°35'57"W	223.67'
C586	445.00'	299.45'	38°33'19"	S48°25'55"W	293.83'
C587	30.00'	79.01'	150°53'23"	S75°24'03"E	58.07'
C589	1185.00'	120.36'	9°49'11"	S18°10'18"E	120.31'
C590	170.00'	29.41'	9°54'42"	S85°46'46"E	29.37'
C591	1185.00'	412.36'	19°56'16"	S39°17'16"E	410.28'
C592	155.00'	221.70'	81°57'04"	N89°46'03"E	203.28'
C593	445.00'	420.52'	54°08'39"	N75°51'50"E	405.05'
C594	480.00'	33.95'	4°03'10"	N33°58'44"E	33.95'
C595	480.00'	45.74'	5°27'37"	N42°18'00"E	45.73'
C596	445.00'	223.59'	28°47'19"	S76°07'01"E	221.25'
C597	1475.00'	258.89'	10°03'23"	S16°17'28"E	258.56'
C598	1475.00'	548.98'	21°19'29"	S38°35'40"E	545.81'
C599	445.00'	43.26'	5°34'12"	S52°02'31"E	43.24'
C600	310.00'	12.02'	2°13'19"	N33°03'49"E	12.02'
C601	190.00'	183.43'	55°18'52"	N61°49'54"E	176.39'
C602	155.00'	244.97'	90°33'18"	S45°14'01"E	220.26'
C603	155.00'	183.05'	67°39'56"	S33°52'36"W	172.60'
C604	445.00'	253.63'	32°39'22"	S45°23'40"E	250.21'
C605	480.00'	29.86'	3°33'52"	N37°47'15"E	29.86'
C606	40.00'	28.45'	40°45'10"	S08°54'01"E	27.85'
C607	40.00'	17.12'	24°31'45"	S23°44'27"W	16.99'

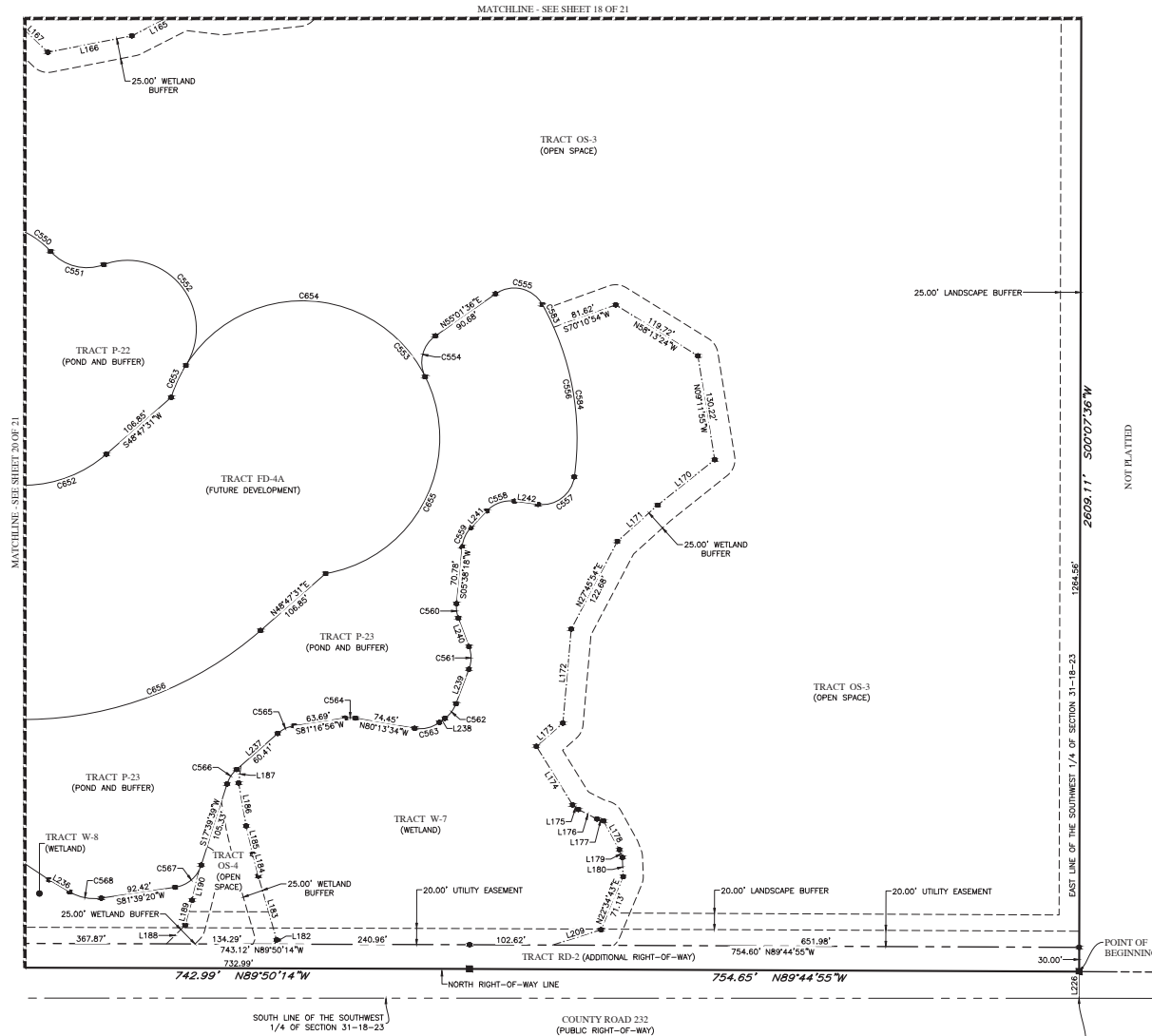
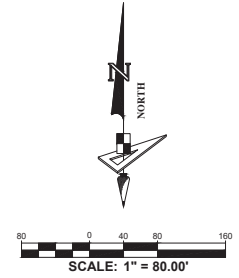
- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 21 OF 21 SHEETS



- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P.P.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

No.	Radius	Arc	Δ	Bearing	Chord
C550	100.00'	135.49'	77°37'54"	N80°28'30"W	125.36'
C551	60.00'	71.92'	68°40'35"	S75°59'50"E	67.69'
C552	85.00'	211.15'	142°19'53"	N39°10'11"W	160.90'
C553	170.00'	720.80'	242°56'02"	N41°12'28"W	290.00'
C554	40.00'	56.96'	81°35'42"	S14°13'45"W	52.27'
C555	40.00'	66.93'	95°52'22"	N77°02'13"W	59.39'
C556	340.00'	220.68'	37°11'20"	N10°30'23"W	216.83'
C557	40.00'	62.49'	89°30'31"	N52°50'32"E	56.33'
C558	40.00'	37.65'	53°55'46"	S70°37'55"W	36.28'
C559	40.00'	26.55'	38°01'44"	S24°39'10"W	26.06'
C560	40.00'	18.17'	26°01'13"	S07°22'18"E	18.01'
C561	40.00'	28.64'	41°01'30"	N00°07'51"E	28.03'
C562	40.00'	22.91'	32°49'03"	N37°03'07"E	22.60'
C563	40.00'	32.33'	46°18'47"	N76°37'03"E	31.46'
C564	40.00'	12.91'	18°29'30"	N89°28'19"W	12.85'
C565	40.00'	22.68'	32°29'25"	S65°02'14"W	22.38'
C566	40.00'	21.73'	31°07'52"	S33°13'35"W	21.47'
C567	40.00'	44.68'	63°59'41"	N49°39'29"E	42.39'
C568	60.00'	40.69'	38°51'33"	S78°54'54"E	39.92'
C583	340.00'	31.33'	5°16'46"	N26°27'40"W	31.32'
C584	340.00'	189.35'	31°54'33"	N07°52'00"W	186.92'
C652	155.00'	221.70'	81°57'04"	N89°46'03"E	203.28'
C653	170.00'	43.53'	14°40'15"	S24°39'38"W	43.41'
C654	170.00'	360.31'	121°26'09"	N87°17'11"W	296.56'
C655	170.00'	316.96'	106°49'39"	N26°50'43"E	273.01'
C656	445.00'	420.52'	54°08'39"	N75°51'50"E	405.05'

No.	Bearing	Length
L165	S63°03'17"W	71.15'
L166	S78°56'53"W	105.90'
L167	N45°55'16"W	58.37'
L170	N51°29'20"E	90.38'
L171	N47°58'14"E	66.97'
L172	N05°02'24"E	116.82'
L173	N48°44'47"E	43.62'
L174	N31°43'02"W	85.19'
L175	N51°25'17"W	9.11'
L176	N62°57'17"W	25.97'
L177	N74°17'41"W	8.18'
L178	N28°53'31"W	40.74'
L179	N21°02'30"W	10.28'
L180	N02°21'43"W	23.88'
L182	S22°38'52"W	5.70'
L183	S16°04'07"E	82.22'

No.	Bearing	Length
L184	S14°06'53"E	27.98'
L185	S13°12'29"E	35.88'
L186	S09°53'19"E	53.85'
L187	S07°42'59"W	21.80'
L188	N45°21'44"E	32.69'
L189	N15°11'00"E	32.10'
L190	N13°16'45"E	37.90'
L209	N72°27'59"E	63.05'
L226	N00°07'36"E	33.03'
L236	N59°29'08"W	29.57'
L237	S48°47'31"W	67.74'
L238	S53°27'39"W	8.54'
L239	S20°38'36"W	45.62'
L240	S20°22'54"E	37.63'
L241	S43°40'02"W	28.58'
L242	N82°24'12"W	29.36'

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