



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

Agenda
Regular Meeting
November 8, 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. Approval of Summary Minutes for Project Review Committee Regular Meeting on October 11, 2022 at 10 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2110-005 Triumph South Improvement Plan Phase II
Parcel D32-041**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Triumph South Phase 2 subdivision consisting of 79 single family lots on 19.31 acres MOL. **Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.**

2. **SP 2204-009 100 Oaks Offsite Force Main**

US 301 Right-of-Way

The applicant is seeking approval from the Project Review Committee, for an off-site force main, along US 301 ROW, from the intersection of Clay Drain Road and US 301 to the entrance of parcel G19-011 (One Hundred Oaks, LLC). **Staff recommends approval, subject to the resolution of outstanding Utility comments.**

3. **SP 2205-005 Tropical Smoothie Cafe**

Parcel G04S421

The applicant is seeking a favorable recommendation from the Project Review Committee for construction of a one thousand four hundred forty (1,440) sq ft fast food establishment including a patio area on 0.540 acres MOL. **Staff recommends approval.**

4. **SP 2205-007 104 Switcher Street**

Parcel G07C019

The applicant is seeking approval from the Project Review Committee for the construction of a nine hundred (900) sq ft retail building on 0.29 acres MOL. **Staff recommends approval.**

5. **SP 2206-011 South Wildwood Industrial Park - Parcel 11 Modification (Building 2)**

Portion of parcel G30D001

The applicant is seeking approval from the Project Review Committee for construction of a nine thousand five hundred (9,500) sq ft warehouse building with no facilities on 1.20 acres MOL. **Staff recommends approval.**

6. **SP 2208-008 Warm Springs Force Main - CR 507 to CR 503**

Sumter County Right of Way

The applicant is seeking approval from the Project Review Committee for the construction of a four thousand eight hundred seventeen (4,817) linear foot, 4" sanitary sewer line on 1.97 acres MOL. **Staff recommends approval.**

7. **SP 2208-009 Wildwood Crossing Infrastructure Improvements**

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

The applicant is seeking a favorable recommendation from the Project Review Committee for construction of infrastructure improvements on 24.31 acres MOL. The applicant has submitted an improvement plan (PLAT 2210-005) in replacement of this site plan (SP 2208-009) to satisfy the outstanding City

Attorney's comment. PLAT 2210-005 is currently under review for clearance and will proceed forward to the Planning and Zoning Board and Commission meetings once all comments are cleared. **Staff recommends approval for the project moving forward under PLAT 2210-005 with the resolution of outstanding City Attorney and Engineer comments.**

VI. ADJOURNMENT

November 8, 2022 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 11, 2022 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy brought the meeting to order.

II. Roll Call

ATTENDANCE	TITLE	STATUS
Melanie Peavy	Development Services Director	Present
Jason McHugh	City Manager	Present
Mark Odell	Utility Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Chief of Police	Present
Joshua Bills	City Attorney	Present
Susan Patterson	City Clerk	Present
Terri O'Neal	Development Review Manager	Present
Amanda Bush	City Planner II	Present
Jason Martin	Utility Supervisor	Present
Mohammed Murad	Consulting Engineer KHA	Present by phone
Charles Ziegmont	Consulting Engineer KHA	Present by phone
Kay Jamesson	Farner Barley	Present by phone

III. APPROVAL OF SUMMARY MINUTES

The Summary of Minutes from the September 13, 2022, meeting was approved.

RESULT:	Adopted
MOVER:	Utility Director Odell
SECONDER:	City Manager McHugh
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

1. Project Review Committee Regular Meeting September 13, 2022 at 10:00 AM

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2108-002 Ashley Furniture - Wildwood

Development Services Director Melanie Peavy read the title of SP 2108-002 Ashley Furniture - Wildwood. 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 the construction of a fifty-eight thousand seven hundred seventy-five (58,775) sq ft one-story retail building. City Manager Jason McHugh recommends approval with the modified waivers and pending utility agreement from the city attorney's office.

RESULT:	Recommends Approval
MOVER:	City Manager McHugh
SECONDER:	Utility Director Odell
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

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

Development Services Director Melanie Peavy read the title of SP 2204-011 Warm Springs Avenue Force Main - CR 503 to Marsh Bend Trail. 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. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

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

Development Services Director Melanie Peavy read the title of SP 2209-001 VOSO Phase X-A1 Master Plan Modification. 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. City Manager Jason McHugh asked if it was known what would be in the non-residential area. Peavy stated that it was not known at this time. McHugh stated that this area was at the southern end of the city limits. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Police Chief Parmer

SECONDER:	Utility Director Odell
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

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

Development Services Director Melanie Peavy read the title of Plat 2207-005 Triumph South Phase 1 Partial Re-Plat. 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. City Attorney Joshua Bills stated that before the item can go before the city commission, there would need to be an executed joinder and consent submitted. Kay Jameson from Farner and Barley was present by phone and stated that the applicant would provide the consent on or before the 20th of October, 2022. Bills stated that the joinder is a statutory requirement.

RESULT:	Recommends Approval
MOVER:	Utility Director Odell
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

VI. ADJOURNMENT

The meeting was adjourned at 10:14 a.m.

RESULT:	Adjourned
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, 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: PLAT 2110-005 Triumph South Improvement Plan Phase II

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 2110-005 Triumph South Improvement Plan Phase II
PARCEL NUMBER(S)	D32-041
ACREAGE	19.31 +/-
PROPERTY LOCATION	The subject property is generally located approximately 0.13 miles north of CR 134, approximately 0.13 miles east of CR 127, and approximately 0.37 miles south and 0.24 miles west of E C 462.
OWNER/APPLICANT	Wildwood Sumter Holdings, Inc

The applicant is seeking a favorable recommendation from the Project Review Committee for Triumph South Phase 2 subdivision consisting of 79 single family lots.

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



DATED: 10/24/2022
Amanda Bush
Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

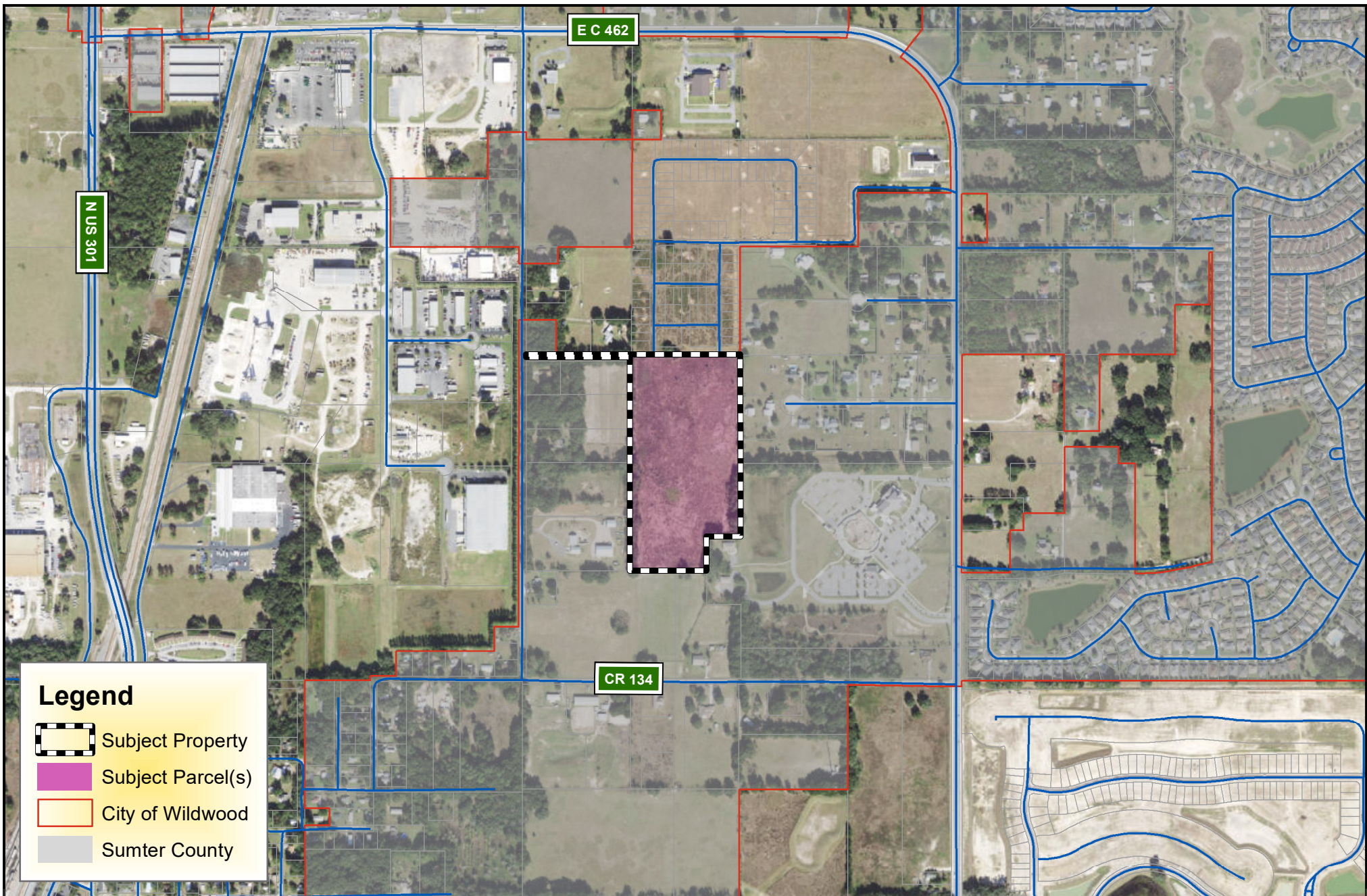
Project Number: PLAT 2110-005

Project Name: Triumph South Improvement Plan Phase 2

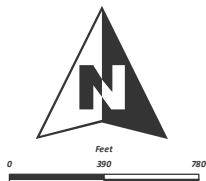
Representative: Scott Weeks – KHA

CITY ATTORNEY

Copy of fully executed Utility Easement as provided should be sent to joshua@huntlawpa.com for approval prior to recordation. Comment stands until easement and sketch received, but project can move forward.



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



PLAT 2110-005

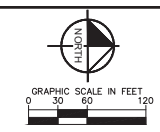
TRIUMPH SOUTH IMPROVEMENT PLAN PH II

PARCEL D32-041

MAP 1B

**LOCATION
MAP**

**NOVEMBER
2021**



20' REAR SETBACK (TYPICAL)
20' REAR SETBACK FOR LOTS 161-175

16

5' SIDE SETBACK AND UTILITY EASEMENT

RIGHT-OF-WAY LINE

12' UTILITY EASEMENT

20' FRONT SETBACK

15' UTILITY EASEMENT

RIGHT-OF-WAY LINE

BUILDING SETBACKS AND EASEMENTS

COMMON SPACE AREA TABLE		
TRACT	USE	AREA
O	OPEN SPACE	97,355
P	OPEN SPACE	11,000
Q	DRAINAGE/OPEN SPACE	138,596
R	LIFT STATION	1,435
S	OPEN SPACE/ACCESS	12,130
TOTAL		260,516

NOTES:
 (1) TOTAL OF THREE (3) NEIGHBORHOOD AMENITIES ARE REQUIRED FOR THE TOTAL 207 DWELLING UNITS IN TRIUMPH SOUTH (128 UNITS IN PHASE 1 AND 79 UNITS IN PHASE 2).
 (2) AMENITIES WERE CONSTRUCTED WITHIN PHASE 1.
 (3) MINIMUM OF ONE (1) NEIGHBORHOOD AMENITY IS REQUIRED WITHIN PHASE 2. A PARK, PLAYGROUND, GRILL AREAS, AND PEDESTRIAN ALTERNATE ARE SHOWN WITHIN TRACTS O AND P. REFER TO REDISCAPE PLAN SHEETS L2.00 AND L2.01 FOR DETAILS.

CALL 2 BUSINESS DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below.
 Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.




Kimley»»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34470
PHONE: 352-348-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2204-009 100 Oaks Offsite Force Main

REQUESTED ACTION: Staff recommends approval, subject to the resolution of outstanding Utility comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2204-009 100 Oaks Offsite Force Main

Parcel Number(s): US 301 Right-of-Way

Property Location: Generally located along US 301 ROW, from the intersection of Clay Drain Road and US 301 to the entrance of parcel G19-011.

Owner: ROW – FDOT, Utility Lines – City of Wildwood

Applicant: Kolter Group Acquisitions, LLC

The applicant is seeking approval from the Project Review Committee, for an off-site force main, along US 301 ROW, from the intersection of Clay Drain Road and US 301 to the entrance of parcel G19-011 (One Hundred Oaks, LLC).

Staff recommends approval, subject to the resolution of outstanding Utility comments.

DATED: 11/03/2022



Terri O'Neal
Planning Manager, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project Review Committee Meeting Date – TBD
Project: SP 2204-009 100 Oaks Offsite Force Main
Representative: Matt Morris – Morris Engineering

CITY ENGINEER

No comments

DEVELOPMENT SERVICES

1. LDR 4.4(C)(1)(j) Applicant to acquire easements for utility lines, or Letter from FDOT confirming that any lines proposed within the right-of-way will not need to be relocated to accommodate future improvements as part of the widening of US 301 or improvements at the turnpike and US 301. **Comment cleared subject to pending proposed Developer's Agreement.**

CITY ATTORNEY

No comments.

FIRE (Sumter County)

No comments.

PUBLIC WORKS (WILDWOOD)

No comments.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES & TRAFFIC ANALYSIS

No comment.

