



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD
PRC Chairperson – Melanie Peavy

Agenda
Regular Meeting
August 9, 2022 10:00 AM
Commission Conference Room 124
100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. *PROJECT REVIEW COMMITTEE - REGULAR MEETING JULY 12, 2022 AT 10 AM*

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)**
Parcel D07-014

The applicant is seeking a favorable recommendation from the Project Review Committee, for 190 residential units (95 duplex buildings), dog park,

playground, pool, and a clubhouse with associated parking and drive aisles. The applicant seeks an approval for a waiver to reduce the required 20' landscape buffer at the NE corner of site to 15'. The applicant also seeks an approval for a waiver to reduce the drive aisle from 35' to 34'. **Staff does not recommend approval of the proposed waivers.**

2. **SP 2112-012 Solamar at Wildwood (FKA Village Pointe)**

The applicant is seeking a favorable recommendation from the Project Review Committee, for construction of two hundred and forty-three (243) multi-family residential units, seven thousand one hundred and seven (7,107) sq ft clubhouse with a four thousand two hundred and eighty-two (4,282) sq ft pool and spa, nine hundred and sixty-three (963) sq ft maintenance building, open air dog park, and open air BBQ and play area on 27.96 acres MOL. **Staff recommends approval of the site plan contingent on the resolution of outstanding comments.**

3. **SP 2202-003 Wildwood Storage
Parcel D29A024**

The applicant is seeking a favorable recommendation from the Project Review Committee, for 87 condominiumized recreational private vehicle storage with a total of 85,800 sq. ft of proposed buildings. **Staff recommends approval.**

4. **SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center**

The applicant is seeking a favorable recommendation from the Project Review Committee, for construction of an eight thousand six hundred and fifty-eight (8,658) sq ft ambulatory surgery center and a thirteen thousand seven hundred and twenty-four (13,724) sq ft medical office building with three (3) technical waivers for building facade, landscape buffer, and stormwater placement on 4.66 acres MOL. **Staff recommends approval for waiver requests of the building facade, landscape buffer, and stormwater placement. Staff recommends approval of the site plan contingent on the resolution of outstanding comments.**

5. **SP 2204-007 Cartech Collision (MINOR)
Parcel G30DB001A**

The applicant is seeking approval from the Project Review Committee, for a 1,770 sq. ft. addition to the existing building in the South Wildwood Industrial Park. **Staff recommends approval.**

VI. **ADJOURNMENT**

August 9, 2022 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 12, 2022 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy called the meeting to order, followed by the roll call.

II. Roll Call

ATTENDANCE	TITLE	STATUS
Melanie Peavy	Development Svcs Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Chief of Police	Present
Joshua Bills	City Attorney	Present
Mohammed Murad	Kimley-Horn & Associates	Present
Roxanne Read	Asst. Development Svcs Dir.	Present
Terri O'Neal	City Planner	Present
Jason Martin	Utility Supervisor	Present
Susan Patterson	City Clerk	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee - Regular Meeting June 14, 2022 at 10 AM

The Summary of Minutes from the June 14, 2022, meeting was approved.

RESULT:	Adopted
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

IV. OLD BUSINESS

1. SP 2201-002 Oxford Village RV Resort

Development Service Director Melanie Peavy read the title of SP 2201-002 Oxford Village RV Resort. The applicant is seeking a favorable recommendation from the Project Review Committee, for the construction of an RV resort consisting of 266 RV spaces, an office, a recreation facility, and a pool. Representative Mike Radcliffe of Radcliffe Engineering stated that the site plan had been rearranged for parking spaces and buffers were approved with no outstanding comments. Peavy asked if the owner/applicant issue had been resolved since the last meeting. Radcliffe answered that they did not feel it was valid and could find no other owner for the property.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

V. NEW BUSINESS

1. SP 2109-002 McDonald's @ Business Park 44

Development Services Director Melanie Peavy read the title of SP 2109-002 McDonald's @ Business Park 44. The applicant is seeking a favorable recommendation from the Project Review Committee for constructing a 4,444-square-foot McDonald's. Representative Walker Hoge was present on the phone. Peavy stated that it was subject to the resolution of outstanding comments and an accompanying waiver for a reduction of parking spaces. Peavy stated that the applicant felt the parking was excessive for a McDonald's, especially given that, since COVID, most of their customers are drive-thru. Peavy stated that the approval of McDonald's would also be the approval of the waiver for the reduction of parking spaces. Peavy stated that engineers are allowed to submit a further parking analysis. The burden would be on the engineer to say that the parking would be sufficient for the use. Parking spaces would be reduced from 58 to 49.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

2. SP 2110-002 Infrastructure Improvement Plan 6000 Signature Drive - Modification

Development Services Director Melanie Peavy read the title of SP 2110-002 Infrastructure

Improvement Plan 6000 Signature Drive Modification. The applicant is seeking approval from the Project Review Committee to modify a previously approved site plan. Representative Wright Bars from Brightworks and Maleia Storum were present. Peavy stated that there was also a waiver accompanying this request. The waiver asks for a reduction in parking spaces from the city regulations of 4 per thousand, which would be 96 spaces. The waiver is requesting 3 per thousand, which would be 78 spaces for the retail portion of the property for a total of 104, and the request would be for 106 for the entire retail property and warehouse. Storum stated that the city requirement now is 4 per thousand for the retail space and 2 per thousand for the warehouse. There is a required 122 parking spaces, and the waiver proposes 106. Bars stated that there would be a reduction of 16 spaces to code. Peavy asked if Bowman Engineering would be the engineer on the adjacent retail property and, if so, would they be asking for another parking waiver. Bars stated they did not know as of yet. Peavy stated this was the second waiver request for parking in this PD, and planned developments are supposed to work together. Peavy advised that if this gets approved, the retail sites are designed to fit the needs of what you have. Further waivers may not be considered. All comments were cleared.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

3. SP 2202-002 Bethany Estates Medical Complex

Development Services Director Melanie Peavy read the title of SP 2202-002 Bethany Estates Medical Complex. The applicant is seeking a favorable recommendation from the Project Review Committee for a medical complex to be constructed in three phases. Phase one will consist of one (1) 4,517 medical offices; phases two and three are not proposed at this time. Representatives Daniel Young and Cole Menhennett were present by phone. There were no outstanding comments.

RESULT:	
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

4. SP 2203-003 Villas at Wildwood

Development Services Director Melanie Peavy read the title of SP 2203-003 Villas at Wildwood. The applicant seeks a favorable recommendation from the Project Review Committee for the construction of 192 single-family rental units consisting of 16, 696 sq ft one-bedroom units, 108, 1095 sq ft two-bedroom units, and 68, 1445 sq ft three-bedroom units. Representative Linton Smith - Owner/Developer was present. Matt Morris was also present by phone. Peavy stated that there were a couple of items that were pending and needed to be resolved. Morris stated that the utility comments were addressed on the hard copy sent to Amanda Bush last week to swap out a utility detail and the number of light fixtures was also addressed and corrected.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

5. SP 2205-002 Twisted Oaks Mass Grading

Development Services Director Melanie Peavy read the title of SP 2205-002. The applicant is seeking approval from the Project Review Committee, for the construction of infrastructure and associated improvements. There were no outstanding comments. Representative Matt Morris was present by phone. Murad from KHA asked if this was the project that KHA provided comments on that was to be addressed during the improvement plans? Morris stated that it was and the comments were on the stormwater and wetlands area. Murad stated that once the improvement plans were submitted, these were items that KHA would be looking at to be addressed. Morris stated that the improvement plans had already been submitted to KHA.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

6. PD 2205-002 Villas PD Amendment

Development Services Director Melanie Peavy read the title of PD 2205-002 Villas PD Amendment. Wildwood BTR, LLC seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved in August 2021 for 182 dwelling

units. The owner would like to increase the number of dwelling units to 192, which is allowable under the Future Land Use designation of Medium High-Density Residential at the time of application. There were no outstanding comments.

RESULT:	Approved
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

VI. ADJOURNMENT

The meeting was adjourned at 10:31 a.m.

RESULT:	Adopted
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, Public Works Director Hockenbury, Police Chief Parmer

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

REQUESTED ACTION: Staff does not recommend approval of the proposed waivers.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

Parcel Number(s): D07-014

Acreage: 19.1429 +/-

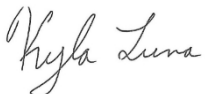
Property Location: The subject property is generally located 0.42 miles north of E C 466 and 0.19 miles south of CR 204 off of CR 203.

