



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Peavy

Agenda

Regular Meeting

February 14, 2023 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 January 10, 2023 at 10:00 am**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2104-001 Dr. Heydari Medical Office
Parcel G05-143**

The applicant is seeking approval from the Project Review Committee for a technical waiver to remove the NE landscape buffer. The applicant is seeking a favorable recommendation from the Project Review Committee for a three thousand seven hundred eighteen (3,718) sq ft medical office building on 1.38 acres MOL. **Staff recommends approval of the technical waiver. Staff recommends approval of the site plan.**

2. **SP 2203-003 Villas at Wildwood Architectural Lighting and Photometric Plan Change**

Parcel G05-032

The applicant is seeking approval from the Project Review Committee for an architectural lighting and photometric plan change to a previously approved design. Please refer to attachments within the agenda.

3. **SP 2203-011 Sunstop #351 - Wildwood**

Parcel D30D001

The applicant is seeking a favorable recommendation from the Project Review Committee for construction of a twelve thousand four hundred ten (12,410) sq ft convenience store with a fuel station on 2.21 acres MOL. **Staff recommends approval.**

4. **SP 2204-006 Self Storage Wildwood (FKA All Aboard Storage)**

Parcels D18-044 & D18-215

The applicant is seeking a favorable recommendation from the Project Review Committee for construction of an eighty-nine thousand six hundred three (89,603) sq ft self-storage facility consisting of eight (8) storage buildings and an office building on 10.2277 acres MOL. **Staff recommends approval contingent on the submission of a utility easement or a revised utility connection plan.**

VI. **ADJOURNMENT**

February 14, 2023 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 10, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Melanie Peavy	Development Services Director	Present
Jason McHugh	City Manager	Present
Randall Parmer	Chief of Police	Present
Jeremy Hockenbury	Public Works Director	Present
Mark Odell	Utilities Director	Present
Joshua Bills	City Attorney	Present
Susan Patterson	City Clerk	Present
Matt Morris	Engineer	Present by Phone

Development Services Director Melanie Peavy brought the meeting to order.

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee - Regular Meeting December 6, 2022 10:00 AM

The summary of minutes from the December 6, 2022 meeting was approved. No comments were offered or received.

RESULT:	Adopted
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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2205-001 Twisted Oaks Improvement Plan

Development Services Director Melanie Peavy read the title of Plat 2205-001 Twisted Oaks

Improvement Plan. The applicant is seeking a favorable recommendation for an improvement plan from the Project Review Committee for the Twisted Oaks subdivision consisting of 734 single-family units, townhome units, multi-family units, amenities, and commercial lots. John Curtis, the representative for the applicant, was present and Matt Morris, the engineer for the project, was present by phone. Curtis stated that their attorney had reached out to the city attorney on the utility agreement on the lift station maintenance. Matt Morris stated that changes had been made to the relocation of the 10" potable water connection. Amanda Bush stated that due to the holidays, the plans were to be reviewed this week. Motion to recommend approval upon the satisfaction of the outstanding comments.

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

2. PLAT 2210-002 16-0109.03 MIA Enterprises Lot Split

Development Services Director Melanie Peavy read the title of Plat 2210-002 MIA Enterprises Lot Split. The applicant is seeking approval from the Project Review Committee, for the requested minor lot split. All comments have been satisfied.

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

3. PLAT 2211-004 Wildwood Crossing Final Plat

Development Services Director Melanie Peavy read the title of Plat 2211-004 Wildwood Crossing Final Plat. The applicant is seeking a favorable recommendation for a Final Plat from the Project Review Committee for Wildwood Crossing, consisting of three commercial lots. Kaye Jameson, Hall Robertson, and Joe Nesbitt were present for any questions. Nesbitt stated that the performance bond should be provided soon. Peavy stated that this would not prevent the project from moving forward but the city attorney would need to review the bond when it was received. Robertson stated that the notes of covenants and restrictions were added to the dedication on the plat and would be added to the recorded document. Peavy stated that language needed to be added to the reciprocal easement agreement so it does not allow the easement to be modified at any time. Robertson stated that the easements will be easily identified along with any ingress and egress comments. Utility letters were received from Lee Clymer.

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

VI. ADJOURNMENT

The meeting adjourned at 10:15 a.m.

RESULT:	Adjourned
MOVER:	Police Chief Parmer
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: SP 2104-001 Dr. Heydari Medical Office

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

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER SP 2104-001 Dr. Heydari Medical Office

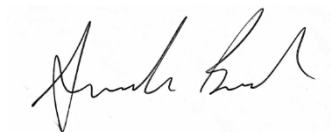
PARCEL NUMBER G05-143

ACREAGE 1.38 +/-

PROPERTY LOCATION The subject property is generally located north along Cleveland Ave, approximately 0.26 miles west of E C 462 and approximately 0.85 miles east of N Main St.

OWNER/APPLICANT Heydari Holdings, LLC

The applicant is seeking approval from the Project Review Committee for a technical waiver to remove the NE landscape buffer. The applicant is seeking a favorable recommendation from the Project Review Committee for a three thousand seven hundred eighteen (3,718) sq ft medical office building.



DATED: 02/07/2023

Amanda Bush

Planner, Development Services



Project Review Committee Technical Standards Waiver Request

Project Name Heydari Medical Office

Project # SP 2104-001

1. Briefly describe your waiver request.

Waiver for 144' of the 20' Landscape Buffer in the NE corner of the property.

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

Design District Standards,(G)Landscaping Standards (2)Required Buffer Width

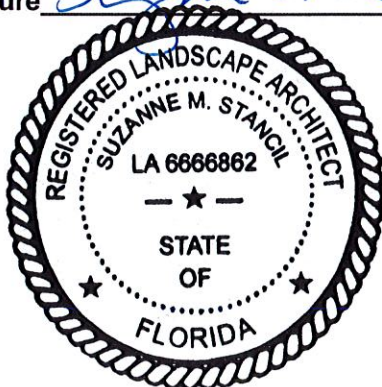
3. Please provide the justification for your waiver request.

Adjacent property has a future land use of Commercial, same as this site

Name (Print) Suzanne Stancil, PLA ASLA

Date 11/29/22

Signature  PLA ASLA



The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov



CITY OF WILDWOOD

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



Feet
0 210 420

LOCATION MAP

SP 2104-001

DR. HEYDARI MEDICAL OFFICE

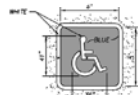
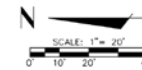
PARCEL G05-143

APRIL 2021

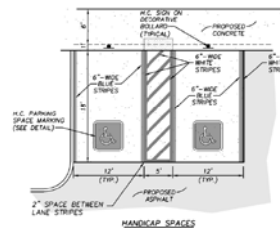
MAP 1B

[illegible]

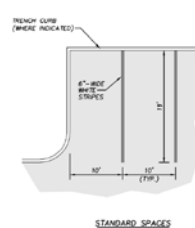
- [illegible]



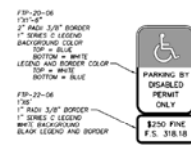
H.C. SPACE MARKING
* STROKE WIDTH TO BE 4 INCHES
(STRIPING BY SITE CONTRACTOR)



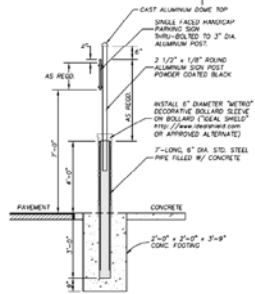
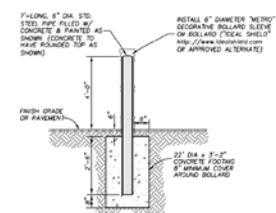
PARKING SPACE DETAILS
(NOT TO SCALE)
STIPING TO BE BY SITE CONTRACTOR



STANDARD SPACES



HANDICAP SIGN & POST SUPPORT
NOT TO SCALE

ROLLARD DETAIL.