UTILITIES – WATER/WASTEWATER

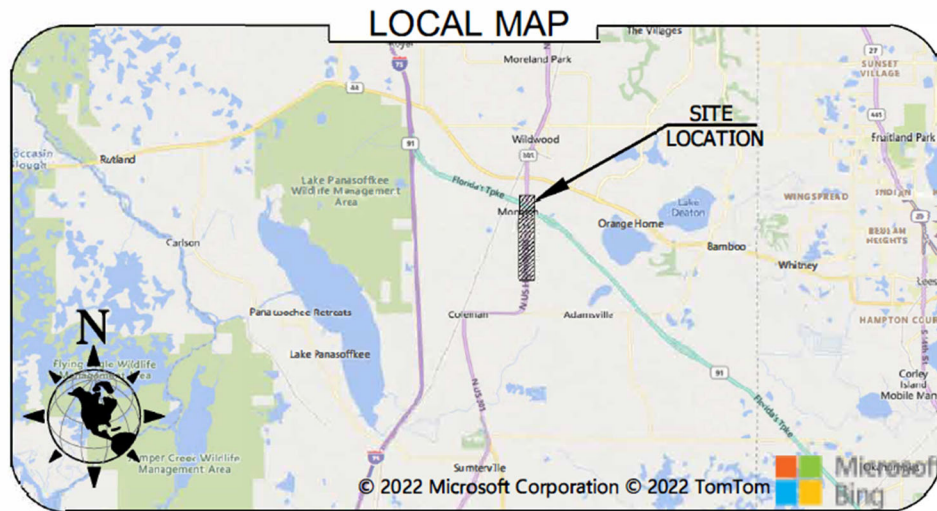
1. Sheet 21: Add note “Existing 16” force main must stay in service at all times.

2. Sheets 17 thru 20: Extend force main West up off ramp right of way roughly 200' then bore across turnpike. This will shorten the length of the bore.
3. FDOT plans to 4 lane SR 301: Provide agreement between City and Developer to determine relocation responsibilities, or acquire easement along SR 301 and relocate force main West outside the FDOT right of way.

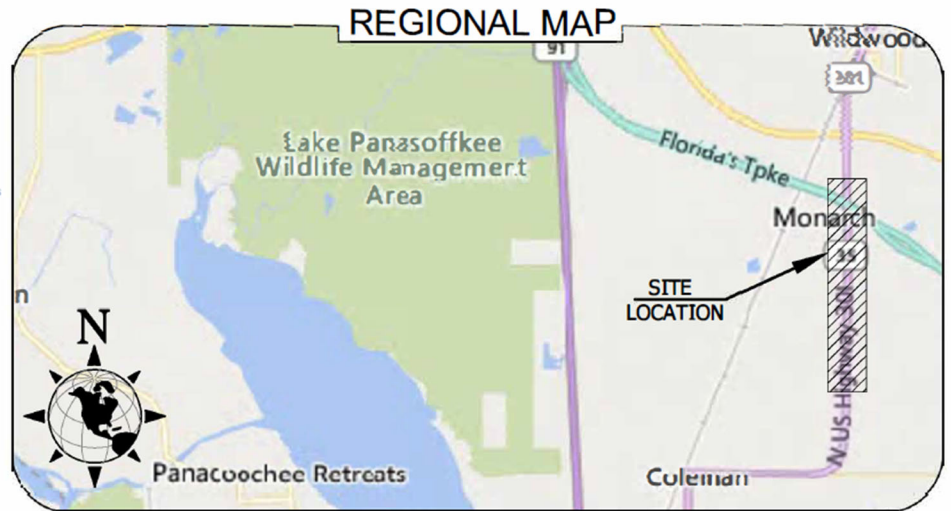
HEALTH DEPARTMENT

No comment.

Location Map



CITY OF WILDWOOD, FLORIDA



SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA

C:\Users\jmorris\OneDrive\MEC Drawings\100 Oaks Offsite\100 Oaks Offsite.dwg [10/2/2022 3:57 PM]



NO.	DATE	REVISION DESCRIPTION	BY
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA
2	07/08/22	REVISED CADING MATERIAL	KJA
1	06/14/22	REVISED PER CITY AND FOOT COMMENTS	KJA



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
1097 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 CA26789 941-444-6644 www.morrisengineering.net

DATE	10/2/22
PROJECT	PROJECT
DRAWING	TO OS FM WMDWG
DRAWN	JEA
CHECKED	MJM

VICINITY MAP
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

SCALE	DATUM
AS SHOWN	NAVD 88
SEC-TWP-RNG	31 18S 23E
SHEET	OF
02	28

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2205-005 Tropical Smoothie Cafe

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

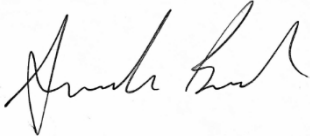
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2205-005 Tropical Smoothie Cafe
PARCEL NUMBER(S)	G04S421
ACREAGE	0.540 +/-
PROPERTY LOCATION	The subject property is generally located north along C 466A, approximately 0.04 miles west of Penrose Place and approximately 0.02 miles south of Sundance Trail.
OWNER	CNL Beaumont Silver, LLC
APPLICANT	DD14 Wildwood, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for construction of a one thousand four hundred forty (1,440) sq ft fast food establishment including a patio area.

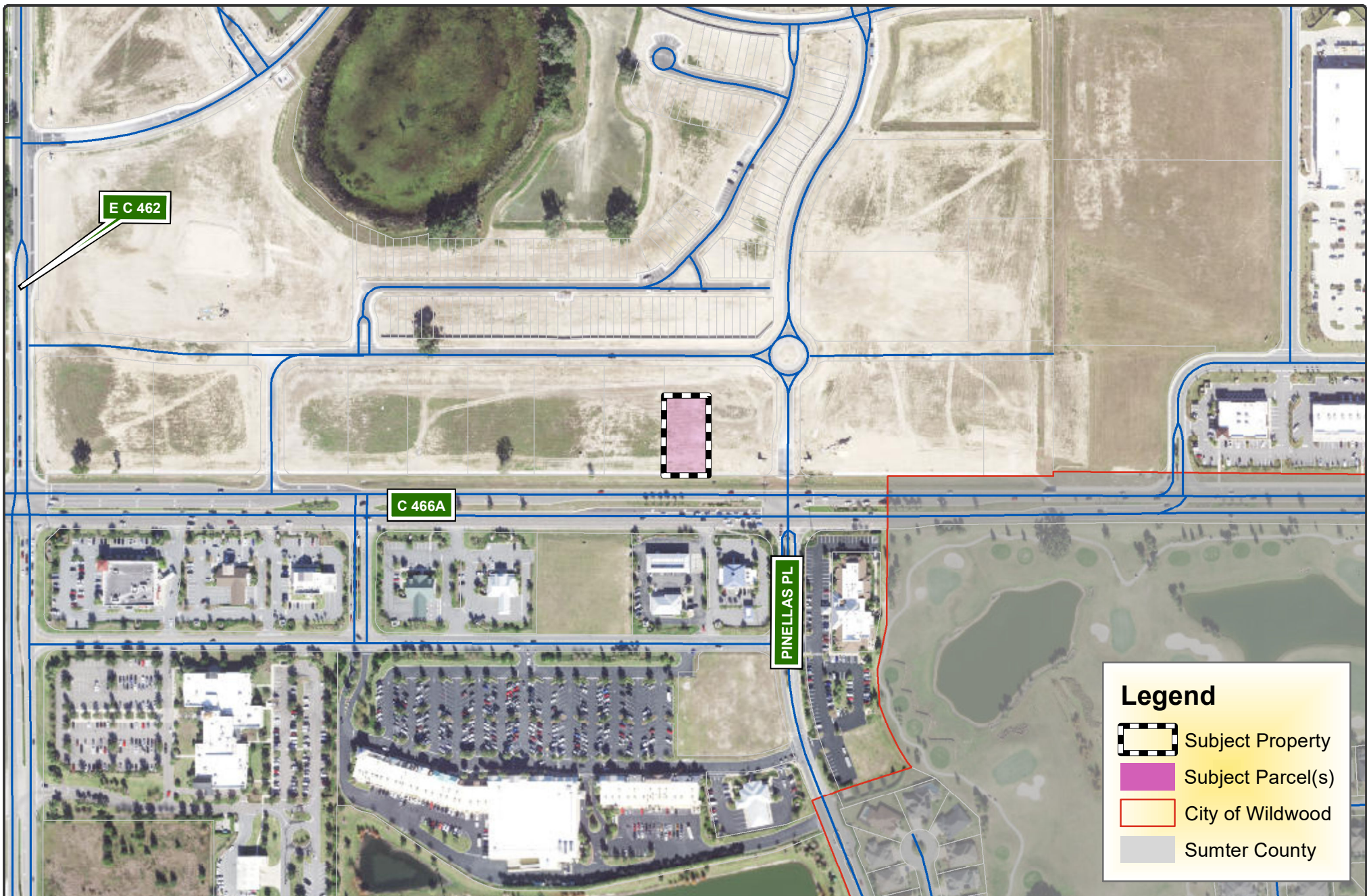
Staff recommends approval.

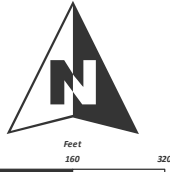


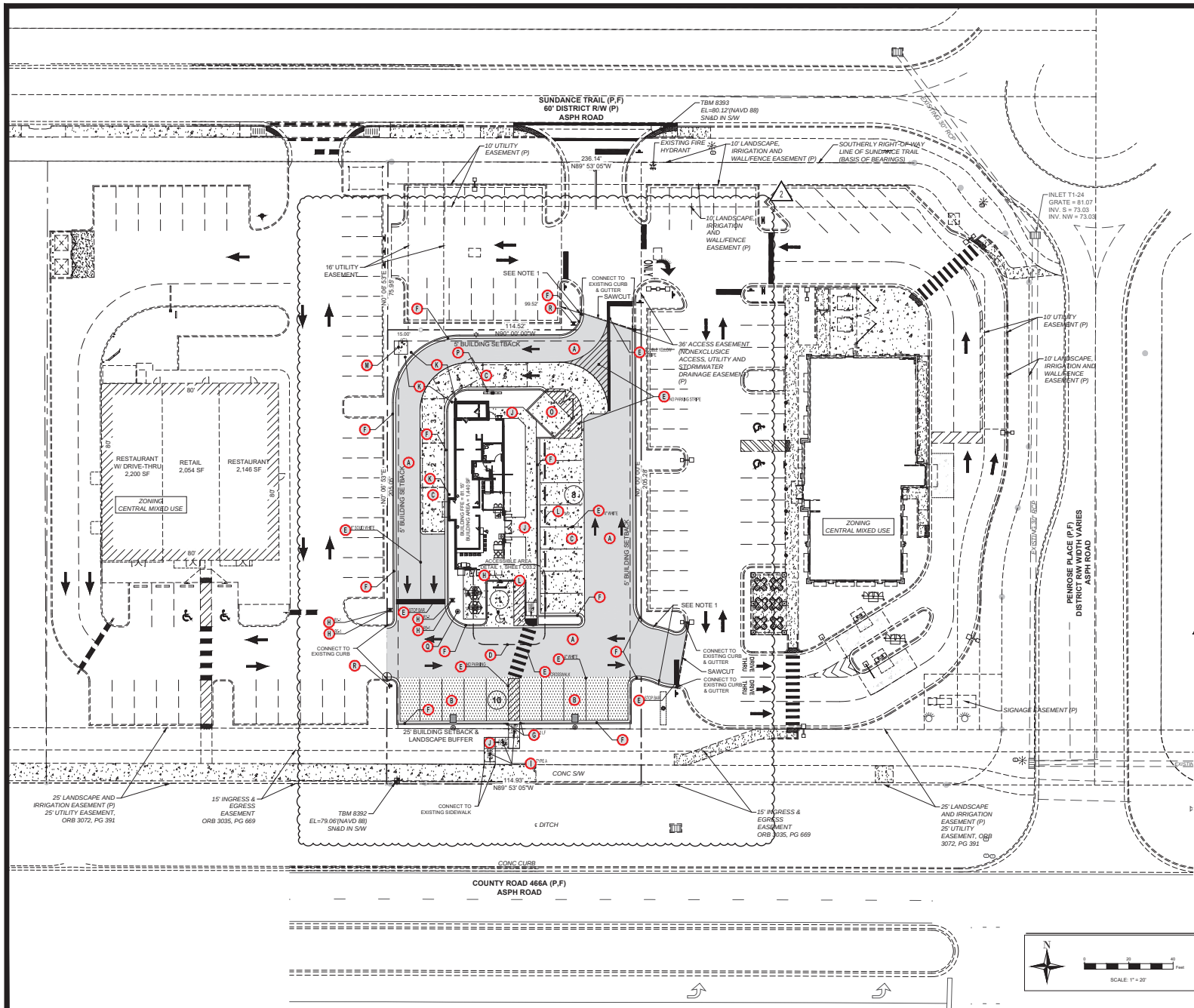
DATED: 11/01/2022

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 0 160 320	SP 2205-005 TROPICAL SMOOTHIE CAFE PARCEL G04S421	MAP 1B LOCATION MAP JUNE 2022
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SITE LEGEND

- A** HEAVY DUTY ASPHALT PAVEMENT SECTION: DETAIL 2, SHEET C03.3
- B** LIGHT DUTY ASPHALT PAVEMENT SECTION: DETAIL 2, SHEET C03.3
- C** CONCRETE SECTIONS: PAVING: DETAIL 1, SHEET C03.3; DUMPSTER ENCLOSURE: DETAIL 1, SHEET C03.3
- D** ACCESSIBLE AREA & PAVEMENT MARKINGS: DETAIL 1, SHEET C03.2
- E** STOPPING & PAVEMENT MARKINGS: DETAIL 2, SHEET C03.2
- F** 18" CURB & GUTTER (TYP.): DETAIL 4, SHEET C03.2
- G** CURB TRANSITION: DETAIL 7, SHEET C03.2
- H** SITE SIGNAGE: DETAIL 3, SHEET C03.2
- I** SIDEWALK RAMP: DETAIL 4, SHEET C03.2
- J** CONCRETE SIDEWALK: DETAIL 5, SHEET C03.2
- K** ROLLAR DETAIL: DETAIL 9, SHEET C03.2
- L** WHEELSTOP DETAIL: DETAIL 8, SHEET C03.2
- M** TRANSFORMER PAD: DETAIL 3, SHEET C03.3
- N** HEADER CURB: DETAIL 4, SHEET C03.3
- O** DUMPSTER ENCLOSURE: SEE ARCHITECTURAL PLANS
- P** DRIVE-THRU ORDERING ELEMENTS: SEE ARCHITECTURAL PLANS
- Q** FLAGPOLE: SEE ARCHITECTURAL PLANS
- R** DIRECTIONAL SIGNAGE: SEE SIGN PACKAGE

NOTE: ALL NEW ASPHALT CURB AND GUTTER INSTALLED ON ADJACENT PROPERTIES MUST MATCH THE EXISTING CURB AND GUTTER. ASPHALT CURB AND GUTTER ON ADJACENT PROPERTIES MAY VARY FROM THE CURB AND GUTTER DETAILS IN THESE PLANS.