Owner/Applicant: BDG SP Sumter, LLC

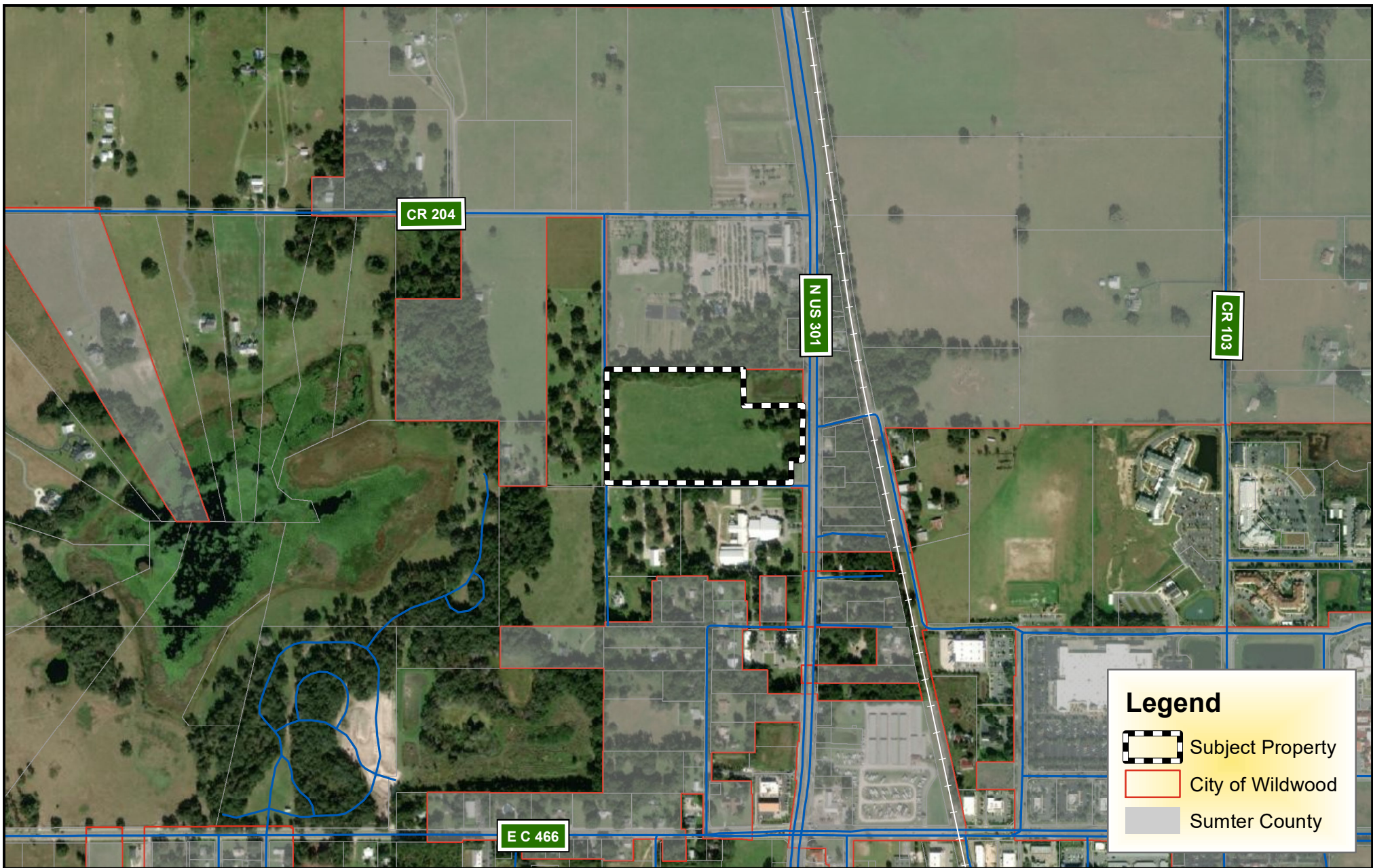
The applicant is seeking a favorable recommendation from the Project Review Committee, for 190 residential units (95 duplex buildings), dog park, playground, pool, and a clubhouse with associated parking and drive aisles. The applicant seeks an approval for a waiver to reduce the required 20' landscape buffer at the NE corner of site to 15'. The applicant also seeks an approval for a waiver to reduce the drive aisle from 35' to 34'.

Staff does not recommend approval of the proposed waivers.

DATED: 07/15/2022



Kyla Luna
Planner, Development Services



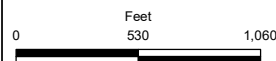
Legend

-  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



LOCATION MAP

SP 2104-003

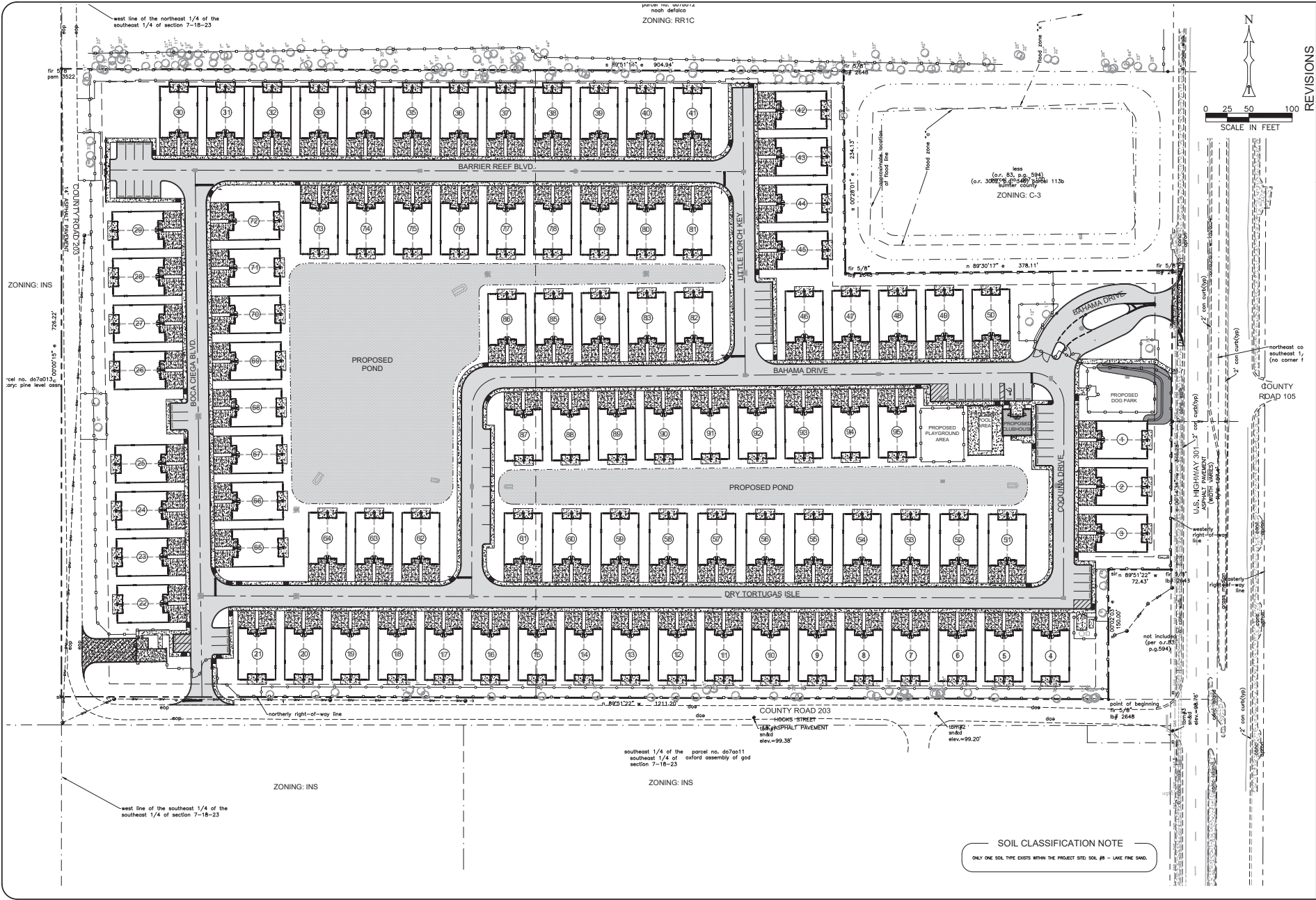
KEYS AT THE VILLAGES I

PARCEL D07-014

APRIL 2021

MAP 1B

C:\My Drive\Company\Drawings\Drawings\12246 us key 301\Drawings\250-C-2 Site Plan.dwg - Jun 03, 2022 @ 2:12pm