LAYOUT PLAN		DATE		12-05-06	
DR. HEYDARI MEDICAL OFFICE		SCALE		1" = 30'	
		DRAWN-BY		SU	
		DR. HEYDARI MEDICAL OFFICE			
C003		0			
SHEET NO.		VERSION			
MASTROBERG ENGINEERING, INC. CIVIL • ENVIRONMENTAL • 170 BE 32ND PLACE OCALA, FL 34671 PH (352) 433-2185 FAX (352) 433-2188 WWW.MASTROBERG.COM PR. CHIEF: GALENTA, ERIK					
THESE PLANS ARE IN COMPLIANCE WITH THE FLA. STATUTES AND RULES GOVERNING THE PRACTICE OF PROFESSIONAL ENGINEERING					
PAOLO MASTROBERG, P.E. FL REG. #58691 _____ DATE					
6. PER CITY REVIEW 5. PER DMSR REVIEW 3. PER CITY REVIEW 1. PERMITTING ISSUE NO. _____ REC'D/CON					
12-1-02 10-1-02 07-2-02 04-26-02					

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2203-003 Villas at Wildwood Architectural Lighting and Photometric Plan Change

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER

SP 22023 Villas at Wildwood Architectural
Lighting and Photometric Plan Change

PARCEL

G05-032

ACREAGE

18.67 +/-

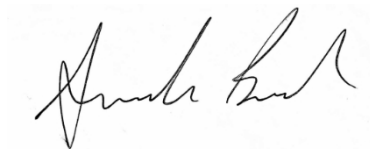
PROPERTY LOCATION

The subject property is generally located at the southwest corner of CR 134 and E C 462, approximately 0.25 miles north of C 466A.

OWNER/APPLICANT

Wildwood BTR, LLC

The applicant is seeking approval from the Project Review Committee for an architectural lighting and photometric plan change to a previously approved design. Please refer to attachments within the agenda.



DATED: 02/07/2023

Amanda Bush

Planner, Development Services

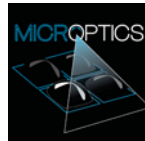
The Classic LED Post Top Lantern blends traditional design with modern LED and optical technology. The Classic is able to provide illumination at (70) seventy percent energy savings compared to previous technology.

The Classic is Dark Sky Friendly and features a full cutoff optical reflector system. Micro Optics— recessed within the fixture's surface and can distribute light up to five times the mounting height, creating powerful uniformity. The Classic LED provides uniform illumination with up to four to five mounting heights. The optical system is completely concealed inside the fixture top eliminating glare. The Classic is available in 2700K, 3000K, 3500K, 4000K and 5000K Kelvin and is available from 18-71 watts. The Classic LED Series is the perfect luminaire for traditional American neighborhoods.

The standard Classic LED comes with flat glass lens in the top of the fixture with open sides. Opal, Frosted, and Clear side lenses can be ordered as options.



*Standard Clear Top Lens



MICRO OPTIC SYSTEM

Our new cell-enclosed, Micro Optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

	16L	32L
350 milliamps	18w	-
530 milliamps	28w	-
700 milliamps	36w	71w
1050 milliamps	56w	-

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Classic 1 (CLA-1)	Type 2 (T2)	16 (16L)	350 (35) ^①	2700K, 80 CRI (27K8) ^②	120-277 (UNV)	Post Top Over 2-3/8" OD (T2R)	Bronze Textured (BRZ)	Marine Grade Finish (MGF) Photocell (PC) ^⑤
	Type 3 (T3)	32 (32L)	530 (53) ^①	3000K, 70 CRI (30K7)		Post Top Over 3" OD (T3R)	White Textured (WHT)	Nema 7-Pin Receptacle (PET) Photocell + Receptacle (PCR)
	Type 4 (T4)		700 (7)	3000K, 80 CRI (30K8) ^②		Arm Mount (AM) ^③	Smooth White Gloss (SWT)	Receptacle + Shorting Cap (PER) House Side Shield (HSS)
	Type 5 (T5)		1050 (1) ^①	3500K, 80 CRI (35K8) ^②		Pendant Mount 1' (PM1) ^④ 2' (PM2) ^④ 3' (PM3) ^④ 4' (PM4) ^④ 5' (PM5) ^④	Silver (SVR)	Opal Side Lens (OSL) Clear Side Lens (CSL)
				4000K, 70 CRI (40K7)			Black Textured (BLK)	Frosted Side Lens (FSL)
				4000K, 80 CRI (40K8) ^②			Smooth Black Gloss (SBK)	Terminal Black (TB)
				5000K, 70 CRI (50K7)			Graphite Textured (GPH)	Toolless Entry (TE)
				5000K, 80 CRI (50K8) ^②			Grey Textured (GRY)	
							Custom (CS)	

Notes:

- ① 16L Only
- ② Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ③ For use with Decorative Arms
- ④ Comes with 1/2" Coupling
- ⑤ Universal Voltage 120-277

PRODUCT SPECIFICATIONS

Housing: Cast Aluminum

LED: Luxeon MX Series by Lumileds

Optics: Micro Optics; Type 2, 3, 4 and 5

Watts: 18-56

Electrical: UL 1598 Listed 

Driver: 0-10V Dimmable driver by Philips Advance

Kelvin: 2700K, 3000K, 3500K, 4000K, or 5000K

CRI: 70, 80 or 90

Finish: 5 mils Powder Coat

Hardware: Stainless Steel

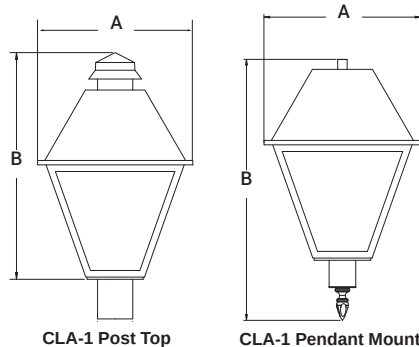
Warranty: Standard Warranty is 5 years for Driver and LEDs

Surge Protection: 20KA supplied as standard

PRODUCT DIMENSIONS

CLASSIC - LUMEN DATA CHART

PART NUMBER	T2 LUMENS	L/W	T3 LUMENS	L/W	T3 HSS LUMENS	L/W	T4 LUMENS	L/W	T4 HSS LUMENS	L/W	T5 LUMENS	L/W	Watts
CLA-1-16L-35-30K7	2142	119	2088	116	1044	58	2070	115	1026	57	2160	120	18
CLA-1-16L-35-40K7	2305	128	2247	125	1116	62	2227	124	1098	61	2322	129	18
CLA-1-16L-35-50K7	2356	131	2297	128	1188	66	2277	127	1170	65	2376	132	18
CLA-1-16L-53-30K7	3275	117	3192	114	1624	58	3165	113	1596	57	3304	118	28
CLA-1-16L-53-40K7	3524	126	3435	123	1736	62	3406	122	1708	61	3556	127	28
CLA-1-16L-53-50K7	3603	129	3511	125	1848	66	3482	124	1820	65	3640	130	28
CLA-1-16L-7-30K7	4100	114	4115	111	2088	58	4003	111	2052	57	4176	116	36
CLA-1-16L-7-40K7	4411	123	4300	119	2232	62	4308	120	2196	61	4500	125	36
CLA-1-16L-7-50K7	4510	125	4396	122	2376	66	4404	122	2340	65	4608	128	36
CLA-1-16L-1-30K7	5858	105	5712	102	3248	58	5661	101	3192	57	5880	105	56
CLA-1-16L-1-40K7	6303	113	6146	110	3472	62	6091	109	3416	61	6328	113	56
CLA-1-16L-1-50K7	6443	115	6283	112	3696	66	6227	111	3640	65	6496	116	56
CLA-1-32L-7-30K7	8086	114	7881	111	4118	58	7896	111	4047	57	8236	116	71
CLA-1-32L-7-40K7	8700	123	8480	119	4402	62	8496	120	4331	61	8875	125	71
CLA-1-32L-7-50K7	8894	125	8669	122	4686	66	8685	122	4615	65	9088	128	71



DIMENSION	CLA-1	CLA-1-PM
A	17.68 in. SQ	17.68 in. SQ
B	25.75 in.	29.4 in.