SITE INFORMATION

JURISDICTION: WILDWOOD, FLORIDA
SUMTER COUNTY

ZONING: CENTRAL MIXED USE (CMU)

REQUIRED BUILDING SETBACKS:
FRONT: 25'
SIDE: 5'
REAR: 5'

REQUIRED PARKING:
ONE (1) SPACE PER EVERY 80 SF OF BUILDING AREA, INCLUDING THE PATIO AREA.

1,440 SF BUILDING PLUS 80 SF OF PATIO = 1,520 SF
1,520 SF / 80 SF = 19 SPACES REQUIRED

PROPOSED PARKING:
12' X 20' (REGULAR) = 18
12' X 20' (H.C.) = 19
TOTAL = 37

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: ±0.54 AC.
PERVIOUS AREA: ±0.10 AC.
IMPERVIOUS AREA: ±0.44 AC.
DISTURBED AREA: ±0.52 AC.

BUILDING INFORMATION:
HEIGHT = 21'-0"
NUMBER OF STORIES = 1 STORY
SEATS = 26 INTERIOR & 8 EXTERIOR SEATS
TOTAL AREA = 1,440 SF PLUS 80 SF OF PATIO
CONSTRUCTION TYPE = V-B
NUMBER OF EMPLOYEES = 7 EMPLOYEES DURING THE BUSIEST SHIFT
OCCUPANCY LOAD = 35 PEOPLE

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 12119C033D, DATED 09/27/2013.

EXISTING INFORMATION:
PROVIDED BY FLORIDA DESIGN CONSULTANTS, INC. DATED 03/14/2022 (SEE SHEET C02.0).

SITE & BUILDING AREA NOTES

SEE SHEET C01.1

24-HOUR CONTACT:
ERIKA LEWIS
(516) 887-0300

INGENIUM ENTERPRISES, INC.
19445 SHUMARD OAK DR.
SUITE 102
LAND O LAKES, FL 34638
PHONE: (813) 387-0084
FBPE CERT. OF AUTHORITY #6370

INGENIUM PROJECT: 220006
PROJECT PM: NK
PROJECT RE: RM
ISSUE DATE: 08/16/2022
DWG NAME: 220006 C03.DWG

THE USER HEREBY RELEASES INGENIUM ENTERPRISES, INC. FROM LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CLIENT:
DD14 WILDWOOD LLC
301 MAIN STREET, SUITE 6
LITTLE ROCK, ARIZONA 72201
PHONE: (501) 593-4617

tropical CAFE
SMOOTHIE
eat better. live better.

5311 SUNDANCE TRAIL
WILDWOOD, FL 34785

DATE: 08/16/2022
DESCRIPTION: CITY COMMENTS

DATE: 10/25/2022
DESCRIPTION: CITY COMMENTS

THIS PLAN HAS BEEN PREPARED, DESIGNED AND CHECKED BY JEREMY M. PETER, P.E. ON THE DATE ADJACENT TO THE SEAL. THE USER HEREBY RELEASES INGENIUM ENTERPRISES, INC. FROM LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SHEET NAME:
SITE PLAN

SHEET NUMBER:
C03.0

ISSUE FOR PERMIT

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2205-007 104 Switcher Street

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

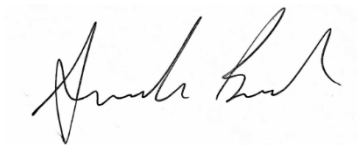
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2205-007 104 Switcher Street
PARCEL NUMBER(S)	G07C019
ACREAGE	0.29 +/-
PROPERTY LOCATION	The subject property is generally located south along Switcher Street, west along Second Street and approximately 0.02 miles east of S Main Street/N US 301.
OWNER/APPLICANT	James Stipes

The applicant is seeking approval from the Project Review Committee for the construction of a nine hundred (900) sq ft retail building.

Staff recommends approval.

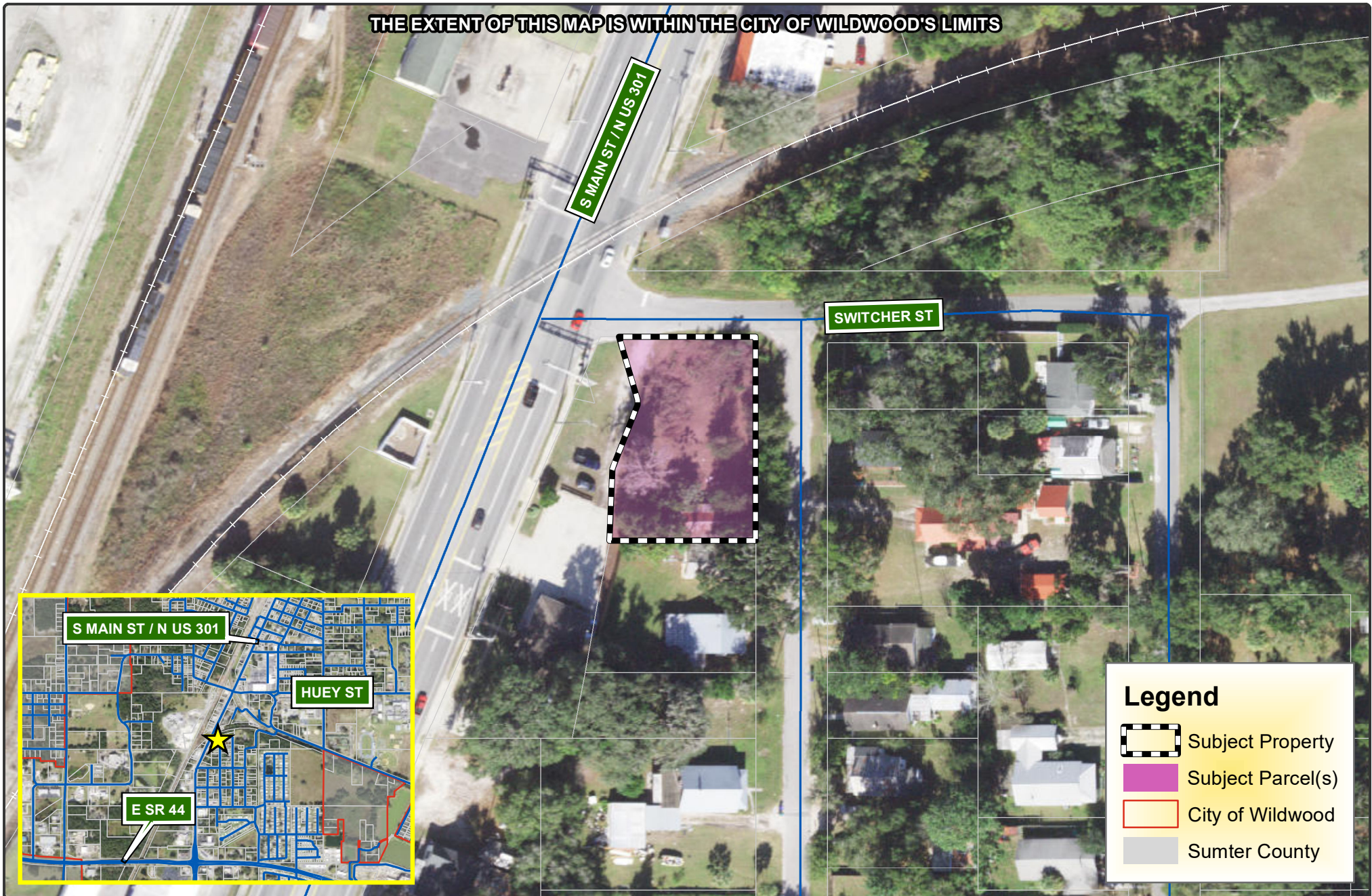


DATED: 10/31/2022

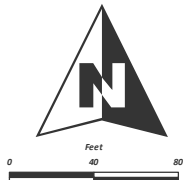
Amanda Bush

Planner, Development Services

THE EXTENT OF THIS MAP IS WITHIN THE CITY OF WILDWOOD'S LIMITS



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



SP 2205-007

104 SWITCHER STREET (MINOR)

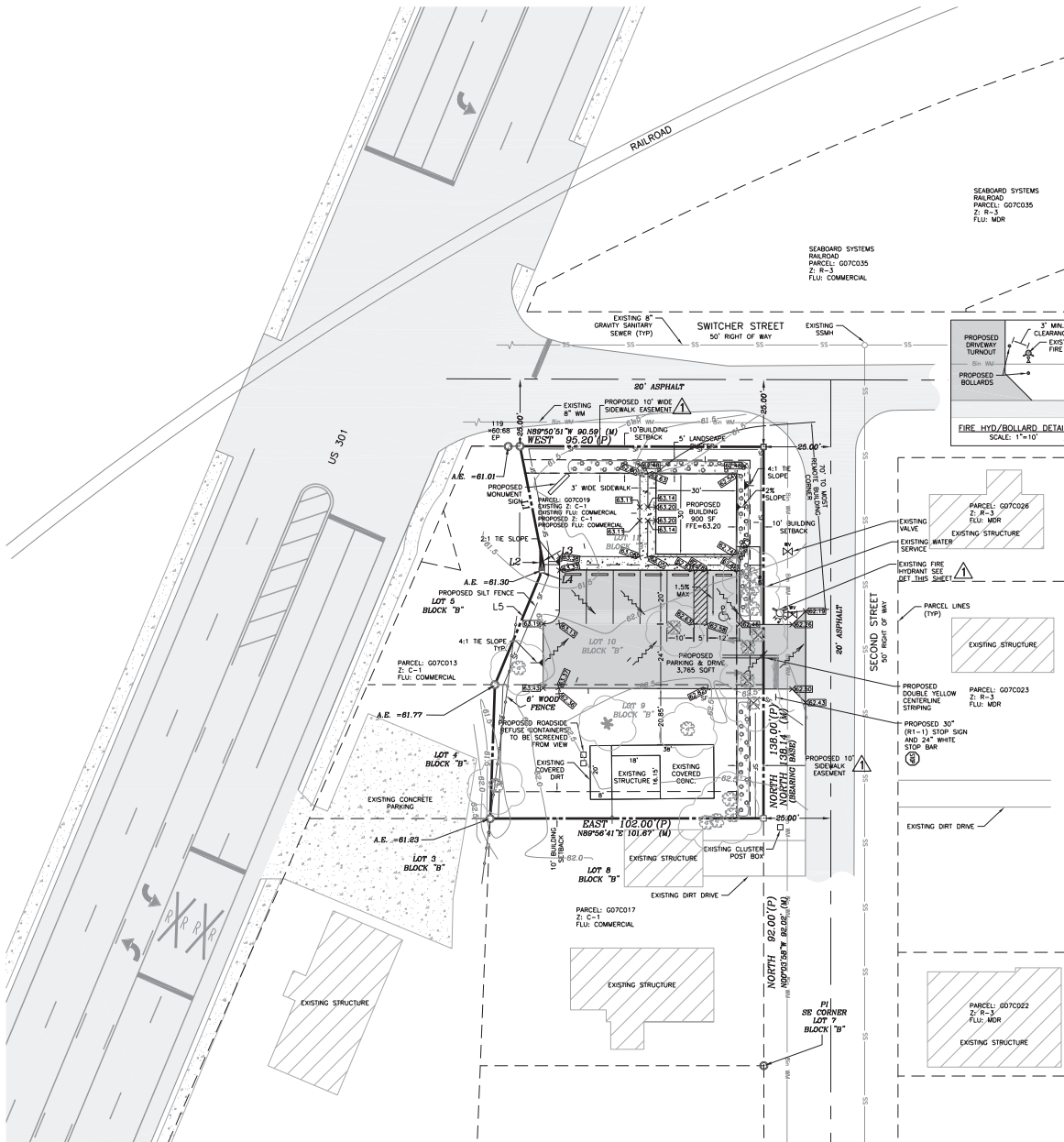
PARCEL G07C019

MAP 1B

LOCATION
MAP

MAY
2022

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



LINE	LENGTH	BEARING
L(10)	46.00	S16°56'16"E
L(10)	38.47	S11°12'27"E
L2	8.15	S00°35'42"W
L3	6.08	S11°12'27"E
L4	3.48	S22°28'18"W
L(50)	47.62	S22°28'18"W
L(50)	44.15	S22°28'25"W
L(50)	50.04	S02°17'40"W
L(60)	49.83	S02°01'18"W

- LEGEND
- 64.00 PROPERTY LINE
 - EXISTING CONTOURS
 - EXISTING ASPHALT
 - PROPOSED ASPHALT
 - EXISTING FENCE
 - SILT FENCE
 - FIRE HYDRANT
 - WATER VALVE
 - OAK
 - CREPE MYRTLE CLUSTER
 - TREE REMOVAL

SITE ADDRESS:
104 SWITCHER ST
WILWOOD, FL 34785

ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14TH STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-1414
FAX: (352) 787-7221
CONTACT: JASON HURLEY
PROJECT ENGINEER

OWNER:
JAMES STIPES
10201 SE 69TH AVENUE
BELLFLOW, FL 34420
PHONE: (352) 207-3726

LEGAL DESCRIPTION
LOTS 9, 10, AND 11, BLOCK "B", OAK GROVE ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "1", PAGE(S) 121, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND BEGIN N.22°30'00"E, 46.50 FEET ALONG THE EAST LINE OF LOT 5, BLOCK "B" OAK GROVE ADDITION, FROM THE SOUTHEAST CORNER FOR POINT OF BEGINNING, THENCE N.22°30'00"E, 2.09 FEET, N.16°56'00"W, 1.68 FEET, S.05°0'00"W, 3.55 FEET TO THE POINT OF BEGINNING.

