



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

Agenda
Regular Meeting
October 11, 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 September 13, 2022 at 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2108-002 Ashley Furniture - Wildwood
Parcels G04P256 & G04P257**

The applicant is seeking approval from the Project Review Committee for the parking reduction and landscape buffer plant material waivers. The applicant is seeking a favorable recommendation from the Project Review Committee for construction of a fifty-eight thousand seven hundred seventy-five (58,775) sq ft one-story retail building on 4.37 acres MOL. **Staff recommends approval for the parking reduction and landscape buffer plant material waivers. Staff recommends approval for the site plan contingent on the resolution of the City Attorney's outstanding comment.**

2. **SP 2204-011 Warm Springs Avenue Force Main - CR 503 to Marsh Bend Trail**

Sumter County Right of Way

The applicant is seeking approval from the Project Review Committee for the construction of a three thousand two hundred ninety-four (3,294) linear foot, 4" sanitary sewer line on 2.33 acres MOL. **Staff recommends approval.**

3. **SP 2209-001 VOSO Phase X-A1 Master Plan Modification**

Parcels G31-001, J01-002A, K06-007, & K06-008

The applicant is seeking approval from the Project Review Committee for a modification to a previously approved Master Plan (SP 1901-009 VOSO X-A), to include nonresidential areas, on 95.03 acres MOL. **Staff recommends approval.**

4. **PLAT 2207-005 Triumph South Phase 1 Partial Re-Plat**

Parcels D32F130 & D32F132

The applicant is seeking a favorable recommendation from the Project Review Committee for a partial re-plat to a previously approved plat (PLAT 2007-002 Triumph South Phase 1), to include eight (8) lots on 1.19 acres MOL. **Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.**

VI. **ADJOURNMENT**

October 11, 2022 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 13, 2022 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy called the meeting to order.

II. Roll Call

ATTENDANCE	TITLE	STATUS
Melanie Peavy	Development Services Dir.	Present
Jason McHugh	City Manager	Present
Jeremy Hockenbury	Public Works Director	Present
Amanda Bush	City Planner	Present
Jason Martin	Utility Supervisor	Present
Joshua Bills	City Attorney	Present
Mohammed Murad	KHA Engineer	Present
Marty Dzuro	The villages	Present by Phone
Susan Patterson	City Clerk	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee - Regular Meeting August 9, 2022 at 10 AM

The Summary of Minutes from the August 9, 2022, meeting was approved.

RESULT:	Adopted
MOVER:	Public Works Director Hockenbury
SECONDER:	City Manager McHugh
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2207-006 VOSO Phase 12 D, E, & F Master Plan

Development Services Director Melanie Peavy read the title of SP 2207-006 VOSO Phase

12 D, E, & F Master Plan. The applicant is seeking a favorable recommendation from the Project Review Committee, for VOSO Phase XII D, E & F, a master plan, not to exceed 3,000 dwelling units. For parcels K11-001, K12-001, K12-002, K12-003, K13-001, K13-002, K13-003, K13-011, K13-040, K13-041, K14-001, K14-002, K23-001, & K24-001. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury

VI. ADJOURNMENT

The meeting was adjourned at 10:03 a.m.

RESULT:	Adjourned
MOVER:	Public Works Director Hockenbury
SECONDER:	City Manager McHugh
AYES:	Development Services Director Peavy, City Manager McHugh, Public Works Director Hockenbury

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2108-002 Ashley Furniture - Wildwood

REQUESTED ACTION: Staff recommends approval for the parking reduction and landscape buffer plant material waivers. Staff recommends approval for the site plan contingent on the resolution of the City Attorney's outstanding comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

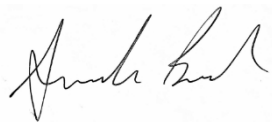
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2108-002 Ashley Furniture - Wildwood
PARCEL NUMBER	G04P256 & G04P257
ACREAGE	4.37 +/-
PROPERTY LOCATION	The subject property is generally located north along C 466A, south along Sundance Trail, and west along Penrose Place.
OWNER	KLP Beaumont Commercial, LLC
APPLICANT	Kingswere Furniture, LLC

The applicant is seeking approval from the Project Review Committee for the parking reduction and landscape buffer plant material waivers. The applicant is seeking a favorable recommendation from the Project Review Committee for construction of a fifty-eight thousand seven hundred seventy-five (58,775) sq ft one-story retail building.

Staff recommends approval for parking reduction and landscape buffer plant material waivers. Staff recommends approval of the site plan contingent on the resolution of the City Attorney's outstanding comment.



DATED: 10/3/2022

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

Project Name: SP 2108-002 Ashley Furniture

Representative: Water Resource Associates, LLC

CITY ATTORNEY

Utility agreement is still under review. Project can move forward with the understanding that the utility agreement will need to be resolved before an issuance of final approval.