WEIGHT	35 lbs.
--------	---------

EPA	CLA-1
SINGLE-TOP LENS	1.25
SINGLE-SIDE LENSES	1.93



*Standard Top Clear Lens



Frosted Side Lens (FSL)



Opal Side Lens (OSL)



NLS
LIGHTING

701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nlsighting.com

PLANS REVIEWED BY CITY OF WILDWOOD
DEVELOPMENT SERVICES DEPARTMENT

APPROVED
APPROVED WITH CONDITIONS
DENIED

Handwritten signature

Digitally signed by Amanda Bush
DN: cn=Amanda Bush, o=City of
Wildwood, ou=Development Services,
email=abush@wildwood-fl.gov, c=US
Reason: I am approving this document
Date: 2022.11.29 13:58:39 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY MARK N. BIGGIE, P.E. IN TEXAS.
PHOTOCOPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

Mark N. Biggie
Biggie
Digitally signed
By Mark N. Biggie
Date: 2022.07.26
15:55:26 -05'00'

JSE
Jordan & Skala
Engineers
10005 International Avenue • Suite 300
Houston, TX 77042
p: 281.417.2000 • f: 281.417.2009
Texas Registered Engineering Firm 5-499

MARK N. BIGGIE
No. 019001
Professional Engineer
7/11/22

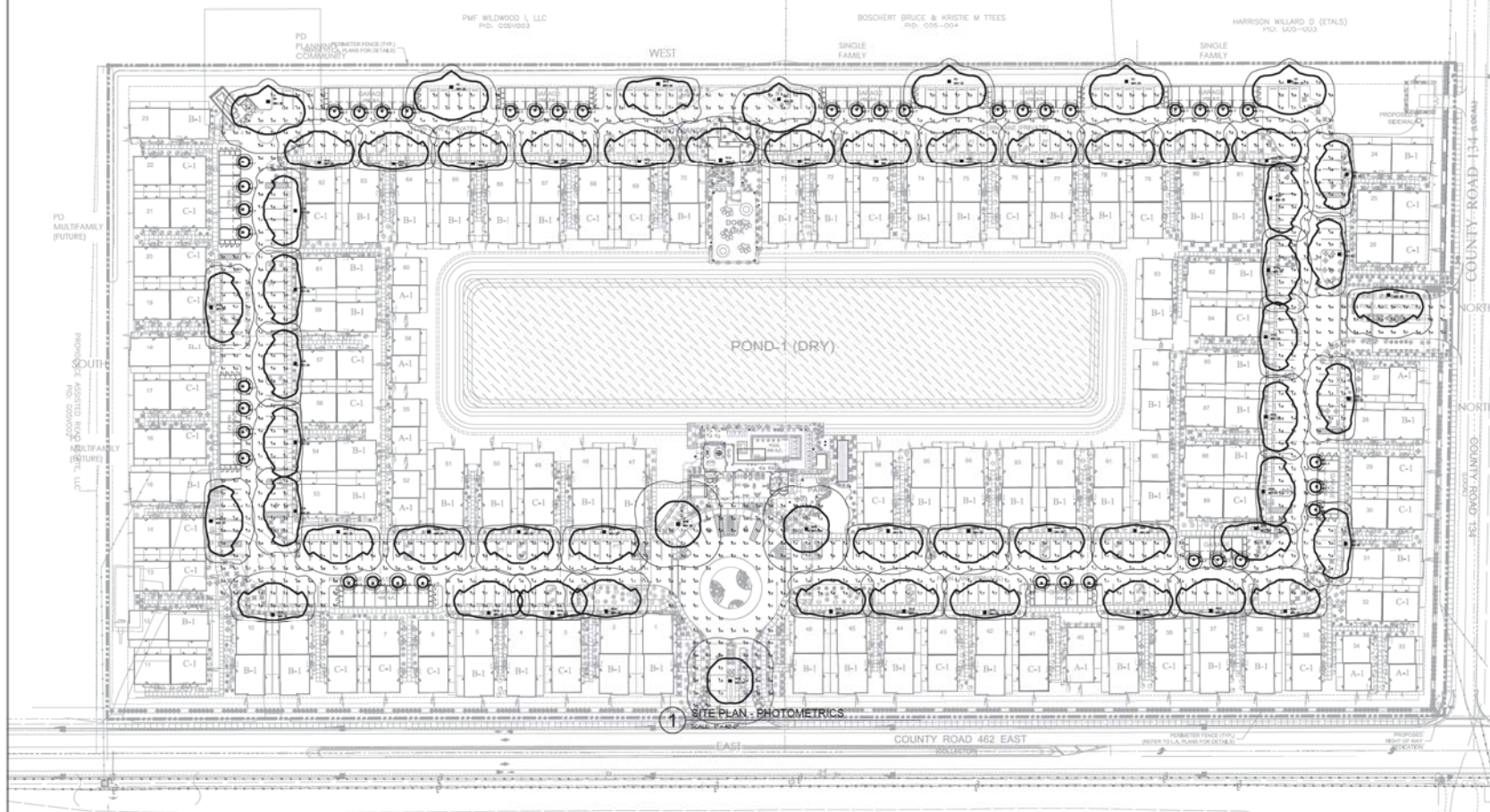
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& SKALA ENGINEERS INC. AND IS NOT TO BE
REPRODUCED IN ANY MANNER OR BY ANY MEANS
WITHOUT PERMISSION BY JORDAN & SKALA
ENGINEERS.

VILLAS AT WILDWOOD WILDWOOD, FL

Landscape Schedule						
Symbol	Qty	Label	Arrangement	LF	Description	Lot Value
	6	N1	SINGLE	0.00	CL-1 P-1-30-1-400 SINGLE @ 30FT	71
	60	N1A	SINGLE	0.00	CL-1 P-1-30-1-400 SINGLE @ 30FT W/MS	71
	1416	SINGLE	0.00	CL-1 P-1-30-1-400 SINGLE @ 30FT	71	
	41	W	SINGLE	0.00	W-1-400 SINGLE @ 40FT	20.2

Label	Calc Type	Units	Avg	Max	Min	Angles	Radius
SITE CALC	Barriera	Ft	1.31	3.5	0.0	N/A	N/A
East Parking	Barriera	Ft	1.08	2.7	1.0	1.08	2.70
North Parking	Barriera	Ft	1.08	2.4	1.0	1.08	2.40
South Parking	Barriera	Ft	1.40	2.8	1.0	1.40	2.80
West Parking	Barriera	Ft	1.08	2.8	1.1	1.08	2.80

LAI HOUSTON
VILLAS @ WILDWOOD
REV-8
DATE: 07/21/22



DATE	ISSUED FOR
05/03/22	DESIGN DEVELOPMENT
06/03/22	SCHEMATIC DEVELOPMENT
06/03/22	CONCEPT
07/11/22	REV 8

DATE	DESCRIPTION
05/03/22	REV 8
07/11/22	REV 8

Project Number: 2100007
Drawn by: M1 Checked by: J
SHEET TITLE
SITE PLAN -
PHOTOMETRICS

SHEET NUMBER
E102

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.



LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLC P)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010



LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2)	16 (16L)	350 (35)	2700K, 80 CRI (27K8) ①	120-277 (UNV)	Architectural Sweep Arm (ASA)	Bronze Textured (BRZ)	Bird Spikes (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (FSP-20) ② 9'-20' Heights (FSP-40) ② 21'-40' Heights Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) ③
	Type 3 (T3)	32 (32L)	530 (53)	3000K, 70 CRI (30K7)	347-480 (HV)		White Textured (WHT)	
	Type 4 (T4)	48 (48L)	700 (7)	3000K, 80 CRI (30K8) ①			Smooth White Gloss (SWT)	
	Type 5 (T5)	64 (64L)	1050 (1)	3500K, 80 CRI (35K8)			Silver (SVR)	
	Nema 2 24° Narrow Beam (N2)			4000K, 70 CRI (40K7)			Black Textured (BLK)	
	Nema 3 30° Narrow Beam (N3)			4000K, 80 CRI (40K8) ①			Smooth Black Gloss (SBK)	
				5000K, 70 CRI (50K7)			Graphite Textured (GPH)	
				5000K, 80 CRI (50K8) ①			Grey Textured (GRY)	
							Custom (CS)	

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② Universal Voltage 120-277
- ③ HSS not applicable with Nema 2 and Nema 3 Optics

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**— When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