REVISIONS	
NO.	DATE
1	06/03/2022
2	06/03/2022
3	06/03/2022
4	06/03/2022
5	06/03/2022
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61	06/03/2022

NATIVE engineering, LLC
P.O. Box 2040
Juno Beach, FL 33408
Tel: (561) 834-2539
Fax: (561) 834-2539
Authorization Number: 28759

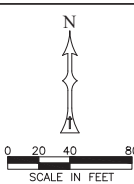
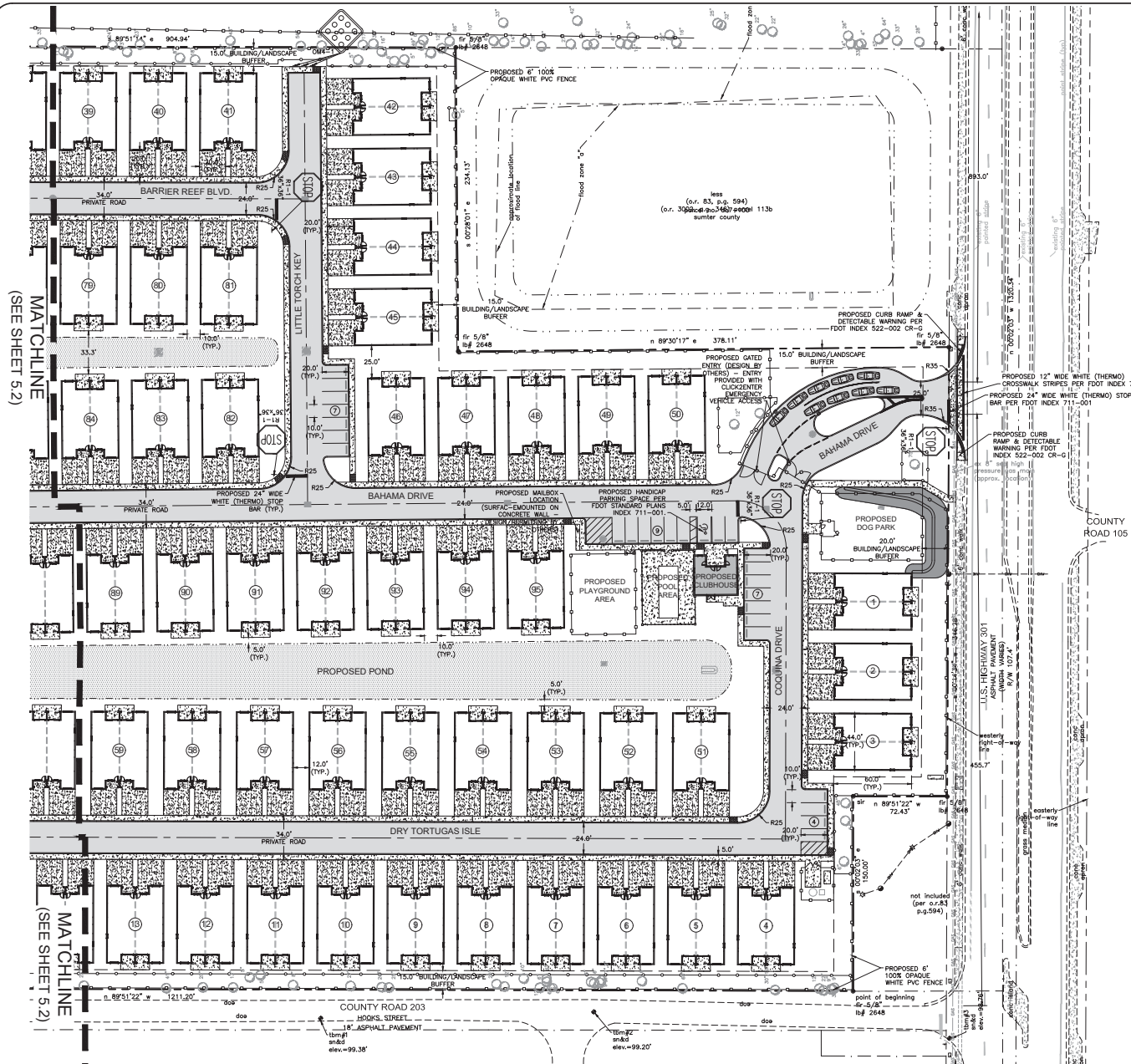
THE KEYS AT WILWOOD I
FOR
BDG SP SUMTER, LLC
5403 WEST GRAY ST, TAMPA, FL 33609

OVERALL SITE PLAN

SOIL CLASSIFICATION NOTE
ONLY ONE SOIL TYPE EXISTS WITHIN THE PROJECT SITE: SOIL #8 - LAKE FINE SAND.

JOSHUA S. BRADLEY
State of Florida
Professional Engineer
License No. 000230

SHEET NUMBER
C5.0
S-1-R
07-18-23



LEGEND

---	PROPERTY LINE
---	PROPOSED CENTERLINE
---	EXISTING EDGE OF PAVEMENT & BACK OF CURB
---	PROPOSED EDGE OF PAVEMENT & BACK OF CURB
---	EXISTING CONCRETE
---	PROPOSED ASPHALT
---	PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
---	PROPOSED 6" THICK 4000 PSI FIBERESH REINFORCED CONCRETE PAVEMENT
---	PROPOSED RED ADA TRUNCATED DOMES
---	PROPOSED ADA RAMP
---	PARKING NUMBERS
---	EXISTING TREE TO REMAIN

SITE DATA

PARCEL ID NUMBER:	D07-014
EXISTING ZONING:	R-5 (RZ 2009-002)
EXISTING LAND USE:	AGRICULTURAL
FUTURE LAND USE:	HR
EXISTING FLOOD ZONE:	ZONE 'X' PANEL # 12119C 0066 D, DATED: 9/27/13
DEVELOPMENT TYPE:	RESIDENTIAL
BUILDING USE:	DUPLEX COMMUNITY
DUPLEX BUILDING HEIGHT:	17'-2 3/4"
CLUBHOUSE BUILDING HEIGHT:	18'-5 1/4"
TOTAL UNITS:	190 UNITS
LIVING AREA PER UNIT:	1,100 SF
REQUIRED MINIMUM FIRE FLOW:	1,500 GPM
MINIMUM BUILDING SETBACK BETWEEN BUILDINGS:	10'
NUMBER OF EMPLOYEES:	3 EMPLOYEES
PARKING CALCULATIONS:	
REQUIRED PARKING:	380 SPACES (2 SPACES X 190 UNITS)
PROVIDED PARKING:	428 SPACES (2 SPACES PER DRIVEWAY (2 X 190) = 380 SPACES + 48 ADDITIONAL GUEST SPACES)
PROPOSED IMPERVIOUS SURFACE:	
BUILDINGS:	227,909 SF
*PEDESTRIAN CONCRETE:	56,240 SF
POOL & CONCRETE DECK AREA:	2,290 SF
*VEHICLE USE CONCRETE:	89,074 SF
existing asphalt:	12,931 SF
*PROPOSED PAVEMENT (VUA):	116,778 SF
TOTAL:	505,222 SF = 11.598 AC (60.6%)
PROPOSED POND:	88,350 SF = 2.028 AC (10.6%)
OPEN SPACE:	240,292 SF = 5.516 AC (28.8%)
TOTAL AREA:	833,864 SF = 19.142 AC (±)
F.A.R.:	227,909 SF/833,864 AF = 0.27
*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY	
OWNER:	800 SP SUMTER, LLC 6654 78TH AVENUE NORTH PINELLAS PARK, FL 33781 727-536-8686 SAME AS OWNER
APPLICANT:	AMERICAN SURVEYING INC. 4847 NORTH FLORIDA AVE TAMPA, FLORIDA 33603 (813) 234-0103
SURVEYOR:	

NOTES

CONTRACTOR SHALL PROVIDE ALL NECESSARY REGULATORY SPONS DURING CONSTRUCTION AND REPLACE THOSE IN THE COUNTY RIGHT-OF-WAY WHEN CONSTRUCTION IS COMPLETED PRIOR TO ENGINEER FINAL.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION. 1-800-432-4770

REVISIONS

NO.	DATE	DESCRIPTION
1	07-18-23	ISSUED FOR PERMIT

THE KEYS AT WILDWOOD I
FOR
BDG SP SUMTER, LLC
5403 WEST GRAY ST, TAMPA, FL 33609

SITE PLAN

SHEET NUMBER
C5.1
S.18
07-18-23

JOSEPH S. BRADLEY
State of Florida
Professional Engineer
License No. 00030
THIS SET AND EACH SHEET HEREIN ARE THE PROPERTY OF JOSEPH S. BRADLEY & COMPANY, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOSEPH S. BRADLEY & COMPANY, INC.