ON-SITE AREA CALCULATIONS:
TOTAL PROPERTY 12,855 SF = 0.29 AC. 100.00%
PRE-DEV IMPERVIOUS 920 SF
BUILDINGS 920 SF
CONCRETE PARKING & DRIVES 11,935 SF = 0.27 AC. 92.84%
PRE-DEV OPEN SPACE EXISTING ISIR = 7.16%
EXISTING FAR = 7.16%

PARKING SPACES CALCULATIONS:
USE (RETAIL): 800 TOTAL SPOT REQUIRED: 4 SPACES PER 1,000 SQFT
920/1000 = 0.94 = 3.6
USE (STORAGE): 920 TOTAL SPOT REQUIRED: 1 SPACES PER 2,000 SQFT
920/2000 = 0.46 = 1.8
TOTAL PARKING SPACES REQ'D = 4
TOTAL PARKING SPACES PROVIDED = 6
TOTAL HANDICAP PARKING SPACES PROVIDED = 1

NOTES:
1) PARCEL: 007C019
EXISTING Z: C-1
PROPOSED Z: C-1
EXISTING FLU: COMMERCIAL
PROPOSED FLU: COMMERCIAL

2) SITE LIES WITHIN FLOOD ZONE "X" AS PER FIRM #12119 C-0131 D SEPTEMBER 27, 2013

3) SURVEY AND ELEVATION DATA PROVIDED BY: BOHANN & ASSOCIATES LAND SURVEYING, LLC

4) PROJECT INVOLVES REDEVELOPING THE EXISTING SINGLE STORY BUILDING FOR USE AS A OFFICE/RETAIL. THE PROPOSED PARKING & DRIVE WILL SERVE THE NEEDS OF THE NEW USE.

5) NO HAZARDOUS WASTE WILL BE STORED ON-SITE.

6) ANTICIPATED NO. OF EMPLOYEES = (2).

7) TRAFFIC IMPACTS: THE PROPOSED 900 SF OFFICE/RETAIL USE IS ESTIMATED TO GENERATE (4) PEAK HOUR TRIPS.

8) EXISTING WATER & SEWER SERVICES TO REMAIN.

9) CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE CITY'S UTILITY DEPT. (2) WEEKS PRIOR TO CONSTRUCTION COMMENCEMENT FOR UTILITY COORDINATION.

10) SITE LANDSCAPING SHALL BE IRRIGATED PER CITY OF WILWOOD STANDARDS. CONTRACTOR SHALL SUBMIT TO THE CITY AN IRRIGATION PLAN PRIOR TO CONSTRUCTION.

11) THE PROPERTY OWNER WILL OWN, OPERATE, AND MAINTAIN ALL OF THE FOLLOWING ON-SITE FACILITIES: PARKING & DRIVE, WATER SERVICE BEYOND THE METER, SANITARY SEWER SERVICE, STORMWATER SYSTEM, AND LIGHTING & ELECTRICAL BEYOND THE METER.

12) ALL AREAS SURVEYED BY CONSTRUCTION SHALL BE SODDED W/ ARGENTINE BAHIA SOD.

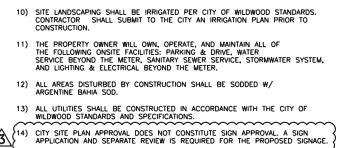
13) ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WILWOOD STANDARDS AND SPECIFICATIONS.

14) CITY SITE PLAN APPROVAL DOES NOT CONSTITUTE SIGN APPROVAL. A SIGN APPLICATION AND SEPARATE REVIEW IS REQUIRED FOR THE PROPOSED SIGNAGE.

FIRE FLOW DEMAND PER NEPA TABLE 18.4.5.2.1:
1,500 GPM FOR 2HRS IS REQ'D FOR UP TO 3,600 SF BUILDING CONSTRUCTED OF TYPE-Y ELEMENTS

PERMIT REQUIREMENTS:
AGENCY CITY OF WILWOOD
STATUS SITE PLAN
SWFWD EXP NOT REQUIRED AS PER FAC 62-330.020

DESCRIPTION	SHEET
SITE PLAN	1
UTILITY PLAN	2
LANDSCAPE PLAN	3
SEWER DETAILS	4
BOUNDARY AND TOPOGRAPHIC SURVEY	5



CLIENT: JAMES STIPES

PROJECT: 104 SWITCHER ST

DRAWING: SITE PLAN

David Springstead
Jul 29 2022 4:32 PM

Springstead Engineering, Inc.
Consulting Engineers Planners
CA-00017923
LB-00017923
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: 1"=20'	FILE: SITE PLAN	DATE: 05/20
DESIGN: JRH	DRAWN: MDN	CHECKED: JRH

DRAWING: SITE PLAN

CLIENT: JAMES STIPES

JOB NO.: 2010002.000 SHEET: 1 OF 5

REAR ELEVATION
SCALE: 1/4"=1'-0"

LEFT ELEVATION
SCALE: 1/4"=1'-0"

[illegible]

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2206-011 South Wildwood Industrial Park - Parcel 11 Modification (Building 2)

REQUESTED ACTION: Staff recommends approval.

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

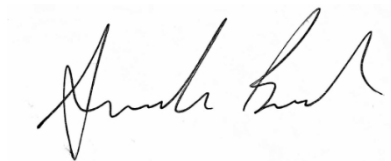
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

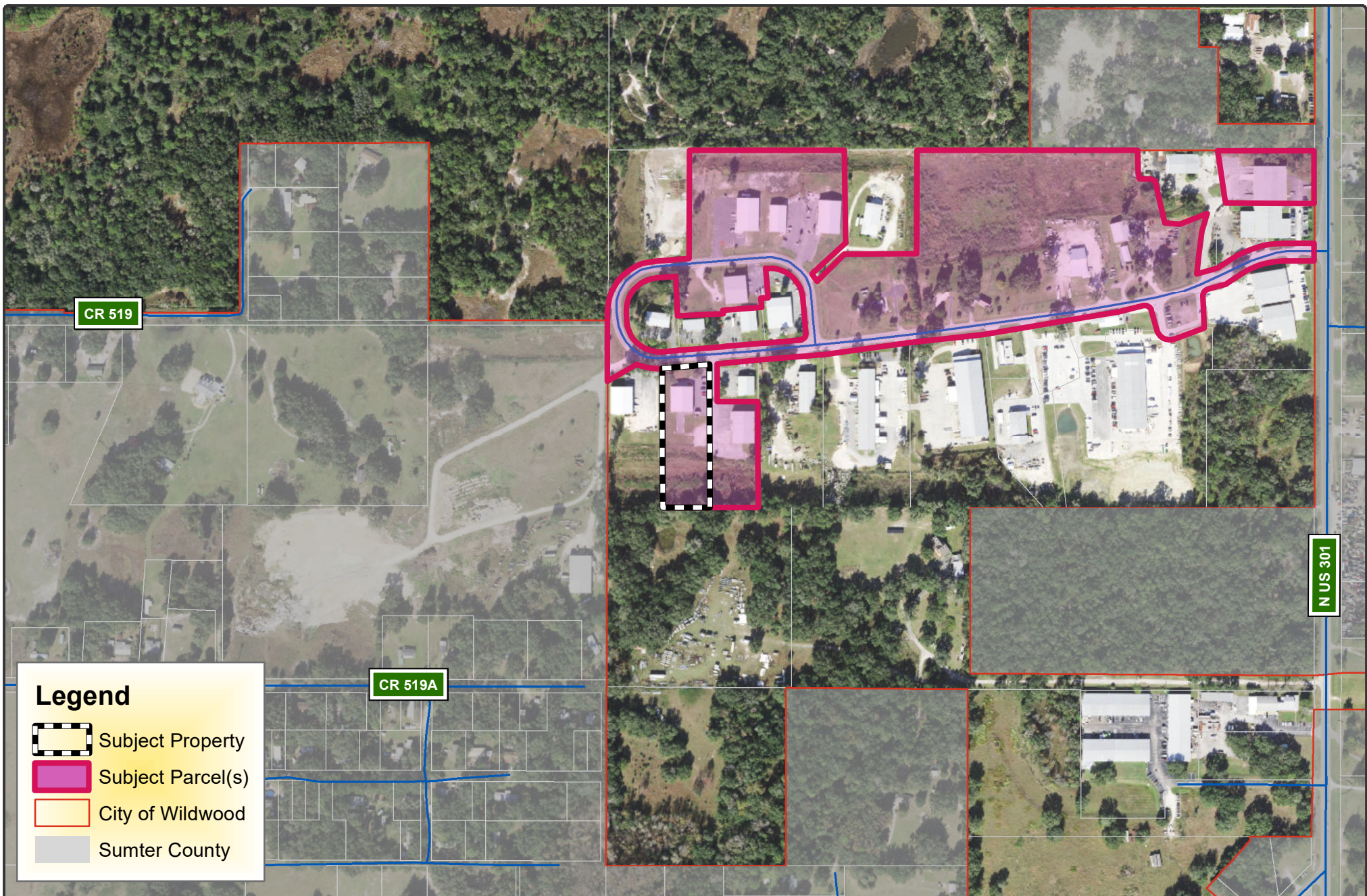
CASE NUMBER	SP 2206-011 South Wildwood Industrial Park - Parcel 11 Modification (Building 2)
PARCEL NUMBER(S)	Portion of parcel G30D001
ACREAGE	1.20 +/-
PROPERTY LOCATION	The subject property is generally located approximately 0.43 miles west of N US 301 and approximately 0.63 miles north of E Warm Springs Ave.
OWNER/APPLICANT	Harry Harmer

The applicant is seeking approval from the Project Review Committee for construction of a nine thousand five hundred (9,500) sq ft warehouse building with no facilities.

Staff recommends approval.

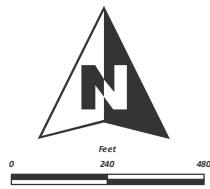


DATED: 10/31/2022
Amanda Bush
Planner, Development Services



**CITY OF
WILDWOOD**

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



SP 2206-011

SOUTH WILDWOOD INDUSTRIAL PARK - PARCEL 11

MODIFICATION (BUILDING 2)

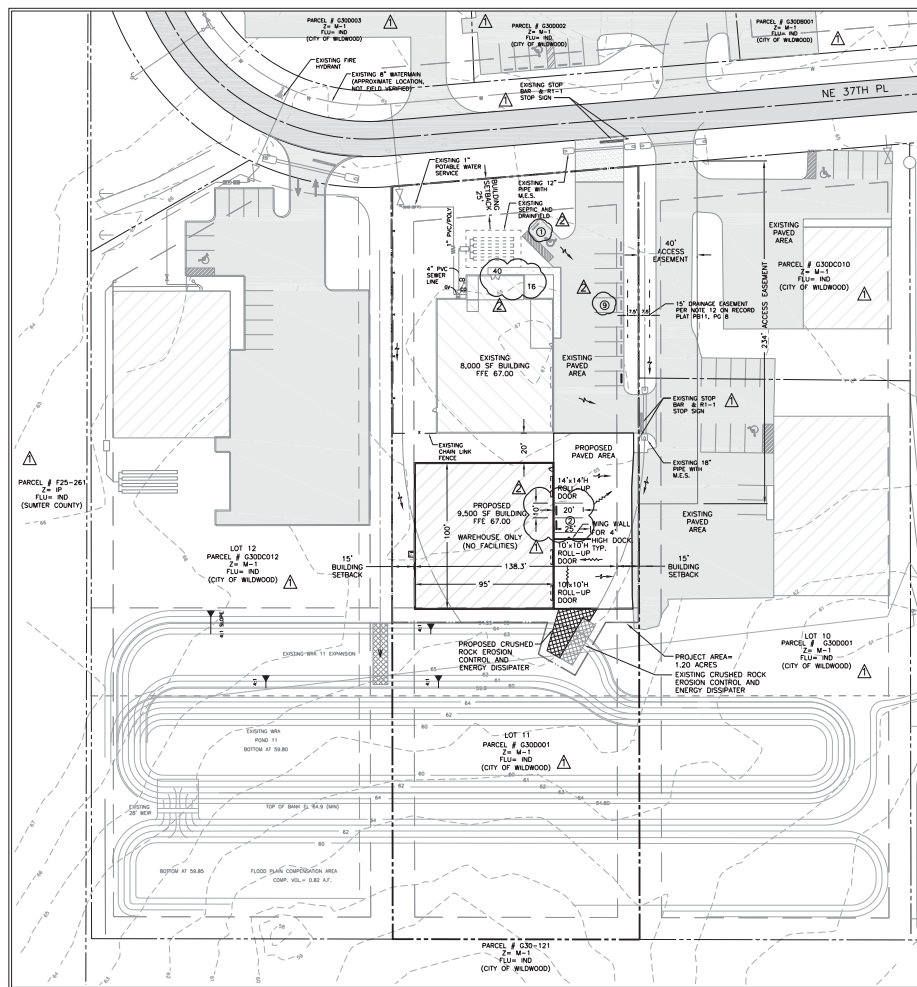
PORTION OF PARCEL G30D001

MAP 1B

**LOCATION
MAP**

**OCTOBER
2022**

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LEGEND

---	PROPERTY BOUNDARY
---	BUILDING SETBACKS
---	PRE-DEVELOPMENT CONTOUR
---	PROPOSED WATERLINE
---	FINISHED GRADE FLOW
---	PROPOSED SANITARY SEWER
---	ST FENCE
---	PROJECT AREA
---	WATCH SCOPE LINE
---	PROPOSED SPOT ELEVATION
---	FINISHED GRADE CONTOUR
---	SOL DIVIS
---	EXISTING SPOT ELEVATION

SITE PLAN

SCALE: 1"=40'