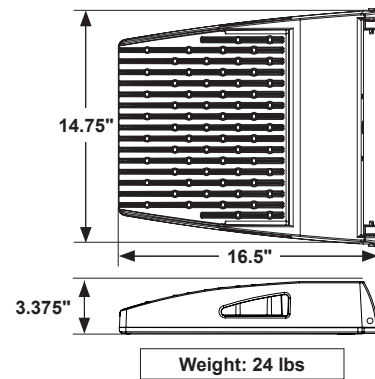
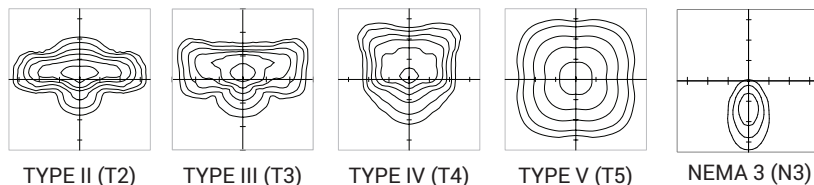
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

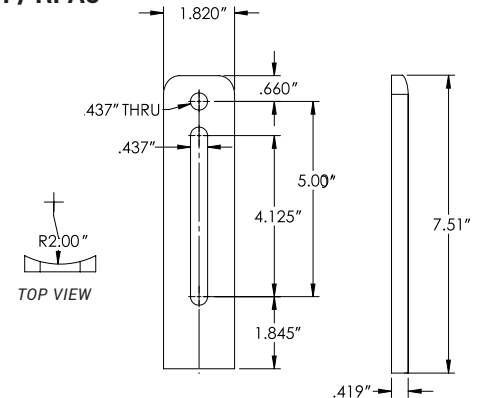
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

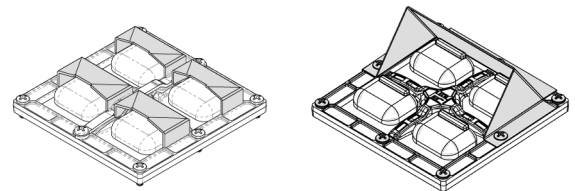
- IES Types



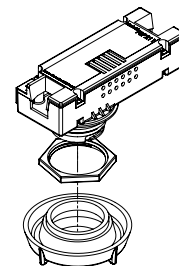
RPA4 / RPA5



HOUSE SIDE SHIELD AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211



LUMENS

PART NUMBER	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
NV-1-16L-35-30K	2016	112	2106	117	P	2106	117	P	1134	63	2187	116	P	1296	72	1116	62	2231	118	P	18
NV-1-16L-35-40K	2088	116	2268	126	P	2286	127	P	1206	67	2250	125	P	1368	76	1188	66	2304	128	P	18
NV-1-16L-35-50K	2160	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
NV-1-16L-53-30K	3136	112	3192	114	P	3220	115	P	1764	63	3119	113	P	2016	72	1736	62	3248	116	P	28
NV-1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
NV-1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
NV-1-16L-7-30K	4032	112	3960	110	P	3960	110	P	2268	63	3973	109	P	2592	72	2232	62	3996	111	P	36
NV-1-16L-7-40K	4176	116	4428	123	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
NV-1-16L-7-50K	4320	120	4644	129	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
NV-1-16L-1-30K	6272	112	6160	110	S	6384	114	P	3528	63	6232	112	P	4032	72	3472	62	6440	115	P	56
NV-1-16L-1-40K	6496	116	6832	122	P	6888	123	P	3752	67	6776	121	P	4256	76	3696	66	6944	124	P	56
NV-1-16L-1-50K	6720	120	7168	128	P	7224	129	P	3976	71	7112	127	P	4480	80	3920	70	7280	130	P	56
NV-1-32L-7-30K	7952	112	7810	110	S	7810	110	S	4473	63	7739	109	S	5112	72	4402	62	7881	111	S	71
NV-1-32L-7-40K	8236	116	9017	127	P	8449	119	P	4757	67	8307	117	P	5396	76	4686	66	8520	120	P	71
NV-1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	71	8733	123	P	5680	80	4970	70	8946	126	P	71
NV-1-32L-1-30K	11872	112	11660	110	S	12084	114	S	6678	63	11820	112	S	7632	72	6572	62	12190	115	S	106
NV-1-32L-1-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
NV-1-32L-1-50K	12720	120	13568	128	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
NV-1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11544	111	S	104
NV-1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	12168	117	P	7904	76	6864	66	12480	120	P	104
NV-1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7384	71	12792	123	P	8320	80	7280	70	13104	126	P	104
NV-1-48L-1-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17940	115	S	156
NV-1-48L-1-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
NV-1-48L-1-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20280	130	P	156
NV-1-64L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14824	109	S	9792	72	8432	62	15096	111	S	136
NV-1-64L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	15912	117	P	10336	76	8976	66	16320	120	P	136
NV-1-64L-7-50K	16320	120	17680	130	P	17000	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
NV-1-64L-1-30K	22960	112	22550	110	S	23370	114	S	12915	63	22960	112	S	14760	72	12710	62	23575	115	S	205
NV-1-64L-1-40K	23780	116	25010	122	P	25215	123	P	13735	67	24805	121	P	15580	76	13530	66	25420	124	P	205
NV-1-64L-1-50K	24600	120	26240	128	P	26445	129	P	14555	71	26035	127	P	16400	80	14350	70	26650	130	P	205

*DLC S= Standard  P= Premium 

BUG RATINGS

PART NUMBER	T2	T3	T3 HSS	T4	T4 HSS	T5
NV-1-16L-35-30K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-40K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-50K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G2
NV-1-16L-53-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-7-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-40K	B1-U0-G1	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-16L-1-50K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-30K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-40K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-7-50K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-1-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B0-U0-G2	B4-U0-G2
NV-1-48L-7-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-48L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-48L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-64L-7-30K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-40K	B3-U0-G3	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G3	B5-U0-G3
NV-1-64L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-1-64L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3

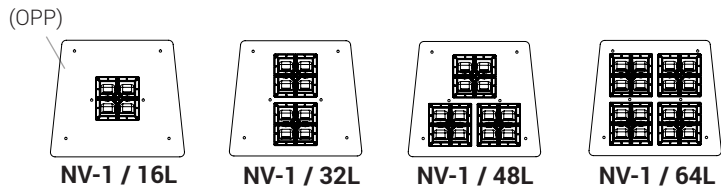


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OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



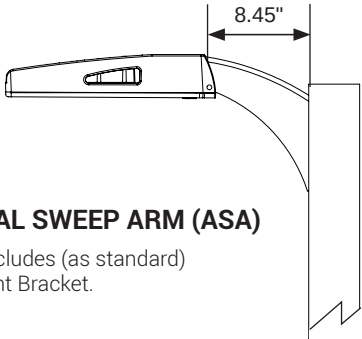
*** OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99

Lumen Maintenance Data							
Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

MOUNTING OPTIONS



ARCHITECTURAL SWEEP ARM (ASA)

Cast Sweep Arm includes (as standard)
Internal Quick Mount Bracket.

SHAFT

Shall be Straight Steel Grade B Extrusion with yield of 46,000 PSI. Conforms to ASTM A500 Standards. Poles have ground lug welded inside hand-hole opposite side of the pole extrusion. Pole Extrusion is conjoined to Anchor Base by welding internal to pole shaft and external to pole shaft. Hand Hole reinforcement is Constructed of 3"x 5" rectangular steel tubing which is welded to pole shaft for added strength.

ANCHOR BOLTS

All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt. Anchor bolts are not included for Custom Bolt Circle. Anchor Bolts are "J" style, with a 4" hook at the end for added strength. ¾" Anchor Bolts are ¾" diameter x 30 long with a 4" long "J" hook. 1" Anchor Bolts are 1" diameter x 36" long with a 4" long "J" hook.

ANCHOR BASE

Manufactured from A36 Steel rated at 36,000 PSI, conforms the ASTM –A36 standards. Base Plate vary in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

FINISH

All poles have minimum 3 to 5 mils powder coat finish. All poles are sandblasted prior to powder coat application.