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



Feet
0 320 640

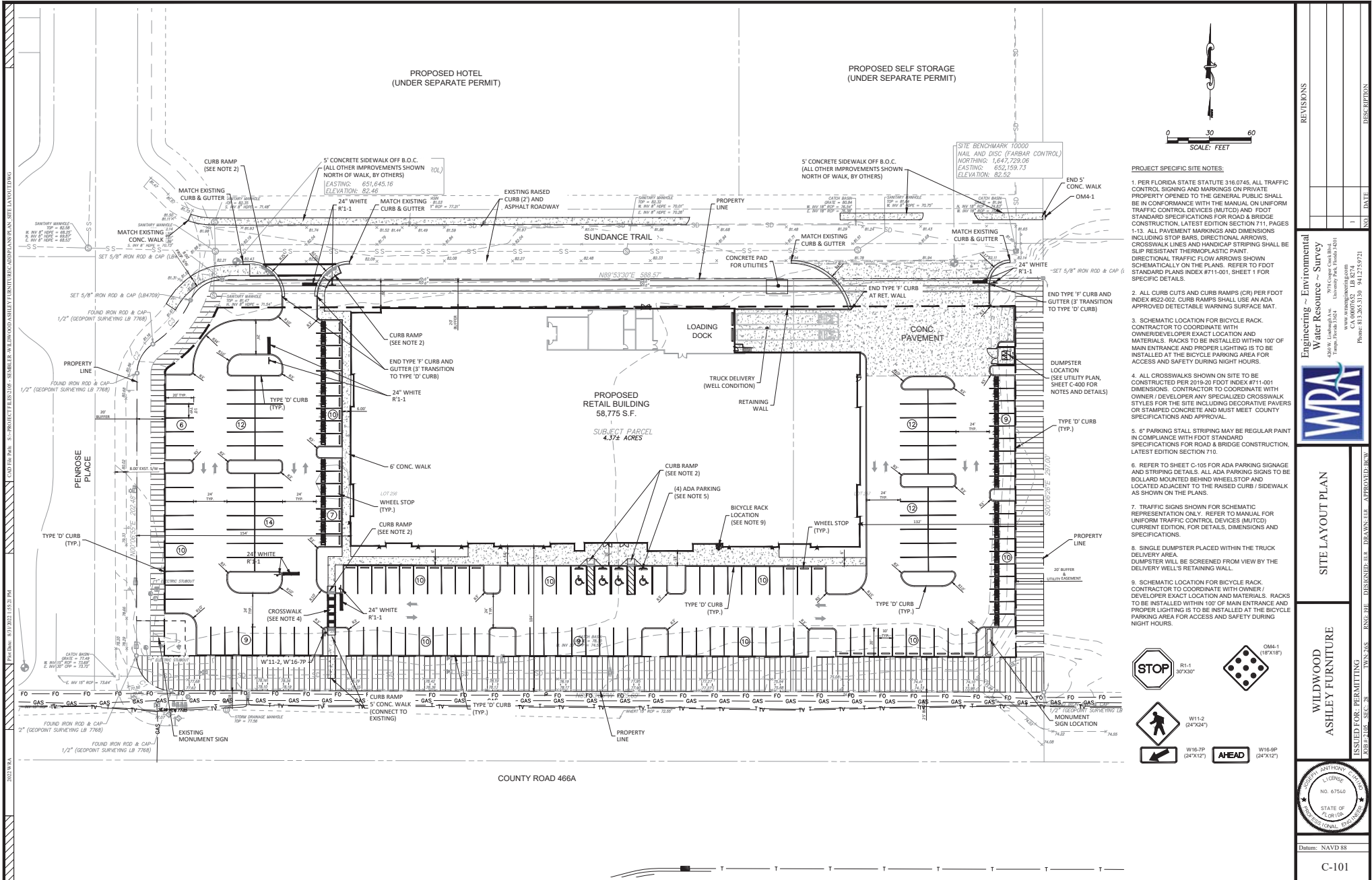
LOCATION MAP

SP 2108-002

ASHLEY FURNITURE-WILDWOOD
PARCELS G04P256 & G04P257

AUGUST 2021

MAP 1B



- PROJECT SPECIFIC SITE NOTES:**
- PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FOOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT. DIRECTIONAL TRAFFIC FLOW ARROWS SHOWN SCHEMATICALLY ON THE PLANS. REFER TO FDOT STANDARD PLANS INDEX #711-001, SHEET 1 FOR SPECIFIC DETAILS.
 - ALL CURB CUTS AND CURB RAMPS (C/R) PER FDOT INDEX #522-002. CURB RAMPS SHALL USE AN ADA APPROVED DETECTABLE WARNING SURFACE MAT.
 - SCHEMATIC LOCATION FOR BICYCLE RACK. CONTRACTOR TO COORDINATE WITH OWNER/DEVELOPER EXACT LOCATION AND MATERIALS. RACKS TO BE INSTALLED WITHIN 100' OF MAIN ENTRANCE AND PROPER LIGHTING IS TO BE INSTALLED AT THE BICYCLE PARKING AREA FOR ACCESS AND SAFETY DURING NIGHT HOURS.
 - ALL CROSSWALKS SHOWN ON SITE TO BE CONSTRUCTED PER 2019-20 FDOT INDEX #711-001 DIMENSIONS. CONTRACTOR TO COORDINATE WITH OWNER / DEVELOPER ANY SPECIALIZED CROSSWALK STYLES FOR THE SITE INCLUDING DECORATIVE PAVERS OR STAMPED CONCRETE AND MUST MEET COUNTY SPECIFICATIONS AND APPROVAL.
 - 6" PARKING STALL STRIPING MAY BE REGULAR PAINT IN COMPLIANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 710.
 - REFER TO SHEET C-105 FOR ADA PARKING SIGNAGE AND STRIPING DETAILS. ALL ADA PARKING SIGNS TO BE BOLLARD MOUNTED BEHIND WHEELSTOP AND LOCATED ADJACENT TO THE RAISED CURB / SIDEWALK AS SHOWN ON THE PLANS.
 - TRAFFIC SIGNS SHOWN FOR SCHEMATIC REPRESENTATION ONLY. REFER TO MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION, FOR DETAILS, DIMENSIONS AND SPECIFICATIONS.
 - SINGLE DUMPSTER PLACED WITHIN THE TRUCK DELIVERY AREA. DUMPSTER WILL BE SCREENED FROM VIEW BY THE DELIVERY WELL'S RETAINING WALL.
 - SCHEMATIC LOCATION FOR BICYCLE RACK. CONTRACTOR TO COORDINATE WITH OWNER / DEVELOPER EXACT LOCATION AND MATERIALS. RACKS TO BE INSTALLED WITHIN 100' OF MAIN ENTRANCE AND PROPER LIGHTING IS TO BE INSTALLED AT THE BICYCLE PARKING AREA FOR ACCESS AND SAFETY DURING NIGHT HOURS.

REVISIONS	
NO.	DATE
1	

Engineering ~ Environmental
Water Resource ~ Survey

4200 W. Lushbaugh Ave.
Tampa, Florida 33614
C.A. 00070531, J.L. 8274
Phone: 813.265.3130 941.275.9721

WRA

SITE LAYOUT PLAN

WILDWOOD ASHLEY FURNITURE

ISSUED FOR: PERMITTING
2022-08-01 - SHEET 28

PROFESSIONAL ENGINEER
L. GENSE
NO. 67540
STATE OF FLORIDA
CIVIL ENGINEER

Datum: NAVD 88

C-101



Project Review Committee Technical Standards Waiver Request

Project Name Wildwood Ashley Furniture

Project # SP 2108-002

1. Briefly describe your waiver request.

Code required parking is:
4 SPACES PER 1,000 SF BUILDING AREA.
(58,735 S.F. / 1,000 * 4 = 235 SPACES)

Proposed parking of 3.1 space per
1,000 square feet is requested.

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

Table 6-12 Minimum Standards for Off-Street Parking Requirements for
Non-residential Land Uses

3. Please provide the justification for your waiver request.

The proposed development is a furniture store, and so requires less parking than a more traditional retail facility which has a "cash & carry" business model. Furthermore, we are including with this submittal several examples of Ashley Furniture stores that are successfully operating with a similar parking to square foot ratio. See the attached narrative and other supporting documents for details.

Name (Print) Bruce Wolny II, P.E.

Date 01-26-2021

Signature Bruce Wolny II



January 26, 2022

SP 2108-002 Wildwood Ashley Furniture
Technical Standards Waiver Request

Description

The subject project is a 58,735 square foot furniture store to be located within Lots 256 and 257 of the Beaumont Phase 1 development (PB 18 PG 13-13Q) and also within the area governed by zoning ordinance No. 02020-25. The applicant, Kingsware Furniture, LLC (d.b.a. Ashley Homestore) has earned a reputation as one of the nation's premier furniture retailers. Specifically, Ashley has developed over 700 retail facilities nationwide.

Required Parking and Proposed Parking

Per Table 6-12: Minimum Standards for Off-Street Parking Requirements For Nonresidential Land Uses the required parking per the City of Wildwood Land Development Regulations is 4.0 spaces per 1,000 square feet gross floor area. The applicant is therefore requesting a waiver amount of 0.9 space per 1,000 square feet. There are 180 proposed parking spaces. Given the building area of 58,735 square feet, the proposed parking ratio is:

$$180 \text{ spaces} / 58,735 \text{ square feet} \times 1,000 = 3.1 \text{ spaces per } 1,000 \text{ square feet}$$

Previous Projects

Ashley Homestore approaches parking for all of their projects with great care given the substantial investment involved and the need to ensure adequate parking for its customers and employees. In the planning stages for a project, parking ratios and demographics are compared to other projects. Careful consideration is given to the parking distribution plan and unavoidable site constraints.

This is supported by comparing the proposed project to Ashley Homestore's existing projects, which have equivalent or lower parking ratios. See below for some examples. Site plans for these examples are included with this submittal for reference.

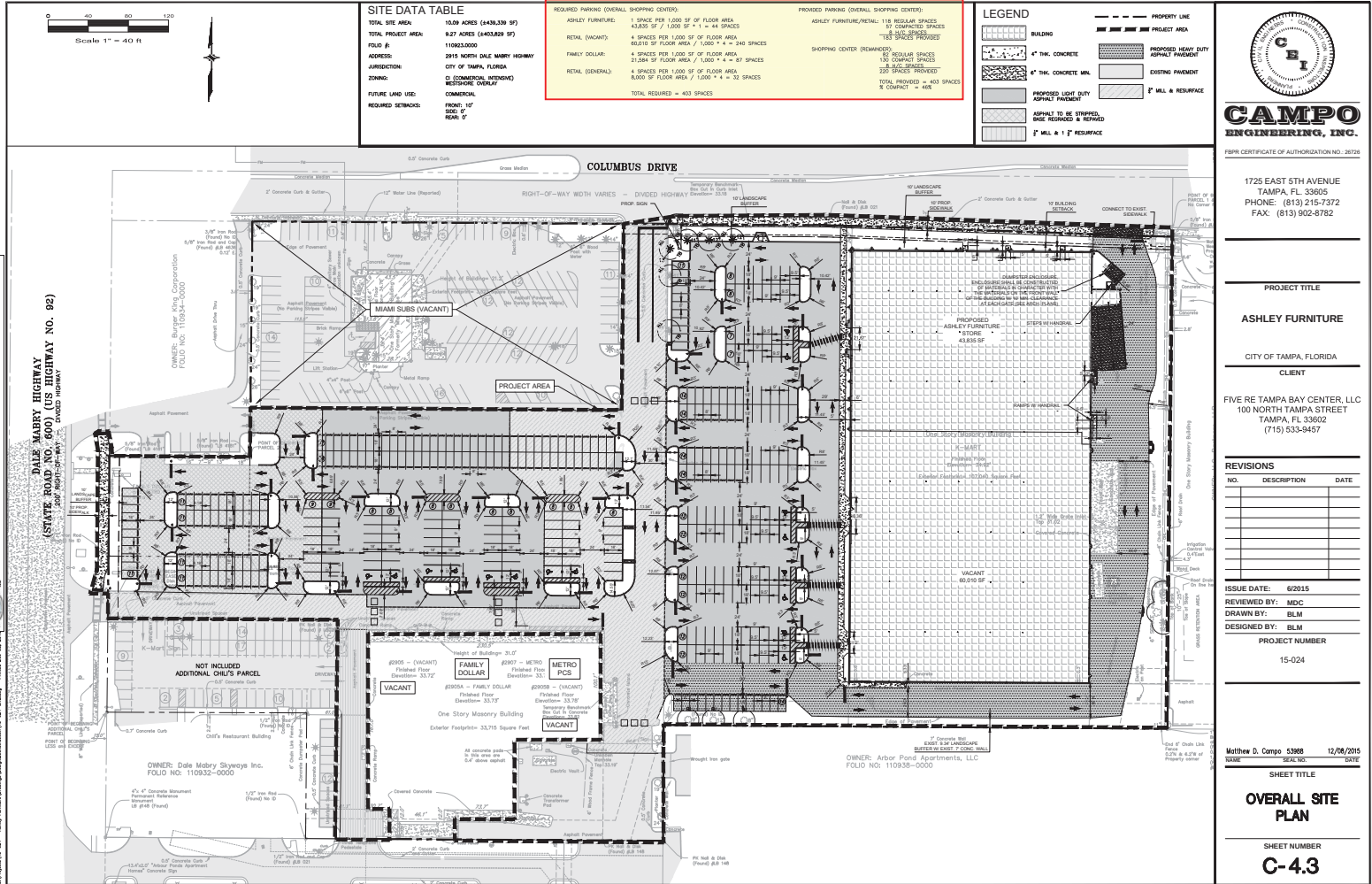
Location	Square Feet	No. of Parking Space	Spaces per 1,000 SF
2615 Vildibill Drive, Brandon, FL 33510	60,000	79	1.3
2915 N Dale Mabry Hwy, Tampa, FL 33607 (combined with other retailers in the shopping center)	133,429	403	3.0
14250 Tamiami Trail N, Naples FL 34110 (combined with City Furniture)	88,000	198	2.3

In light of the above, we respectfully request that this technical standards waiver request be granted.