SWP POA OWNS AND MAINTAINS THE
ROADS AND STORMWATER
INFRASTRUCTURE SERVING THIS PROJECT

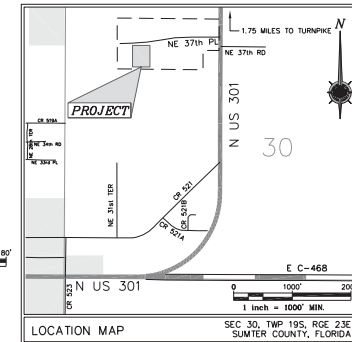
SWP POA OWNS AND MAINTAINS THE
ROADS AND STORMWATER
INFRASTRUCTURE SERVING THIS PROJECT

NOTE:

CONTRACTOR SHALL SCHEDULE A FIRE CONSTRUCTION
MEETING WITH THE UTILITY DEPARTMENT (2) WEEKS
PRIOR TO THE START OF CONSTRUCTION AND PRIOR
TO ANY MATERIALS BEING DELIVERED ON-SITE

INDEX OF SHEETS

DESCRIPTION	SHEET
SITE PLAN	1
GRADING PLAN	2
OVERALL SITE PLAN/CSWP	3
STORM WATER POLLUTION PREVENTION PLAN	4
GENERAL NOTES	5
PLAT BOOK 11 PAGES 8-8B	8-8B
9500 SF BUILDING ELEVATIONS	1 of 1



LEGAL DESCRIPTION:

PARCEL 11 BLOCK C, SOUTH WILLOW INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 11,
PAGE 8B, SUMTER COUNTY, FL

OWNER:

HARRY HARMER
1454 O CR 22
COVENEYER, NY 13684
PHONE: (315) 783-2585

SITE ADDRESS:

3125 NE 37th PLACE
WILLOWWOOD, FL 34785

ENGINEER:

DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14th STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-1414
FAX: (352) 787-1414

SURVEYOR:

BOHANNON & ASSOC. LAND SURVEYING
8500 SE 113th STREET
BELLVIEW, FLORIDA 34420
PHONE: (352) 236-2212

DRAINAGE AREA CALCULATIONS:

OFF SITE INDUSTRIAL DEVELOPMENT	243,169 SF	5.58 AC	100.00%
PARCELS 10, 11, 12, BLOCK C	87,577 SF	2.01 AC	36.01%
EXISTING IMPERVIOUS-PARCEL 10	37,897 SF	0.87 AC	15.58%
EXISTING IMPERVIOUS-PARCEL 12	16,462 SF	0.39 AC	4.33%
EXISTING IMPERVIOUS-PARCEL 11	30,248 SF	0.69 AC	12.44%
PROPOSED NEW IMPERVIOUS-PARCEL 11	15,922 SF	0.37 AC	6.55%
PERMITTED BUT UN-BUILT FUTURE IMPERVIOUS	27,146 SF	0.62 AC	17.71%

PARCEL 11 BLOCK C CALCULATIONS:

TOTAL AREA	2.07 AC
EXISTING IMPERVIOUS	0.54 AC
PROPOSED IMPERVIOUS	0.37 AC
IMPERVIOUS SURFACE RATIO (ISR)	0.37 AC

PARKING CALCULATIONS:

USE	REQUIRED PARKING	PROVIDED PARKING
WAREHOUSE	1.0 PER 2,000 SF	17,500 SF / 2,000=8.75 (9) SPACES
OFFICES	1.0 PER 500 SF	640 SF / 500=2.56 (3) SPACES
TOTAL PARKING SPACES REQUIRED = 12		
TOTAL PARKING SPACES PROVIDED = 12		
TOTAL H.C. ACCESSIBLE SPACES REQUIRED PER ADA = 1 (ENCL. IN TOTAL PARKING LOT)		
TOTAL H.C. ACCESSIBLE SPACES PROVIDED = 1		

NOTES:

- PROJECT INVOLVES THE CONSTRUCTION OF A 9,500 SF WAREHOUSE BUILDING AND PAVED PARKING AREA TO SERVE THE NEW BUILDING.
- PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP NUMBER 12119C0141D EFFECTIVE SEPT. 27, 2013.
- NO HAZARDOUS WASTE WILL BE STORED ON-SITE.
- SOL CLASSIFICATION IS SPARK FINE SAND PER NRCS.
- NO WETLANDS EXIST ON SUBJECT PARCEL.
- PROJECTED NUMBER OF EMPLOYEES: 3
- CITY OF WILLOWWOOD STAFF MUST BE PRESENT DURING THE TIME OF CONNECTION TO THE CITY WATER MAIN.
- TRAFFIC STATEMENT: A TRAFFIC IMPACT STUDY WAS PREVIOUSLY PERFORMED AT THE TIME OF ORIGINAL SUBDIVISION DEVELOPMENT AND INVOLVED UPGRADES AT THE ENTRANCE ROAD AND US 301 INCLUDING THE DECAL LANES CONSTRUCTION AND SIGNAGE AND STRIPING.
- A 7.5' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES.
- A 10' SUPPLEMENTAL EASEMENT IS RESERVED AT THE RIGHT OF WAY LINE FOR PUBLIC AND PRIVATE UTILITIES AND DRAINAGE.
- A BLANKET DRAINAGE EASEMENT IS RESERVED LYING WITHIN 2' OF ALL BUILDINGS.
- ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD 1988.
- NO FACILITIES IN THE PROPOSED 9500 SF BUILDING: NO WATER OF SEWER CONNECTIONS ARE NEEDED.

- NO. OF STORIES: 1**
BUILDING: 9500 SF
TYPE OF CONSTRUCTION: TYPE B-B
EVE. HEIGHT: 18'-0"
MAX. ROOF HEIGHT: 21'-0"
RE2 FLOW: 2000 CPM/4 HR

PERMITS REQUIRED

- CITY OF WILLOWWOOD: SITE DEVELOPMENT-PENDING
- SWFWMD: ERP MOD PERMIT NO. 4301615B-042

HARMER CONSTRUCTION
SWWP PARCEL 11, BLOCK C
MOD BUILDING 2
9,500 SF BUILDING
SITE PLAN
1 of 5

CLIENT:

PROJECT:

DRAWING:



David Springstead
Oct 19 2022 5:22 PM

Springstead Engineering, Inc.



Consulting Engineers Planners
CA-0001793
LB-0001793
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: FILE: DATE:
AS SHOWN LOT 11 PLAN AND DETAILS 04/22
DESIGN: DWS **DRAWN:** SKK **CHECKED:** DWS

DRAWING:
SITE PLAN
CLIENT: HARMER CONSTRUCTION
SWWP PARCEL 11, BLOCK C
JOB NO.: 1210005-114 **SHEET:** 1 **OF:** 5

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2208-008 Warm Springs Force Main - CR 507 to CR 503

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

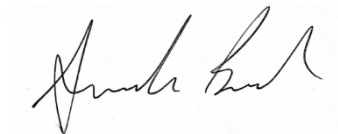
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2208-008 Warm Springs Force Main - CR 507 to CR 503
PARCEL NUMBER(S)	Sumter County Right of Way
ACREAGE	1.97 +/-
PROPERTY LOCATION	The subject project is located within the Sumter County Right of Way along Warm Springs Ave from CR 507 to CR 503, approximately 0.82 miles in length.
OWNER	4488 Wildwood Stolley, LLC
APPLICANT	CHW

The applicant is seeking approval from the Project Review Committee for the construction of a four thousand eight hundred seventeen (4,817) linear foot, 4" sanitary sewer line.

Staff recommends approval.