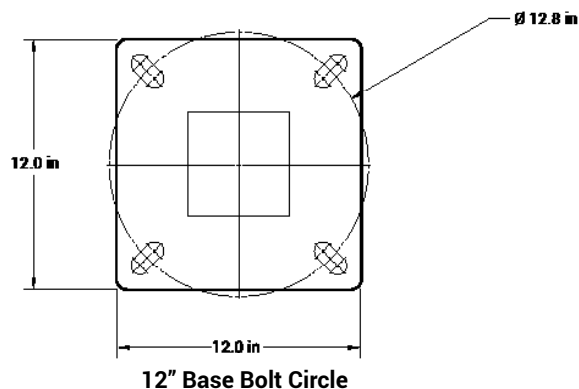
BASE COVER, HAND HOLE COVER AND POLE CAP

All poles come with removable polymer pole cap installed. All poles caps are black finish. All base covers are made of aluminum and powder coated to match the pole. The hand hole covers are provided with internal bridge support and also powder coated to match pole finish.

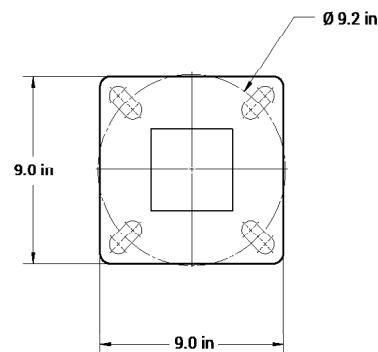


Project Name:						Type:		
Cat #	Height	Pole Dim.	Size	Base Pattern	Orient	Color	Bolts	Options
Square Straight Steel Pole (SSSP)	10' (10)	4" Square (4S)	.120 in (11G)	(10'-20') 8 3/16 - 10 3/16" Bolt Circle (9BC)	Single (SGL)	Bronze (BRZ)	3/4" x 30" (3430)	GFI Kit (GFI) *GFI located same side as HH, unless noted otherwise
	12' (12)							
	14' (14)	5" Square (5S)	.180 in (7G)		Double (D-90)	White (WHT)	1" x 36" (136)	GFI Provision Only (PROV)
	16' (16)				(D-180)	Silver (SVR)		Galvanized (GLV)
	18' (18)	6" Square (6S)				Green (GRN)	Less Anchor Bolts (LAB)	Anti Corrosion (ACP)
	20' (20)			(22'-35') 11 1/2 - 14" Bolt Circle (12BC)	Triple (T-90)	Hunter Green (HGN)		Tenon
	22' (22)							2 3/8" Round (T2R)
	24' (24)				Quad (QD)	Black (BLK)		3" Round (T3R)
	25' (25)							3 1/2" Round (T312R)
	26' (26)				No Drill (ND)	Graphite (GPH)		4 1/2" Round (T412R)
	28' (28)			(39') 15 in Bolt Circle (15BC)	*Tenon Option	Grey (GRY)		3 1/2" Square (T312S)
	30' (30)					Custom (CS)		4 1/2" Square (T412S)
	35' (35)							5 1/2" Square (T512S)





12" Base Bolt Circle

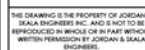


9" Base Bolt Circle

**Anchor Bolts are NOT included with Custom Bolt Circle.
*Do NOT pour concrete referencing this drawing. Consult Factory.
Must Specify 4-Bolt Pattern.

**All wind loading calculations are based on sustained wind force plus an additional 1.3 gust.*

POLE EPA DATA								
Maximum EPA (ft) Allowable								
POLE HEIGHT	POLE DIA.	SIZE	BASE PLATE	BOLT CIRCLE BOLTS	BOLTS	80 Mph	90 Mph	100 Mph
10'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	26.8	18.7	15.5
12'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	20.5	15.5	9.7
14'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	16.5	11.4	9.7
15'	4" SQ	.180	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	18.2	12.2	10.4
16'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	13.5	9.8	8.6
17'-1/2'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	12.4	9.0	7.2
18'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	9.8	7.2	5.4
20'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	8.2	5.5	4.0
20'	4" SQ	.180	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	14.5	10.0	7.6
20'	5" SQ	.120	12" Sq. x 1"	9 3/16"	3/4" x 30"	16.2	11.3	7.9
20'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	26.2	21.2	15.4
22'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	6.3	3.7	1.8
22'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	11.8	7.9	5.3
22'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	12.5	8.3	5.4
22'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	21.1	15.2	10.9
24'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	5.3	2.7	1.5
24'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	10.8	6.8	4.2
24'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	5.3	2.7	1.5
24'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	19.8	13.7	9.1
25'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	4.7	2.5	1.2
25'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	10.9	7.4	5.2
25'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	10.2	6.6	1.6
25'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	18.9	13.2	9.6
26'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	4.7	2.5	1.2
26'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	10.7	7.1	4.9
26'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	9.8	6.3	1.3
26'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	18.5	12.9	9.4
28'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	6.0	2.2	1.6
28'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	5.8	3.2	1.5
28'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	12.2	7.8	4.6
28'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	21.7	14.6	9.8
30'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1"x 36"	5.2	2.3	-
30'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	11.6	6.9	4.1
30'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	18.8	12.7	8.3
32'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	10.1	4.9	2.6
32'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	16.6	8.4	5.2
35'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	6.8	2.4	1.9
35'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	12.2	7.1	3.9
39'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	3.1	-	-
39'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1"x 36"	7.3	3.0	-



Mark N
Bigbie

VILLAS AT WILDWOOD
WILDWOOD, FL

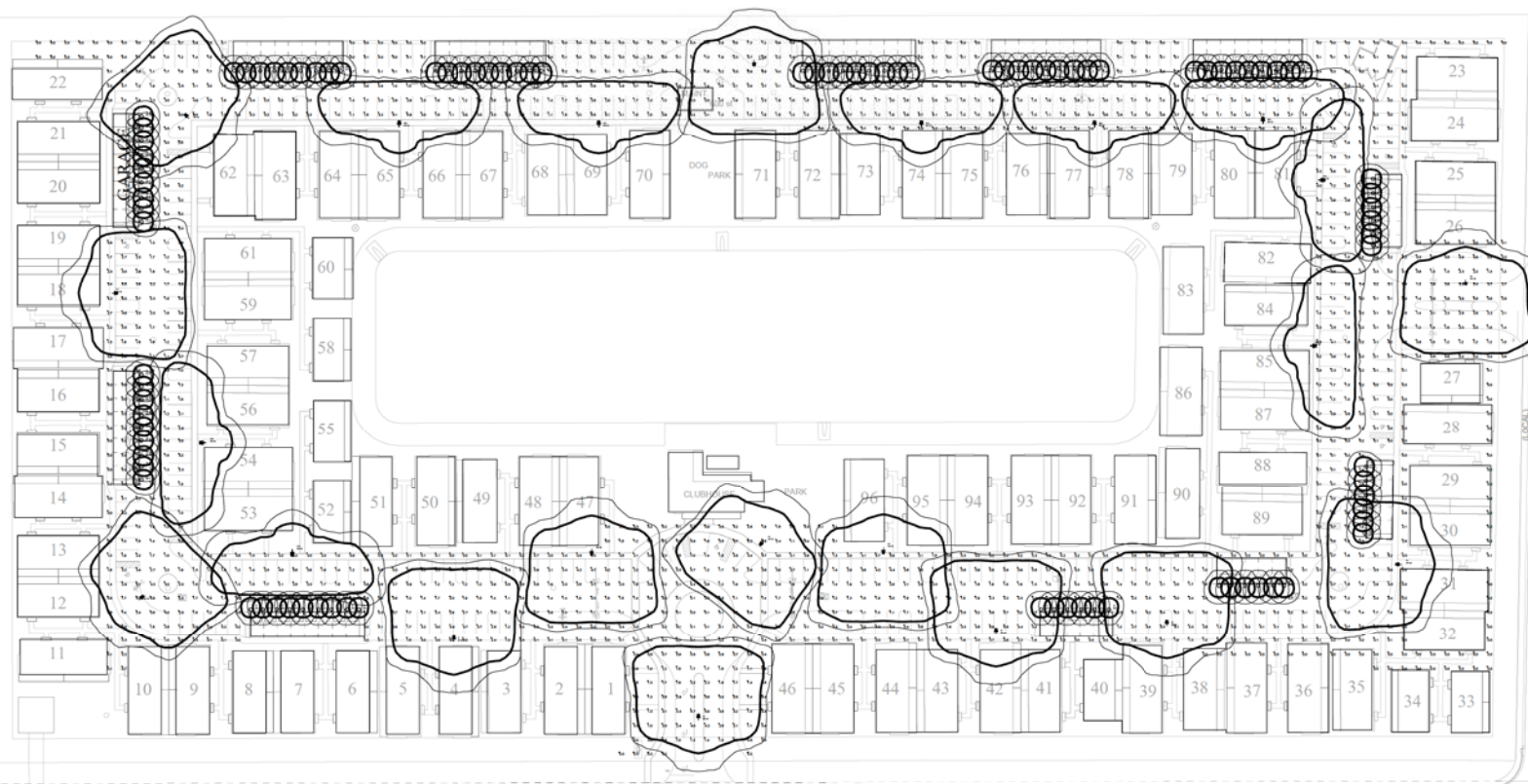
PRINT RECORD	
DATE	ISSUED FOR
02/04/2022	DESIGN DEVELOPMENT
03/03/2022	ISSUE FOR PERMIT-GMP SET

REVISIONS		
	DATE	DESCRIPTION
XX	XXXXXXXX	XXXX

Project Number: 2160887
Drawn By: MR Checked By: M
SHEET TITLE
SITE PLAN - PHOTOMETRICS

SHEET NUMBER
E102
NOT ISSUED FOR CONSTRUCTION

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Burnance	Fc	1.29	7.7	0.0	N.A.	N.A.

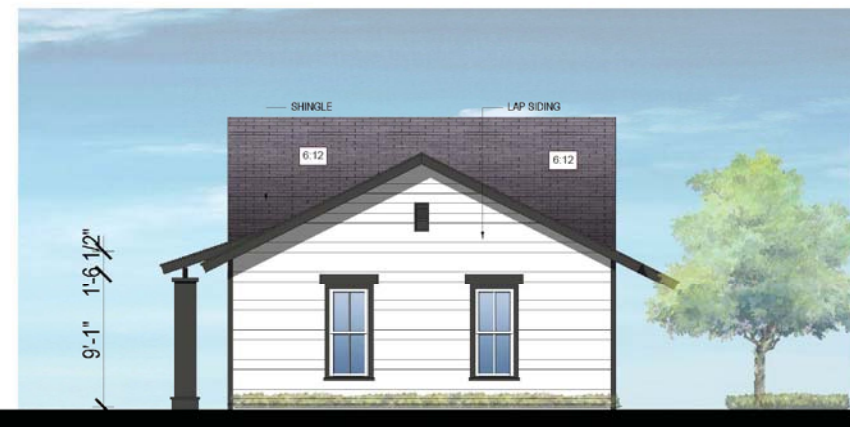


COUNTY ROAD 462, EAST (COLLECTOR)

1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 40.0'



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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DINERSTEIN

SCHEME 1
UNIT 1BDR - ELEVATIONS

April 12, 2022

A401
VILLAS AT WILDWOOD
WILDWOOD, FL
HPA# 21369



FRONT ELEVATION



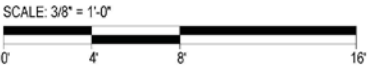
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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DINERSTEIN

SCHEME 2
UNIT 1BDR - ELEVATIONS
April 12, 2022

APPROVED
By Amanda Bush at 1:57 pm, Nov 29, 2022

A401

VILLAS AT WILDWOOD
WILDWOOD, FL
HPA#21369

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FRONT ELEVATION



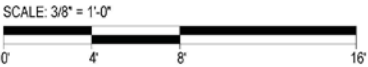
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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DINERSTEIN

SCHEME 1
UNIT 1BDR - ELEVATIONS
April 12, 2022

APPROVED
By Amanda Bush at 1:57 pm, Nov 29, 2022

A401
VILLAS AT WILDWOOD
WILDWOOD, FL
HPA#21369

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



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DINERSTEIN

SCHEME 1
 UNIT 2BDR - ELEVATIONS
 April 12, 2022

APPROVED
 By Amanda Bush at 1:37 pm, Nov 29, 2022

A402

VILLAS AT WILDWOOD
 WILDWOOD, FL
 HPA#21369

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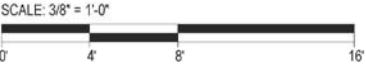
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



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DINERSTEIN

SCHEME 2
 UNIT 2BDR - ELEVATIONS
 April 12, 2022

APPROVED
 By Amanda Bush at 1:56 pm, Nov 29, 2022

A402

VILLAS AT WILDWOOD
 WILDWOOD, FL
 HPA#21369

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FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



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DINERSTEIN

SCHEME 3
UNIT 2BDR - ELEVATIONS
April 12, 2022

APPROVED
By Amanda Bush at 1:56 pm, Nov 29, 2022

A402

VILLAS AT WILDWOOD
WILDWOOD, FL
HPA#21369



FRONT ELEVATION

LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION



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DINERSTEIN

SCHEME 1
UNIT 3 BDR - ELEVATIONS
April 12, 2022

APPROVED
By Amanda Bush at 1:56 pm, Nov 29, 2022

A403

VILLAS AT WILDWOOD
WILDWOOD, FL
HPA#21369



FRONT ELEVATION

SIDE ELEVATION

LEFT ELEVATION

FRONT ELEVATION



REAR ELEVATION

REAR ELEVATION

RIGHT ELEVATION

SIDE ELEVATION



SCHEME 2

UNIT 3 BDR - ELEVATIONS

April 12, 2022

APPROVED
By Amanda Bush at 1:56 pm, Nov 29, 2022

A403

VILLAS AT WILDWOOD

WILDWOOD, FL
HPA#21369

DINERSTEIN

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FRONT ELEVATION

SIDE ELEVATION

LEFT ELEVATION

FRONT ELEVATION



REAR ELEVATION

REAR ELEVATION

RIGHT ELEVATION

SIDE ELEVATION



SCHEME 3

UNIT 3 BDR - ELEVATIONS

April 12, 2022

APPROVED
By Amanda Bush at 1:56 pm, Nov 29, 2022

A403

VILLAS AT WILDWOOD

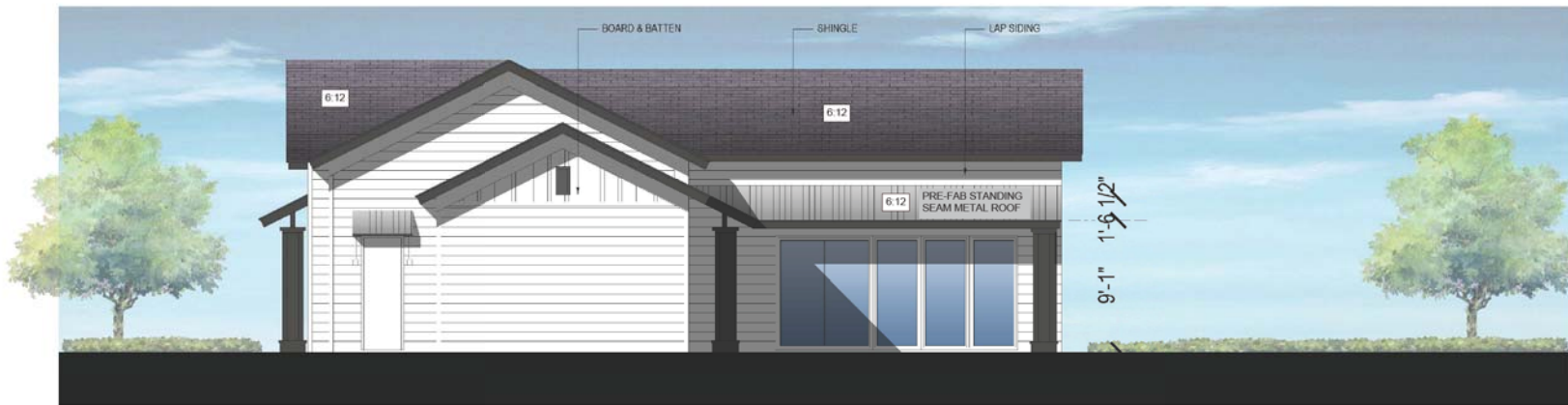
WILDWOOD, FL
HPA#21369

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DINERSTEIN



FRONT ELEVATION



SIDE ELEVATION

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

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DINERSTEIN

SCHEME 1
AMENITY ELEVATIONS
April 12, 2022

APPROVED
By Amanda Bush at 4:56 pm, Nov 20, 2022

A802

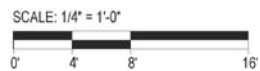
VILLAS AT WILDWOOD
WILDWOOD, FL
HPA#21369



REAR ELEVATION



SIDE ELEVATION



SCHEME 1

AMENITY ELEVATIONS

April 12, 2022

APPROVED
By Amanda Bush at 1:26 pm, Nov 29, 2022

A803

VILLAS AT WILDWOOD
WILDWOOD, FL
HPA#21369

DINERSTEIN

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PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2203-011 Sunstop #351 - Wildwood

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER SP 2203-011 Sunstop #351 - Wildwood

PARCEL NUMBER D30D001

ACREAGE 2.21 +/-

PROPERTY LOCATION The subject property is generally located on the northwest corner of N US 301 and Pepper Tree Lane, approximately 0.19 miles south of CR 222.

OWNER Southwest Georgia Oil Company, Inc

APPLICANT Darryl Boyett - Inland Stores

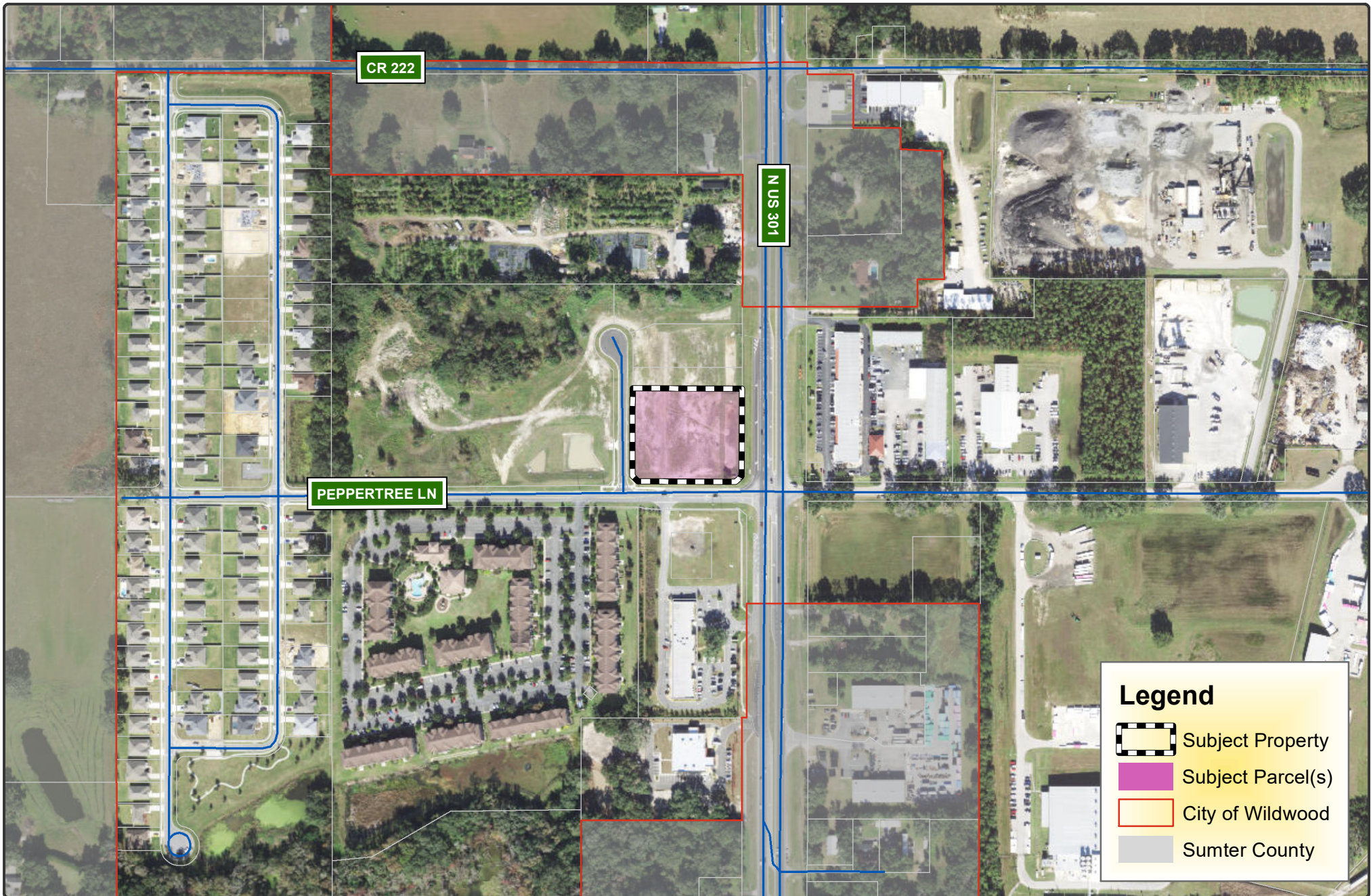
The applicant is seeking a favorable recommendation from the Project Review Committee for construction of a twelve thousand four hundred ten (12,410) sq ft convenience store with fuel station.



DATED: 01/23/2023

Amanda Bush

Planner, Development Services



Legend

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



CITY OF WILDWOOD

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

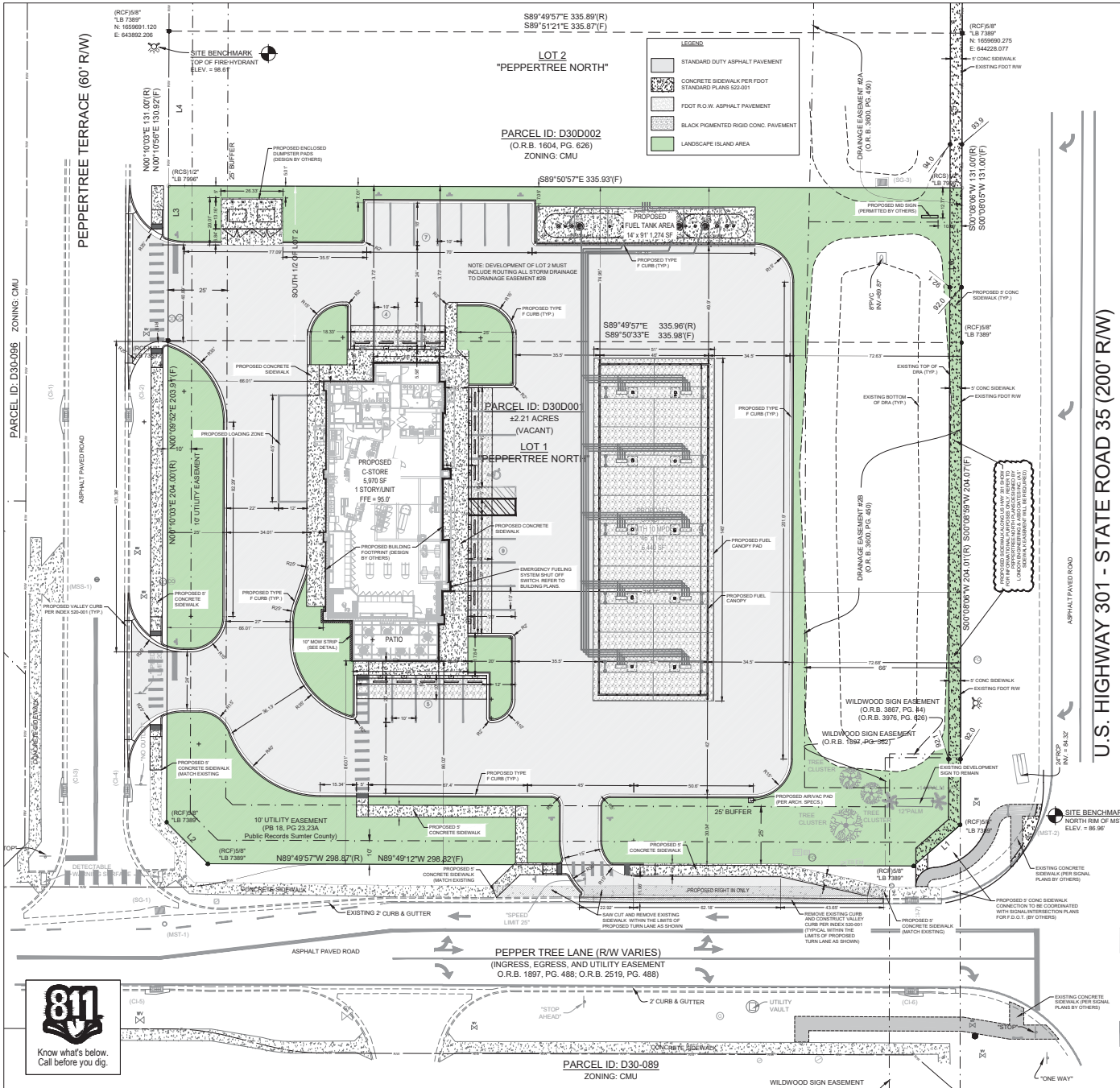


SP 2203-011
SUNSTOP #351 - WILDWOOD
PARCEL D30D001

MAP 1B

LOCATION
MAP

MARCH
2022



SITE DATA:

- PROJECT NAME: SUN STOP #51 - WILWOOD
- SITE ADDRESS: 1711 S SHOTWELL STREET, SANDROCK, GEORGIA 31819 (229) 446-1553
- CONTACT: GLENNE BENCH
- PARCEL I.D.: D300001
- LAND USE: CENTRAL MIXED USE
- EXISTING ZONING: CMU
- DESIGN DISTRICT: HIGHWAY
- SITE AREA: 24.42 AC (2.21 AC)
- DEVELOPED USE: CONVENIENCE STORE WITH FUEL STATION
- PROPOSED BUILDING INFORMATION:
 - 1. BUILDING F.A.R.: 0.13
 - 2. SITE I.R.: 0.83
 - 3. BUILDING SETBACKS:
 - FRONT: 5 FT
 - REAR: 5 FT
 - SIDE: 5 FT
- SITE AREAS DOES NOT INCLUDE PROJECT AREAS:
 - STORE BUILDING: 5,870 SF, 6.21%
 - FUEL CANOPY PAD: 7,365 SF, 7.76%
 - VEHICULAR USE AREA: 39,310 SF, 45.81%
 - CONCRETE CURBSIDEWALK: 5,417 SF, 5.44%
 - CONCRETE FUEL TANK PAD: 1,274 SF, 1.32%
 - DUMPTER PAD: 507 SF, 0.55%
 - TOTAL IMPERVIOUS AREA: 59,893 SF, 62.35%
 - SITE AREA: 66,907 SF, 100.00%
- OPEN SPACE CALCULATION: PER CITY OF WILWOOD LDR TABLE 3-4. DENSITY, INTENSITY, AND LOT STANDARDS. REQUIRED OPEN SPACE: 22,815 SF, 23.74%. PROVIDED OPEN SPACE: 22,815 SF, 23.74%.
- PARKING DATA:
 - RETAIL USE: LESS THAN 100,000 SF GFA, REQUIRED: 4 SPACES PER 1,000 GFA EQUALS 1,570 SF / 1,000 X 4 = 24 SPACES PROVIDED: 17 REGULAR, 7 COMPACT AND 1 HIC SPACES = 25 SPACES TOTAL (28% OF REQUIRED PARKING IS COMPACT)
- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF WILWOOD LAND DEVELOPMENT REGULATIONS REQUIREMENTS.
- EMPLOYEES TOTAL 30, WITH TWO 24-HOUR SHIFTS. THE ADDITIONAL 4 ARE AS NEEDED.

PROPOSED DEVELOPMENT:

- THE PROPOSED CONSTRUCTION SHALL INCLUDE: PAVEMENT CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS. ALL IMPROVEMENTS IN THIS DEVELOPMENT PLAN SHALL BE CONSTRUCTED, AS-BUILT, AND SUBMITTED TO THE PROJECT ENGINEER AND APPLICABLE AGENCIES FOR FINAL APPROVAL.
- MAXIMUM BUILDING HEIGHT SHALL BE 60 FT.
- COMMON AREAS AND PRESERVED AREAS WILL BE PROVIDED ON-SITE.
- WATER AND SEWER SERVICES ARE CONNECTED TO EXISTING CITY FACILITIES. PROPOSED WATER AND SEWER SERVICES TO BE PROVIDED AND MAINTAINED BY THE OWNER.
- ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE 100YR24HR POST STORM ELEVATION.
- ELECTRICAL UTILITIES PROVIDED BY SECO ENERGY.
- PROPOSED SIGN WILL REQUIRE A SEPARATE PERMIT. THE SIGN WILL BE PERMITTED SEPARATELY.

ENGINEERS CERTIFICATION:

DATE: 10/15/22

DESIGNED BY: PM

DRAWN BY: WPD

CHECKED BY: PM

DATE: 10/15/22

RESPONSE TO CITY & FOOT RAI #1

RESPONSE TO CITY & FOOT RAI #2

RESPONSE TO CITY & FOOT RAI #3

PROJECT: SUN STOP #51 - WILWOOD, SITE PLAN

CITY OF WILWOOD, SUMTER COUNTY, FL SEC. 30, TWP. 16, RGE. 23

PROJECT: SUN STOP #51 - WILWOOD, SITE PLAN

CITY OF WILWOOD, SUMTER COUNTY, FL SEC. 30, TWP. 16, RGE. 23

PH: (352) 433-2785

1711 SE 3ND PLACE

WILWOOD, FL 34411

PAUL GAGLIARDI@SUNSTOPENGINEERING.COM

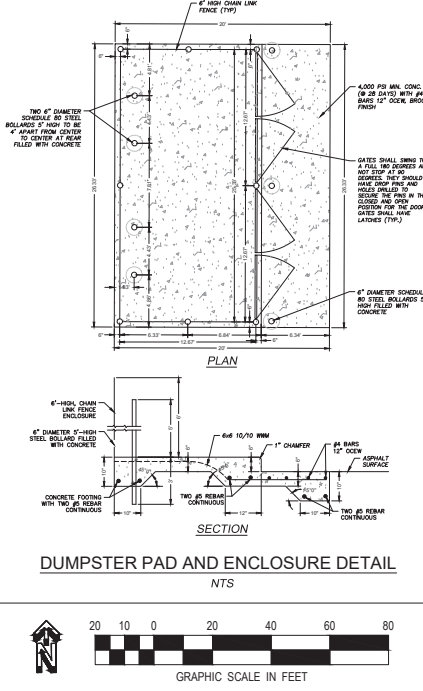
DOALA FL 34411

TITLE: SITE & GEOMETRY PLAN

SCALE: 1" = 20'

JOB#: 22-01

SHEET C4 OF 8



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2204-006 Self Storage Wildwood (FKA All Aboard Storage)

REQUESTED ACTION: Staff recommends approval contingent on the submission of a utility easement or a revised utility connection plan.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

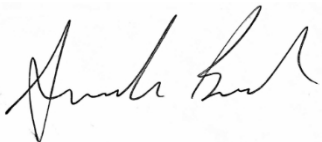
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2204-006 Self Storage Wildwood
PARCELS	D18-044 & D18-215
ACREAGE	10.2277 +/-
PROPERTY LOCATION	The subject property is generally located north along CR 124, approximately 0.12 miles west of N US 301 and approximately 0.63 miles south of E C 466.
OWNER/APPLICANT	K2M Properties, LLC & Oxford Storage, LLLP

The applicant is seeking a favorable recommendation from the Project Review Committee for construction of an eighty-nine thousand six hundred three (89,603) sq ft self-storage facility consisting of eight (8) storage buildings and an office building.



DATED: 02/07/2023

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

Project Name: SP 2204-006 Self Storage Wildwood (FKA All Aboard
Storage)

Representative: K2M Properties, LLC

CITY ATTORNEY

1. Provide utility easement for water line and sewer line crossing K2M property to Oxford Storage property.