4260 W. Linebaugh Avenue
Tampa, Florida 33624
Phone: 813-265-3130

8043 Cooper Creek Boulevard, Suite 210
University Park, Florida 34201
Phone: 941-275-9721

www.wraengineering.com





Ahshley Homestore
and City Furniture
Approximately 88,000
square feet
& 198 parking spaces

Ashley HomeStore Ashley HomeStore

City Furniture Naples



Project Review Committee Technical Standards Waiver Request

Project Name Wildwood Ashley Furniture

Project # SP 2108-002

1. Briefly describe your waiver request.

We are proposing a change to the landscape buffer on the south side. The proposed buffer would need to change the regular buffer requirement of 3 Canopy and 5 Understory trees and shrub row per 100 LF. Instead, we would propose switching out the canopy trees for more understory trees at a 2:1 ratio to provide 11 understory trees and shrub row per 100 LF. We are showing the trees to be placed in double stagger row with root barriers.

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

Wildwood Design District Standards. Section G.3.a

LDR 6.R.6 *"No tree shall be planted in a location where the roots at maturity might reasonably be expected to interfere with existing, future, or projected utilities."*

3. Please provide the justification for your waiver request.

See justification below under signature.

Name (Print) Joseph Cimino, P.E.

Date 09-01-2022

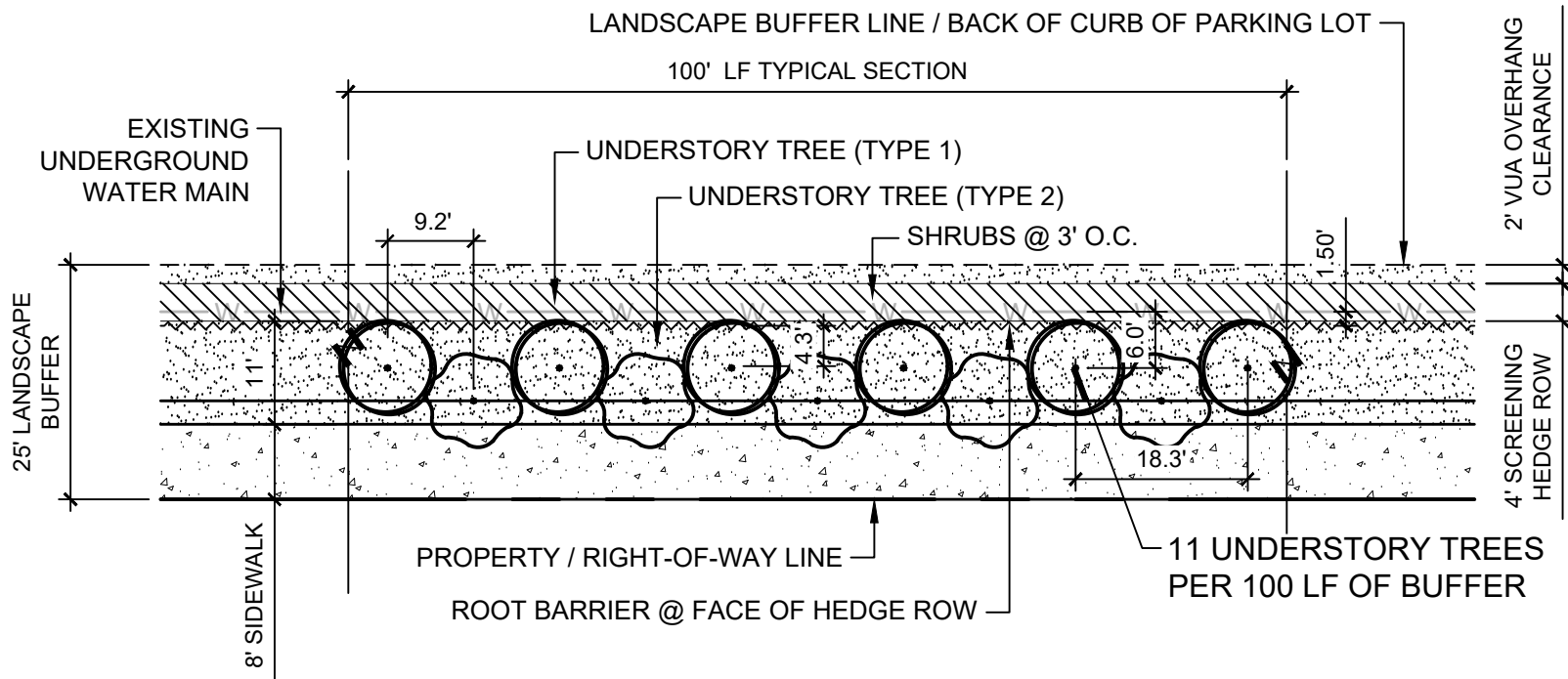
Signature _____

The purpose and justification of this waiver is to solve an issue of the shared landscaping and utility easement on the south side of the site. We understand trees are not ideal to have within the utility easement due to the tree roots, but, removing all the tree without any replacements would not allow us to fulfill the buffer requirements needed. We are proposing to remove the existing trees within this easement and add only understory trees. The intent is to remove the already existing trees which are larger and much closer to the water main with smaller trees (which will have smaller roots) further away with root barrier. Please see the attached exhibit.

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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



A

DETAIL-PROPOSED ALTERNATE LANDSCAPE BUFFER

1" = 20'

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2204-011 Warm Springs Avenue Force Main - CR 503 to Marsh Bend Trail

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

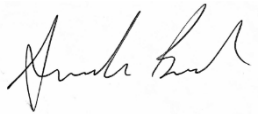
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

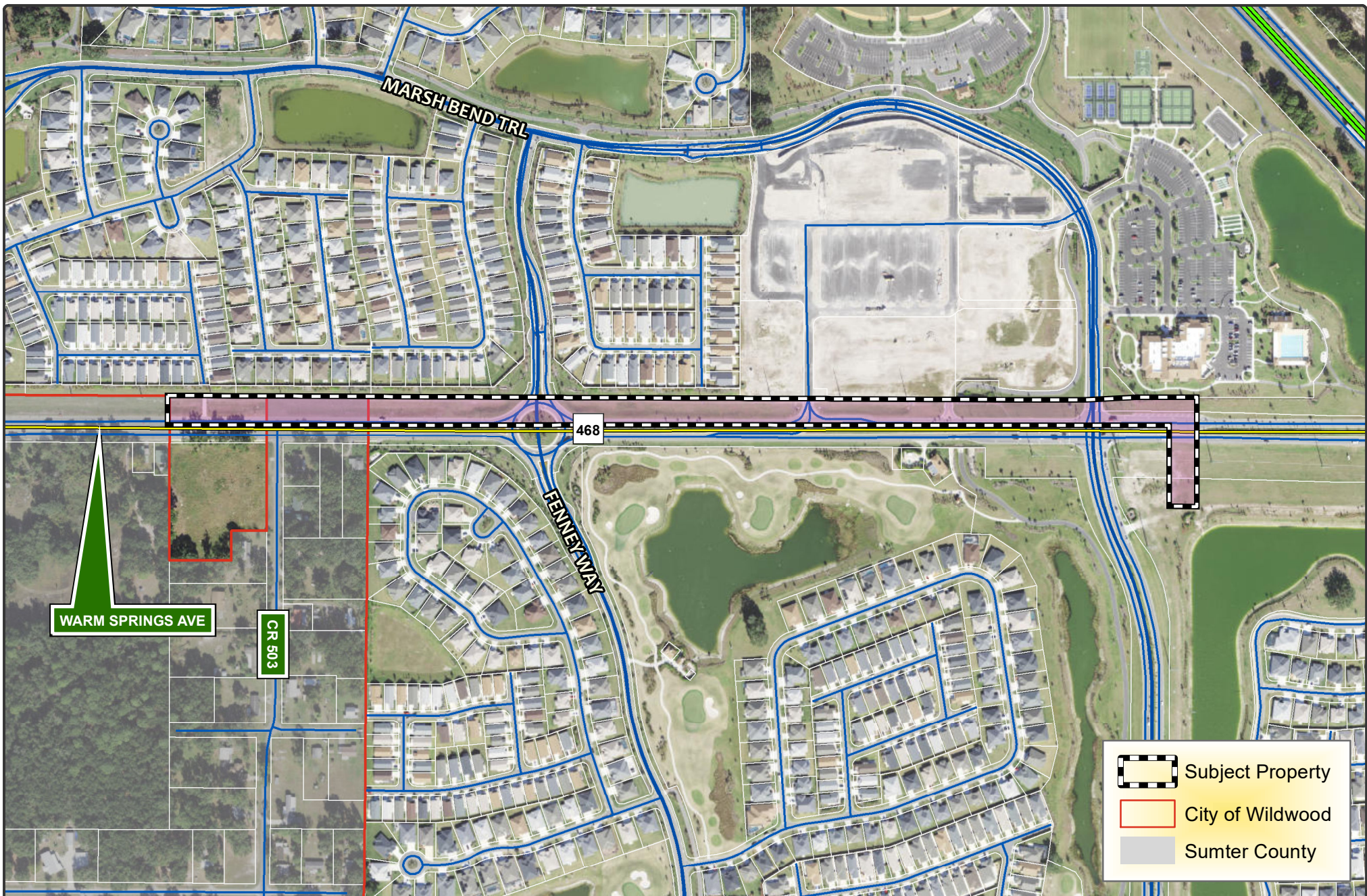
CASE NUMBER	SP 2204-011 Warm Springs Ave Force Main - CR 503 to Marsh Bend Trail
PARCEL	Sumter County Right of Way
ACREAGE	2.33 +/-
PROPERTY LOCATION	The subject project is located within the Sumter County Right of Way along Warm Springs Ave from CR 503 to Marsh Bend Trail, approximately 0.52 miles in length.
OWNER	Bethany Estates Enterprises, LLC
APPLICANT	CHW