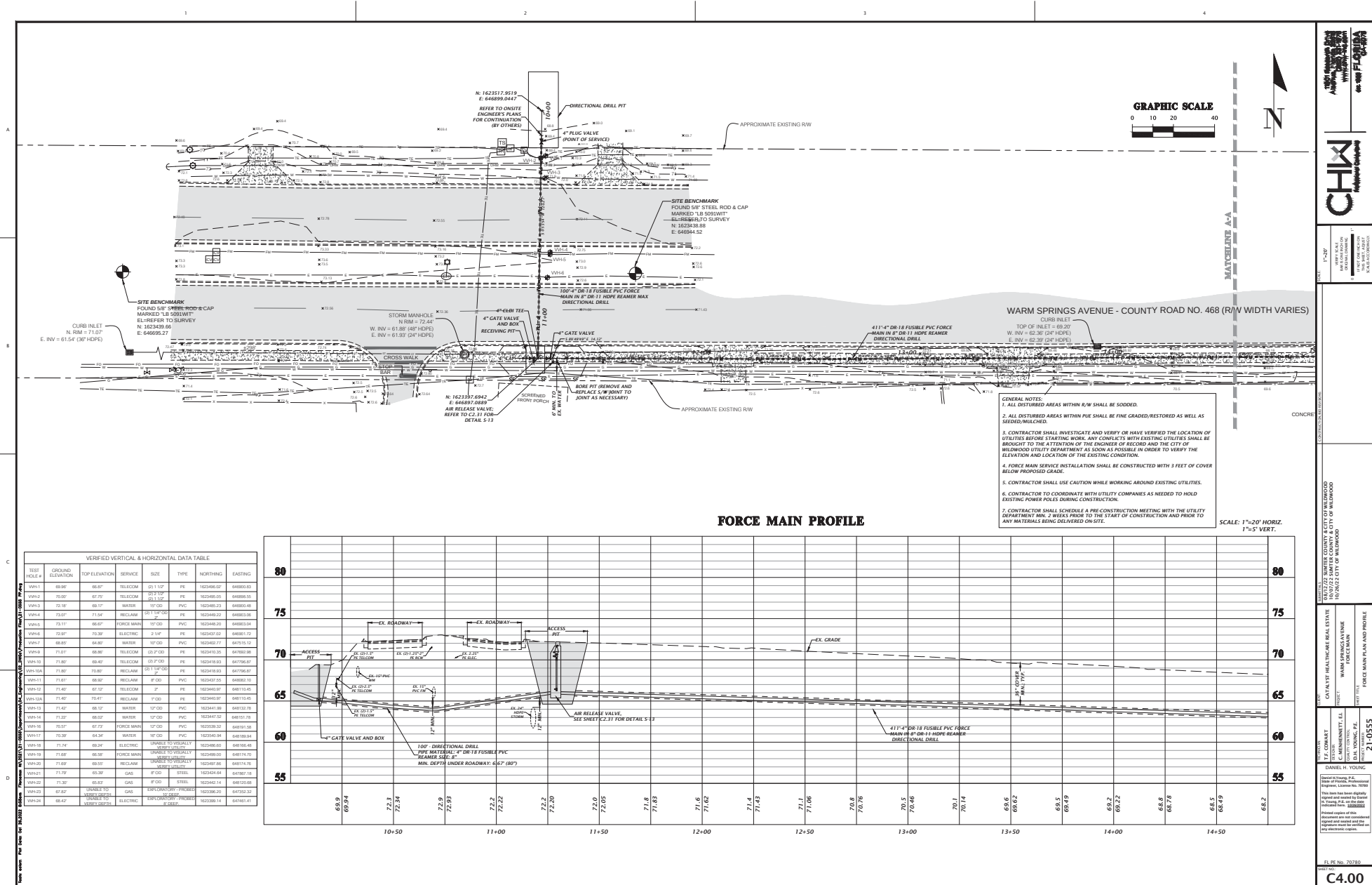


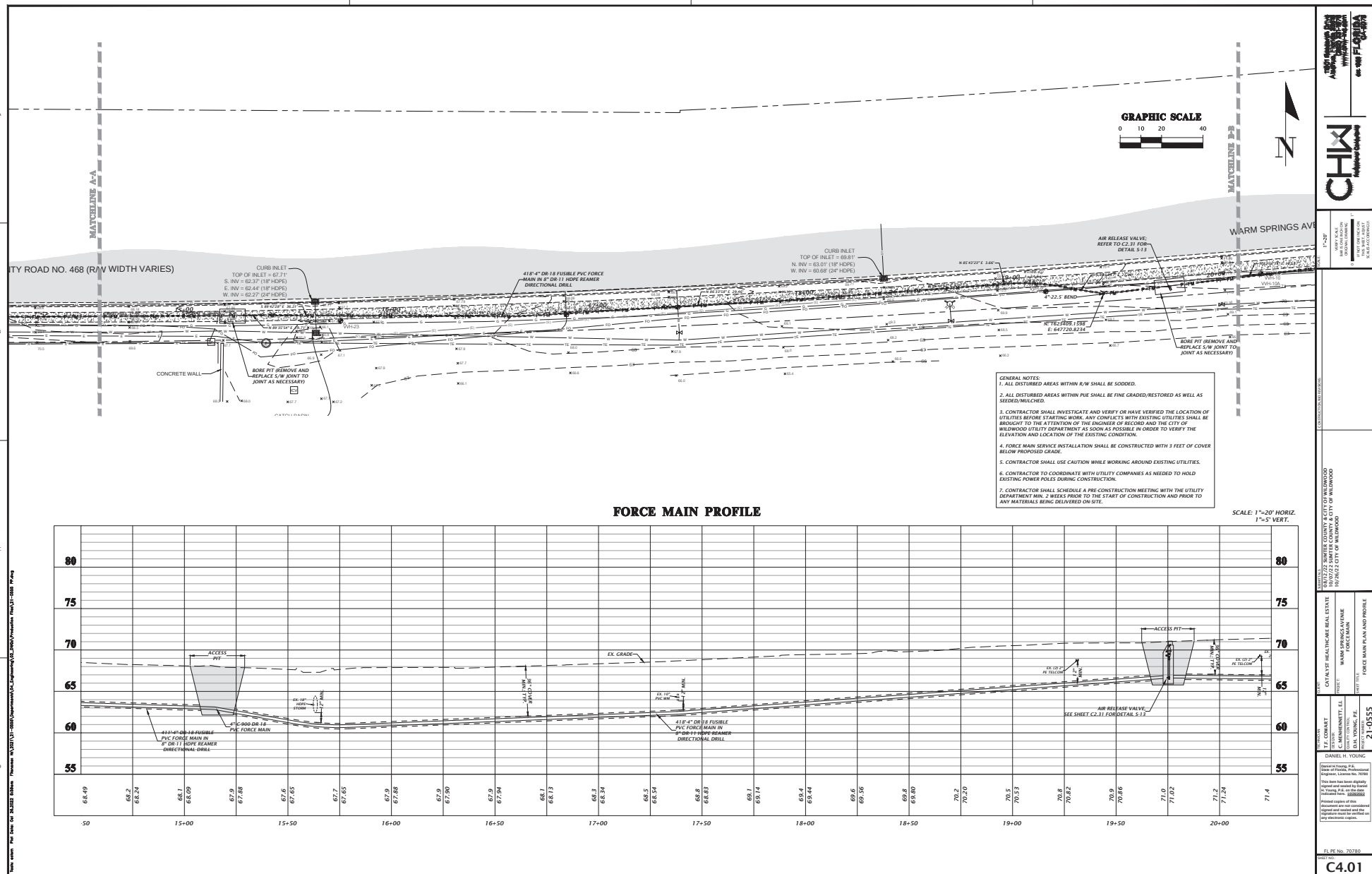
DATED: 10/31/22

Amanda Bush

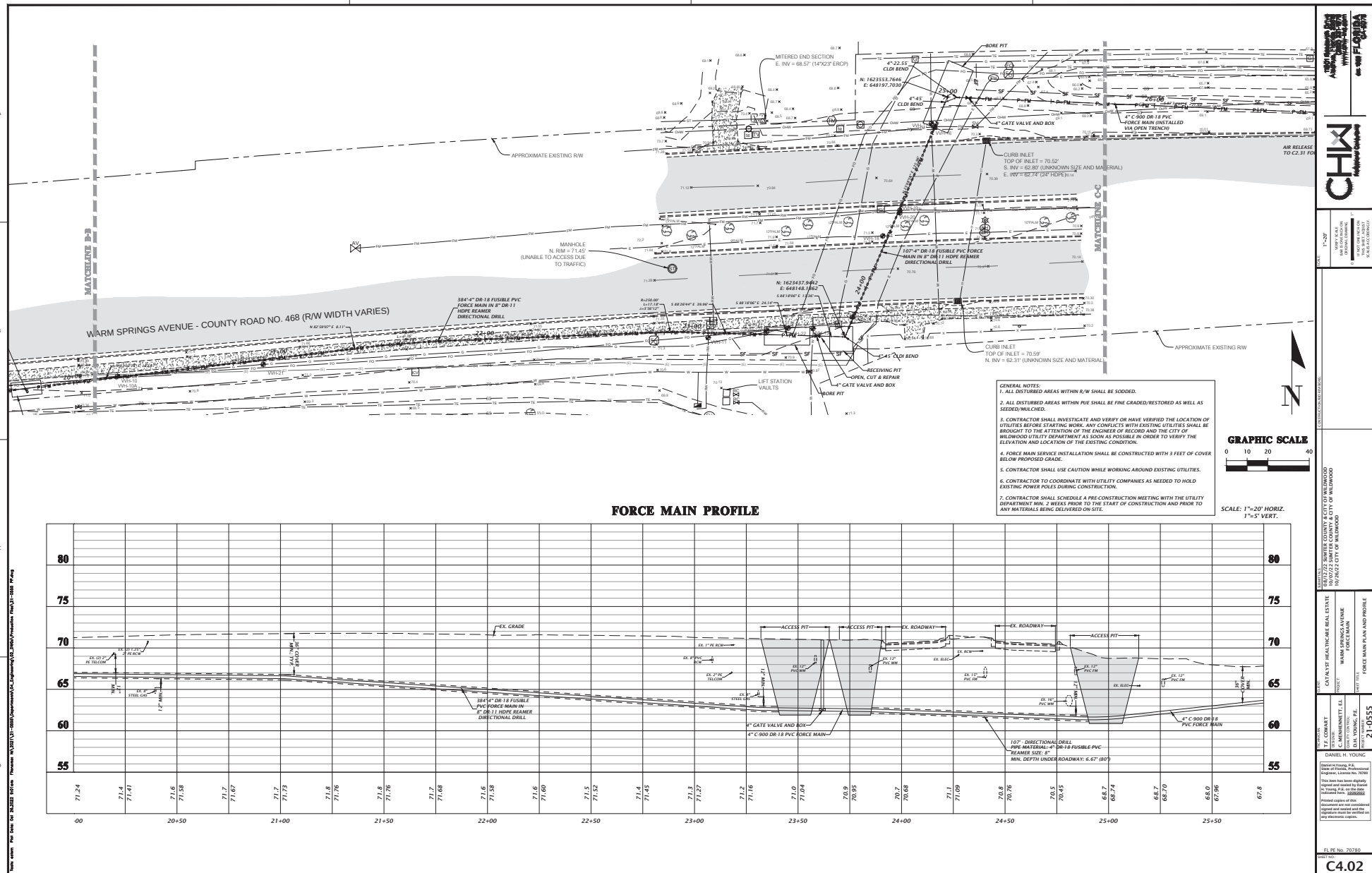
Planner, Development Services

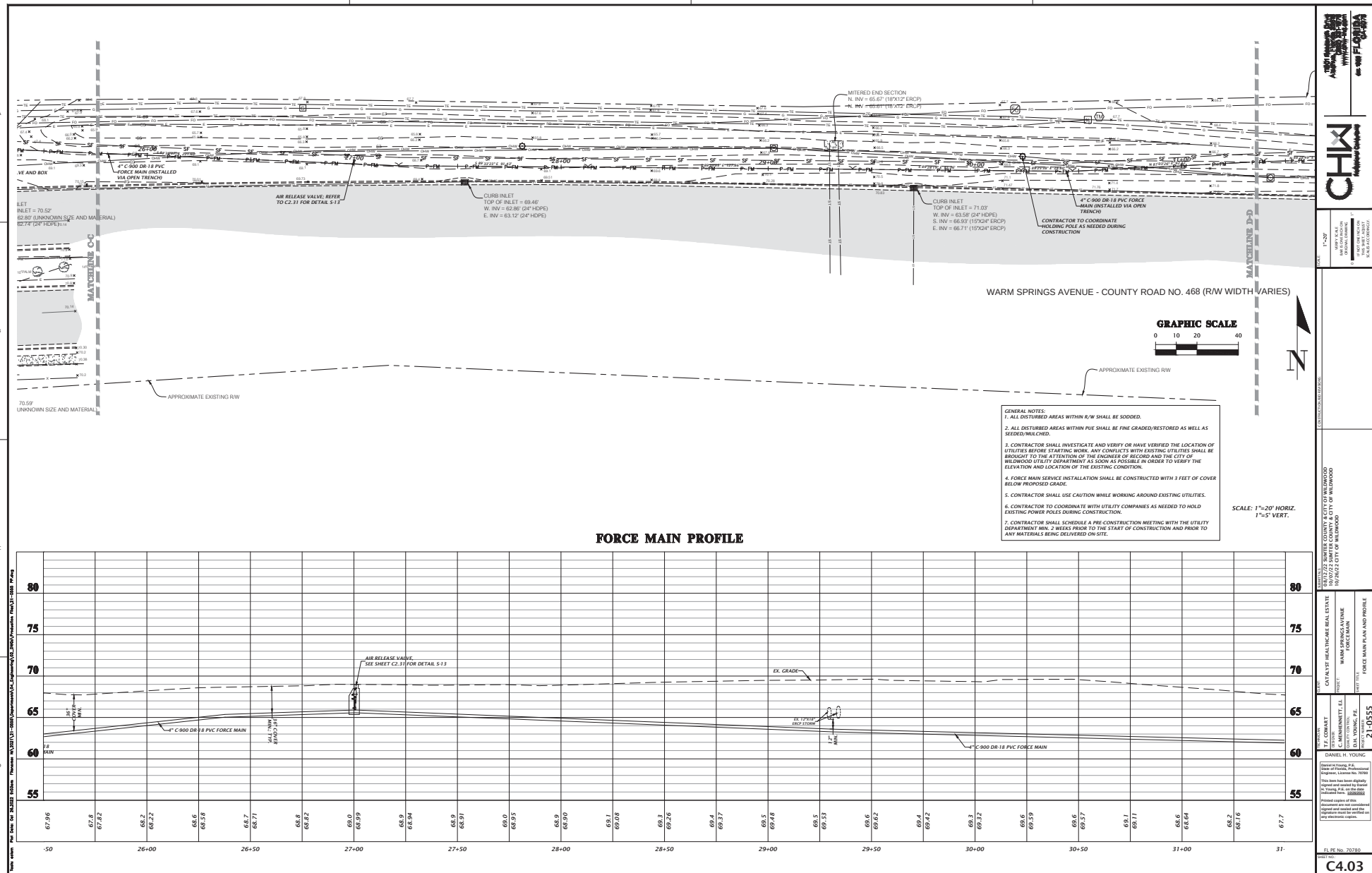


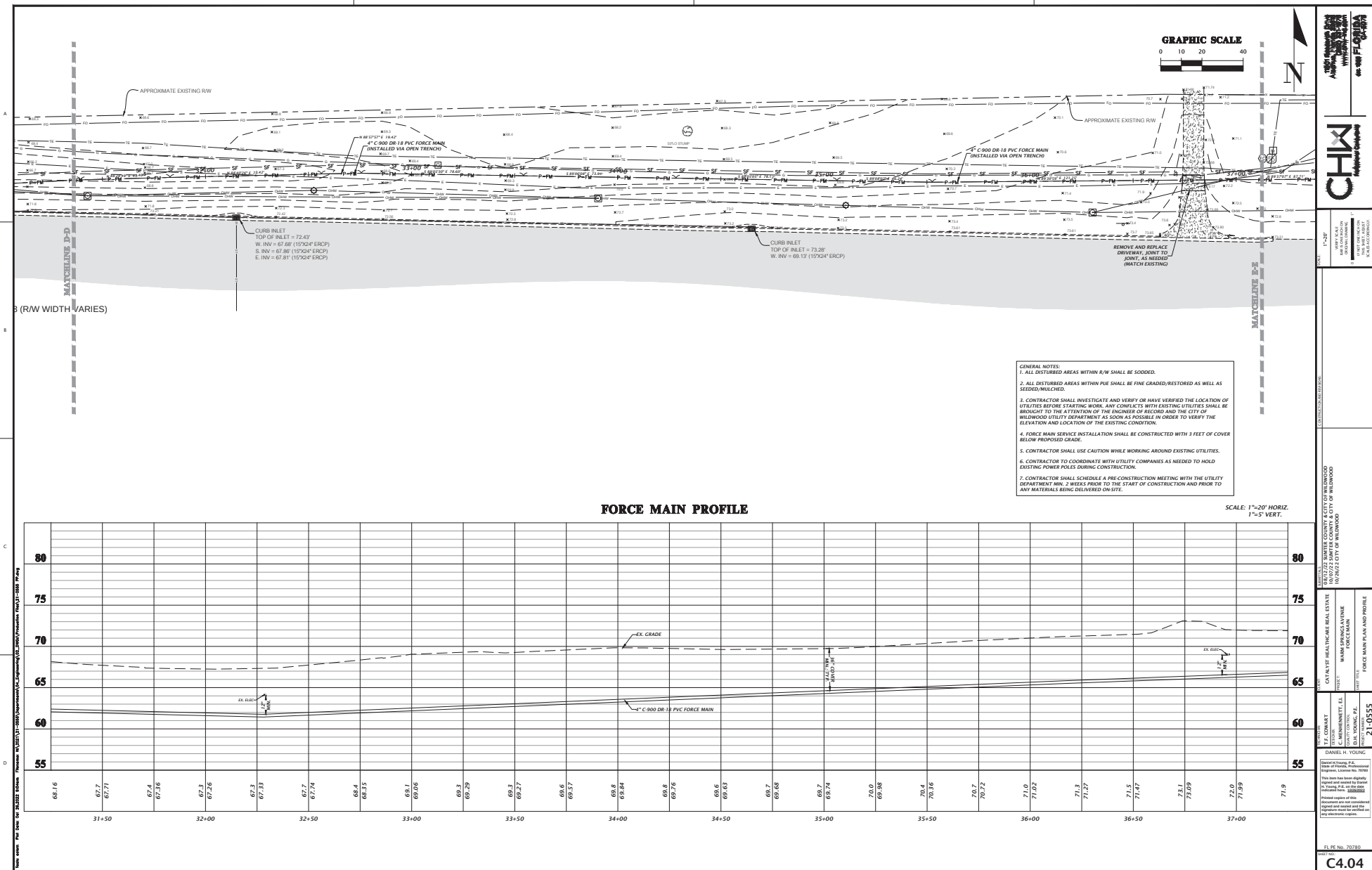


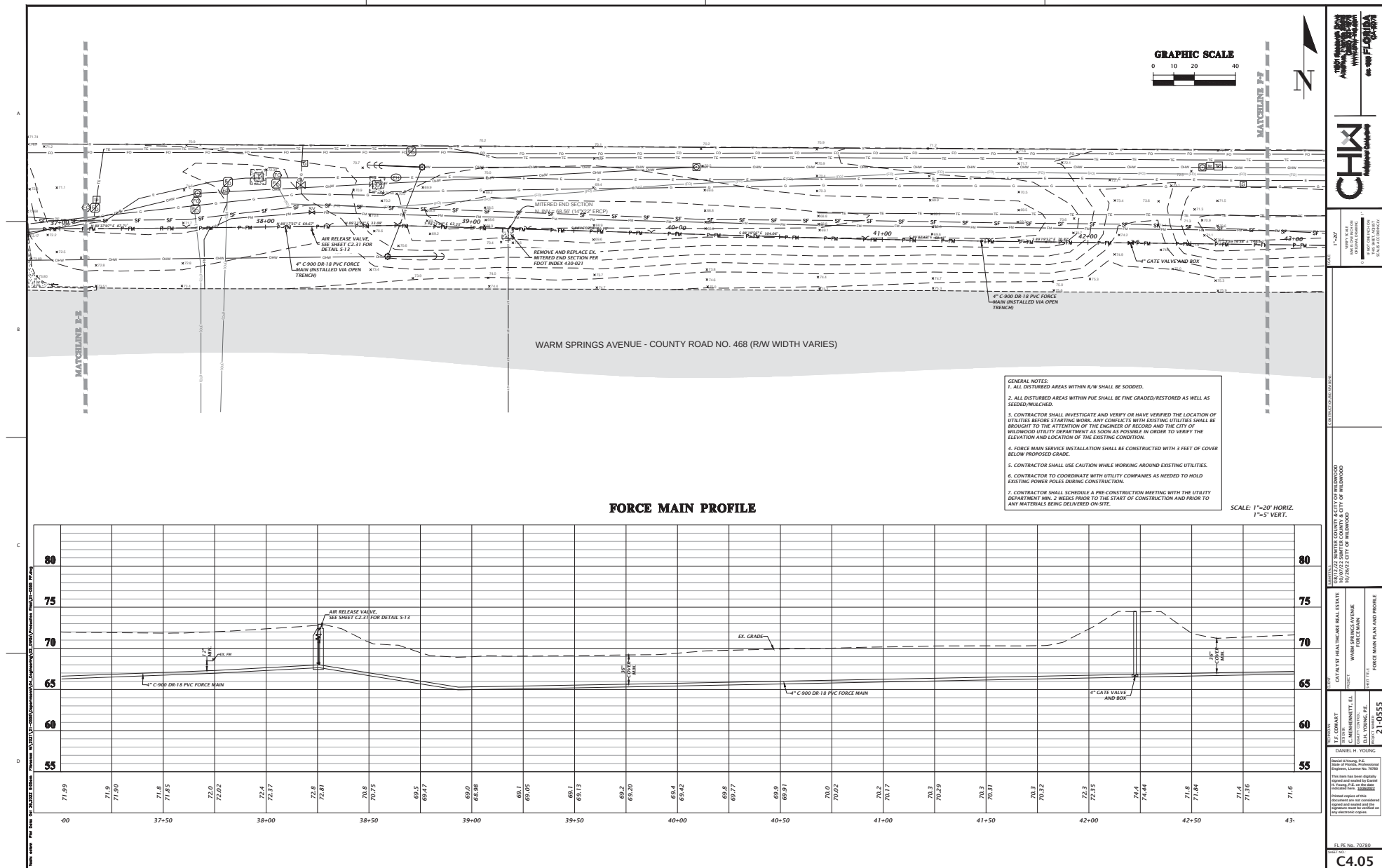


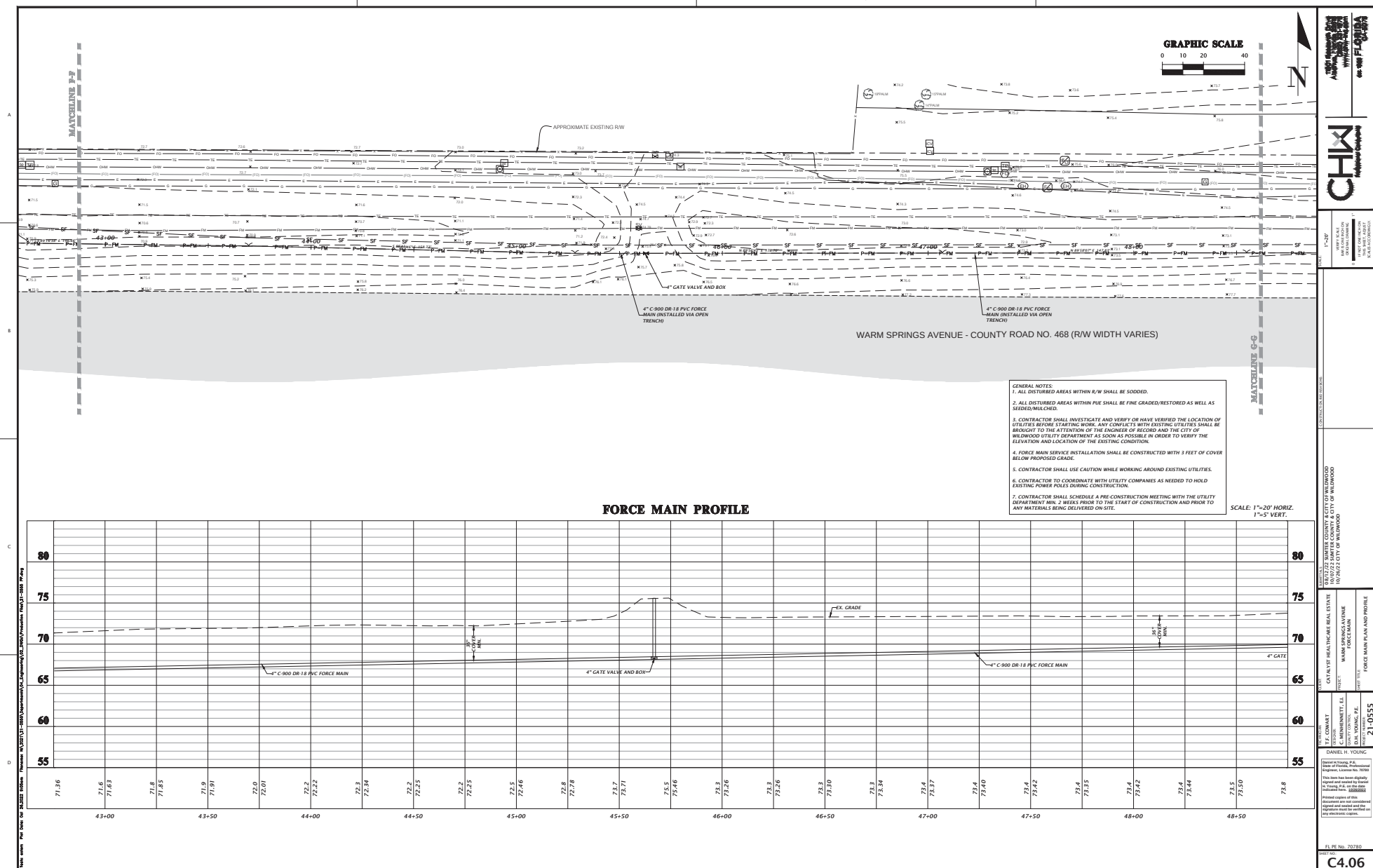
PROJECT: WILMWOOD UTILITY DEPARTMENT 1007725 SUMMIT COUNTY & CITY OF WILMWOOD 1007725 SUMMIT COUNTY & CITY OF WILMWOOD 1007725 SUMMIT COUNTY & CITY OF WILMWOOD	