Project Review Committee Technical Standards Waiver Request

Project Name The Keys at Wildwood I

Project # SP 2104-003

1. Briefly describe your waiver request.

Reduce required 20' landscape buffer at the NE corner of site to 15'.

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

DDS Ch. 2(H)(4)

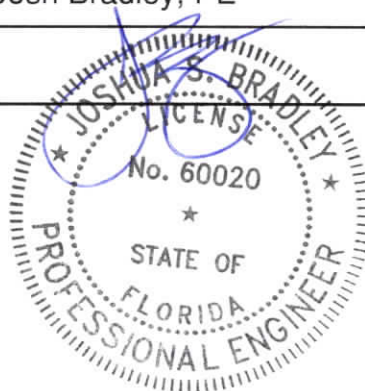
3. Please provide the justification for your waiver request.

We provide 20' from the building to the property line; however, the back porch protrudes into this setback by 5', leaving 15' clear landscape buffer. We would lose too many proposed buildings if we provided 20' clear.

Name (Print) Josh Bradley, PE

Date 1-31-22

Signature _____





Project Review Committee Technical Standards Waiver Request

Project Name The Keys at Wildwood I

Project # SP 2104-003

1. Briefly describe your waiver request.

Request a reduction in ROW width from 35' down to 34'.

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

LDR Table 6-8

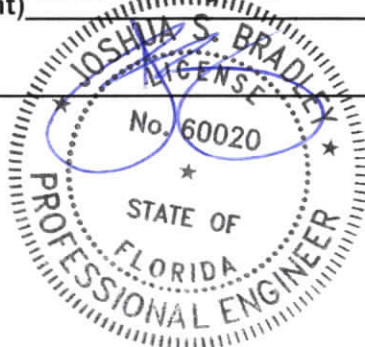
3. Please provide the justification for your waiver request.

We provide a 24' drive aisle and 5' of sidewalk on each side, making the ROW width 34'. This is a private internal road and 34' works well with our layout. Widening by 1' would reduce the amount of proposed units.

Name (Print) Josh Bradley, PE

Date 1-31-22

Signature _____



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

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

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

PARCEL NUMBERS G05-009

ACREAGE 27.96 +/-

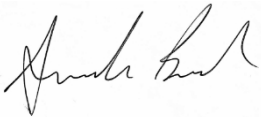
PROPERTY LOCATION The subject property is generally located north along Cleveland Ave, approximately 0.25 miles west of E C 462, and approximately 0.25 miles south of CR 134.

OWNER 1201 Cleveland Ave, LLC

APPLICANT Mas Development Corporation

The applicant is seeking a favorable recommendation from the Project Review Committee, for construction of two hundred and forty-three (243) multi-family residential units, seven thousand one hundred and seven (7,107) sq ft clubhouse with a four thousand two hundred and eighty-two (4,282) sq ft pool and spa, nine hundred and sixty-three (963) sq ft maintenance building, open air dog park, and open air BBQ and play area.

Staff recommends approval of the site plan contingent on the resolution of outstanding comments.



DATED: 08/04/2022

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

Project #: SP 2112-012

Name: Solamar at Wildwood (FKA Village Pointe)

Representative: Matt Morris – Morris Engineering

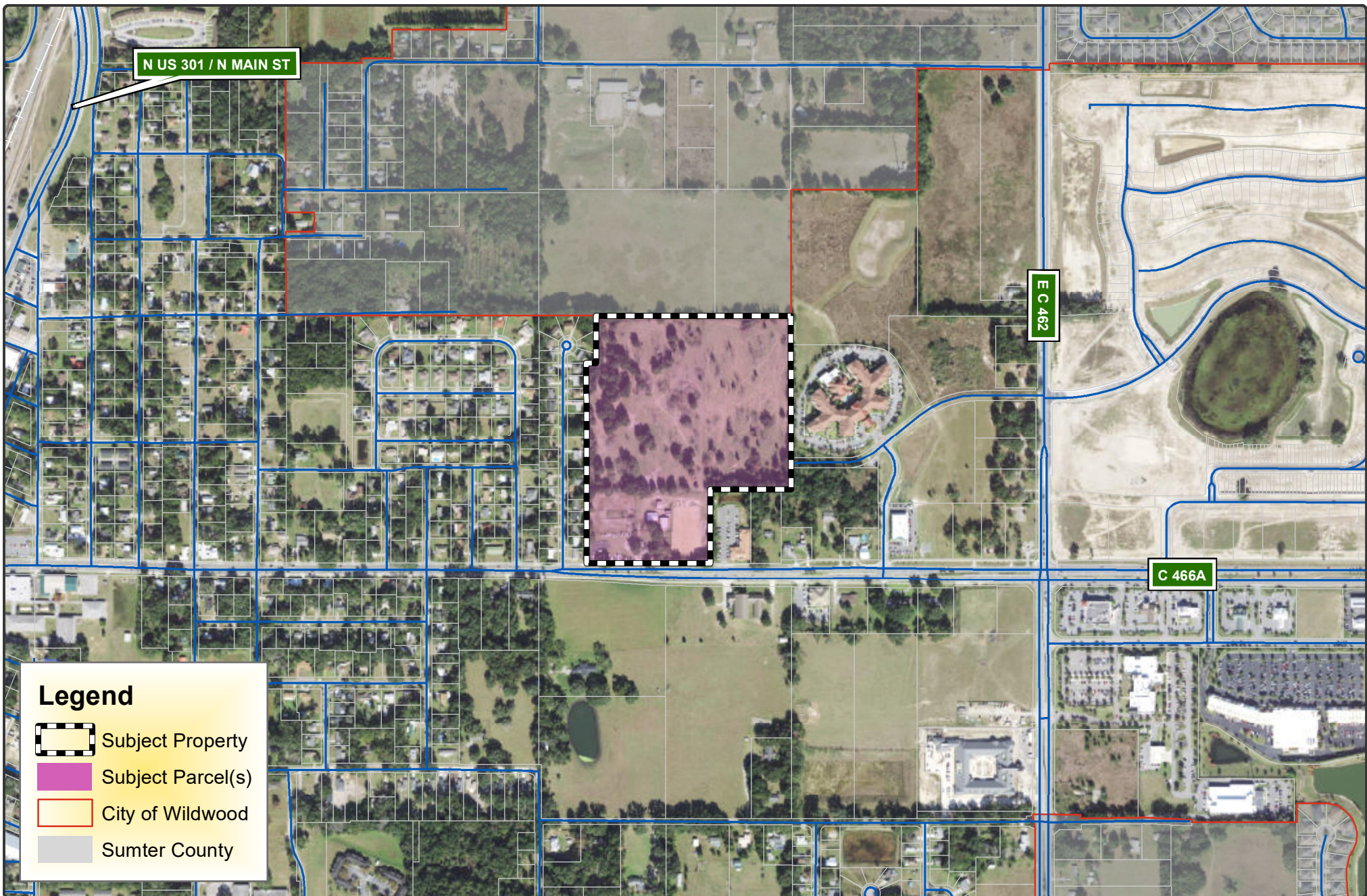
DEVELOPMENT SERVICES

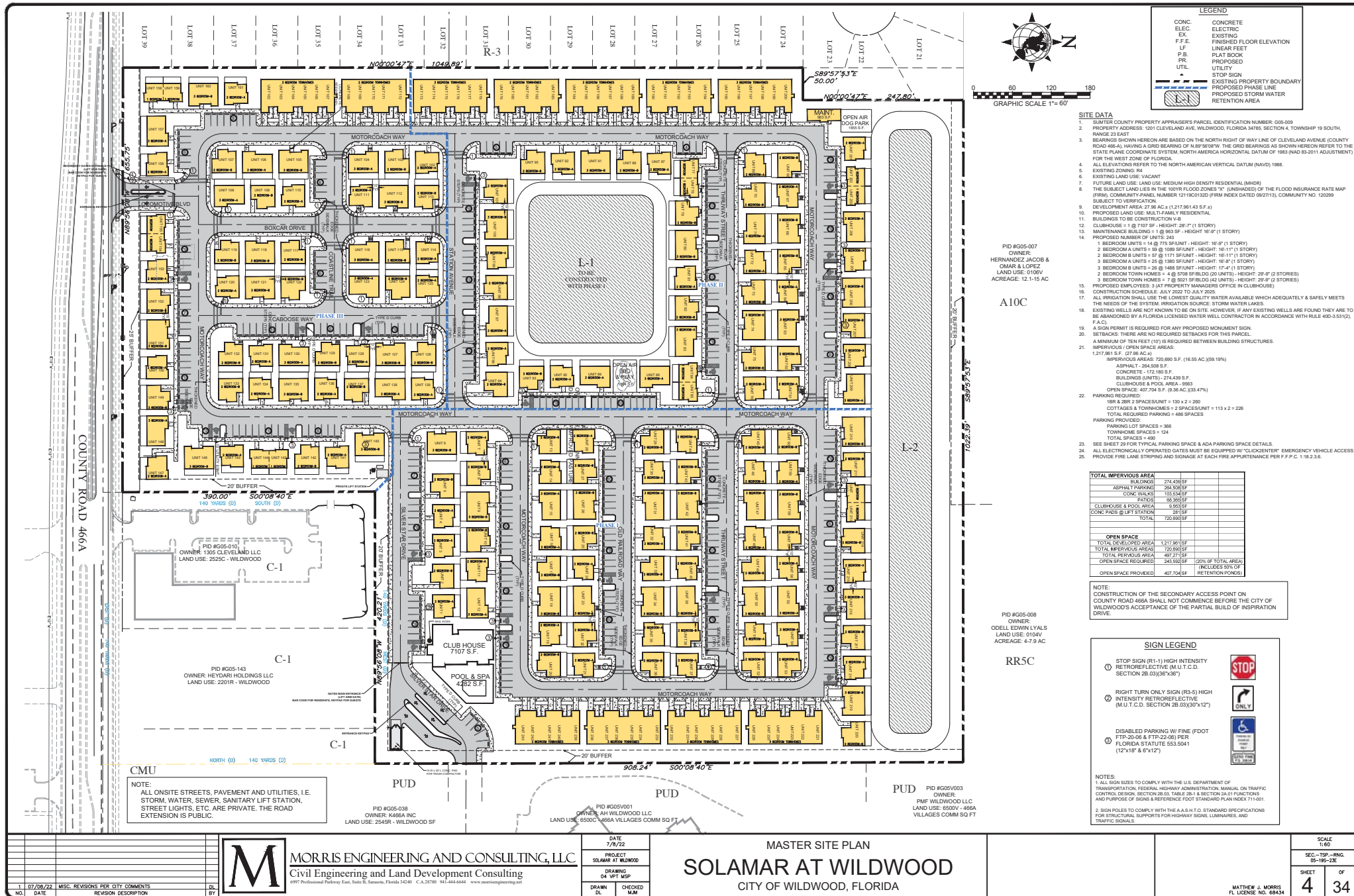
1. LDR(C)(1)(i) Provide recorded copy of utility easement stated on sheet 6 or add the book and page number.

Easement agreement is being drafted. Comment will stand until submitted and recorded.

UTILITIES – WATER/WASTEWATER

1. Sheet 16A station 9+75 calls for a 8" fire line compound meter with backflow and a 4" potable water meter with backflow. What is the 4" meter and backflow servicing?
2. Sheet 31: Add City of Wildwood Construction Detail W-23.
3. Sheet 33: Fill out information for A thru E on Detail S-16 page 3 of 8.





PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2202-003 Wildwood Storage

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2202-003 Wildwood Storage

Parcel Number: D29A024

Acreage: 5.82 +/-

Property Location: The subject property is generally located 0.63 miles north of E C 462 and 1.05 miles south of C 472 on the eastside of N US 301.

Owner: Wildwood Storage Phase I, LLC

Applicant: George & Associates Consulting Engineers, Inc

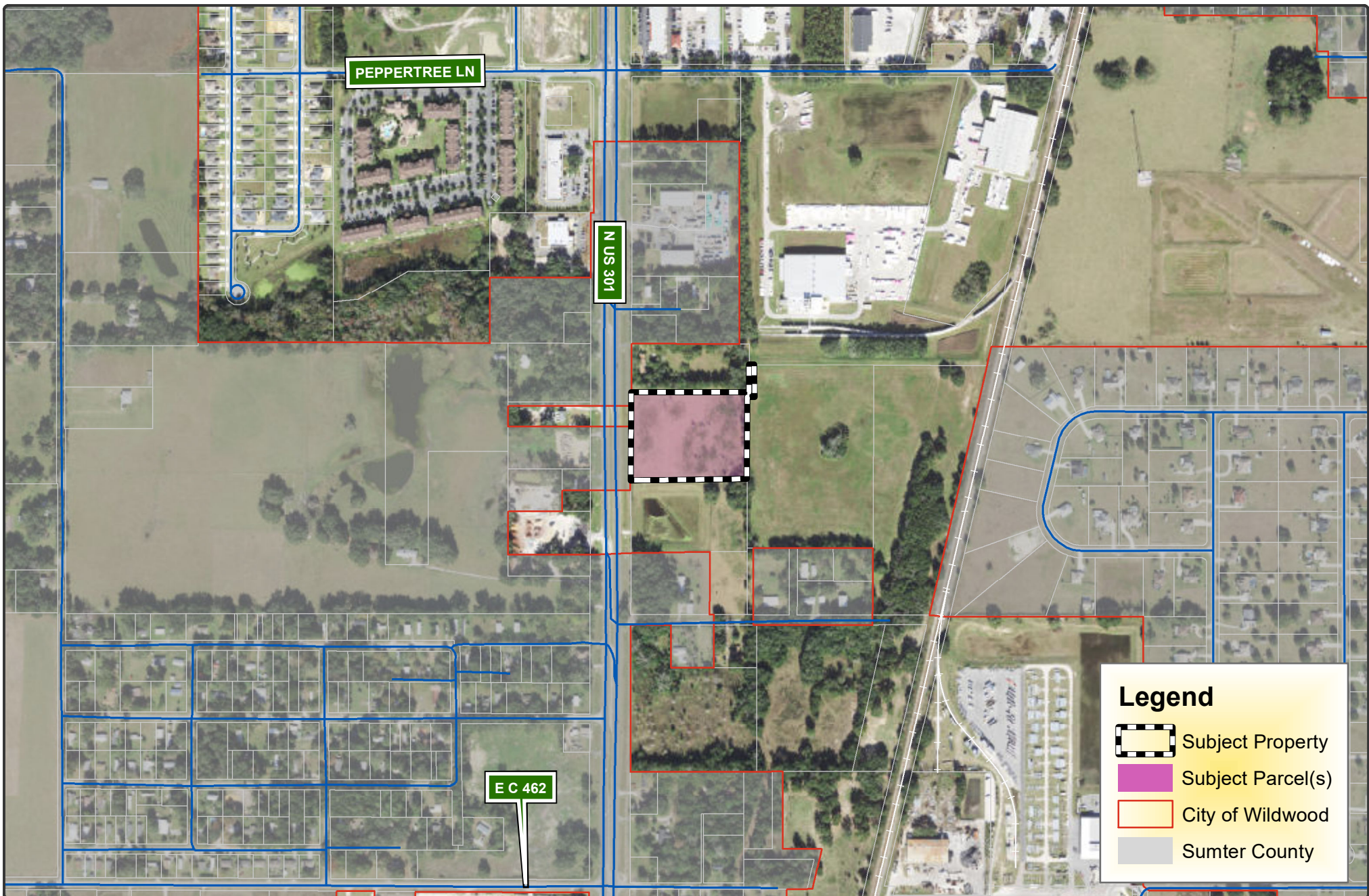
The applicant is seeking a favorable recommendation from the Project Review Committee, for 87 condominiumized recreational private vehicle storage with a total of 85,800 sq. ft of proposed buildings.

Staff recommends approval.

DATED: 08/01/2022



Kyla Luna
Planner, Development Services



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center

REQUESTED ACTION: Staff recommends approval for waiver requests of the building facade, landscape buffer, and stormwater placement. **Staff recommends approval of the site plan contingent on the resolution of outstanding comments.**

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center
PARCEL NUMBERS	G29A021, G29A022 & G29A027
ACREAGE	4.66 +/-
PROPERTY LOCATION	Subject property is generally located on the north side of Warm Springs Ave, approximately 0.10 miles west of CR 507 and on the west side of CR 507, approximately 0.09 miles north of Warm Springs Ave.
OWNERS	3102 Wildwood, LLC & Ocala Eye Properties, LLC
APPLICANT	3102 Wildwood, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee, for construction of an eight thousand six hundred and fifty-eight (8,658) sq ft ambulatory surgery center and a thirteen thousand seven hundred and twenty-four (13,724) sq ft medical office building with three (3) technical waivers for building facade, landscape buffer, and stormwater placement.