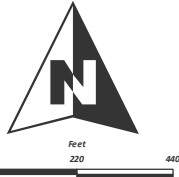
The applicant is seeking approval from the Project Review Committee for the construction of a three thousand two hundred ninety-four (3,294) linear foot, 4" sanitary sewer line.

Staff recommends approval.



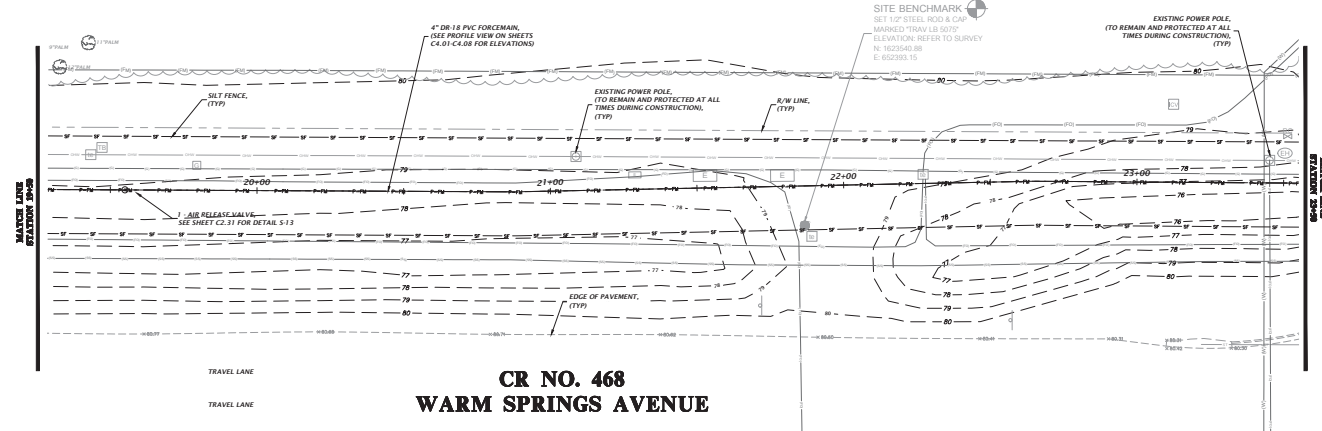
DATED: 10/3/2022
Amanda Bush
Planner, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 220 440	SP 2204-011 WARM SPRINGS AVE FORCE MAIN (CR 503 TO MARSH BEND TRL)	MAP 1B LOCATION MAP OCTOBER 2022
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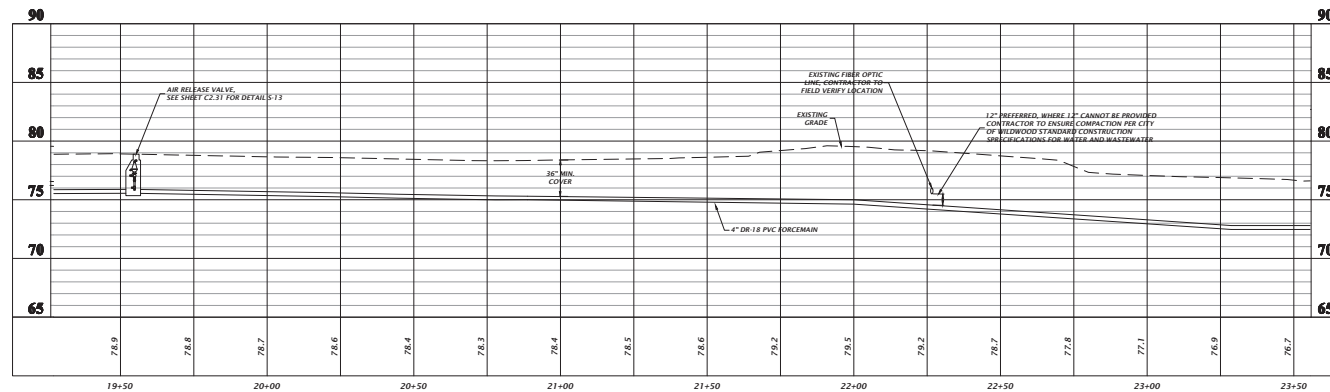
GENERAL NOTES:

1. ALL DISTURBED AREAS WITHIN R/W SHALL BE SOODED.
2. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
3. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND THE CITY OF WILKINSON UTILITY DEPARTMENT AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
4. FORCE MAIN SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
5. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND EXISTING UTILITIES