DRAWN BY: DANIEL H. YOUNG CHECKED BY: DANIEL H. YOUNG DATE: 01/11/2025	PROJECT NO.: 21-0555 SHEET NO.: C4.01

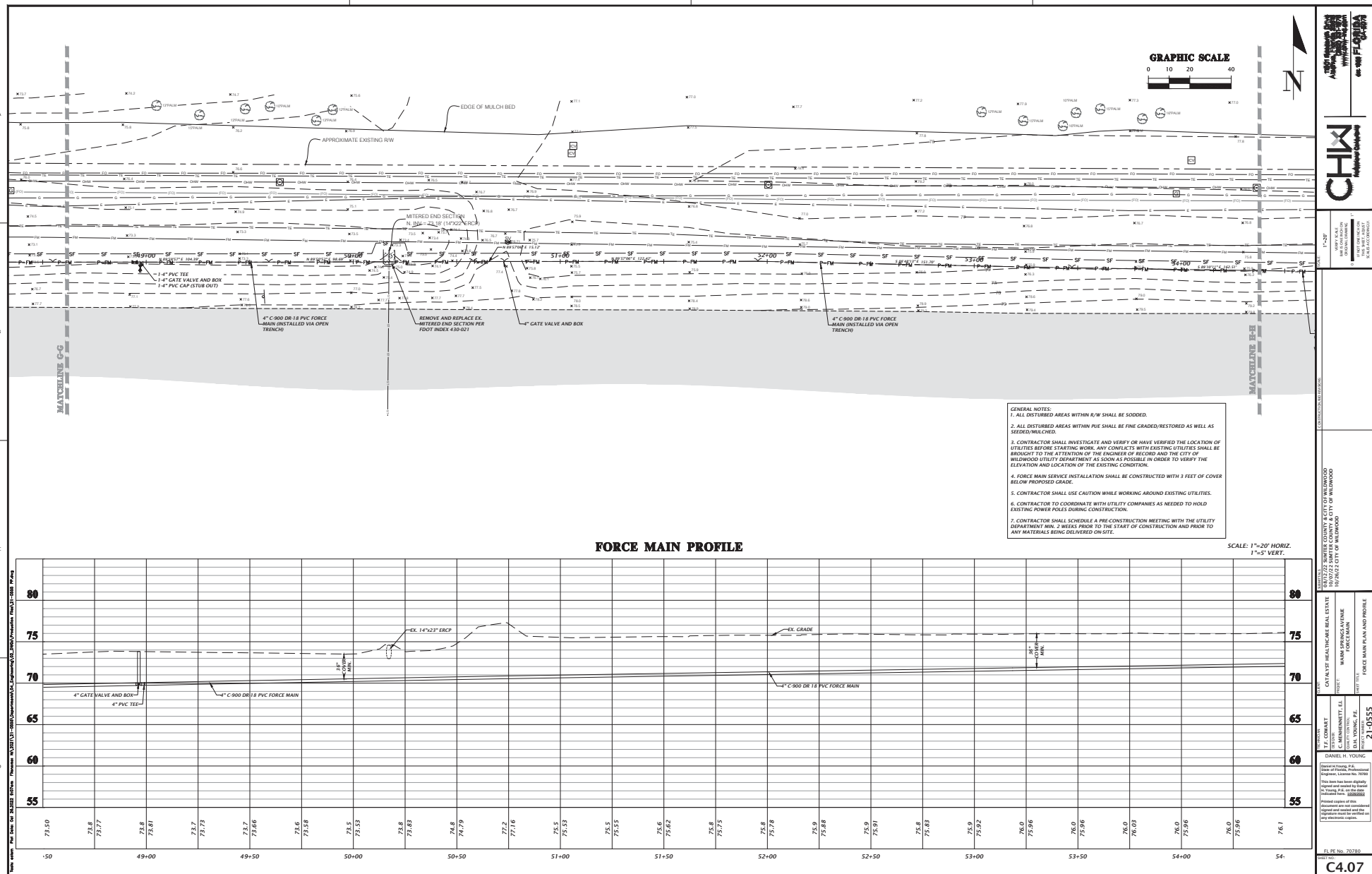


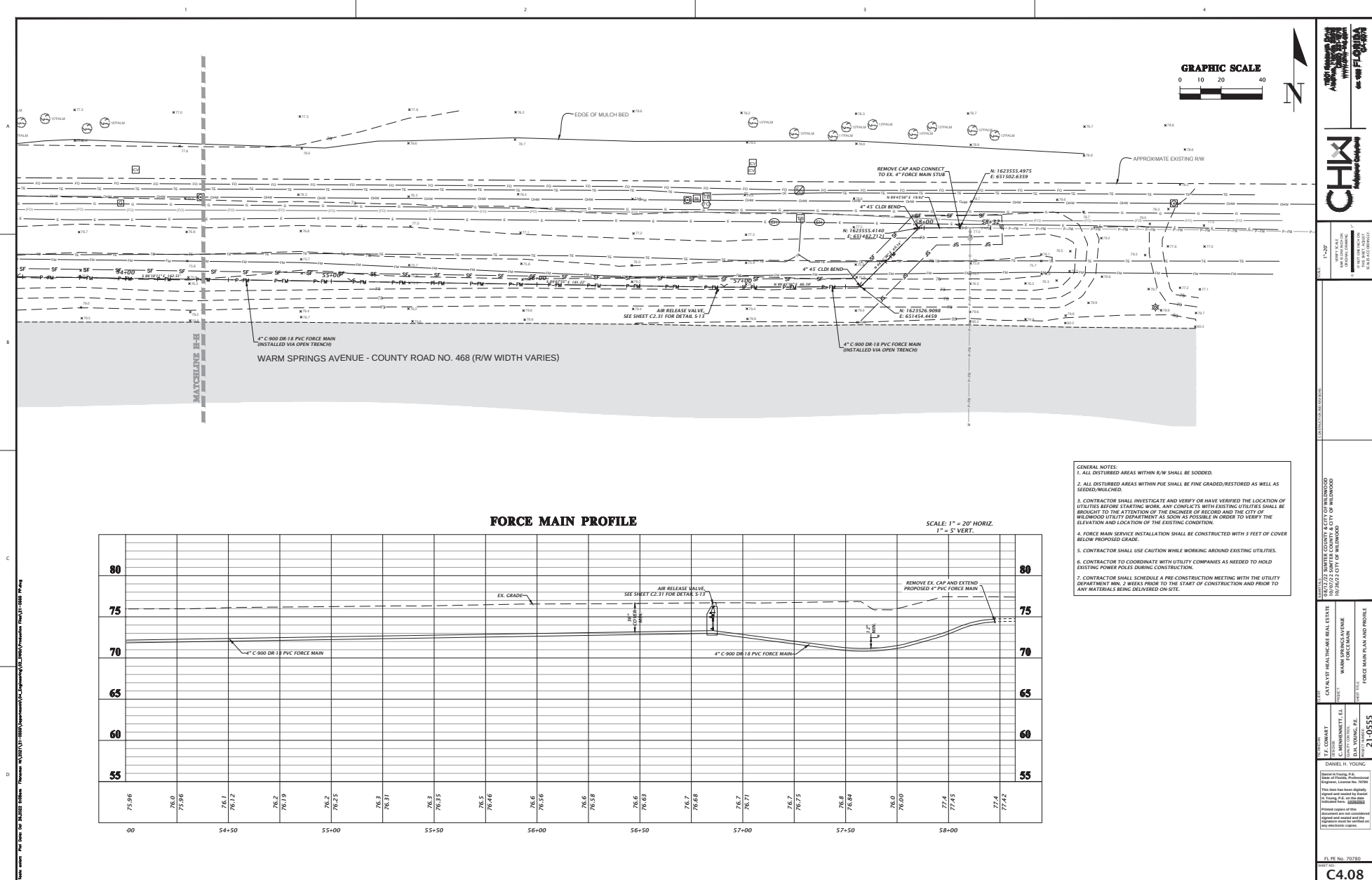












PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2208-009 Wildwood Crossing Infrastructure Improvements

REQUESTED ACTION: Staff recommends approval for the project moving forward under PLAT 2210-005 with the resolution of outstanding City Attorney and Engineer comments.

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

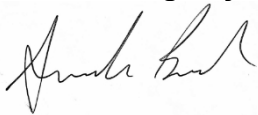
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2208-009 Wildwood Crossing Infrastructure Improvements
PARCEL NUMBER(S)	G05-119, G05-120, G05-124, G05-140, and G05-156
ACREAGE	24.31 +/-
PROPERTY LOCATION	The subject property is generally located at the southwest corner of Powell Rd and C 466A intersection.
OWNER/APPLICANT	Acorn Investments, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for construction of infrastructure improvements. The applicant has submitted an improvement plan (PLAT 2210-005) in replacement of this site plan (SP 2208-009) to satisfy the outstanding City Attorney's comment. PLAT 2210-005 is currently under review for clearance and will proceed forward to the Planning and Zoning Board and Commission meeting once all comments are cleared.

Staff recommends approval for the project moving forward under PLAT 2210-005 with the resolution of outstanding City Attorney and Engineer comments.



DATED: 11/1/2022
Amanda Bush
Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

Project #: SP 2208-009

Project Name: Wildwood Crossing Infrastructure Improvements

Representative: Stephen Campbell – CFB

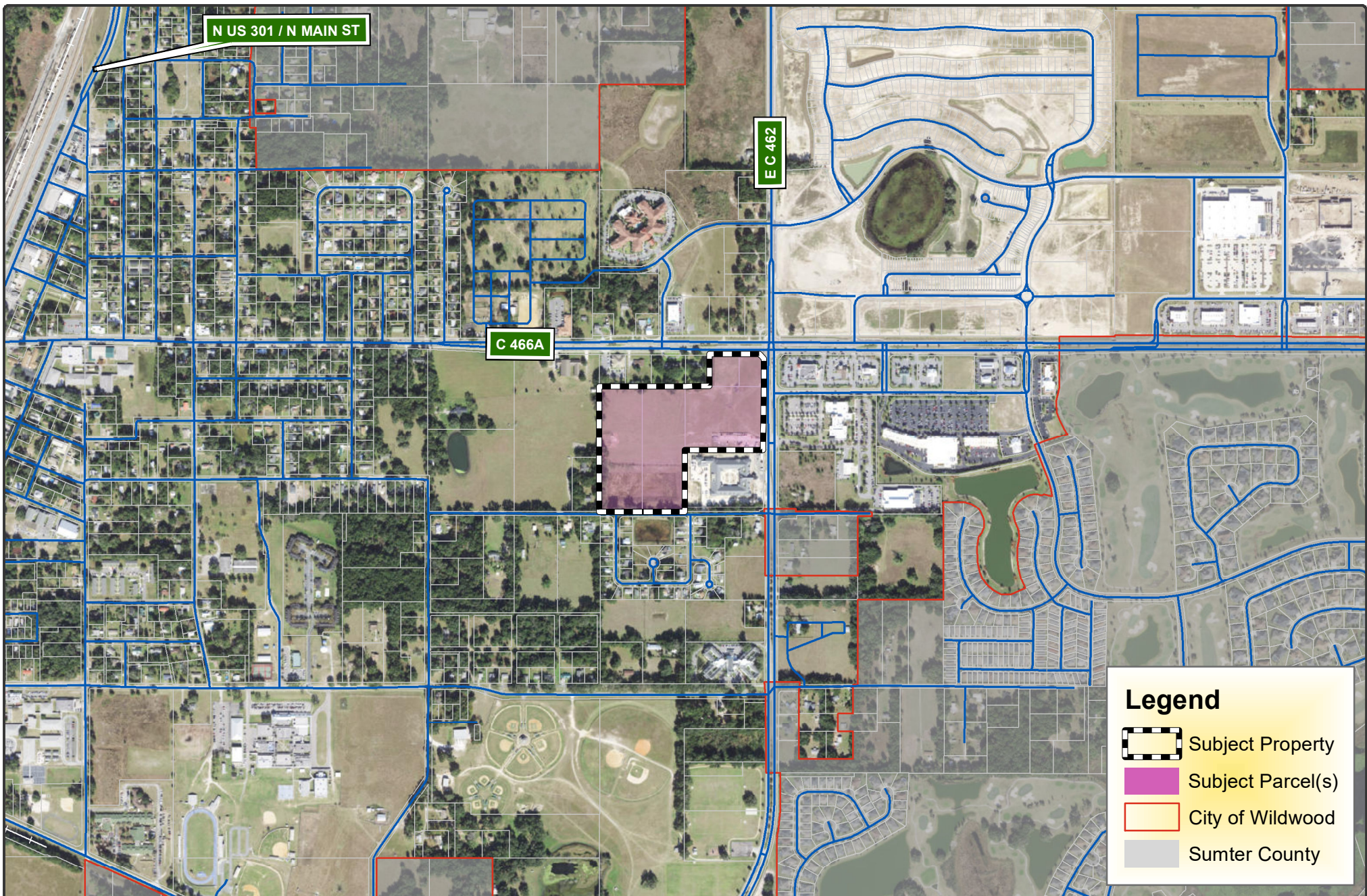
*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted.*****

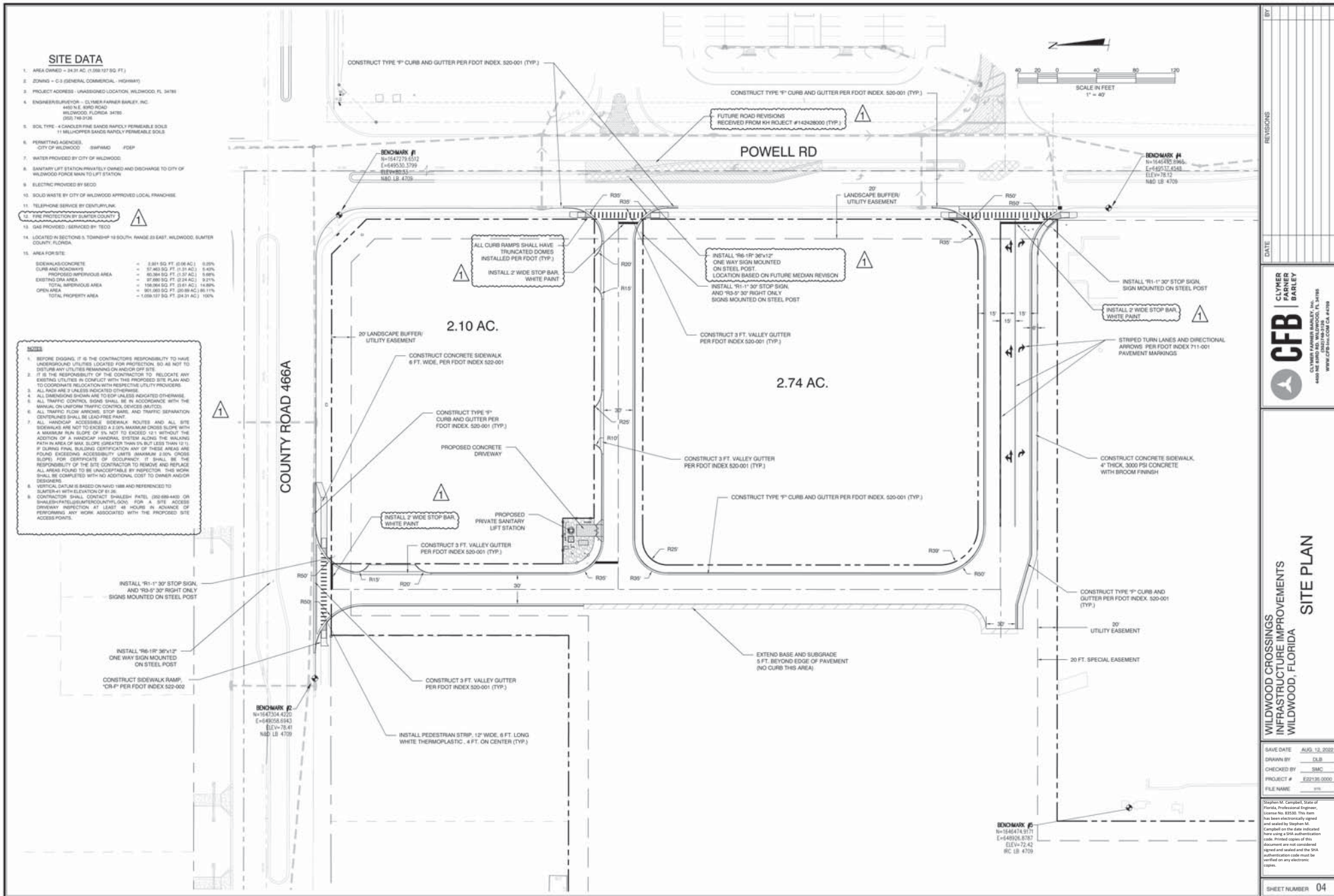
CITY ENGINEER

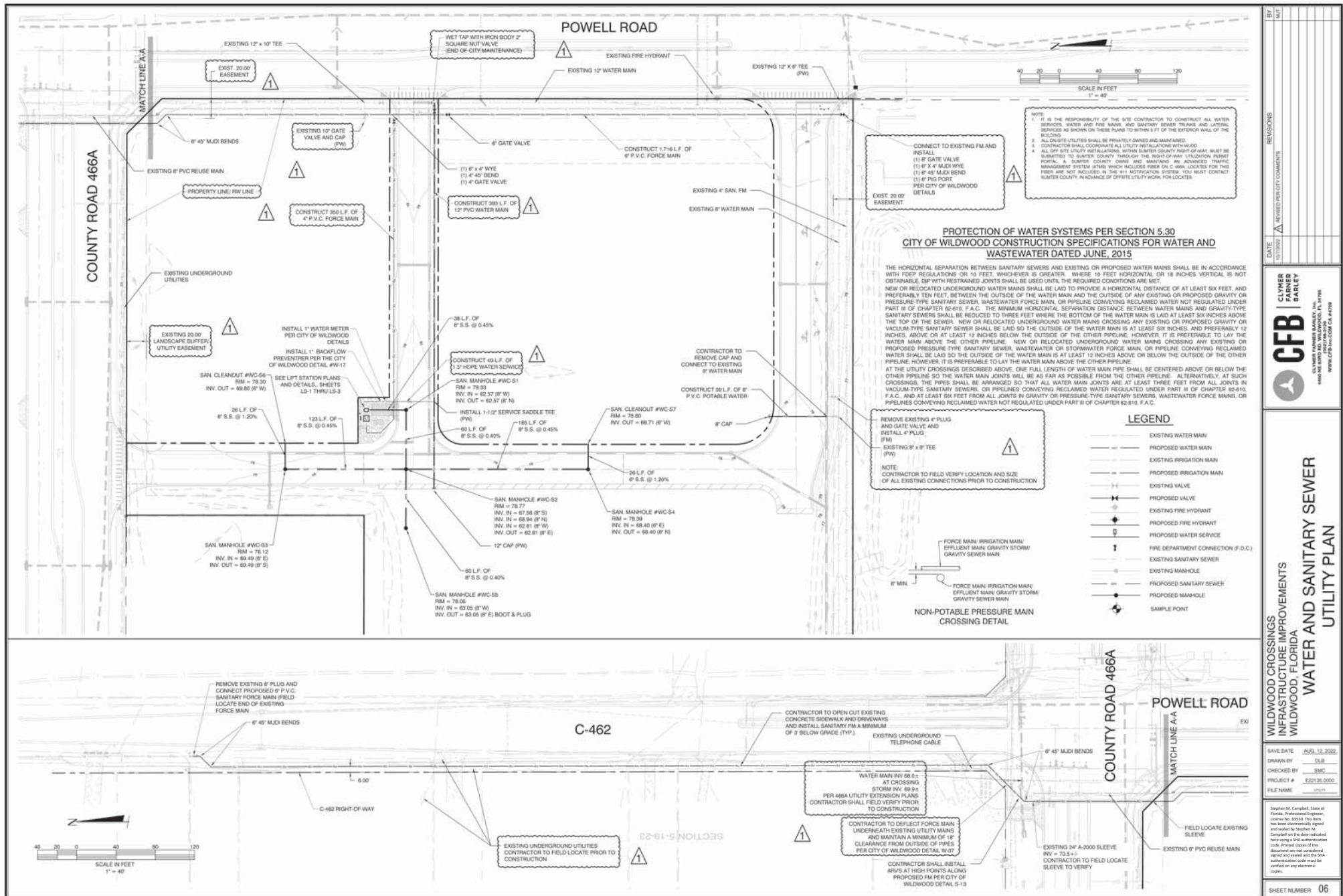
1. The lift station calculations appear to be based on a previous design. Please submit updated lift station calculations that match the submitted plans.

CITY ATTORNEY

1. Based upon responses to comments No. 2 and 5, as well as DSD comment No. 5, please note that the City Attorney does not recommend approval of project prior to improvement plan/plat process. Platting of property ensures proper and appropriate/orderly development with all necessary cross-access/utility easements, appropriate transportation infrastructure, and maintenance/property agreements.







DATE	BY
10/20/2020	MLT
10/20/2020	MLT

CFB
CLYMER FARMER BARNETT
SANITARY
WATER AND SANITARY SEWER
UTILITY PLAN

REVISIONS	DATE	BY	REASON
1	10/20/2020	MLT	ISSUED FOR UTILITY COMMENTS

DATE	10/20/2020
DRAWN BY	MLT
CHECKED BY	MLT
PROJECT #	220735.0000
FILE NAME	220735

Stephen M. Campbell, State of Florida, Professional Engineer, License No. 82535. This form has been electronically signed and sealed by Stephen M. Campbell on the date indicated here using a 256-bit authentication code. Printed copies of this document are not considered valid and sealed and the 256-bit authentication code must be verified on any electronic copies.