Staff recommends approval for waiver requests of the building facade, landscape buffer, and stormwater placement. Staff recommends approval of the site plan contingent on the resolution of outstanding comments.



DATED: 08/04/2022

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

Project #: SP 2204-001

Name: Ocala Eye Medical Office Building & Ambulatory Surgery Center

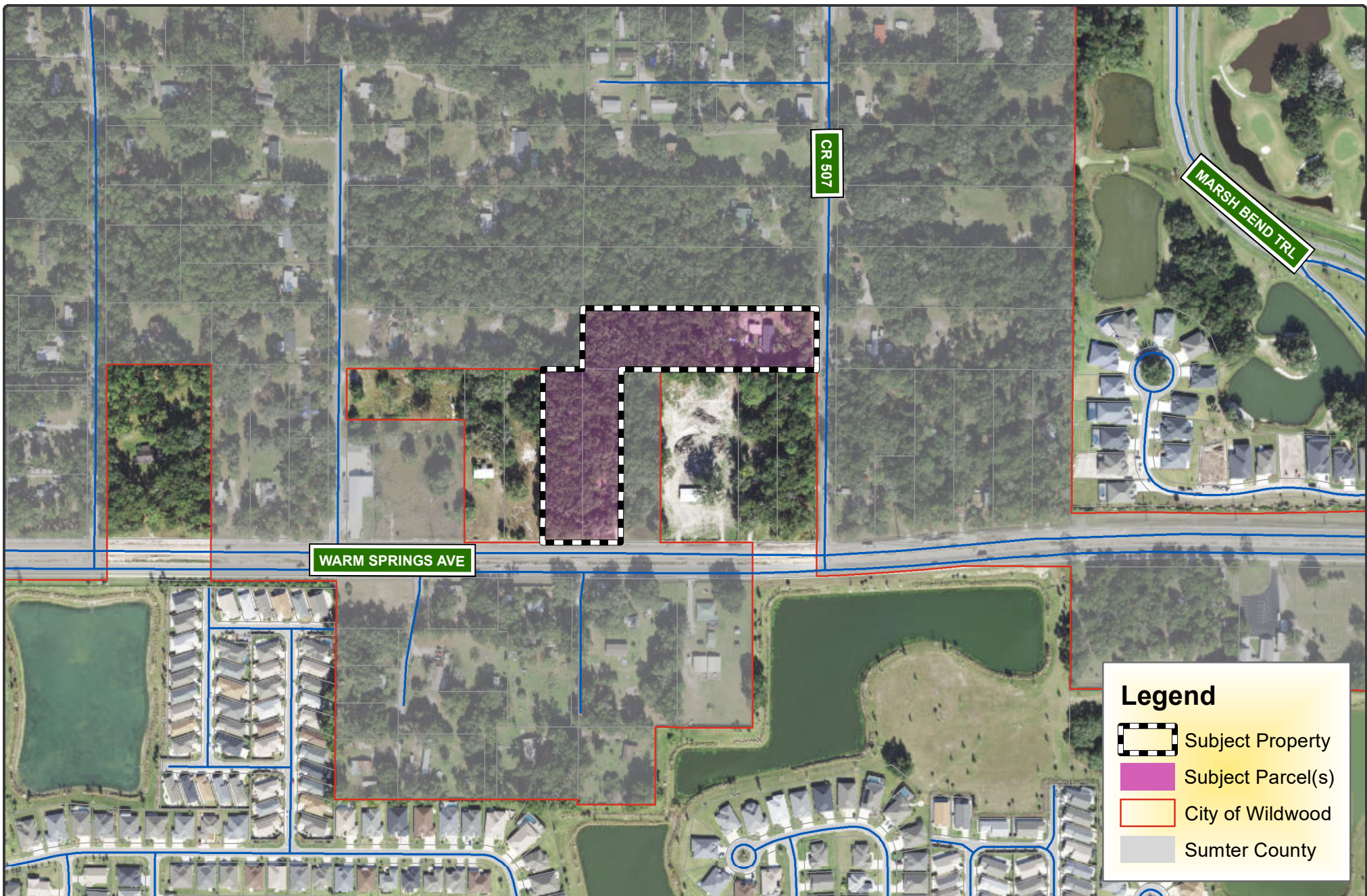
Representative: Kerry Hardin – Collins Engineering

CITY ATTORNEY

1. Deed showing joint ownership of parcels will need to be submitted prior to final clearances from City. Otherwise, cross-access easement will be required.
Receipt of purchase and sale agreement acknowledged. Project can go forward with standing comment.

UTILITIES – WATER/WASTEWATER

1. Sheet L-1 shows a live oak tree planted directly on top of an 8" water main at the 90-degree bend. Remove all root bearing trees within 10' of a buried utility main.
2. Is project irrigation supplied by well or City? If City, show irrigation meter at the right of way line of Warm Springs.

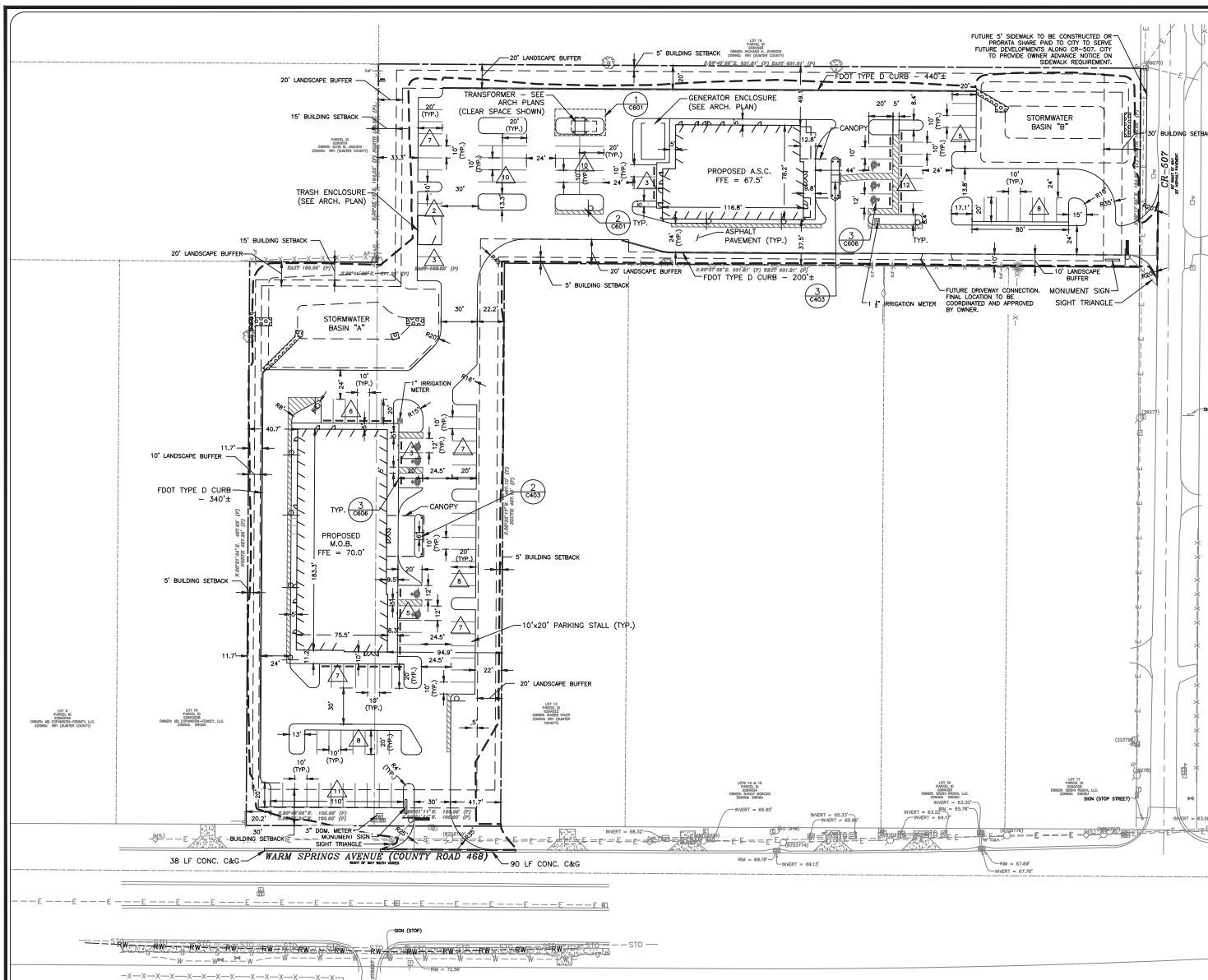


**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



SP 2204-001
**OCALA EYE MEDICAL OFFICE BUILDING &
AMBULATORY SURGERY CENTER**
PARCELS G29A027, G29A021 & G29A022

MAP 1B
LOCATION
MAP
APRIL
2021



- LEGEND:**
- PROPOSED BUILDING
 - NUMBER OF PARKING SPACES
 - PROPOSED PAVEMENT MARKING
 - PROPOSED LIMIT OF DISTURBANCE
 - RIPRAP

- NOTES:**
1. PROPOSED BUILDING OUTLINE PROVIDED BY ACI BOLAND ARCHITECTS, IN FILE NAMED FLOORPLAN-01-FLOORPLAN-OVERALL.DWG, RECEIVED 4/21/2021. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. ALL BUILDING INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.
 2. SEE SHEET C100 FOR BASIS OF BEARINGS AND SITE BENCHMARK DATA.

PARKING TABULATION

REGULAR PARKING SPACES PROVIDED	114
ADA ACCESSIBLE SPACES	8
TOTAL SPACES PROVIDED	122
TOTAL SPACES REQUIRED PER WILDWOOD, FL LAND DEVELOPMENT REGULATIONS TABLE 6-12:	
1 SPACE PER 250 SF GROSS FLOOR AREA:	
MOB: 13,724 SF	55
ASC: 8,658 SF	35
	90 SPACES
ADA SPACES REQUIRED PER FLORIDA BUILDING CODE TABLE 208.2 - 5 SPACES	
ADA SPACES PROVIDED:	
MOB: 5 SPACES	
ASC: 3 SPACES	
TOTAL: 8 SPACES	

ADDRESS AND PROPERTY DESCRIPTION

MOB:
4508 WARM SPRINGS AVE
LOTS 11-12, BLOCK B, WILDWOOD RANCH, PLAT BOOK 3, PAGES 29A AND 29B.
ZONING: SWCMU - SOUTH WILDWOOD COMMERCIAL MIXED USE
1-STORY BUILDING
BUILDING HEIGHT: 21'-6"
ESTIMATED NUMBER OF EMPLOYEES: 33
GROSS SITE AREA: 2.27 Ac
TOTAL IMPERVIOUS AREA: 1.47 Ac (65%)

ASC:
3102 CR-507
LOT 18, BLOCK B, WILDWOOD RANCH, PLAT BOOK 3, PAGES 29A AND 29B.
ZONING: SWCMU - SOUTH WILDWOOD COMMERCIAL MIXED USE
1-STORY BUILDING
BUILDING HEIGHT: 21'-6"
ESTIMATED NUMBER OF EMPLOYEES: 16
GROSS SITE AREA: 2.39 Ac
TOTAL IMPERVIOUS AREA: 1.48 Ac (62%)

1 SITE PLAN

SCALE: 1" = 40'

UTILITY DISCLAIMER:
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE START OF WORK AND FOR SUPPORTING AND PROTECTING ALL EXISTING UTILITIES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THE WORK. PRIOR TO CONNECTING ANY UTILITIES, THE CONTRACTOR SHALL EXCAVATE AND LOCATE EACH UTILITY AT EACH POINT OF CONNECTION TO VERIFY THE EXISTING LOCATION & ELEVATION. ALL DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR POSSIBLE REDESIGN. THE CONTRACTOR SHALL NOT COMMENCE WITH WORK ON ANY UTILITIES UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED TO THE SATISFACTION OF THE ENGINEER. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING UTILITIES, AND THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION.

COLLINS ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY, OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF COLLINS ENGINEERS, INC.

COLLINS ENGINEERS
2033 West Howard Avenue
Milwaukee, WI 53221
Phone: 414-254-6065
Fax: 414-254-6065

Catalyst
healthcare real estate
2060 N. Humboldt Blvd
Suite 225
Milwaukee, WI 53212

OCALA EYE MOB & ASC

SITE PLAN

CITY OF WILDWOOD PERMIT SET - ISSUED FOR REVIEW ONLY

NO.	DATE	DESIGN BY	DESCRIPTION
1	06/17/22	KCH	CITY COMMENTS
2	07/18/22	KCH	PER CITY COMMENTS

CEI PROJECT: 60-13511

DESIGN BY: GEM

DRAWN BY: MDG

CHECKED BY: KCH

DATE: 04/04/2022

SCALE: 1" = 40'

SHEET NO: C300



Project Review Committee

Technical Standards Waiver Request

Project Name Ocala Eye Medical Office Bldg & Ambulatory Surgery Center

Project # SP 2204-001

1. Briefly describe your waiver request.

A variance to allow for the orientation of the primary building facade to not face a main street (Warm Springs Avenue).

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

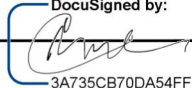
Design District Standards Chapter 1 (D) (2)

3. Please provide the justification for your waiver request.

Ocala Eye purchased the property along Warm Springs Avenue in 2020 to provide eye care services to the Wildwood community. During site planning, it was determined that the size and configuration of the site wouldn't accommodate their vision. The parcel northeast of the original parcel (along CR 507) was later purchased, and the Medical Office Building (MOB) and Ambulatory Surgery Center (ASC) were split into two separate buildings. This not only provided a better experience for the Ocala Eye patients, but improved access and circulation throughout the site. Ocala Eye desires to provide continuity between the MOB and ASC, therefore the MOB faces the ASC and not the main street (Warm Springs Avenue). Even with the purchase of the additional parcel, the width is narrow and limits the space for the building, another reason that the MOB does not face Warm Springs Avenue. For these reasons, we request a waiver from the standards to provide a more cohesive development and better experience for Ocala Eye patients.

Name (Print) Chad Henderson

Date 6/17/2022 | 2:04 PM CDT

Signature  3A735CB70DA54FF...

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov



Project Review Committee Technical Standards Waiver Request

Project Name Ocala Eye Medical Office Bldg & Ambulatory Surgery Center

Project # SP 2204-001

1. Briefly describe your waiver request.

A variance to the width of the landscape buffer to accommodate truck delivery maneuvers.

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

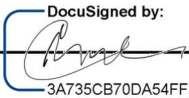
Design District Standards Chapter 1 (G) (2)

3. Please provide the justification for your waiver request.

Refer to the exhibit showing truck maneuvers between the lots on Warm Springs Avenue and CR 507. To accommodate the truck deliveries, we are requesting a reduction to the buffer from 20' wide to 13' wide at the corner of the property. In addition, the driveway radius did not meet Sumter County standards and needed to be modified.

Name (Print) Chad Henderson

Date 6/17/2022 | 2:06 PM CDT

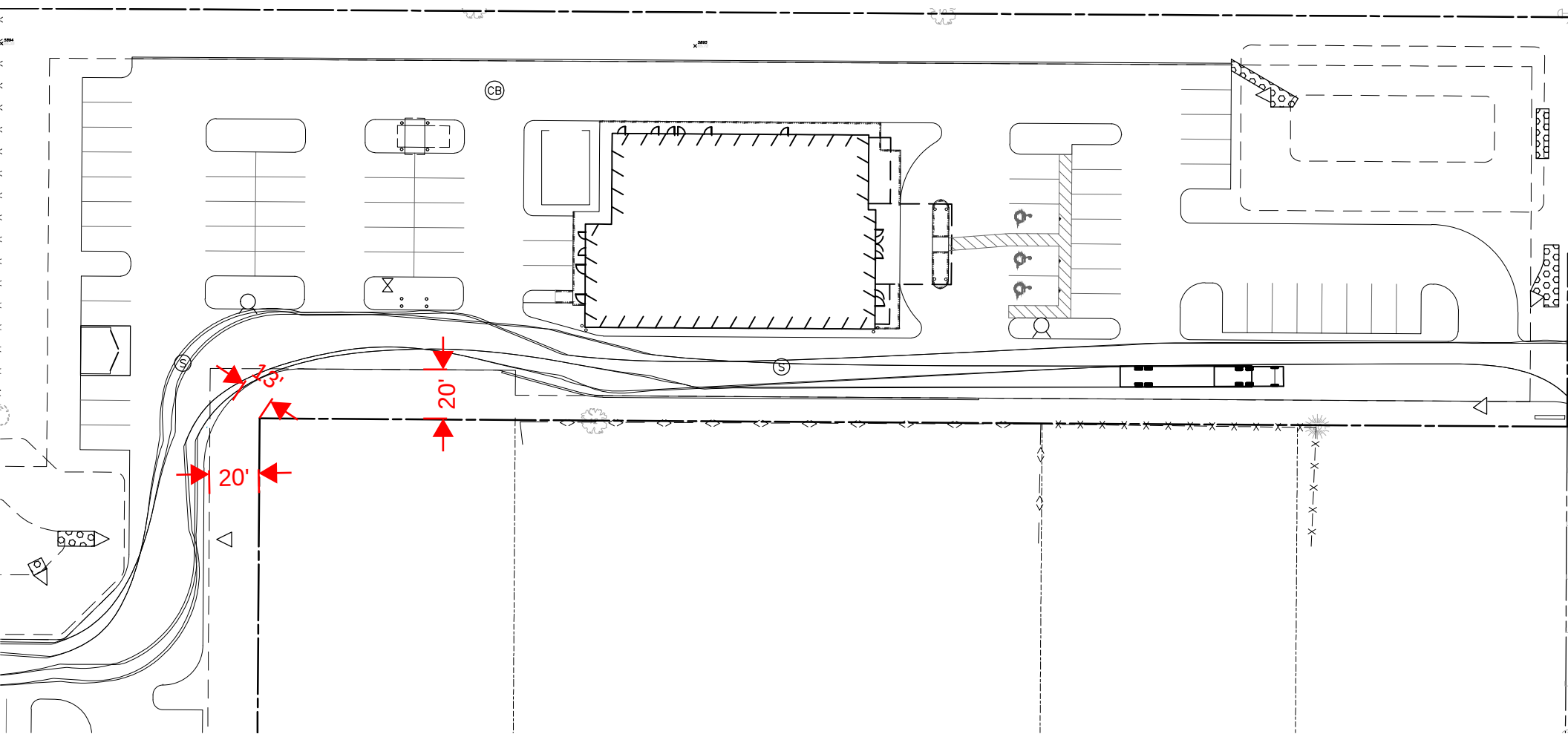
Signature 

DocuSigned by:
3A735CB70DA54FF...

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Project Review Committee

Technical Standards Waiver Request

Project Name Ocala Eye Medical Office Bldg & Ambulatory Surgery Center

Project # SP 2204-001

1. Briefly describe your waiver request.

A variance to allow for stormwater management within the landscape buffers due to site constraints.

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

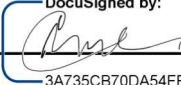
Design District Standards Chapter 1 (G) (1) a

3. Please provide the justification for your waiver request.

Ocala Eye purchased the property along Warm Springs Avenue in 2020 to provide eye care services to the Wildwood community. During site planning, it was determined that the size and configuration of the site wouldn't accommodate their vision. The parcel northeast of the original parcel (along CR 507) was later purchased, and the Medical Office Building and Ambulatory Surgery Center were split into two separate buildings. This not only provided a better experience for the Ocala Eye patients, but improved access and circulation throughout the site. Landscape buffers and stormwater management areas were included, and the overall project site plan was developed. The stormwater ponds meet the regulations of the Southwest Florida Water Management District (SWFWMD); however, the high groundwater elevation reduces the amount of water that can be infiltrated and restricts the depth to the bottom of the pond. This results in a wider basin that encroaches in the landscape buffer. Based on best practices for the development of medical-related facilities and Ocala Eye's vast experience with their multiple facilities and in the best interest of their patients, the number of parking stalls included in the site plan is 126. Shifting the ponds out of the buffers will result in a loss of parking stalls. The number of stalls that are currently provided is already less than what Ocala Eye would like to provide for their patients. Landscaping will be provided within the buffer area, but it will be in conjunction with the edge of the stormwater pond. According to DSD Chapter 1(G)(1)(a), the City can approve stormwater management within landscape buffer areas due to site constraints. We request relief from this requirement due to stormwater management requirements, and parking and circulation needs.

Name (Print) Chad Henderson

Date 6/17/2022 | 2:07 PM CDT

Signature 
3A735CB70DA54FF...

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2204-007 Cartech Collision (MINOR)

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2204-007 Cartech Collision (MINOR)

Parcel Number(s): G30DB001A

Acreage: 0.856 +/-

Property Location: The subject property is generally located 0.37 miles west of N US 301 and 0.75 miles north of E Warm Springs Ave off of NE 37th PL.

Owner/Applicant: Cartech Collision Wildwood, LLC

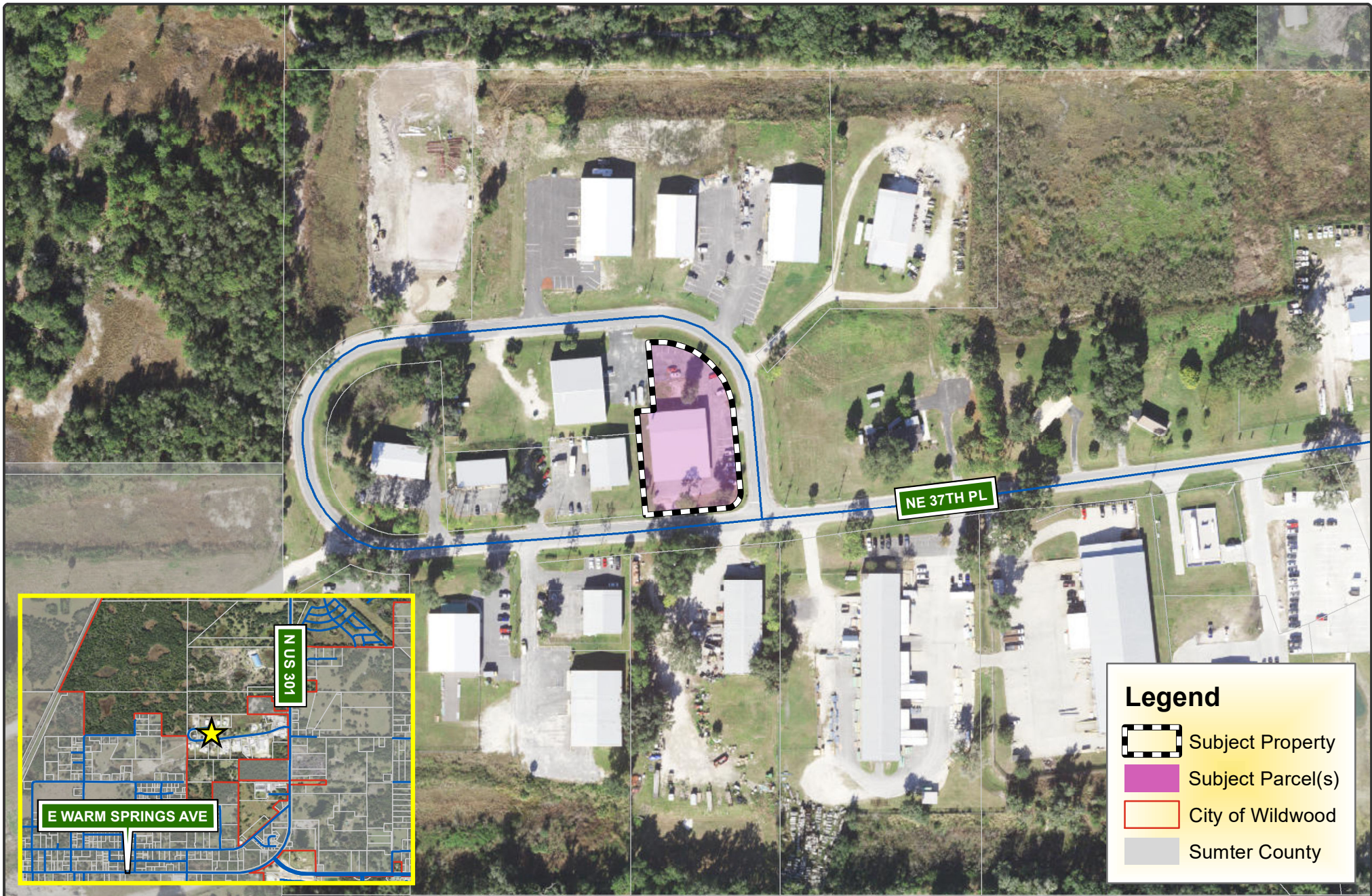
The applicant is seeking approval from the Project Review Committee for a 1,770 sq. ft. addition to the existing building in the South Wildwood Industrial Park.

Staff recommends approval.

DATED: 07/21/2022



Kyla Luna
Planner, Development Services



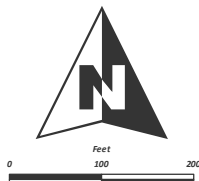
Legend

-  Subject Property
-  Subject Parcel(s)
-  City of Wildwood
-  Sumter County



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SP 2204-007

CARTECH COLLISION - MINOR

PARCEL G30DB001A

MAP 1B

LOCATION
MAP

APRIL
2022