FORCE MAIN

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



ALL UTILITIES SHOWN
ARE BASED ON
EXISTING RECORD
DRAWINGS
AND FIELD
SURVEY

CHW

CHW
CITY OF WILKINSON
ENGINEERING
1000 W. 10TH AVE.
WILKINSON, MS 38663
TEL: 662.323.1234
WWW.CHW-ENGINEERING.COM

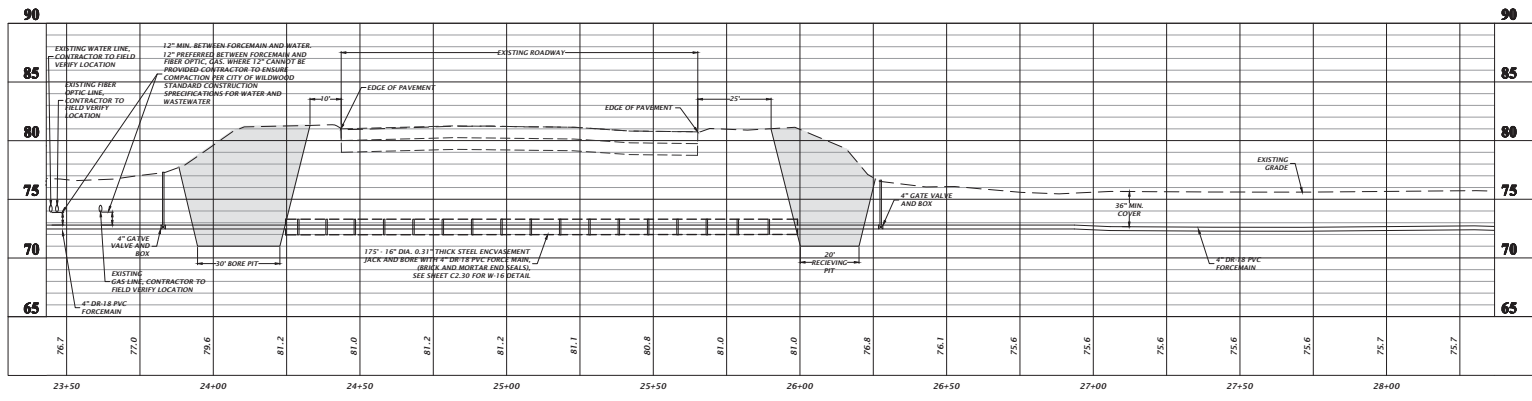
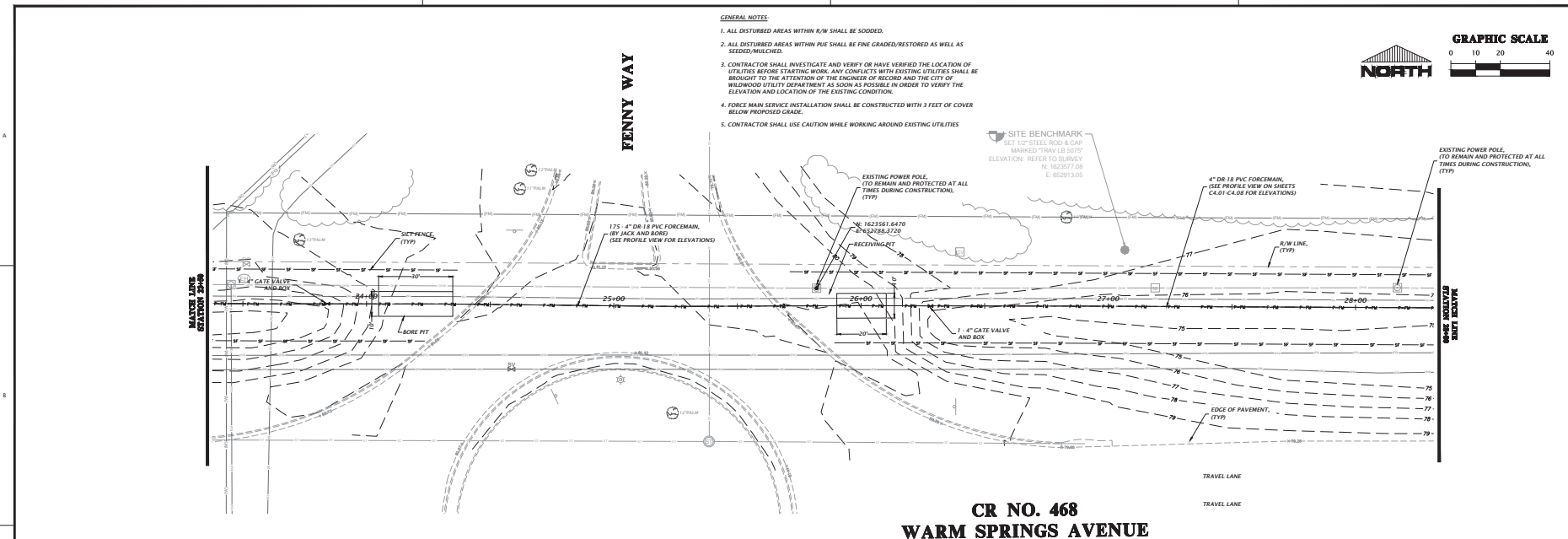
PROJECT: CITY OF WILKINSON, DEPT. SANITARY DIVISION
0.000/2022 - CITY OF WILKINSON, DEPT. SANITARY DIVISION
0.000/2022 - CITY OF WILKINSON, DEPT. SANITARY DIVISION
0.000/2022 - CITY OF WILKINSON, DEPT. SANITARY DIVISION

REVISION: 20.0024
DATE: 10/10/2024
BY: DANIEL H. YOUNG
CHECKED: DANIEL H. YOUNG
APPROVED: DANIEL H. YOUNG

PROJECT: WARM SPRINGS FORCE MAIN - CA
SHEET: 20.0024
TOTAL SHEETS: 20.0024
DATE: 10/10/2024
BY: DANIEL H. YOUNG
CHECKED: DANIEL H. YOUNG
APPROVED: DANIEL H. YOUNG

PROJECT: WARM SPRINGS FORCE MAIN - CA
SHEET: 20.0024
TOTAL SHEETS: 20.0024
DATE: 10/10/2024
BY: DANIEL H. YOUNG
CHECKED: DANIEL H. YOUNG
APPROVED: DANIEL H. YOUNG

PROJECT: WARM SPRINGS FORCE MAIN - CA
SHEET: 20.0024
TOTAL SHEETS: 20.0024
DATE: 10/10/2024
BY: DANIEL H. YOUNG
CHECKED: DANIEL H. YOUNG
APPROVED: DANIEL H. YOUNG



CHW

20-0024

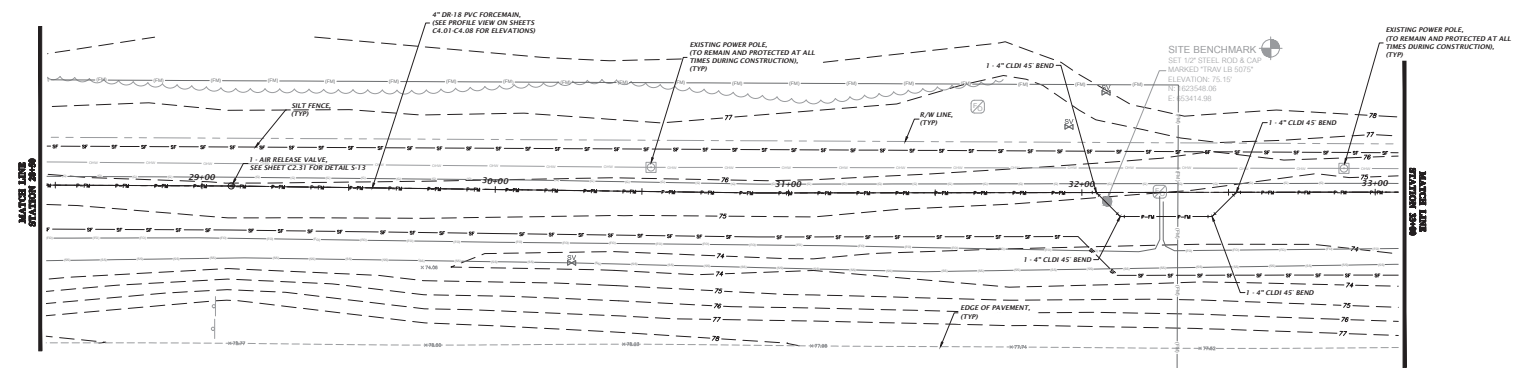
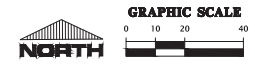
**CR NO. 468
WARM SPRINGS AVENUE
FORCE MAIN PLAN AND PROFILE**

REVISIONS

NO.	DATE	DESCRIPTION
1	04/05/2022	ISSUED FOR PERMIT
2	04/05/2022	ISSUED FOR PERMIT
3	04/05/2022	ISSUED FOR PERMIT
4	04/05/2022	ISSUED FOR PERMIT
5	04/05/2022	ISSUED FOR PERMIT
6	04/05/2022	ISSUED FOR PERMIT
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86	04/05/2022	ISSUED FOR PERMIT
87	04/05/2022	ISSUED FOR PERMIT
88	04/05/2022	ISSUED FOR PERMIT
89	04/05/2022	ISSUED FOR PERMIT
90	04/05/2022	ISSUED FOR PERMIT
91	04/05/2022	ISSUED FOR PERMIT
92	04/05/2022	ISSUED FOR PERMIT
93	04/05/2022	ISSUED FOR PERMIT
94	04/05/2022	ISSUED FOR PERMIT
95	04/05/2022	ISSUED FOR PERMIT
96	04/05/2022	ISSUED FOR PERMIT
97	04/05/2022	ISSUED FOR PERMIT
98	04/05/2022	ISSUED FOR PERMIT
99	04/05/2022	ISSUED FOR PERMIT
100	04/05/2022	ISSUED FOR PERMIT

FL PE No. 20780

C4.03

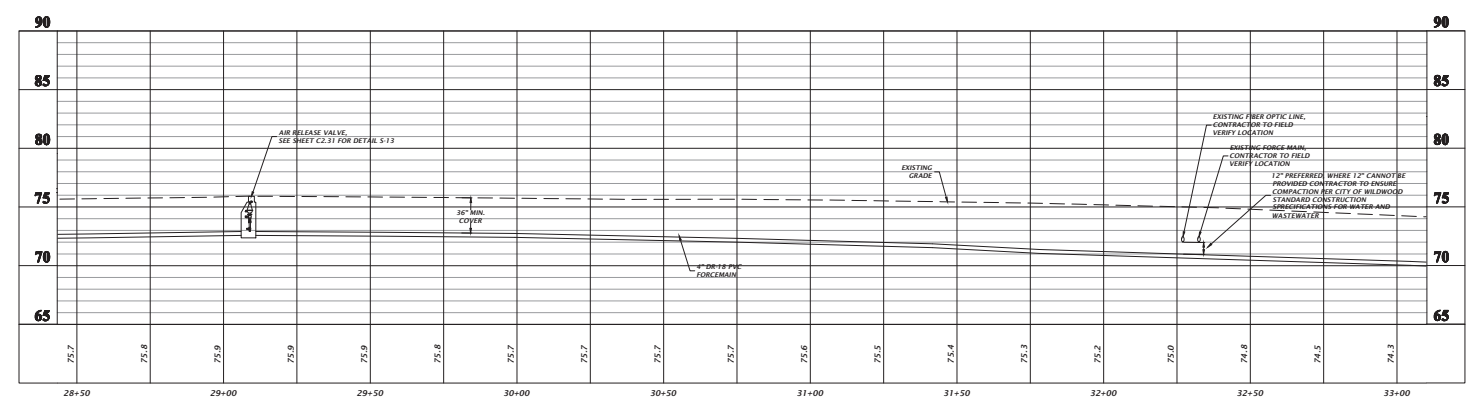


- GENERAL NOTES:**
1. ALL DISTURBED AREAS WITHIN R/W SHALL BE SOODED.
 2. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
 3. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND THE CITY OF WILDMOOD UTILITY DEPARTMENT AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
 4. FORCE MAIN SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
 5. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND EXISTING UTILITIES

**CR NO. 468
WARM SPRINGS AVENUE**

FORCE MAIN

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



CH2M HILL	
CITY OF WILDMOOD, MISSOURI PROJECT: WARM SPRINGS FORCE MAIN, CR NO. 468 SHEET NO. 20-0024	
DESIGNED BY DANIEL R. YOUNG	CHECKED BY DANIEL R. YOUNG
DATE 06/15/2022	DATE 06/15/2022
PROJECT LOCATION CITY OF WILDMOOD, MISSOURI WARM SPRINGS AVENUE, CR NO. 468	
SHEET TITLE FORCE MAIN PLAN AND PROFILE	
FL PROJECT NO. 20-0024	
FL PROJECT NO. 20780	

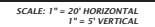
1. ALL DISTURBED AREAS WITHIN R/W SHALL BE SOODED.
2. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
3. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK; ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND THE CITY OF WILDMOND UTILITY DEPARTMENT AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
4. FORCE MAIN SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
5. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND EXISTING UTILITIES



SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



2. ALL DISTURBED AREAS WITHIN R/W SHALL BE SOODED.
3. ALL DISTURBED AREAS WITHIN PUE SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
4. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND THE CITY OF WASHINGTON UTILITY DEPARTMENT AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
5. FORCE MAIN SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
6. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND EXISTING UTILITIES



FL PE No. 70780
SET NO.:
C4.08

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2209-001 VOSO Phase X-A1 Master Plan Modification

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

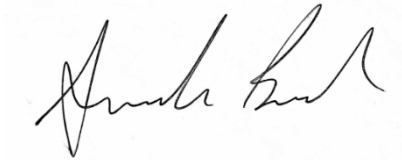
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

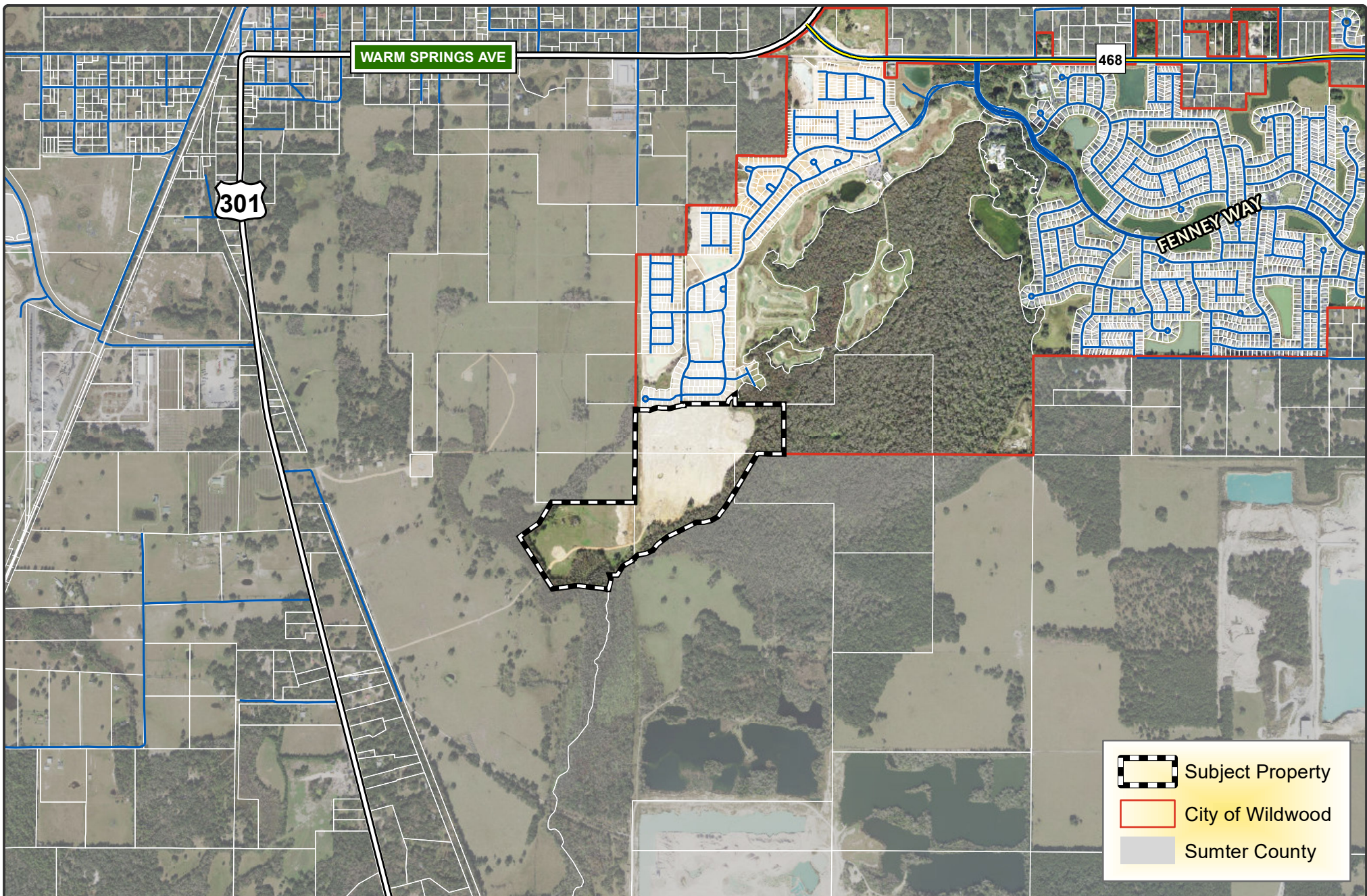
CASE NUMBER	SP 2209-001 VOSO Phase X-A1 Master Plan Modification
PARCEL NUMBER(S)	G31-001, J01-002A, K06-007, & K06-008
ACREAGE	95.03 +/-
PROPERTY LOCATION	The subject property is located approximately 0.89 miles south of E Warm Springs Ave, approximately 0.56 miles east of N US 301, and approximately 2.66 miles west of Marsh Bend Trail.
OWNER/APPLICANT	The Villages Development Company, LLC

The applicant is seeking approval from the Project Review Committee for a modification to a previously approved Master Plan (SP 1901-009 VOSO X-A), to include nonresidential areas.

Staff recommends approval.

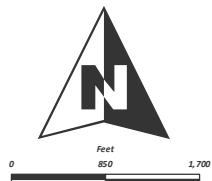


DATED: 10/05/2022
Amanda Bush
Planner, Development Services



**CITY OF
WILDWOOD**

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



SP 2209-001

VOSO PHASE X-A1 MASTER PLAN MODIFICATION

PARCELS G31-001, J01-002A, K06-007, & K06-008

MAP 1B

**LOCATION
MAP**

**OCTOBER
2022**

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2207-005 Triumph South Phase 1 Partial Re-Plat

REQUESTED ACTION: Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	PLAT 2207-005 Triumph South Phase 1 Partial Re-Plat
PARCEL(S)	D32F130 & D32F132
ACREAGE	1.19 +/-
PROPERTY LOCATION	The subject project is located approximately 0.13 miles east of CR 127, approximately 0.38 miles north of CR 134, and approximately 0.25 miles west of E C 462.
OWNER / APPLICANT	Wildwood Sumter Holdings, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for a partial re-plat to a previously approved plat, PLAT 2007-002 Triumph South Phase 1, to include eight (8) lots.

Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.



DATED: 10/3/2022

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

Project Number: PLAT 2207-005

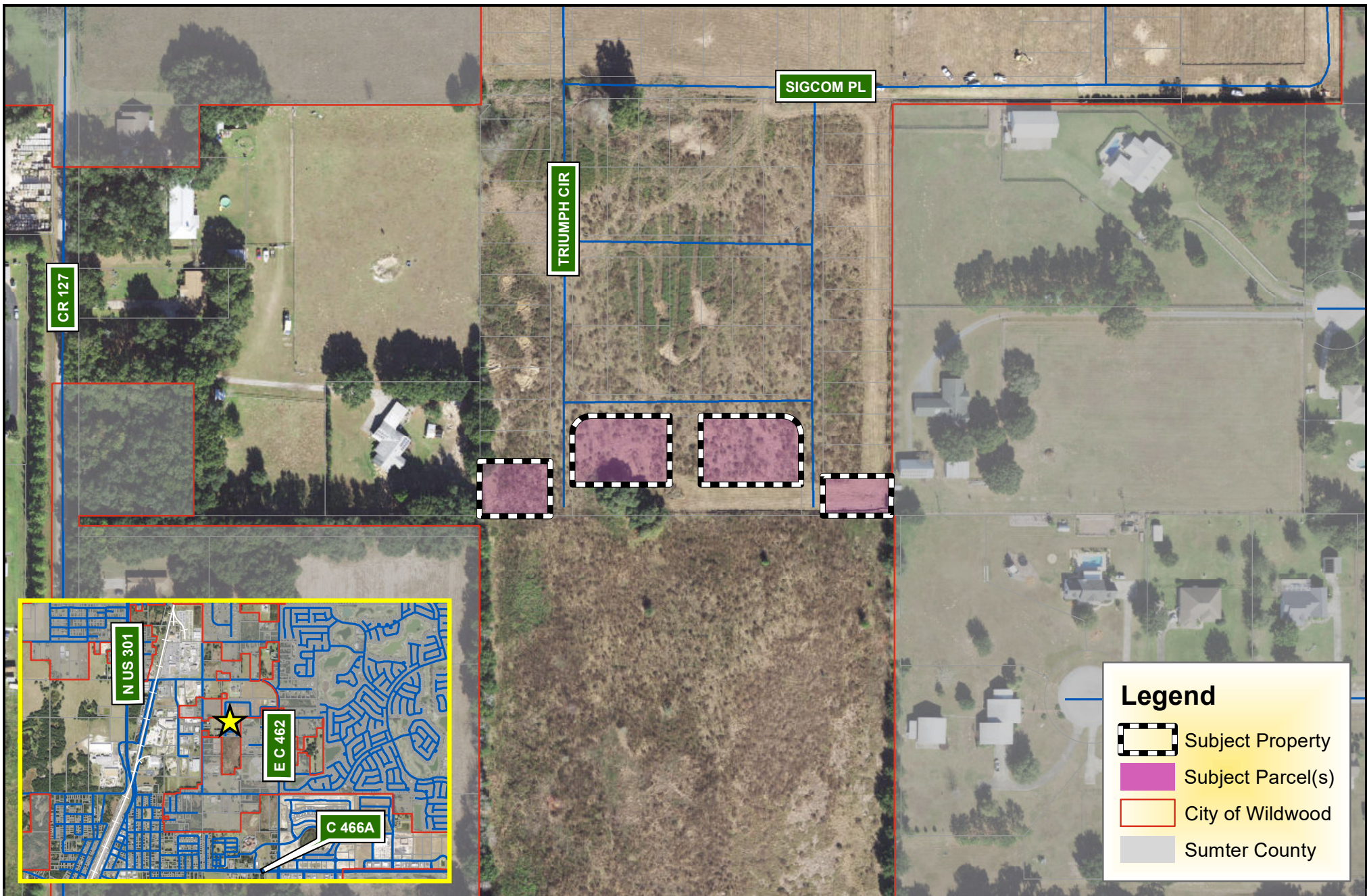
Project Name: Triumph South Phase 1 Partial Re-Plat

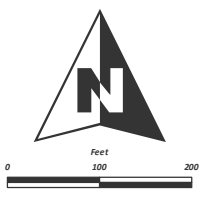
Representative: Clymer Farner Barley Inc

CITY ATTORNEY

1. Property Information Report shows mortgage holder. Joinder and consent must be either on plat or via separate document. City Attorney can provide form of separate document upon request, otherwise, provide copy of proposed Joinder and Consent for review and approval.

Satisfied. Please note that executed Joinder and Consent must be submitted prior to adoption of plat by City Commission.



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 100 200	PLAT 2207-005 TRIUMPH SOUTH PHASE 1 PARTIAL RE-PLAT PARCELS D32F132 & D32F130		MAP 1B
			LOCATION MAP		AUGUST 2022
			Page 31 of 33		

TRIUMPH SOUTH PHASE 1 PARTIAL REPLAT

SHEET 1 OF 2

PLAT BOOK _____
PAGE _____

A PARTIAL REPLAT OF TRIUMPH SOUTH PHASE 1, PLAT BOOK 19,
PAGES 1, 1-A THROUGH 1-D, IN SECTION 32, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

TRACT "K" OF TRIUMPH SOUTH PHASE 1, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 1, 1A THROUGH 1D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID TRACT "K"; THENCE ALONG THE WEST, NORTH, EAST AND SOUTH BOUNDARIES OF TRACT "K", RESPECTIVELY, WITH THE FOLLOWING COURSES: RUN N00°08'25"E A DISTANCE OF 50.00 FEET; THENCE N89°58'16"E A DISTANCE OF 113.76 FEET; THENCE S00°01'44"E A DISTANCE OF 50.00 FEET; THENCE S89°58'16"W A DISTANCE OF 113.91 FEET TO THE POINT OF BEGINNING.

AND

TRACT "L" OF TRIUMPH SOUTH PHASE 1, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 1, 1A THROUGH 1D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID TRACT "L"; THENCE ALONG THE WEST, NORTH, EAST AND SOUTH BOUNDARIES OF TRACT "L", RESPECTIVELY, WITH THE FOLLOWING COURSES: RUN N00°01'44"W A DISTANCE OF 80.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 29.50 FEET; THENCE N00°01'44"W A DISTANCE OF 131.50 FEET TO THE POINT OF TANGENCY; THENCE S89°58'16"E A DISTANCE OF 126.85 FEET; THENCE S00°01'44"E A DISTANCE OF 110.00 FEET; THENCE S89°58'16"W A DISTANCE OF 156.35 FEET TO THE POINT OF BEGINNING.

AND

TRACT "M" OF TRIUMPH SOUTH PHASE 1, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 1, 1A THROUGH 1D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

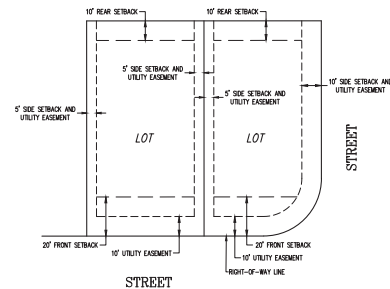
BEGIN AT THE SOUTHWEST CORNER OF AFORESAID TRACT "M"; THENCE ALONG THE WEST, NORTH, EAST AND SOUTH BOUNDARIES OF TRACT "M", RESPECTIVELY, WITH THE FOLLOWING COURSES: RUN N00°01'44"W A DISTANCE OF 110.00 FEET; THENCE N89°58'16"E A DISTANCE OF 131.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 29.50 FEET; THENCE S00°01'44"E A DISTANCE OF 110.00 FEET; THENCE S89°58'16"W A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING.

AND

TRACT "N" OF TRIUMPH SOUTH PHASE 1, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 1, 1A THROUGH 1D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

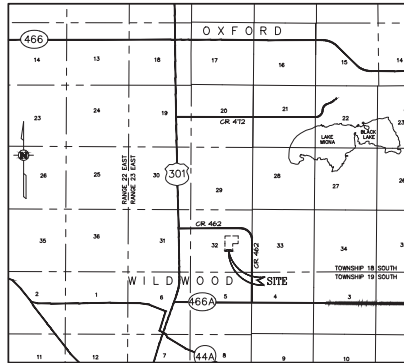
BEGIN AT THE SOUTHWEST CORNER OF AFORESAID TRACT "N"; THENCE ALONG THE WEST, NORTH, EAST AND SOUTH BOUNDARIES OF TRACT "N", RESPECTIVELY, WITH THE FOLLOWING COURSES: RUN N00°01'44"W A DISTANCE OF 50.00 FEET; THENCE N89°58'16"E A DISTANCE OF 110.17 FEET; THENCE S00°01'44"E A DISTANCE OF 50.00 FEET; THENCE S89°58'16"W A DISTANCE OF 110.02 FEET TO THE POINT OF BEGINNING.

BUILDING SETBACKS AND EASEMENTS (TYPICAL) (NOT TO SCALE)



PREPARED BY: **CFB** CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, INC.
4450 NE 63RD RD, WILDWOOD, FL 34785
(352) 748-2128
WWW.CFB-INC.COM #4709

VICINITY MAP NOT TO SCALE



8 LOTS - 0 TRACTS

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

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS BEING S89°58'24"W.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. ALL DISTANCES SHOWN ARE IN FEET.
4. WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
5. LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
6. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
7. ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
8. ALL STREETS ARE PRIVATE AND ARE OWNED AND MAINTAINED BY THE TRIUMPH SOUTH MASTER HOMEOWNERS' ASSOCIATION.
9. THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN DETERMINED BY SEPARATE DOCUMENT.
10. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS SUBMITTED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12119C 0069 D EFFECTIVE DATE: SEPTEMBER 27, 2015.
11. UNDERLYING RIGHTS-OF-WAY, EASEMENTS OR PLATS AFFECTING PROPERTY ARE:
 - A) THAT PORTION OF THE LANDS LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, IS SUBJECT TO A RIGHT-OF-WAY EASEMENT FOR SUMTER ELECTRIC COOPERATIVE, INC. PER OFFICIAL RECORDS BOOK 98, PAGE 548, (BLANKET TYPE).
 - B) UTILITY EASEMENT TO THE CITY OF WILDWOOD PER OFFICIAL RECORDS BOOK 4221, PAGE 770.
 - C) GRANT OF EASEMENT GRANTED TO OXFORD PROFESSIONAL BUILDERS, INC. RECORDED IN OFFICIAL RECORDS BOOK 1513, PAGE 385, AS AMENDED BY AMENDMENT TO GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2191, PAGE 674, RE-RECORDED IN OFFICIAL RECORDS BOOK 2197, PAGE 180, AND SECOND AMENDMENT OF GRANT OF EASEMENT RECORDED IN BOOK 3847, PAGE 320.
 - D) PLAT OF TRIUMPH SOUTH PHASE 1 PER PLAT BOOK 19, PAGE 1.
12. MORTGAGEE'S JONDER AND CONSENT TO DEDICATION WILL BE RECORDED BY SEPARATE INSTRUMENT.

DEDICATION - TRIUMPH SOUTH PHASE 1 PARTIAL REPLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, WILDWOOD SUMTER HOLDINGS, INC., A FLORIDA CORPORATION, AS OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, HAS CAUSED TO BE MADE THIS PLAT OF TRIUMPH SOUTH PHASE 1 PARTIAL REPLAT, A SUBDIVISION OF LAND HEREIN DESCRIBED. THE UNDERSIGNED ALSO HEREBY GRANTS THE UTILITY EASEMENTS SHOWN ON THE PLAT TO THE CITY OF WILDWOOD AS NON-EXCLUSIVE EASEMENTS TO INSTALL, CONSTRUCT, OPERATE, SERVICE AND MAINTAIN WATER AND SANITARY SEWER UTILITIES.

WITNESSES: WILDWOOD SUMTER HOLDINGS, INC.,
A FLORIDA CORPORATION

(1) SIGNATURE _____ BY: SEBASTIAN MUZZI
PRINT NAME _____ VICE PRESIDENT

(2) SIGNATURE _____
PRINT NAME _____

PROVINCE OF ONTARIO
CITY OF VAUGHAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC FOR THE PROVINCE OF ONTARIO, DULY APPOINTED BY ROYAL AUTHORITY, RESIDING IN TORONTO, ONTARIO, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ VIDEO CONFERENCE, FROM _____ TO _____, THIS _____ DAY OF _____, 20____.

OF WILDWOOD SUMTER HOLDINGS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

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

ATTEST:

MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

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

SUSAN PATTERSON
CITY CLERK

ED WOLF
MAYOR

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

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____ FILE NUMBER _____ PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

REVIEWING SURVEYOR'S CERTIFICATE

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

CLYMER FARNER BARLEY, INC.
4450 NE 63RD RD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

SIGNATURE _____ DATE _____

PRINT NAME _____ REGISTRATION NO. _____

CERTIFICATE OF SURVEYOR

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

CLYMER FARNER BARLEY, INC.
4450 NE 63RD RD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

SIGNATURE _____ DATE _____

PRINT NAME _____ REGISTRATION NO. 5912

TRIUMPH SOUTH PHASE 1

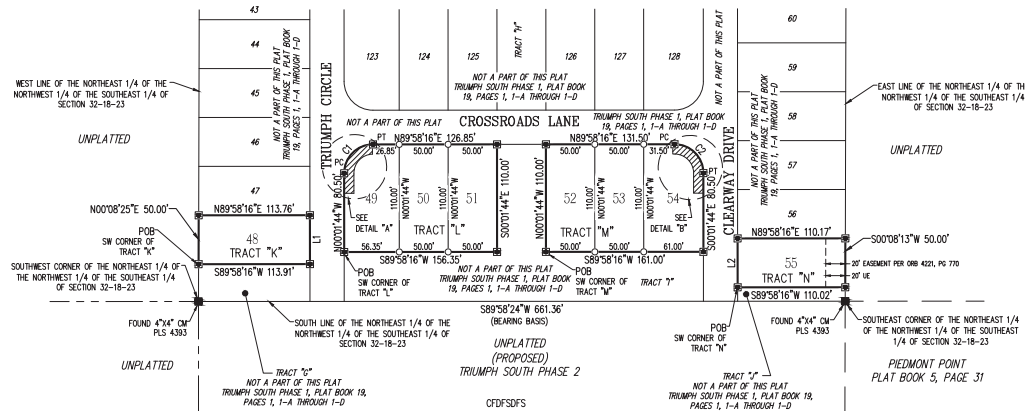
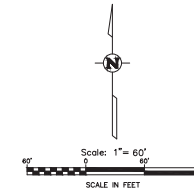
PARTIAL REPLAT

SHEET 2 OF 2

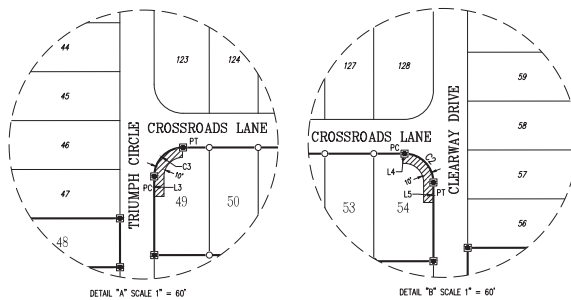
PLAT BOOK _____
PAGE _____

A PARTIAL REPLAT OF TRIUMPH SOUTH PHASE 1, PLAT BOOK 19,
PAGES 1, 1-A THROUGH 1-D, IN SECTION 32, TOWNSHIP 18 SOUTH,
RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S00°01'44"E
L2	50.00'	N00°01'44"W
L3	20.50'	S00°01'44"E
L4	1.79'	S89°58'16"W
L5	20.50'	N00°01'44"W

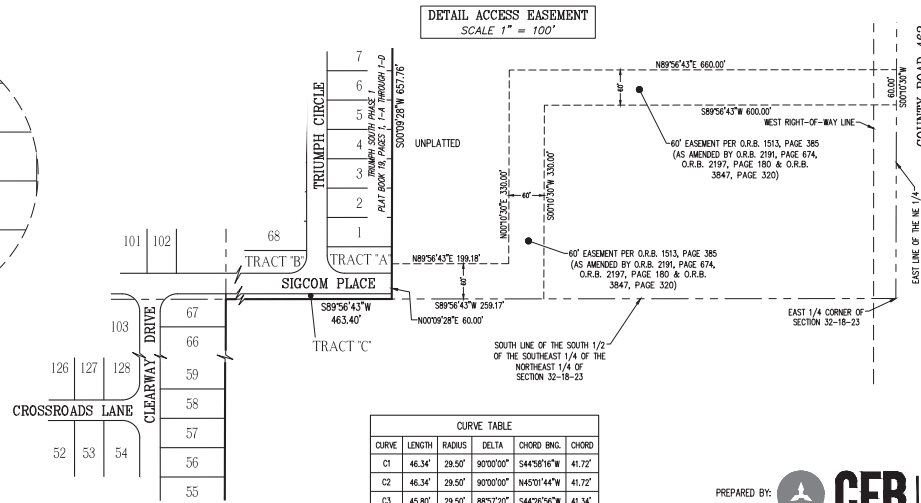


LEGEND	
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND UNLESS OTHERWISE NOTED.
●	INDICATES PERMANENT REFERENCE MONUMENT - 5/8" IRON PIN AND CAP SET MARKED THIS-BASE PIN - LB 41507
○	INDICATES P.A. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB 41507 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 17.09(1) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
∩	INDICATES CENTERLINE
LB	INDICATES LICENSED BUSINESS
NL	INDICATES NUMBER
OR	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
PI	INDICATES POINT OF INTERSECTION
PT	INDICATES POINT OF TANGENCY
PLS	INDICATES PROFESSIONAL LAND SURVEYOR
CM	INDICATES CONCRETE MONUMENT
POB	INDICATES POINT OF BEGINNING
BNG	INDICATES BEARING
PS	INDICATES PLAT BOOK
PS	INDICATES PAGE
UE	INDICATES UTILITY EASEMENT
DE	INDICATES DRAINAGE EASEMENT
(TYP)	INDICATES TYPICAL



INDICATES CORNERS OF LOTS
AFFECTED BY DRIVEWAY
RESTRICTIONS (10' WIDE TYPICAL)

NOTE: LOTS 49 AND 54 ARE SUBJECT TO
DRIVEWAY RESTRICTIONS PER CITY OF
WILDWOOD LAND DEVELOPMENT CODE.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	46.34'	29.50'	90°00'00"	S44°58'16"W	41.72'
C2	46.34'	29.50'	90°00'00"	N45°01'44"W	41.72'
C3	45.90'	29.50'	88°57'20"	S44°28'56"W	41.34'

PREPARED BY:

