



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

May 2, 2023 2:15 PM

City Hall Commission Chamber
100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 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: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Regular Meeting May 2, 2023 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run
Parcel G05V005**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a two thousand eight

hundred fifty-eight (2,858) sq ft fast-food establishment with a drive-thru and two (2) one thousand six hundred (1,600) sq ft retail shops on 1 acre, MOL. **Staff recommends approval.**

2. **SP 2210-002 Home Depot Wildwood (Wildwood Crossing)**

Parcels G05-124, G05-156, & portion of G05-140

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred six thousand two hundred seventy (106,270) sq ft retail building with a twenty-eight thousand one hundred eighteen (28,118) sq ft garden center on 19.53 acres, MOL. **Staff recommends approval.**

3. **SP 2211-006 Townhomes at Powell**

Parcel(s) G04-018 & G04-009

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for 132 residential units (6 double-story apartment buildings and 6 two-story townhome blocks), a dog park, a playground, a pickleball court, and a clubhouse with associated parking and drive aisles. **Staff recommends approval of the proposed development, contingent upon approval of V 2303-001.**

4. **V 2303-001 Self Storage and Townhomes at Powell Road**

Parcel(s) G04-018 & G04-009

The applicant Alan Benenson, a representative of MAS development. On behalf of the owner T.H. at Powell, LLC and Storage at Powell, LLC seeks approval for a Variance for Townhomes at Powell (Site Plan SP 2211-006) regarding the proposed dry retention pond. The applicant claims that due to site constraints, filling the existing depression to the ten ft (10') requirement is not feasible. **Staff recommends approval of the variance request.**

5. **SP 2301-002 VOSO Phase 11C Master Plan**

K15-006, K16-001, K17-001, K20-001, K20-008 & K21-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of 1,300 residential dwelling units, along with some non-residential areas, on 393.80 acres MOL. **Staff recommends approval.**

6. **SP 2303-002 VOSO Phase 6B Master Plan**

Parcels G23-008 & and a portion of G23-008A

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of non-residential development on 46.88 acres, MOL. **Staff recommends approval.**

7. **SP 2303-004 VOSO Phase 31A & 31B Master Plan**

Parcels K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, & K24-001.

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan, not to exceed one thousand eight hundred (1,800) dwelling units, along with non-residential areas on 717.45 acres, MOL. **Staff recommends approval.**

V. ADJOURNMENT

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

May 2, 2023 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 4, 2023 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Shaun Raja	City Planner	Present
Amanda Bush	City Planner	Present
Susan Patterson	City Clerk	Present

Special Magistrate Holt brought the meeting to order, followed by the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board/Special Magistrate - Regular Meeting March 7, 2023 at 2:15pm

Special Magistrate Holt approved the Summary of Minutes from the March 7, 2023 meeting.

RESULT:	Adopted
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2206-002 Wildwood Place

Special Magistrate Holt read the title of RZ 2206-002 Wildwood Place. The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-4 (City) for the parcels D19-014 and D19-043 on 34.75 acres MOL. Special Magistrate Holt stated that the city had received a letter that she had reviewed from Tom Wylie that stated he was against the project. Ryan Thompson of CHW, a representative for the applicant, was available for any questions. Special Magistrate Holt did mention to Thompson the traffic study and asked if he was aware of the developer's obligations for the project. Thompson stated that

he was and also that the commercial phase of the project would not begin for another 15 years. No other comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. SP 2111-003 Mainstay Suite 37 Room Addition

Special Magistrate Holt read the title of SP 2111-003 Mainstay Suite 37 Room Addition. Parcel G18-036. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a four (4) story, twenty-one thousand two hundred eighty-two (21,282) sq ft building, an addition to the existing Comfort Inn and Suites hotel. Chap Dinkins of Dinkins Construction was available for any questions. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. SP 2206-010 Oxford Overnight

Special Magistrate Holt read the title of SP 2206-010 Oxford Overnight. Parcels D32-029 & D32-034. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of six (6) motel buildings consisting of four (4) buildings at five thousand five hundred one (5,501) sq ft and two (2) buildings at six thousand one hundred ninety-seven (6,197) sq ft. Chap Dinkins of Dinkins Construction was available for any questions. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. SP 2210-001 CVS Wildwood (Wildwood Crossing)

Special Magistrate Holt read the title of SP 2210-001 CVS Wildwood (Wildwood Crossing). Parcels G05-119 & G05-120. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a fourteen thousand eight hundred seventy-one (14,871) sq ft pharmacy retail building with a drive-thru. Kevin Robertson of Kimley-Horn & Associates was available for any questions. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None

AYES:	Special Magistrate Holt
--------------	-------------------------

5. PLAT 2205-003 Wildwood Landing Improvement Plan

Special Magistrate Holt read the title of Plat 2205-003 Wildwood Landing Improvement Plan. Parcel D33-014. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Wildwood Landings, an improvement plan, consisting of 68 single-family dwelling units. Andrew Eiland was available to answer any questions. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

6. PD 2206-001 Wildwood Place

Special Magistrate Holt read the title of PD 2206-001 Wildwood Place. Parcels D19-014 & D19-043. HWY 301/216, LLC seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD). This is for a multi-family residential development of a maximum of 300 dwelling units, encompassing approximately 25 acres MOL. This will be accompanied by commercial retail and offices along US 301, on 9.75 acres MOL, with around 6.95 acres of open space. Special Magistrate Holt mentioned a note at the sub-standard level for the traffic, which is believed that it has already been earmarked and committed to by Sumter County within two years, which will alleviate the concerns in the traffic study. Ryan Thompson of CHW was available for questions. No other comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

7. PD 2301-001 Trailwinds Village Planned Development Amendment

Special Magistrate Holt read the title of PD 2301-001 Trailwinds Villages Planned Development Amendment. Word Family, LLC seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved on February 28, 2022. The owner would like to amend the western buffer requirement for parcel G04LRI-002 to match surrounding parcels G04LCO-001, G04LOF-001, and G04LOF-002. Approval of this amendment will restate Ordinance O2020-1 in its entirety, with the sole modification being the change of the western buffer from 20' to 5' for parcel G04LRI-002. Special Magistrate wanted to clarify that the applicant was decreasing the buffer but was not intending to use that open space to add units. City Planner Shaun Raja stated that was correct. No other comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

The meeting adjourned at 2:29 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run
PARCEL NUMBER	G05V005
ACREAGE	1 +/-
PROPERTY LOCATION	The subject property is generally located north along C 466A, approximately 0.09 miles west of E C 462.
OWNER/APPLICANT	Turkey Run, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a two thousand eight hundred fifty-eight (2,858) sq ft fast-food establishment with a drive-thru and two (2) one thousand six hundred (1,600) sq ft retail shops.

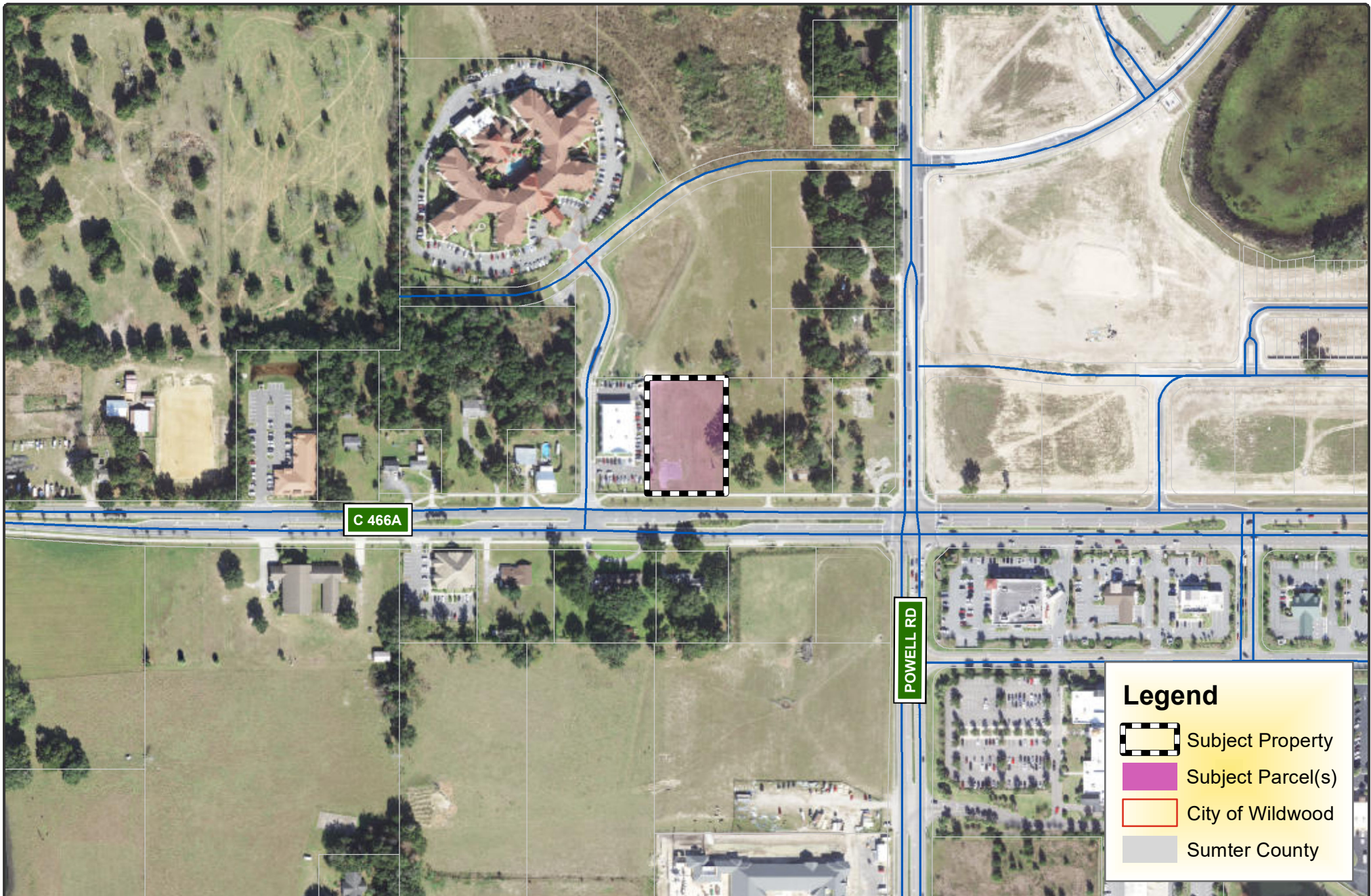
SP 2206-006 meets the criteria set forth in the Turkey Run PD, Land Development Regulations, and Design District Standards.



DATED: 04/24/2023

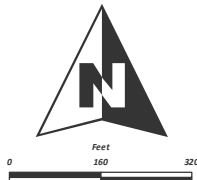
Amanda Bush

Planner, Development Services



**CITY OF
WILDWOOD**

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



SP 2206-006

ARBY'S / MULTI-TENANT DEV @ LOT 5 - TURKEY RUN PUD

PARCEL G05V005

MAP 1B

**LOCATION
MAP**

**JUNE
2022**

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2210-002 Home Depot Wildwood (Wildwood Crossing)

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

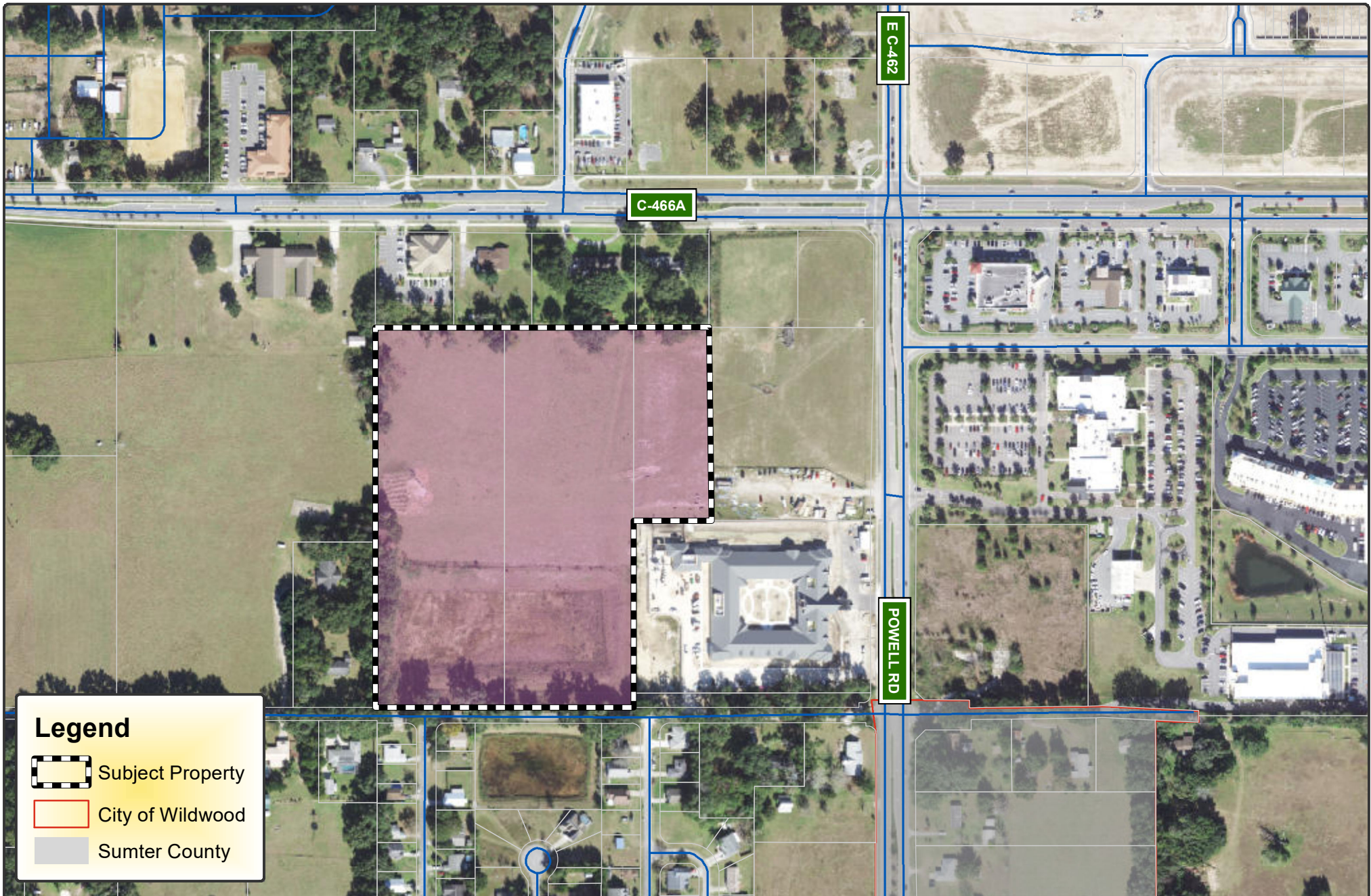
CASE NUMBER	SP 2210-002 Home Depot Wildwood (Wildwood Crossing)
PARCEL NUMBERS	G05-124, G05-156, & portion of G05-140
ACREAGE	19.53 +/-
PROPERTY LOCATION	The property is generally located approximately 0.10 miles west of Powell Rd and approximately 0.06 miles south of C 466A.
OWNER	Acorn Investments, LLC
APPLICANT	Home Depot U.S.A., LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred six thousand two hundred seventy (106,270) sq ft retail building with a twenty-eight thousand one hundred eighteen (28,118) sq ft garden center.

SP 2210-002 meets the criteria set forth in the Land Development Regulations and Design District Standards.



DATED: 04/24/2023
Amanda Bush
Planner, Development Services



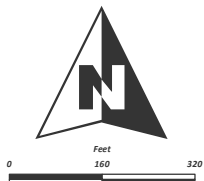
Legend

-  Subject Property
-  City of Wildwood
-  Sumter County



CITY OF WILDWOOD

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



SP 2210-002

HOME DEPOT (WILDWOOD CROSSING)

PARCELS G05-124, G05-156, & PORTION OF G05-140

MAP 1B

LOCATION
MAP

APRIL
2023

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2211-006 Townhomes at Powell

REQUESTED ACTION: Staff recommends approval of the proposed development, contingent upon approval of V 2303-001.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2211-006 Townhomes at Powell

Parcel Number(s): G04-018 & G04-009

Acreage: 12.74 +/-

Property Location: The subject property is generally located 0.12 miles east of the intersection of Powell Rd and CR 142.

Owner/Applicant: MAS Development

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for 132 residential units (6 double-story apartment buildings and 6 two-story townhome blocks), a dog park, a playground, a pickleball court, and a clubhouse with associated parking and drive aisles.

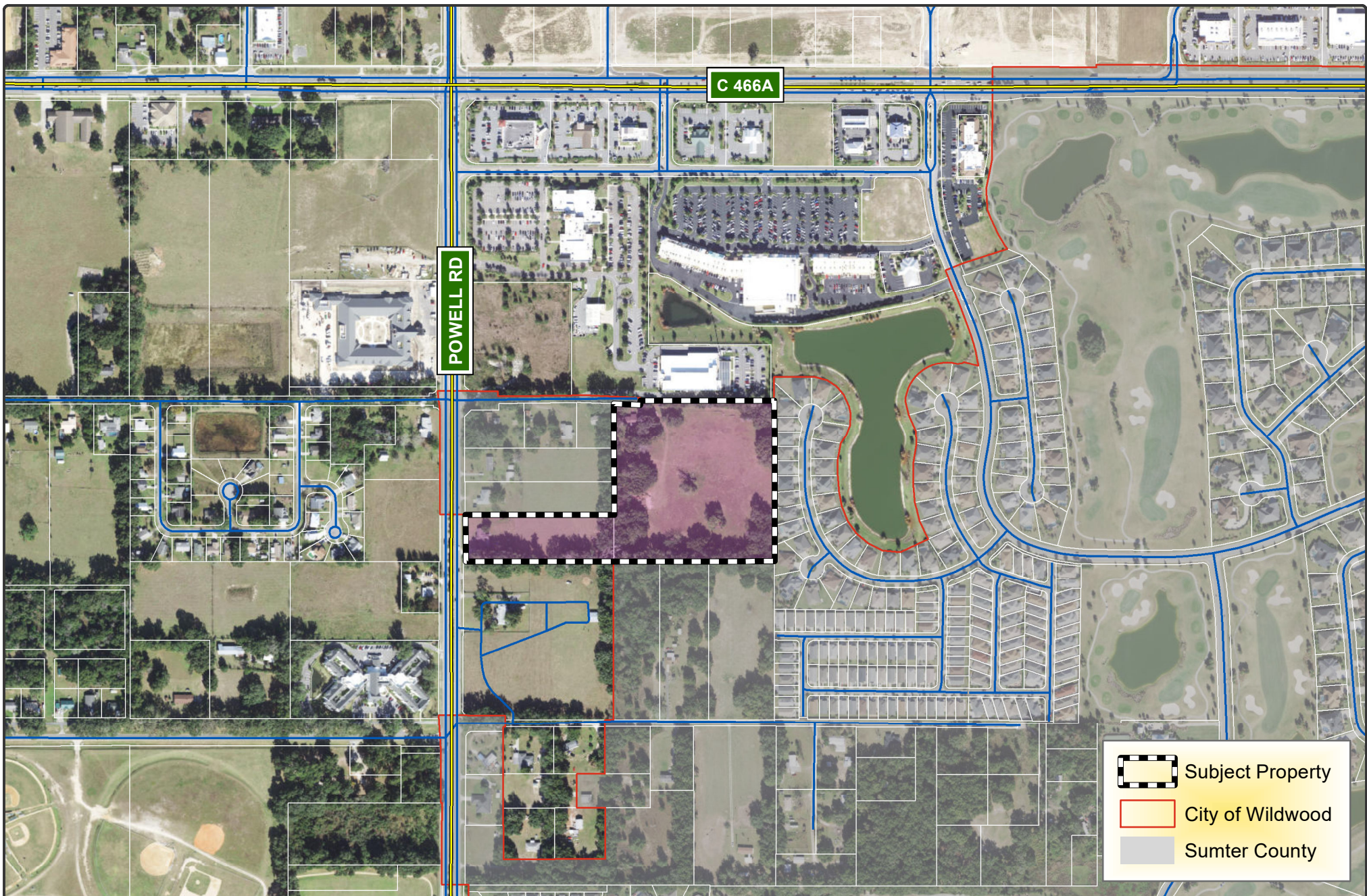
SP 2211-006 meets the criteria set forth in the Land Development Regulations and Design District Standards.

Staff recommends approval of the proposed site plan. Final approval is contingent upon approval of V 2303-001.

DATED: 04/05/2023

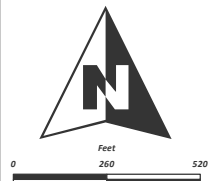


Shaun Raja
Planner I, Development Services



**CITY OF
WILDWOOD**

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



SP 2211-006

TOWNHOMES AT POWELL

PARCELS G04-009 & G04-018

MAP 1B

**LOCATION
MAP**

**APRIL
2023**

SITE PLAN FOR:

TOWNHOMES @ POWELL

POWELL ROAD

WILDWOOD, FLORIDA

UTILITY COMPANIES:

POWER SERVICE: SUMTER ELECTRIC COOPERATIVE
P.O. BOX 301
SUMTERVILLE, FLORIDA 33585
PHONE: (352) 793-3801

SOLID WASTE SERVICES: WASTE MANAGEMENT
8708 NE 44TH DRIVE
WILDWOOD, FLORIDA 34785
PHONE: (800) 223-4525
FAX: (866) 442-0633

SANITARY SEWER: CITY OF WILDWOOD
MARK O'DELL
UTILITY DIRECTOR
100 N. MAIN ST.
WILDWOOD, FLORIDA 34785
PHONE: (352) 330-1346
FAX: (352) 330-1350

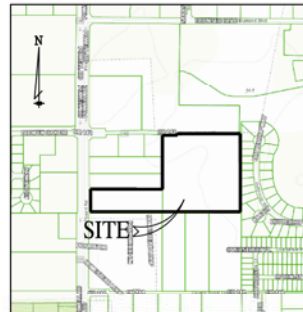
WATER DIST.: CITY OF WILDWOOD
MARK O'DELL
UTILITY DIRECTOR
100 N. MAIN ST.
WILDWOOD, FLORIDA 34785
PHONE: (352) 330-1346
FAX: (352) 330-1350

TELEPHONE: BRIGHT HOUSE NETWORKS
730 S. MAIN ST.
WILDWOOD, FLORIDA 34785
PHONE: (352) 330-2897

CABLE: COMCAST
730 S. MAIN ST.
WILDWOOD, FLORIDA 34785
PHONE: (352) 751-1901



AERIAL MAP
SCALE: 1" = 50'



LOCATION MAP
SCALE: 1" = 500'

TAX PARCEL ID#:

004-018
004-009

SOILS TYPE:

#4 CANDLER HYDROLOGIC GROUP A
#11 MILLHOPPER HYDROLOGIC GROUP A

FLOOD ZONE:

THE PROPERTY IS SITUATED IN FLOOD ZONE "X" WHICH IS NOT LOCATED IN THE 500 YEAR FLOOD PLAIN PER FIRM PANEL NUMBER 12119C0132 D, DATED SEPTEMBER 27, 2013.

WETLAND:

THERE ARE NO JURISDICTIONAL WETLANDS ON SITE.

PREPARED FOR:

MAS DEVELOPMENT

PROJECT DIRECTORY:

OWNER: T.H. AT POWELL, LLC
701 N. FEDERAL HIGHWAY, BLDG. 1, STE. 2018
HALLANDALE, FL 33009
SAMY COHEN, PRINCIPAL
PHONE: (305) 803-5564
EMAIL: samy@asdevgroup.com

APPLICANT: MAS DEVELOPMENT
3323 NE 163RD STREET, PH-TOY
NORTH MIAMI BEACH, FL 33160
ALAN BENENSON
PHONE: (786) 741-7542
EMAIL: alan@masdevelopment.com

ARCHITECT: ELEVEN 18 ARCHITECTURE
1011 E. COLONIAL #307
ORLANDO, FLORIDA 32803
MARK SELLERS
PHONE: (407) 745-5300
EMAIL: msellers@eleven18architecture.com

ENGINEER: AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS ROAD, SUITE 211
WINTER SPRINGS, FLORIDA 32708
THOMAS H. SKELTON, PE #42752
PHONE: (407) 327-7700
FAX: (407) 327-0227
EMAIL: tomskelton@bellouth.net

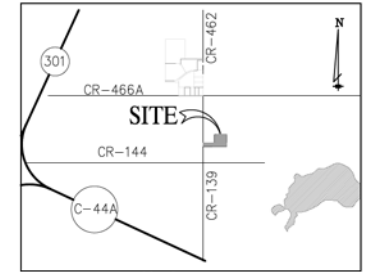
SURVEYOR: ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
JAMES L. RECKMAN, P.S.M. #5653
PHONE: (407) 774-9383
EMAIL: www.allen-company.com

GEOTECH: YOYASHI ENGINEERING SERVICES, LLC
953 SUNSHINE LANE
ALTA MONTE SPRINGS, FLORIDA 32714
DOUGLAS J. YOYASHI, PE
PHONE: (407) 774-9383
EMAIL: www.yoyashi.com

LANDSCAPE ARCHITECT: EDK ENVIRONMENTAL DESIGN
1920 SE 8TH STREET
OCALA, FLORIDA 34478
ANDY KESSELMAN, PLA, ASLA, ISA
PHONE: (352) 622-6869
EMAIL: akessel@edk.com



Digitally signed
by Thomas H
Skelton
Date:
2023.04.10
11:26:41 -04'00'



VICINITY MAP
SCALE: 1" = 200'

SEC. 04 TWP. 19 S RGE. 23 E

PERMIT STATUS	DATE ISSUED	DATE EXPIRES
CITY OF WILDWOOD SITE PLAN		
SWFWMD PERMIT		
NPDES NOI		
FDEP - WASTEWATER		
FDEP - DRINKING WATER		
SUMTER COUNTY DRIVEWAY		

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	STORMWATER POLLUTION PREVENTION PLAN
5	DEMOLITION PLAN
6	SITE PLAN
7	PAVING, GRADING & DRAINAGE PLAN
8	UTILITY PLAN
8A	PLAN & PROFILE
8B	PLAN & PROFILE
8C	PLAN & PROFILE
9	POWELL RD. (CR 139) & CR 142 IMPROVEMENTS
10	PAVING, GRADING & DRAINAGE DETAILS
11	PAVING, GRADING & DRAINAGE DETAILS
12-13	SANITARY SEWER STANDARD DETAILS
14-16	WATER DISTRIBUTION STANDARD DETAILS
17	LIFT STATION DETAILS
L001 - L009	LANDSCAPE & IRRIGATION PLANS & DETAILS
ES-1.1	PHOTOMETRIC & SITE LIGHTING PLAN
ES-1.2	PHOTOMETRIC & SITE LIGHTING PLAN

03/22/2023	REVISED PER CITY OF WILDWOOD	MDS THIS
03/01/2023	REVISED PER CITY OF WILDWOOD	MDS THIS
01/30/2023	REVISED PER CITY OF WILDWOOD	MDS THIS

PREPARED: NOVEMBER 14, 2022



AMERICAN CIVIL
ENGINEERING CO.

207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
PHONE: (407) 327-7700 FAX: (407) 327-0227
CERTIFICATE OF AUTHORIZATION NO.: 00009729

THOMAS H. SKELTON, PE
REGISTRATION NO. 42752

BUILDING SETBACKS	
LOCATION	REQUIRED
PERIMETER	25 FEET

LANDSCAPE BUFFERS	
LOCATION	REQUIRED
PERIMETER	25 FEET

OWNERSHIP STATEMENT:

1. SHARED ACCESS ROAD AND SHARED RETENTION AREA WILL BE OWNED BY SELF STORAGE PARCEL AND MAINTAINED BY BOTH PROPERTY OWNERS AS ESTABLISHED IN THE EASEMENT AGREEMENT.
2. PARKING AND DRIVES WITHIN THE TOWNHOME GATES WILL BE OWNED AND MAINTAINED BY THE TOWNHOME PARCEL.
3. THE LIGHTS WITH THE STORAGE PARCEL WILL BE OWNED AND MAINTAINED BY THE STORAGE PROPERTY OWNER.
4. THE LIGHTS WITHIN THE TOWNHOME GATES WILL BE OWNED AND MAINTAINED BY THE TOWNHOME PROPERTY OWNER.
5. LANDSCAPING AND IRRIGATION ON EACH PARCEL WILL BE OWNED AND MAINTAINED BY THAT PROPERTY OWNER.
6. LIFT STATION TO BE PRIVATELY OWNED AND MAINTAINED.
7. ON-SITE SANITARY SEWER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
8. THE ON-SITE WATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

DEVELOPMENT NOTES:

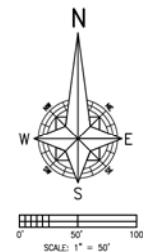
1. SEE SHEET 2 FOR PAVEMENT SPECIFICATIONS.
2. ALL CURB RADA ARE 3 FEET UNLESS OTHERWISE STATED.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL PARKING SPACE PAVEMENT MARKINGS TO BE 6" WIDE PER FLOR 6.60(2).
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH FLORIDA STATE STATUTES REGARDING THE INSTALLATION.
6. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.

STRIPING & SIGNAGE LEGEND

- ① SW CURB RAMP
- ② HANDICAP PARKING SIGN
- ③ ADA DETECTABLE WARNING MATS
- ④ 6" x 18" HEADER CURB
- ⑤ STACK BLOCK RETAINING WALL
- ⑥ CONCRETE SIDEWALK
- ⑦ TRASH COMPUSTER ENCLOSURE
- ⑧ 24" STOP BAR
- ⑨ "NO PARKING, FIRE LANE" SIGN
- ⑩ 3' x 30" FIRE LANE STRIPING
- ⑪ 8' CROSSWALK
- ⑫ DIRECTIONAL TRAFFIC ARROWS

LEGEND

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

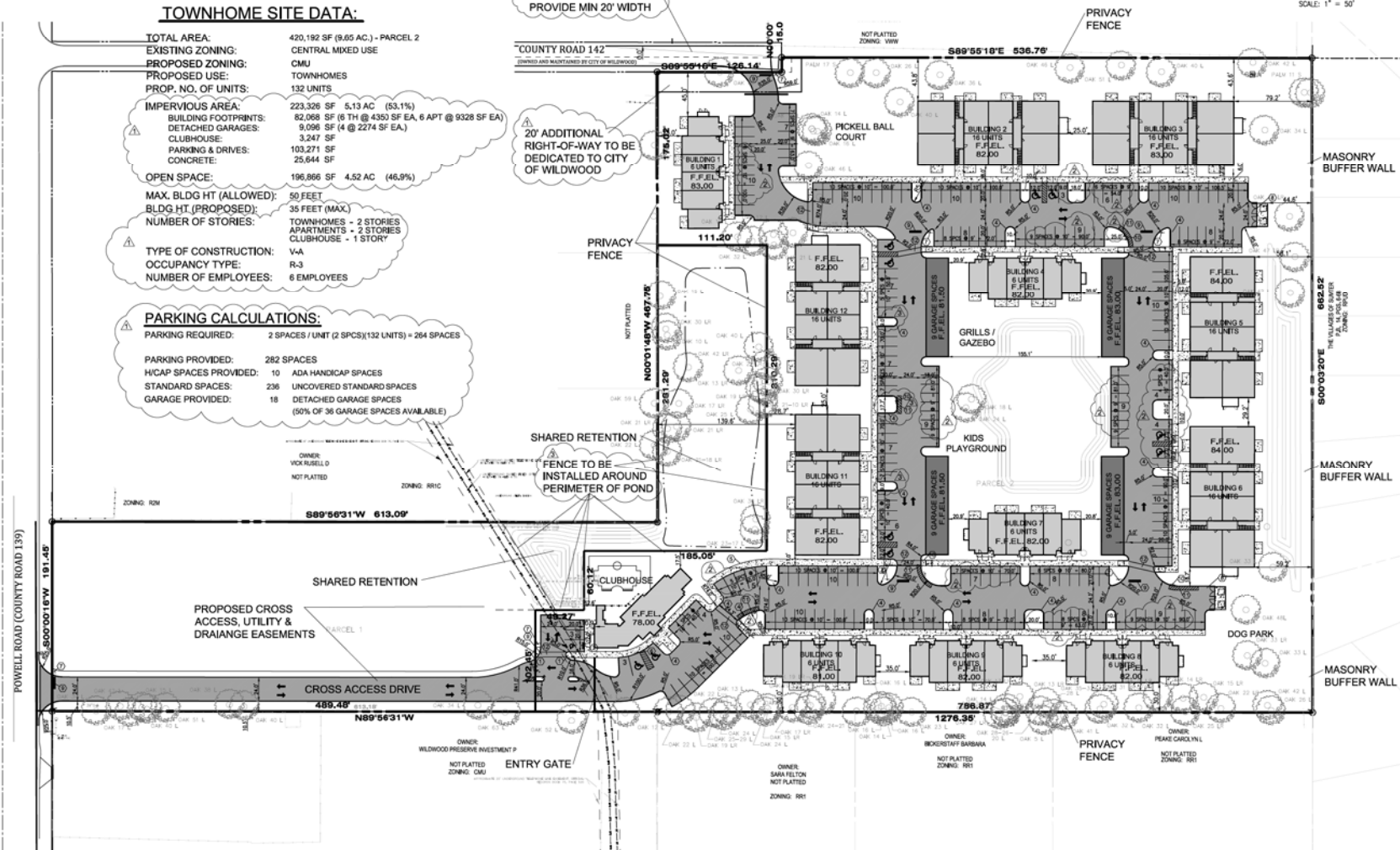


TOWNHOME SITE DATA:

TOTAL AREA: 420,192 SF (9.05 AC.) - PARCEL 2
EXISTING ZONING: CENTRAL MIXED USE
PROPOSED ZONING: CMU
PROPOSED USE: TOWNHOMES
PROP. NO. OF UNITS: 132 UNITS
IMPERVIOUS AREA: 223,326 SF 5.13 AC (53.1%)
BUILDING FOOTPRINTS: 82,068 SF (6 TH @ 4350 SF EA, 6 APT @ 9328 SF EA)
DETACHED GARAGES: 9,096 SF (4 @ 2274 SF EA)
CLUBHOUSE: 3,247 SF
PARKING & DRIVES: 103,271 SF
CONCRETE: 25,644 SF
OPEN SPACE: 196,866 SF 4.52 AC (46.9%)
MAX. BLDG HT (ALLOWED): 50 FEET
BLDG HT (PROPOSED): 35 FEET (MAX)
NUMBER OF STORIES: TOWNHOMES - 2 STORIES
 APARTMENTS - 2 STORIES
 CLUBHOUSE - 1 STORY
TYPE OF CONSTRUCTION: V-A
OCCUPANCY TYPE: R-3
NUMBER OF EMPLOYEES: 6 EMPLOYEES

PARKING CALCULATIONS:

PARKING REQUIRED: 2 SPACES / UNIT (2 SPCS)(132 UNITS) = 264 SPACES
PARKING PROVIDED: 282 SPACES
H/CAP SPACES PROVIDED: 10 ADA HANDICAP SPACES
STANDARD SPACES: 236 UNCOVERED STANDARD SPACES
GARAGE PROVIDED: 18 DETACHED GARAGE SPACES (50% OF 36 GARAGE SPACES AVAILABLE)



AMERICAN CIVIL
ENGINEERING CO.

SITE PLAN
TOWNHOMES
@ POWELL
WILMWOOD, FLORIDA

THOMAS H. SKELTON, PE
REGISTRATION NO. 40270

DATE: 11/14/2023
 SCALE: 1" = 50'
 SHEET: C6



AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS ROAD, SUITE 211 · WINTER SPRINGS, FLORIDA 32708

Telephone: (407) 327 7700 Fax: (407) 327 0227

**POWELL ROAD SELF STORAGE & TOWNHOMES
7145 POWELL ROAD & 5145 CR 142
WILDWOOD, FLORIDA**

JUSTIFICATION FOR VARIANCE REQUEST

LDR 6.4 (D)

(2) Dry ponds. Fencing shall be required when the side slopes are steeper than four-to-one (4:1). Dry ponds shall be a maximum of ten feet (10') deep, measured from pond bottom to top of bank.

PARCEL: [G04-009](#)

PARCEL: [G04-018](#)

Request:

To allow the shared dry retention area to be more than 10 feet deep.

Location:

This property is located on the east side of Powell Road and southeast of CR 142 in Wildwood, Florida.

Area:

The Storage project area has 3.09 acres±.

The Townhouse project area has 9.65 acres±.

Existing Zoning:

CMU

Justification:

The proposed dry retention area is located at an existing depression. This existing depression is approximately 16 feet deep. Our project is expanding this depression. Some of the adjacent properties drain to this depression. We want to avoid creating impacts on these properties by not filling in a portion. In addition, we are attempting to save existing trees which are located on the side slopes. The depression will be totally enclosed by an opaque fence. The retention area will be owned and maintained by the two properties.

From: [Melanie Peavy](#)
To: [Shaun Raja](#)
Cc: [Linda Piotrowicz](#); [Jason McHugh](#)
Subject: FW: Inquiry from Bob & Jackie Schorman, 757-777-7404
Date: Monday, April 17, 2023 10:45:54 AM
Attachments: [image001.png](#)
[image002.png](#)

Shaun,

Please add to the other public comments received on the Town Homes at Powell project.

Thank you.



Melanie Peavy, CPM, AICP

Development Services Director

Ph: 352-330-1334

Fax: 352-330-1339

www.wildwood-fl.gov

From: Linda Piotrowicz <lp Piotrowicz@wildwood-fl.gov>
Sent: Monday, April 17, 2023 6:31 AM
To: Melanie Peavy <mpeavy@wildwood-fl.gov>
Cc: Jason McHugh <jmchugh@wildwood-fl.gov>
Subject: Inquiry from Bob & Jackie Schorman, 757-777-7404

Good morning, Melanie,

The city received the following inquiry via social media messaging.
Would you or someone on your staff please reach out to Ms. Schorman?

Thank you,
Linda

Fri 4:54 PM



In reference to the development behind Buttercup Way and Idle Court in The Villages, please take a look at the beautiful old Oak Tree classified on the site plan as #43. The original plans kept this beautiful tree for all to enjoy. Their new plans marked it with a X. This was completely misleading. We asked for trees and no courts which they appeared to accommodate until we get closer to approval and it is changing. Go look and do the right thing for all residents. Thank you, Bob & Jackie Schorman, 2988 Buttercup Way, The Villages, FL 757-777-7404



Linda Piotrowicz

Public Engagement Specialist

City of Wildwood

100 N Main Street

Wildwood FL 34785

Ph: 352-330-1330, ext. 110

www.wildwood-fl.gov

From: [George Eggers](#)
To: [Shaun Raja](#)
Subject: Townhomes at Powell Comments
Date: Monday, April 10, 2023 12:31:21 PM

*****CAUTION:** This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.***

Re: Townhomes at Powell project (SP2211-006)

Dear Sean Raja

I appreciated the time you spent on the phone today to go over the Powell Townhouse project, which is behind the homes along Buttercup Way in The Villages. I look forward to receiving the latest site plan you mentioned in our conversation and would appreciate being notified of any future updates as they come available.

As mentioned, in the last site plan I noticed pickleball courts were added to the development. The subject of "COURTS" was brought up a year ago and we were told there wouldn't be any. The residents of Buttercup Way and Idle Ct are aware of the constant noise pickleball courts can produce and feel this will create a long-term nuisance to our community. We ask that they be removed from the plans.

Thank You
George and Lori Eggers
2968 Buttercup Way
The Villages, FL 32163
geggers@kenkap.com
Cell: 973-652-7195

From: [Janet Moe](#)
To: [Heidi Naidamast](#)
Cc: [Thomas Skelton](#); [Shaun Raja](#)
Subject: Re: Pickleball Courts
Date: Monday, April 10, 2023 12:00:17 PM

*****CAUTION:** This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.***

Pickleball courts should not be allowed behind Idle Court in Wildwood. Noise levels so close to a peaceful residential area disturbs more people than it serves. We already have the maddening sound from Eisenhower Recreation Center's pickleball courts, which is further away but audible at a level to disturb.

Heidi Naidamast
Todd Zelnick
3039 Buttercup Way
The Villages, FL 32163

Sent from my iPhone

April 10, 2023

RE: Inclusion of Pickleball Court/s, Site Plan TOWNHOMES @ POWELL
TO: Sean Raja, sraja@wildwood-FL.gov
Cc: Tom Skelton, tmskelton468@gmail.com
FROM: Judy (Dave) Quattrone, 2958 Buttercup Way, judes2040@gmail.com
Janice Winchester, 2952 Buttercup Way, mamadukes3@aol.com

As property owners whose homes abut the TOWNHOMES @ POWELL, we strongly request the pickleball court/s included in the latest Site Plan be removed from the Plan. Our properties are directly east of the proposed court/s and the noise factor will be a detriment to our present living conditions. There will be enough disturbance with traffic sounds, lights and human presence without the sound of pickleballs being battered on a regular basis. Please. Remove this addition from your plan.

From: [Larry Ostrowski](#)
To: [Shaun Raja](#)
Subject: Fwd: Re: April 11th Meeting - Project behind Buttercup and Idle
Date: Monday, April 10, 2023 4:40:35 PM

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

----- Original Message -----

From: Larry Ostrowski <lostrow218@comcast.net>
To: Thomas Skelton <tomskelton468@gmail.com>
Date: 04/10/2023 10:33 PM
Subject: Re: April 11th Meeting - Project behind Buttercup and Idle

Not pickle ball courts but "courts" There are many pickleball courts in the villages, all associated with rec centers.

Friends live cross a street from rec center and the LOUD noise of the pickle ball games makes it unbearable to sit outside --ball hitting the court / spectators screaming. I do not want to be placed inside my home with that terrible noise at all hours of the day and evening.

If you do not feel it is not a loud game, sit outside a rec center in the villages near a pickleball court and see how long you last. What hours??? Morning -- some of us sleep late. Mid day -- some of us work from home - that won't work. Dinner time -- really.

Carole Ostrowski

On 04/10/2023 8:50 PM Thomas Skelton
<tomskelton468@gmail.com> wrote:

Carole,

I just listened to the recorded meeting that we had with the homeowners. There was no mention of no "Pickleball Courts". When was this promised and exactly what was said? Was it at a different meeting or correspondence? Also, Pickleball is not that loud of a game. Is it getting confused with Racquetball or Tennis?

Note however, the developers are willing to restrict the hours of use of the court. They are willing to discuss this with your homeowners.

Thomas H. Skelton, PE
American Civil Engineering Company
207 N. Moss Road, Suite 211
Winter Springs, Florida 32708
Phone: (407) 327-7700
Cell: (407) 461-7334
email: tomskelton468@gmail.com

On Mon, Apr 10, 2023 at 2:26 PM Larry Ostrowski
<lostrow218@comcast.net> wrote:

About a year ago at a neighborhood meeting, you assured that there would be no "courts" in this development. This was asked specifically because Pickleball Courts are well known for there constant noise. Now we see that there is a Pickleball Court. We, the Buttercup/Idle residents request that the Pickleball Court(s) be removed from the plan. This is a noise problem that we do not want next door. We would think that your apartment residents do not want to hear as well.

Thank you for your consideration in removing this court from your plans
Carole

Carole Ostrowski
412-997-4716

From: [Melanie Peavy](#)
To: [LaVonne Williams](#)
Cc: [Shaun Raja](#)
Subject: RE: pickleball courts behind Buttercup Way and Idle Court
Date: Tuesday, April 11, 2023 8:34:20 AM
Attachments: [image001.png](#)

LaVonne,

Roxann is no longer employed with the City of Wildwood.

By copy of this response, I am forwarding your original email to the planner on the project.

Please keep in mind that the city's regulations do not prohibit recreational amenities within residential developments.

Thank you.

Melanie



Melanie Peavy, CPM, AICP

Development Services Director

Ph: 352-330-1334

Fax: 352-330-1339

www.wildwood-fl.gov

From: LaVonne Williams <lavwill2@hotmail.com>
Sent: Monday, April 10, 2023 5:39 PM
To: Roxann Read <rread@wildwood-fl.gov>
Subject: Re: pickleball courts behind Buttercup Way and Idle Court

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

We are opposed to the addition of pickleball courts in the new addition behind Buttercup Way and Idle Court due to the constant noise. We were originally told there would be no courts. Darrell and LaVonne Williams

Get [Outlook for iOS](#)

From: [Lori Eggers](#)
To: [Shaun Raja](#)
Cc: tmskelton468@gmail.com
Subject: The Powell Townhome Project
Date: Wednesday, April 12, 2023 9:13:42 PM

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Shaun Raja

Date: April 12, 2023

Re: The Powell Townhome Project

I am a resident of Buttercup Way, the Villages. My home abuts to the proposed Powell project. My objection to a pickleball court 300 feet from my home is the documented potential of noise disturbance and the negative affect to me and my property.

Over the past three years, pickleball courts constructed near residential areas are causing great controversy throughout the country. Communities have been encountering angry residents hiring sound control consultants because they cannot open their windows, relax outside or enjoy their homes. Noise pollution is causing people to move and lowering property values.

What experts such as Lance Willis, acoustical engineer, of Spendiarian & Willis Acoustics & Noise Control find is: "Pickleball [sounds]... produce high levels of acoustical energy. "It is not equivalent to tennis or basketball or a lot of the other common activities that you hear at parks. It really has a higher noise impact." While researchers have found that even a "loud" tennis shot will usually fall short of 60 decibels, Willis said he's recorded peaks of 85 decibels from a backyard more than 50 feet away from a pickleball court. Extended exposure to 80-decibel noise can cause hearing damage; it's equivalent to hearing a freight train from just under 50 feet away, according to a Purdue University study. The sound of a blender comes in at 88 decibels. Additionally, "pickleball paddle impacts have a narrowband spectrum, with a fundamental frequency of around 1,000 to 2,000 Hz and **up to 200 or 300 feet away**.

Residents in homes located in a quiet residential area have a typical noise levels of 40 decibels. Pickleball sound levels within **100 feet** of courts will usually be around 70 decibels. This is as loud as freeway traffic sound.

At **200 feet**, (using the 6 dB drop for doubling the distance) the level will be about 64 decibels. That is louder than normal conversation.

Even at **400 feet** it will be about 58 decibels. Sound can be heard at near normal conversation levels.

Bob Unetich, USA Pickleball Ambassador, professional registered engineer and host of the Facebook page called "Pickleball Noise (Mitigation)," suggests, identify court locations away from sensitive areas and advises on noise mitigation. He suggests building courts farther from homes.

Municipalities in many states, for example: California, Colorado, Massachusetts, are seeking input from experts into how far pickleball courts should be from residential areas. Expert findings suggest pickleball court distances from residents of 500 to 600 feet to be acceptable.

I believe acoustical and impacts studies would support the removal of the pickleball court from the plan.

Lori Eggers
2968 Buttercup Way
The Villages

Cheshsire, C., Centennial Pumps Brakes on New Pickleball Courts Over Sound Fears, *Westworld.com*, March 23, 2023.

Fanelli, J., Thwach, Pop Whack. Pickleball Noises Turn Neighbors into Activists, *The Wall Street Journal*, June 28, 2022.

Pickleball noise is fueling neighborhood drama from coast to coast, *Los Angeles Times*.

From: [Paul Osofsky](#)
To: [Shaun Raja](#)
Subject: Building project in back of Buttercup way 32163
Date: Monday, April 10, 2023 12:17:29 PM

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Sir, please do not approve the new building plans as they were changed from the original plans posed to us. The original plans had no pickle ball courts. They will be a horror with all the constant noise boomerang into our homes. I also believe the concrete wall in the original plans were more than the 5 feet from our property lines. It appears that the new plans are practically on top of our property. If so that is totally unacceptable.. also spoke with Tom about changing the FICA plants that cover the concrete wall to Clusia plants. The FICA plants have far reaching extensive roots that will invade our property and have been known to break up the concrete foundations of homes. The Clusia plants have no invasive roots and flourish in our warm in our environment.

Thank you for your help and understanding.

Paul and Diana Osofsky
2984 Buttercup way 32163
Sent from my iPhone

From: [Tena Vincent](#)
To: tomskelton468@gmail.com; [Shaun Raja](#)
Subject: New Apartments south of Buttercup Way, the Villages.
Date: Monday, April 10, 2023 4:37:33 PM

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Dear Mr. Skelton,

After reviewing the most recent site plans for the apartment project in Wildwood, adjacent to our properties on Buttercup Way, and Idle Ct, we are quite concerned about the changes your group has made. We had been assured at the group meeting, that this complex would not have any court facilities (pickleball, basketball, or tennis). These new plans show pickleball courts on them. This will be a huge noise concern to your residents, as well as to all our adjoining homes. Please honor your earlier promise to not not have any type of court facilities in your development.

Sincerely,
Tena and Allen Vincent
3024 Buttercup Way



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 13, 2023

SCHORMAN ROBERT & JACKIE
2988 BUTTERCUP WAY
THE VILLAGES, FL 32163

Your Parcel Number(s): G04H044

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners adjoining a property which is being considered by the Special Magistrate/Planning & Zoning Board for approval of a Variance request for Townhomes at Powell (Site Plan SP 2211-006) regarding the depth of the on-site stormwater pond to exceed 10 feet. Due to site constraints, filling of existing terrain is not feasible. To be heard at the following regularly scheduled Planning & Zoning Hearing.

OWNER: T.H. AT POWELL, LLC/ STORAGE AT POWELL, LLC
APPLICANT: Alan Benenson
CASE NUMBERS: V 2303-001
PARCEL NUMBERS: G04-018 & G04-009

GENERAL LOCATION: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsd Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 2, 2018, at 2:15 PM.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) TREE Removal # 43 + Pickleball Court(s)

➤ *Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.*



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 13, 2023

VICK RUSSELL D
7177 POWELL RD
WILDWOOD, FL 34785

Your Parcel Number(s): G04-048

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners adjoining a property which is being considered by the Special Magistrate/Planning & Zoning Board for approval of a Variance request for Townhomes at Powell (Site Plan SP 2211-006) regarding the depth of the on-site stormwater pond to exceed 10 feet. Due to site constraints, filling of existing terrain is not feasible. To be heard at the following regularly scheduled Planning & Zoning Hearing.

OWNER: T.H. AT POWELL, LLC/ STORAGE AT POWELL, LLC
APPLICANT: Alan Benenson
CASE NUMBERS: V 2303-001
PARCEL NUMBERS: G04-018 & G04-009

GENERAL LOCATION: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsed Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 2, 2018, at 2:15 PM.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

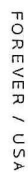
APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☒ I do not object to this request.

☐ I do not support this request for the following reason(s) _____

➤ ***Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.***



SECRET

4222.0
 4222.1
 4222.2
 4222.3
 4222.4
 4222.5
 4222.6
 4222.7
 4222.8
 4222.9
 4223.0
 4223.1
 4223.2
 4223.3
 4223.4
 4223.5
 4223.6
 4223.7
 4223.8
 4223.9
 4224.0
 4224.1
 4224.2
 4224.3
 4224.4
 4224.5
 4224.6
 4224.7
 4224.8
 4224.9
 4225.0
 4225.1
 4225.2
 4225.3
 4225.4
 4225.5
 4225.6
 4225.7
 4225.8
 4225.9
 4226.0
 4226.1
 4226.2
 4226.3
 4226.4
 4226.5
 4226.6
 4226.7
 4226.8
 4226.9
 4227.0
 4227.1
 4227.2
 4227.3
 4227.4
 4227.5
 4227.6
 4227.7
 4227.8
 4227.9
 4228.0
 4228.1
 4228.2
 4228.3
 4228.4
 4228.5
 4228.6
 4228.7
 4228.8
 4228.9
 4229.0
 4229.1
 4229.2
 4229.3
 4229.4
 4229.5
 4229.6
 4229.7
 4229.8
 4229.9
 4230.0
 4230.1
 4230.2
 4230.3
 4230.4
 4230.5
 4230.6
 4230.7
 4230.8
 4230.9
 4231.0
 4231.1
 4231.2
 4231.3
 4231.4
 4231.5
 4231.6
 4231.7
 4231.8
 4231.9
 4232.0
 4232.1
 4232.2
 4232.3
 4232.4
 4232.5
 4232.6
 4232.7
 4232.8
 4232.9
 4233.0
 4233.1
 4233.2
 4233.3
 4233.4
 4233.5
 4233.6
 4233.7
 4233.8
 4233.9
 4234.0
 4234.1
 4234.2
 4234.3
 4234.4
 4234.5
 4234.6
 4234.7
 4234.8
 4234.9
 4235.0
 4235.1
 4235.2
 4235.3
 4235.4
 4235.5
 4235.6
 4235.7
 4235.8
 4235.9
 4236.0
 4236.1
 4236.2
 4236.3
 4236.4
 4236.5
 4236.6
 4236.7
 4236.8
 4236.9
 4237.0
 4237.1
 4237.2
 4237.3
 4237.4
 4237.5
 4237.6
 4237.7
 4237.8
 4237.9
 4238.0
 4238.1
 4238.2
 4238.3
 4238.4
 4238.5
 4238.6
 4238.7
 4238.8
 4238.9
 4239.0
 4239.1
 4239.2
 4239.3
 4239.4
 4239.5
 4239.6
 4239.7
 4239.8
 4239.9
 4240.0
 4240.1
 4240.2
 4240.3
 4240.4
 4240.5
 4240.6
 4240.7
 4240.8
 4240.9
 4241.0
 4241.1
 4241.2
 4241.3
 4241.4
 4241.5
 4241.6
 4241.7
 4241.8
 4241.9
 4242.0
 4242.1
 4242.2
 4242.3
 4242.4
 4242.5
 4242.6
 4242.7
 4242.8
 4242.9
 4243.0
 4243.1
 4243.2
 4243.3
 4243.4
 4243.5
 4243.6
 4243.7
 4243.8
 4243.9
 4244.0
 4244.1
 4244.2
 4244.3
 4244.4
 4244.5
 4244.6
 4244.7
 4244.8
 4244.9
 4245.0
 4245.1
 4245.2
 4245.3
 4245.4
 4245.5
 4245.6
 4245.7
 4245.8
 4245.9
 4246.0
 4246.1
 4246.2
 4246.3
 4246.4
 4246.5
 4246.6
 4246.7
 4246.8
 4246.9
 4247.0
 4247.1
 4247.2
 4247.3
 4247.4
 4247.5
 4247.6
 4247.7
 4247.8
 4247.9
 4248.0
 4248.1
 4248.2
 4248.3
 4248.4
 4248.5
 4248.6
 4248.7
 4248.8
 4248.9
 4249.0
 4249.1
 4249.2
 4249.3
 4249.4
 4249.5
 4249.6
 4249.7
 4249.8
 4249.9
 4250.0
 4250.1
 4250.2
 4250.3
 4250.4
 4250.5
 4250.6
 4250.7
 4250.8
 4250.9
 4251.0
 4251.1
 4251.2
 4251.3
 4251.4
 4251.5
 4251.6
 4251.7
 4251.8
 4251.9
 4252.0
 4252.1
 4252.2
 4252.3
 4252.4
 4252.5
 4252.6
 4252.7
 4252.8
 4252.9
 4253.0
 4253.1
 4253.2
 4253.3
 4253.4
 4253.5
 4253.6
 4253.7
 4253.8
 4253.9
 4254.0
 4254.1
 4254.2
 4254.3
 4254.4
 4254.5
 4254.6
 4254.7
 4254.8
 4254.9
 4255.0
 4255.1
 4255.2
 4255.3
 4255.4
 4255.5
 4255.6
 4255.7
 4255.8
 4255.9
 4256.0
 4256.1
 4256.2
 4256.3
 4256.4
 4256.5
 4256.6
 4256.7
 4256.8
 4256.9
 4257.0
 4257.1
 4257.2
 4257.3
 4257.4
 4257.5
 4257.6
 4257.7
 4257.8
 4257.9
 4258.0
 4258.1
 4258.2
 4258.3
 4258.4
 4258.5
 4258.6
 4258.7
 4258.8
 4258.9
 4259.0
 4259.1



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 13, 2023

THOMAS JOHN C (TTEE)
2964 BUTTERCUP WAY
THE VILLAGES, FL 32163

Your Parcel Number(s): G04H039

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.
NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners adjoining a property which is being considered by the Special Magistrate/Planning & Zoning Board for approval of a Variance request for Townhomes at Powell (Site Plan SP 2211-006) regarding the depth of the on-site stormwater pond to exceed 10 feet. Due to site constraints, filling of existing terrain is not feasible. To be heard at the following regularly scheduled Planning & Zoning Hearing.

OWNER: T.H. AT POWELL, LLC/ STORAGE AT POWELL, LLC
APPLICANT: Alan Benenson
CASE NUMBERS: V 2303-001
PARCEL NUMBERS: G04-018 & G04-009

GENERAL LOCATION: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsed Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 2, 2018, at 2:15 PM.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) #43 Cutting down of tree for Pickleball courts. A big Boo!

➤ Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 13, 2023

WINCHESTER JANICE B
2952 BUTTERCUP WAY
THE VILLAGES, FL 32163

Your Parcel Number(s): G04H037

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners adjoining a property which is being considered by the Special Magistrate/Planning & Zoning Board for approval of a Variance request for Townhomes at Powell (Site Plan SP 2211-006) regarding the depth of the on-site stormwater pond to exceed 10 feet. Due to site constraints, filling of existing terrain is not feasible. To be heard at the following regularly scheduled Planning & Zoning Hearing.

OWNER: T.H. AT POWELL, LLC/ STORAGE AT POWELL, LLC
APPLICANT: Alan Benenson
CASE NUMBERS: V 2303-001
PARCEL NUMBERS: G04-018 & G04-009

GENERAL LOCATION: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsed Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 2, 2018, at 2:15 PM.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

___ I support this request.

___ I do not object to this request.

X I do not support this request for the following reason(s)

*flooding on my property
and my neighbors*

➤ Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.

Janice B. Winchester
2952 Buttercup Way
The Villages, FL 32163

The City of Wildwood, FL
100 North Main St
Wildwood, FL 34785



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

Hand Delivered
4/25/2023

April 13, 2023

QUATTRONE DAVID B & JUDY A TTE
2958 BUTTERCUP WAY
THE VILLAGES, FL 32163

Your Parcel Number(s): G04H038

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.
NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners adjoining a property which is being considered by the Special Magistrate/Planning & Zoning Board for approval of a Variance request for Townhomes at Powell (Site Plan SP 2211-006) regarding the depth of the on-site stormwater pond to exceed 10 feet. Due to site constraints, filling of existing terrain is not feasible. To be heard at the following regularly scheduled Planning & Zoning Hearing.

OWNER: T.H. AT POWELL, LLC/ STORAGE AT POWELL, LLC
APPLICANT: Alan Benenson
CASE NUMBERS: V 2303-001
PARCEL NUMBERS: G04-018 & G04-009

GENERAL LOCATION: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsed Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 2, 2018, at 2:15 PM.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s)

We do not understand the consequence of a pond being >10'

➤ **Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.**

If the depth of the pond is adequate for other sites, why should this site need special treatment? Thinking perhaps the site plans regarding potential buildings need adjustment.

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785

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

Hand Delivered



City of Wildwood, FL
100 North Main St.
Wildwood, FL 34765

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: V 2303-001 Self Storage and Townhomes at Powell Road

REQUESTED ACTION: Staff recommends approval of the variance request.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: V 2303-001

Parcel Number(s): G04-018 & G04-009

Property Location: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsed Blvd.

Owner: T.H. AT POWELL, LLC/STORAGE AT POWELL, LLC

Applicant: Alan Benenson

The applicant Alan Benenson, a representative of MAS development. On behalf of the owner T.H. at Powell, LLC and Storage at Powell, LLC seeks approval for a variance for Townhomes at Powell (Site Plan SP 2211-006) regarding the proposed dry retention pond. It is located within an existing depression of approximately sixteen feet (16') in depth, which conflicts with the requirements of the LDR. The applicant is requesting a variance due to site constraints, as filling the existing depression to the ten ft (10') requirement is not feasible. The subject property is 12.75 acres MOL.

Section §6.4 (D)(2) of the Land Development Regulations states that dry ponds shall be a maximum of ten feet (10') deep, measured from pond bottom to top of bank. The applicant has submitted a justification letter for the proposed variance, identifying existing trees they wish to preserve, and aiming to limit the impacts on these properties.

Per LDR § 3.12(A)(1), staff would consider the parcel with the existing depression, and the proposed development as having "Substantial and exceptional narrowness, shallowness, geometry or small size of the property or buildings on said parcel of property inhibits the property from meeting the specifications set forth in this code," the requirement to fill the proposed dry pond to the required depth creates an undue hardship for the applicant because of the existing terrain and narrowness of the site. Therefore, **staff recommends Planning & Zoning Board/Special Magistrate approval of the variance.**

A handwritten signature in black ink that reads "Shaun Raja". The signature is written in a cursive, flowing style.

DATED: 4/21/2023

Shaun Raja, Planner I
Development Services Department



AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS ROAD, SUITE 211 · WINTER SPRINGS, FLORIDA 32708

Telephone: (407) 327 7700 Fax: (407) 327 0227

POWELL ROAD SELF STORAGE & TOWNHOMES 7145 POWELL ROAD & 5145 CR 142 WILDWOOD, FLORIDA

JUSTIFICATION FOR VARIANCE REQUEST

LDR 6.4 (D)

(2) Dry ponds. Fencing shall be required when the side slopes are steeper than four-to-one (4:1). Dry ponds shall be a maximum of ten feet (10') deep, measured from pond bottom to top of bank.

PARCEL: [G04-009](#)

PARCEL: [G04-018](#)

Request:

To allow the shared dry retention area to be more than 10 feet deep.

Location:

This property is located on the east side of Powell Road and southeast of CR 142 in Wildwood, Florida.

Area:

The Storage project area has 3.09 acres±.

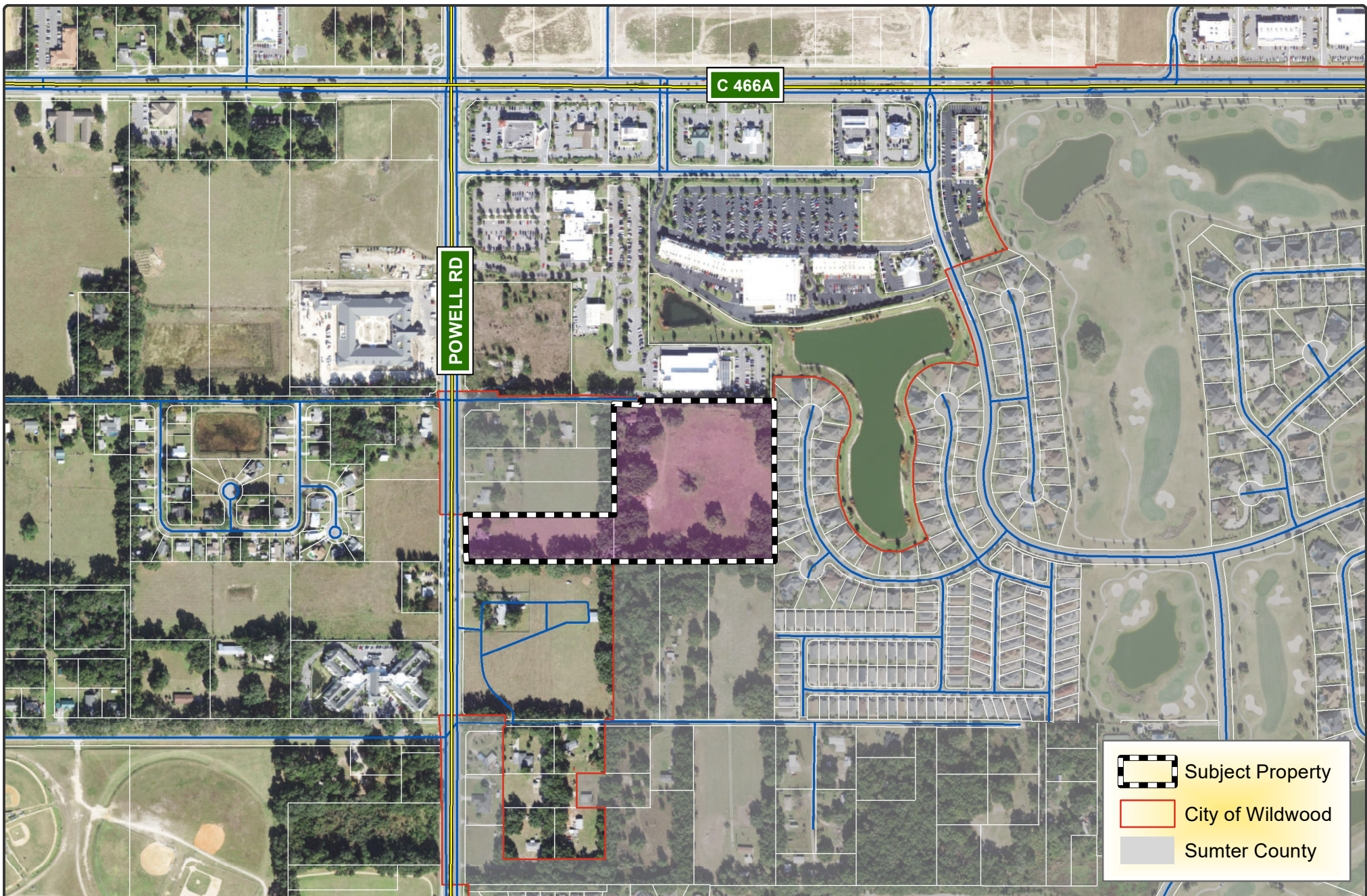
The Townhouse project area has 9.65 acres±.

Existing Zoning:

CMU

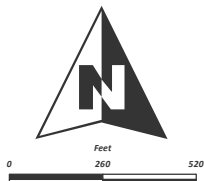
Justification:

The proposed dry retention area is located at an existing depression. This existing depression is approximately 16 feet deep. Our project is expanding this depression. Some of the adjacent properties drain to this depression. We want to avoid creating impacts on these properties by not filling in a portion. In addition, we are attempting to save existing trees which are located on the side slopes. The depression will be totally enclosed by an opaque fence. The retention area will be owned and maintained by the two properties.



**CITY OF
WILDWOOD**

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



V 2303-001

SELF STORAGE AND TOWNHOMES AT POWELL

PARCELS G04-009 & G04-018

MAP 1B

**LOCATION
MAP**

**APRIL
2023**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SUMTER,
STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: (PARCEL 2)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SUMTER,
STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

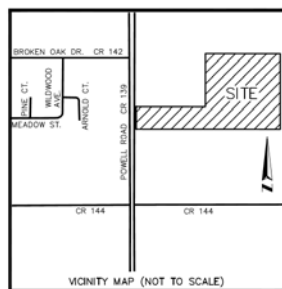
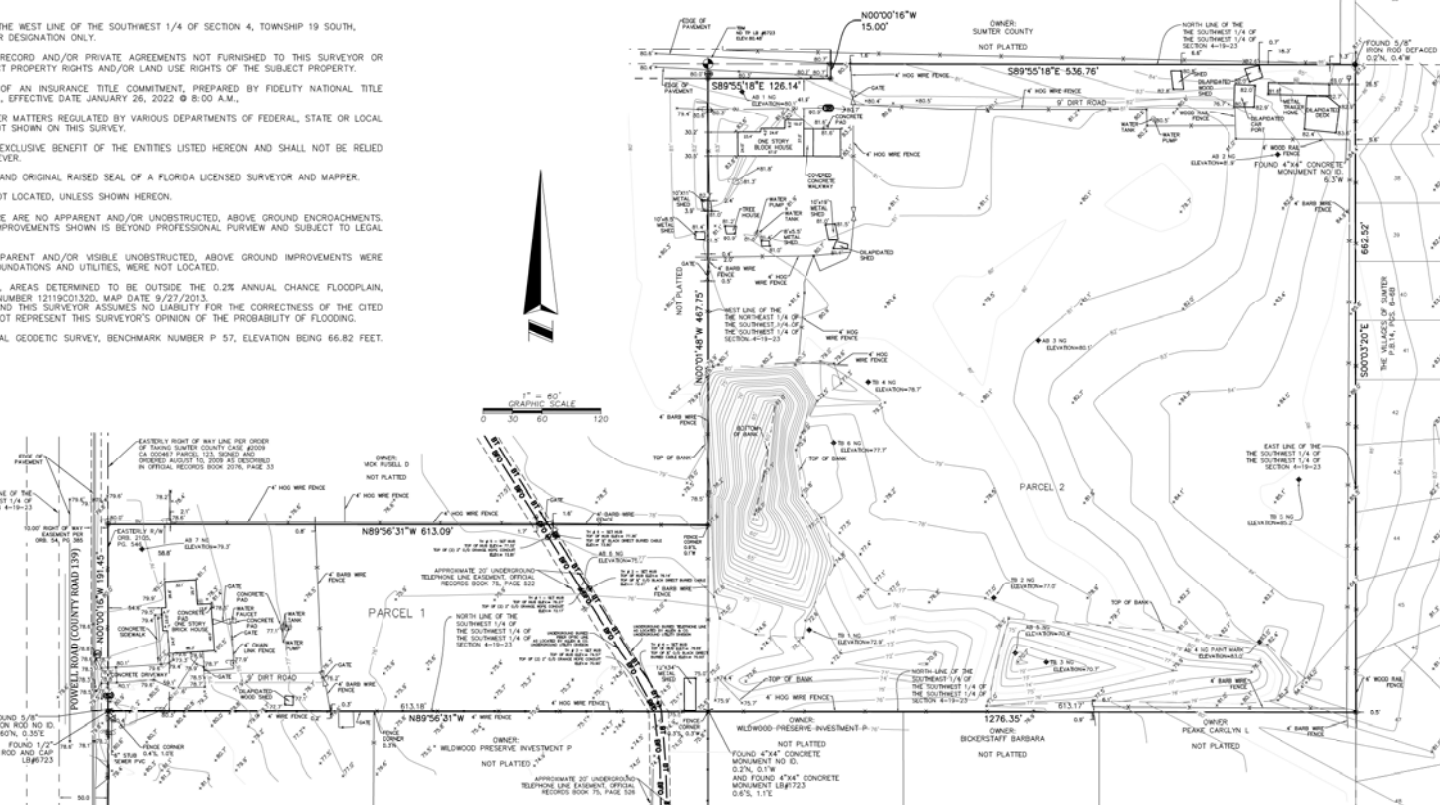
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR CR-142 IN NORTHWEST CORNER.

9. EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 54, PAGE 385. DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.

10. EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 522. AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN HEREON.

11. RIGHT- OF-WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 86, PAGE 308. AFFECT SUBJECT PROPERTY, BLANKET IN NATURE.

1. BEARINGS SHOWN HEREON ASSUMED BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING N00°01'16"W. FOR ANGULAR DESIGNATION ONLY.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10216301, EFFECTIVE DATE JANUARY 26, 2022 @ 8:00 A.M..
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNSTRUCTURED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNSTRUCTURED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12191C01320, MAP DATE 9/27/2013.
11. THE STATEMENT OF PROBABILITY OF FLOODING IS BASED ON THE ASSUMPTION OF CLIMATE STABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY, BENCHMARK NUMBER P 57, ELEVATION BEING 66.82 FEET. (NORTH AMERICAN VERTICAL DATUM OF 1988)
12. LAST DATE IN FIELD: JUNE 11, 2021.



ORB. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.G. PAGE
→ GUY WIRE
① WOODEN POWER POLE
⊠ ELECTRICAL METER
⊞ TRANSFORMER
○ FOUND MONUMENTATION (AS LABELED)
⦿ WATER VALVE
⊙ FIBER OPTIC
— OVERHEAD UTILITY LINE

 MAILBOX
 NATURAL GROUND SPOT ELEVATION
 HARD SHOT OR STRUCTURE SPOT ELEVATION
 TBM (TEMPORARY BENCH MARK)
 AIR CONDITIONER
 BURIED TELEPHONE LINE
 BURIED FIBER OPTIC LINE
 SET 1/2" IRON ROD W/CAP OR NAIL
 WITH DISC STAMPED LB6723



**SURVEYING • MAPPING
GEOSPATIAL SERVICES**
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

ALTA/NPS LAND TITLE
AND TOPOGRAPHY SURVEY
OF
POWELL ROAD PARCEL
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST
WILDWOOD, SUMMITER COUNTY, FLORIDA

FOR:
WAS DEVELOPMENT CORP.

DATE	REVISIONS

JOB #: 20210871
DATE: 03/03/2022
SCALE: 1" = 60'
CALC BY: BRH
FIELD BY: TS/EL
DRAWN BY: JD/AM

SHEET 1 OF 1

CERTIFICATION:
TO: MAS DEVELOPMENT CORP.
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR FLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6, 7A, 8, 10, 11, 13 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 11, 2021.

DATE: MARCH 7, 2021

JAMES L. RICKMAN, P.S.M. 1954, NILEEN & COMPANY

1. SHARED ACCESS ROAD AND SHARED RETENTION AREA WILL BE OWNED BY SELF STORAGE PARCEL AND MAINTAINED BY BOTH PROPERTY OWNERS AS ESTABLISHED IN THE EASEMENT AGREEMENT.

LANDSCAPE BUFFERS	
LOCATION	REQUIRED
SELF STORAGE - PERIMETER	20 FEET
TOWNHOMES - PERIMETER	25 FEET

BUILDING SETBACKS	
LOCATION	REQUIRE
SELF STORAGE - PERIMETER	20 FEET
TOWNHOMES - PERIMETER	25 FEET

PROPOSED CROSS ACCESS, UTILITY AND DRAINAGE EASEMENT
PROPOSED SHARED RETENTION AREA EASEMENT

1. THERE ARE NO EXISTING BUILDINGS THAT WILL REMAIN ON THESE LOTS.
2. THERE ARE NO WATERWAYS, WETLANDS, ETC ON THIS LOT.



**SANITARY SEWER
POINT OF CONNECTION**
INSTALL PRIVATE LIFT STATION AND
FORCE MAIN AND CONNECT TO EXISTING
CITY OF WILDWOOD FORCE MAIN



Digitally signed
by Thomas H
Skelton
Date:
2023.02.07
09:21:51 -05'00'

**WATER DISTRIBUTION
POINT OF CONNECTION
CONNECT PROPOSED 10" WATER MAIN
TO EXISTING 12" WATER MAIN
BY 10" WET TAP**

G04-018
AREA: 3.09 AC.
PARCEL
SELF STORAGE

**PROPOSED CROSS
ACCESS, UTILITY &
DRAINAGE EASEMENT**

PARCEL ID: 004-011
UNPLATTED
OWNER: WILDWOOD PRESERVE INVESTMENT
200 E. GANTON AVE., SUITE 102
WINTER PARK, FL 32789

COUNTY ROAD 142
(OWNED AND MAINTAINED BY CITY OF WILMINGTON)

NOT PLATTED ZONING: YWR

569°55'10"E 536.78'

569°55'10"E 536.78'

PICKELL BALL COURT

BUILDING 1
6 UNITS

BUILDING 2
16 UNITS

BUILDING 3
16 UNITS

MASONRY-BUFFER WALL

PRIVACY FENCE

111.20'

176.02'

NOT PLATTED

185.05'

251.20'

110.29'

49.27'

103.48'

60.14'

CLUBHOUSE

SHARED RETENTION EASEMENT

G04-009
AREA: 9.65 AC.
TOWNHOMES

GRILLS / GAZEBO

KIDS PLAYGROUND

BUILDING 4
6 UNITS

BUILDING 5
16 UNITS

BUILDING 6
16 UNITS

BUILDING 7
6 UNITS

BUILDING 8
6 UNITS

BUILDING 9
6 UNITS

BUILDING 10
6 UNITS

BUILDING 11
16 UNITS

BUILDING 12
16 UNITS

DOG PARK

MASONRY-BUFFER WALL

ENTRY GATE

OWNER:
SARA FELTON
NOT PLATTED
ZONING: RB1

OWNER:
BARBARA BICKERSTAFF
NOT PLATTED
ZONING: RB1

OWNER:
CAROLYN L. PEAKE
NOT PLATTED
ZONING: RB1

PARCEL ID: G04-020
UNPLATTED
OWNER: THOMAS EARL COLEMAN
8115 CR 142
WILMINGTON, FL 34185

PARCEL ID: G04-019
UNPLATTED
OWNER: BARBARA BICKERSTAFF
P.O. BOX 444
WILMINGTON, FL 34185

PARCEL ID: G04-012
UNPLATTED
OWNER: CAROLYN L. PEAKE
P.O. BOX 27
DALLAS, GA 30015

PARCEL ID: G04-013
UNPLATTED
OWNER: SARA FELTON
P.O. BOX 685
COLEMAN, FL 34185

PARCEL ID: 004037
 LOT 37, THE VILLAGES OF SUMMIT
 OWNER: JAMES L. AND KATHLEEN E. HARRISON
 2050 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004038
 LOT 38, THE VILLAGES OF SUMMIT
 OWNER: JAMES L. AND KATHLEEN E. HARRISON
 2058 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004039
 LOT 39, THE VILLAGES OF SUMMIT
 OWNER: JOHN L. GONCHEN
 2064 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004040
 LOT 40, THE VILLAGES OF SUMMIT
 OWNER: GEORGE AND GEORGE
 OWNER: GEORGE AND LOUISE GORDON
 2068 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004041
 LOT 41, THE VILLAGES OF SUMMIT
 OWNER: LAWRENCE A CARLOS OSTRONOFF
 2074 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004042
 LOT 42, THE VILLAGES OF SUMMIT
 OWNER: CHARLES F. DUBOCH
 2078 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004043
 LOT 43, THE VILLAGES OF SUMMIT
 OWNER: PAUL A. AND CLAYTON CROFFIER
 2084 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004044
 LOT 44, THE VILLAGES OF SUMMIT
 OWNER: ROBERT E. AND JACOB S. NORMAN
 2094 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004045
 LOT 45, THE VILLAGES OF SUMMIT
 OWNER: EDWARD A. SANDRA BARR
 2098 BUTTERCUP WAY
 THE VILLAGES, FL 32163

PARCEL ID: 004047
 LOT 47, THE VILLAGES OF SUMMIT
 OWNER: KATHY L. SANDERSON
 2094 ELLI CT.
 THE VILLAGES, FL 32163

THOMAS H. SKELTON, P.E.
REGISTRATION NO. 412752

SECRET **C1**

LOT SPLIT PLAN

SELF STORAGE / TOWNHOMES

@ POWELL

WILWOOD, FLORIDA



**AMERICAN CIVIL
ENGINEERING CO.**

207 S. WASH. BLVD., SUITE 201
VENICE SPRINGS, FLORIDA 33509
PHONE (407) 307-7900 FAX (407) 307-6607
COMPANY OF AMERICAN P.E. COMPANY

DATE:	DECEMBER 09, 2022	SCALE:	1" = 50'	
REVISIONS:		DISCLOSED:	YES	
REMARKS:		MADE:	YES	
CHECKED BY:		CHECKED BY:	YES	
JOB NO.	22100	JOB NO.	22100	
DATE:	09/06/2022	DATE:	09/06/2022	

RECEIVED FOR CITY OF WILWOOD REVIEW

DATE: 02/02/2023

RECEIVED FOR CITY OF WILWOOD REVIEW



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 13, 2023

COLEMAN THOMAS EARLS TRUSTEE
5113 CR 142
WILDWOOD, FL 34785

Your Parcel Number(s): G04-020

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners adjoining a property which is being considered by the Special Magistrate/Planning & Zoning Board for approval of a Variance request for Townhomes at Powell (Site Plan SP 2211-006) regarding the depth of the on-site stormwater pond to exceed 10 feet. Due to site constraints, filling of existing terrain is not feasible. To be heard at the following regularly scheduled Planning & Zoning Hearing.

OWNER: T.H. AT POWELL, LLC/ STORAGE AT POWELL, LLC
APPLICANT: Alan Benenson
CASE NUMBERS: V 2303-001
PARCEL NUMBERS: G04-018 & G04-009

GENERAL LOCATION: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsed Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 2, 2018, at 2:15 PM.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☒ I do not object to this request. *How will they protect the deeper AREA?
POND, WALL OR NOTHING*

☐ I do not support this request for the following reason(s) _____

➤ **Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.**

Shaun Raja

From: George Eggers <geggers@kenkap.com>
Sent: Tuesday, April 25, 2023 8:26 PM
To: Shaun Raja
Subject: Response to Parcel # G04-018 & G04-099
Attachments: Parcels # G04-018 & G04-099.pdf

*****CAUTION:** This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.***

Dear Mr Shaun Raja

Kindly add the attached reply to the file for the public notice for Parcels # G04-018 & G04-099.

Concerns were:

- Recently added Pickleball Court (Noise concerns)
- Dumpster location is too close to Buttercup Way
- The last plan showed several trees being removed. We hoped all the oak trees would remain.

Additionally, I am disappointed that the town would ever approve so many units in this small area next to a single-story home community.

Please confirm Receipt.

Thank you
George

George Eggers,
VP / Salesperson
Cell 973-652-7195
Fax 888-519-5024
geggers@kenkap.com

KenKap Realty Corp.
322 Route 46, Suite 200
Parsippany, NJ 07054
Office: 973-287-7400
Fax: 973-287-7401



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 13, 2023

EGGERS GEORGE W & LORI A
2968 BUTTERCUP WAY
THE VILLAGES, FL 32163

Your Parcel Number(s): G04H040

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners adjoining a property which is being considered by the Special Magistrate/Planning & Zoning Board for approval of a Variance request for Townhomes at Powell (Site Plan SP 2211-006) regarding the depth of the on-site stormwater pond to exceed 10 feet. Due to site constraints, filling of existing terrain is not feasible. To be heard at the following regularly scheduled Planning & Zoning Hearing.

OWNER: T.H. AT POWELL, LLC/ STORAGE AT POWELL, LLC
APPLICANT: Alan Benenson
CASE NUMBERS: V 2303-001
PARCEL NUMBERS: G04-018 & G04-009

GENERAL LOCATION: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsed Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 2, 2018, at 2:15 PM.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s)

**Pickleball Court (Noise)
Dumpster Location
Tree Removal**

➤ **Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.**



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 13, 2023

OSOFSKY PAUL & GLADYS A
231 TANGELWOOD DRIVE
STATEN ISLAND, NY 10308

Your Parcel Number(s): G04H043

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners adjoining a property which is being considered by the Special Magistrate/Planning & Zoning Board for approval of a Variance request for Townhomes at Powell (Site Plan SP 2211-006) regarding the depth of the on-site stormwater pond to exceed 10 feet. Due to site constraints, filling of existing terrain is not feasible. To be heard at the following regularly scheduled Planning & Zoning Hearing.

OWNER: T.H. AT POWELL, LLC/ STORAGE AT POWELL, LLC
APPLICANT: Alan Benenson
CASE NUMBERS: V 2303-001
PARCEL NUMBERS: G04-018 & G04-009

GENERAL LOCATION: The subject property is generally located at the intersection of Powell Rd and CR 142, approximately 0.18 miles south of Burnsed Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, May 2, 2018, at 2:15 PM.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

_____ I support this request.

_____ I do not object to this request.



_____ I do not support this request for the following reason(s)

Please see ATT. LETTER

➤ **Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.**

Re: Public Hearing of Property next to Ours

We reside at 2984 Buttercup Way

The new proposal being considered has been drastically changed from the original and is unacceptable!

The items which disturb us the most are the following:

1.The addition of Pickle ball courts with the constant banging which echoes throughout the area-including the proposed housing.

2.The 10 foot depth plus stormwater pond is of extreme concern -that the location and the runoff will not flood our property.

3.The new plan shows a 5 foot separation between our property and and the construction of an 8 foot concrete wall. The short distance seems unreasonable given that The City Of Wildwood mandated that our birdcage be built a minimum of 10 feet from the property line.

In addition, the the proposed fica plants to be planted in front of the wall have long invasive roots, which will invade and damage our the foundation of our homes. We therefore suggest more updated Clusia plants which will double in size over the year and does not have invasive roots.

4.The proposed dog park was not in the original plans and should not be located near our homes because it will make all the dogs on Buttercup go beserk from hearing the barking from the dog park.

We realize that there will be building behind our home but please do not allow the new construction to ruin the quality of our lives!

Respectively submitted

Paul Ososky
Gladys Ososky

4/22/2023

Cell - 347-609-5017

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2301-002 VOSO Phase 11C Master Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2303-002 VOSO Phase 11C Master Plan
PARCEL NUMBERS	K15-006, K16-001, K17-001, K20-001, K20-008 & K21-001
ACREAGE	393.80 +/-
PROPERTY LOCATION	The subject property is generally located south of C470E and approximately 1.5 miles east of SR 471.
OWNER	Buffalo Hide and Cattle Company, LLC
APPLICANT	The Villages Development Company, LLC The Villages Land Company, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of 1,300 residential dwelling units, along with some non-residential areas.

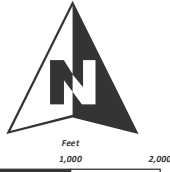
SP 2301-002 complies with the criteria in the Land Development Regulations and the Villages of Southern Oaks 163.

DATED: 04/04/2023



Terri O'Neal
Planning Manager, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 1,000 2,000	SP 2301-002 VOSO PHASE 11C MASTER PLAN PARCELS K15-006, K16-001, K17-001, K20-001, K20-008 & K21-001	MAP 1B LOCATION MAP APRIL 2023
--	---	---	---	--

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2303-002 VOSO Phase 6B Master Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

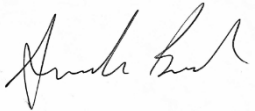
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2303-002 VOSO Phase 6B Master Plan
PARCEL NUMBERS	G23-008 & a portion of G23-008A
ACREAGE	46.88 +/-
PROPERTY LOCATION	The subject property is generally located at the southwest corner of E SR 44 and Morse Blvd.
OWNER	The Villages Land Operating Company, LLC
APPLICANT	The Villages Land Company, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of non-residential development.

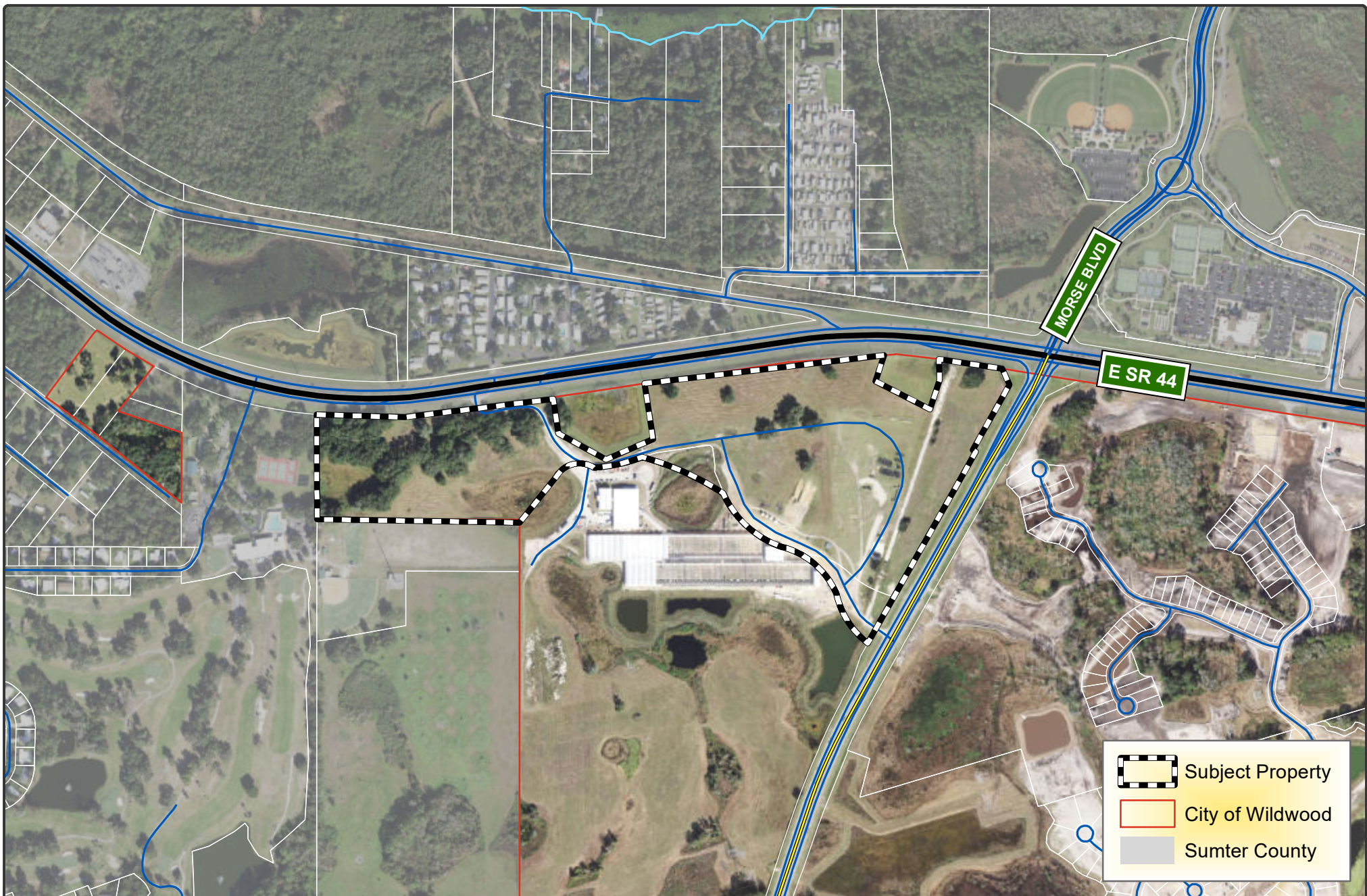
SP 2303-002 meets the criteria set forth in The Villages of Southern Oaks 163 Agreement and the Land Development Regulations.



DATED: 04/24/2023

Amanda Bush

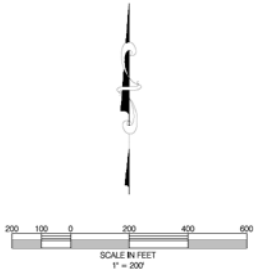
Planner, Development Services



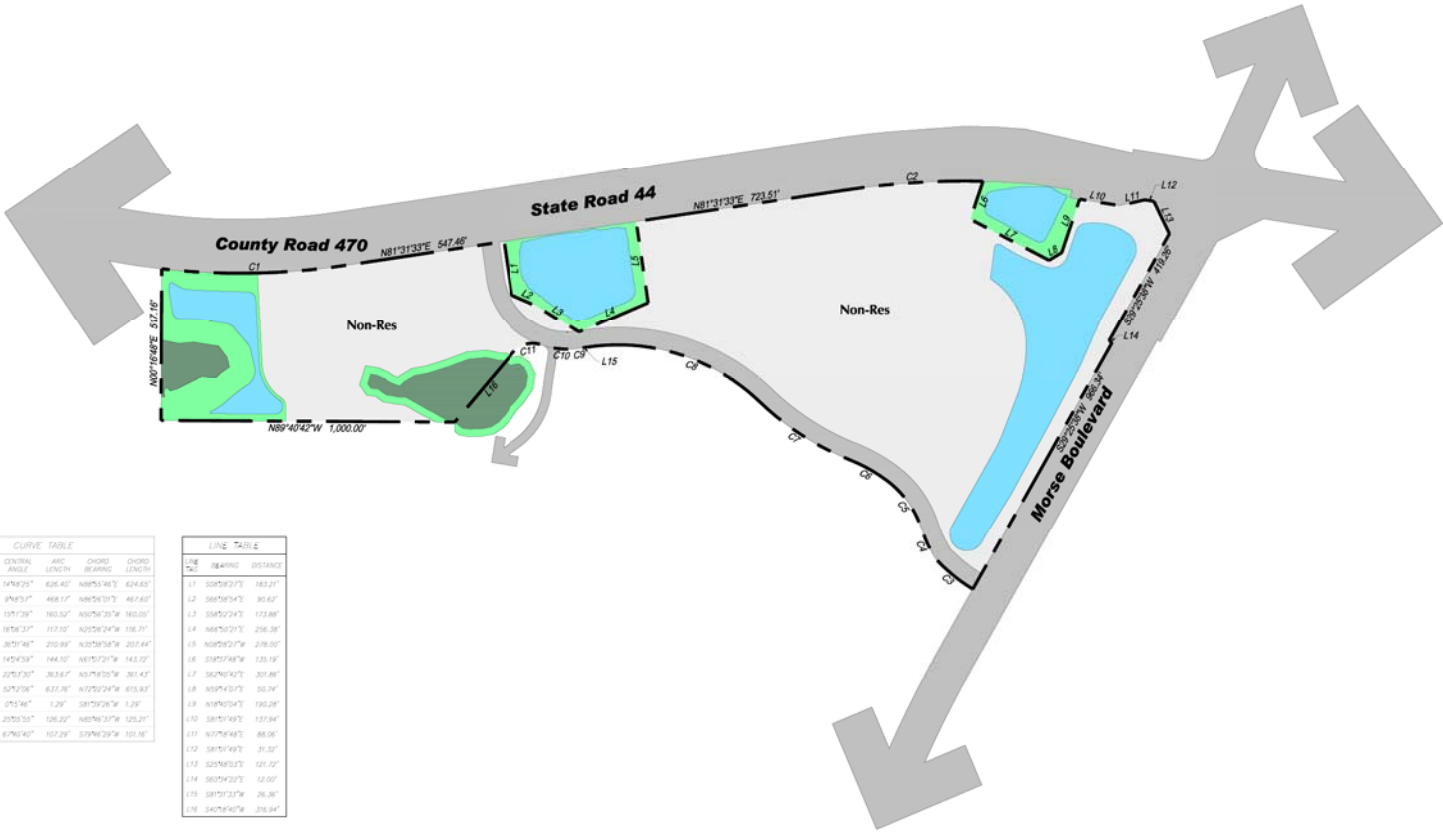


Woodrow L. Clymer
Digitally signed by Woodrow L. Clymer
Date: 2023.03.01 17:09:10 -05'00'

Lee Clymer, State of Florida, Professional Engineer, License No. 69780. This item has been electronically signed and sealed by Lee Clymer on the date indicated here using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



- Legend**
- Non-Res Non-Residential
 - Open Space
 - Drainage Retention Basin
 - Wetland Preserve



CURVE TABLE				
CURVE	RADIUS	CHORD	ARC	CHORD
C1	243.83	147.42	147.42	147.42
C2	273.78	174.73	174.73	174.73
C3	403.30	171.73	171.73	171.73
C4	416.43	171.73	171.73	171.73
C5	330.83	171.73	171.73	171.73
C6	332.69	171.73	171.73	171.73
C7	844.63	275.73	275.73	275.73
C8	700.00	275.73	275.73	275.73
C9	280.90	171.73	171.73	171.73
C10	288.13	275.73	275.73	275.73
C11	90.83	171.73	171.73	171.73

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S08°52'21"E	153.21
L2	S66°58'34"W	90.62
L3	S05°52'24"E	173.88
L4	N66°50'21"E	256.38
L5	N03°02'17"W	278.00
L6	S78°07'48"W	135.19
L7	S62°50'42"E	301.88
L8	N59°43'07"E	30.74
L9	N03°04'31"E	193.28
L10	S81°52'49"E	133.84
L11	N7°08'40"E	88.06
L12	S81°52'49"E	31.30
L13	S23°08'03"E	121.72
L14	S61°52'24"E	12.00
L15	S81°52'13"W	26.38
L16	S47°08'24"E	216.94

Master Plan Data	
1. Acreage:	46.88 ±
2. Zoning:	ARD
3. Parcel ID:	G23-008 G23-008A
4. Owner:	The Villages Land Operating Company, LLC 3819 Kessell Road The Villages, FL 32163
5. Developer:	The Villages Land Company, LLC 3819 Kessell Road The Villages, FL 32163
6. Open Space:	Reference 163 Agreement
7. Buffers:	Reference 163 Agreement
8. Setbacks:	Reference 163 Agreement
9. Water and Sewer:	Supplied by: SSU
10. Irrigation:	Supplied by: SEWCA
11. Electrical:	Supplied by: Duke
12. Telephone:	Supplied by: Comcast / Spectrum
13. Gas:	Supplied by: TECO

Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.

BY

REVISIONS

DATE

CFB

CLYMER FARMER BARLEY

CLYMER FARMER BARLEY, INC.
4400 NE 88TH RD, WILLOWDALE, FL 32122
WWW.CFBINC.COM CA #1199

The Villages

Phase VI-B

Master Plan

SAVE DATE

2023/03/01

DRAWN BY

KSC

CHECKED BY

KSC

PROJECT #

E11003.0006

FILE NAME

MASTER PLAN PHASE VI-B

SHEET NUMBER

1

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2303-004 VOSO Phase 31A & 31B Master Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2303-004 VOSO Phase 31A & 31B Master plan
PARCEL NUMBER	K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, & K24-001
ACREAGE	717.45 +/-
PROPERTY LOCATION	The subject property is generally located approximately 0.25 miles south of E C 470 and approximately 1.29 miles west of Florida's Turnpike.
OWNER/APPLICANT	The Villages Development Company, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan, not to exceed one thousand eight hundred (1,800) dwelling units, along with non-residential areas.

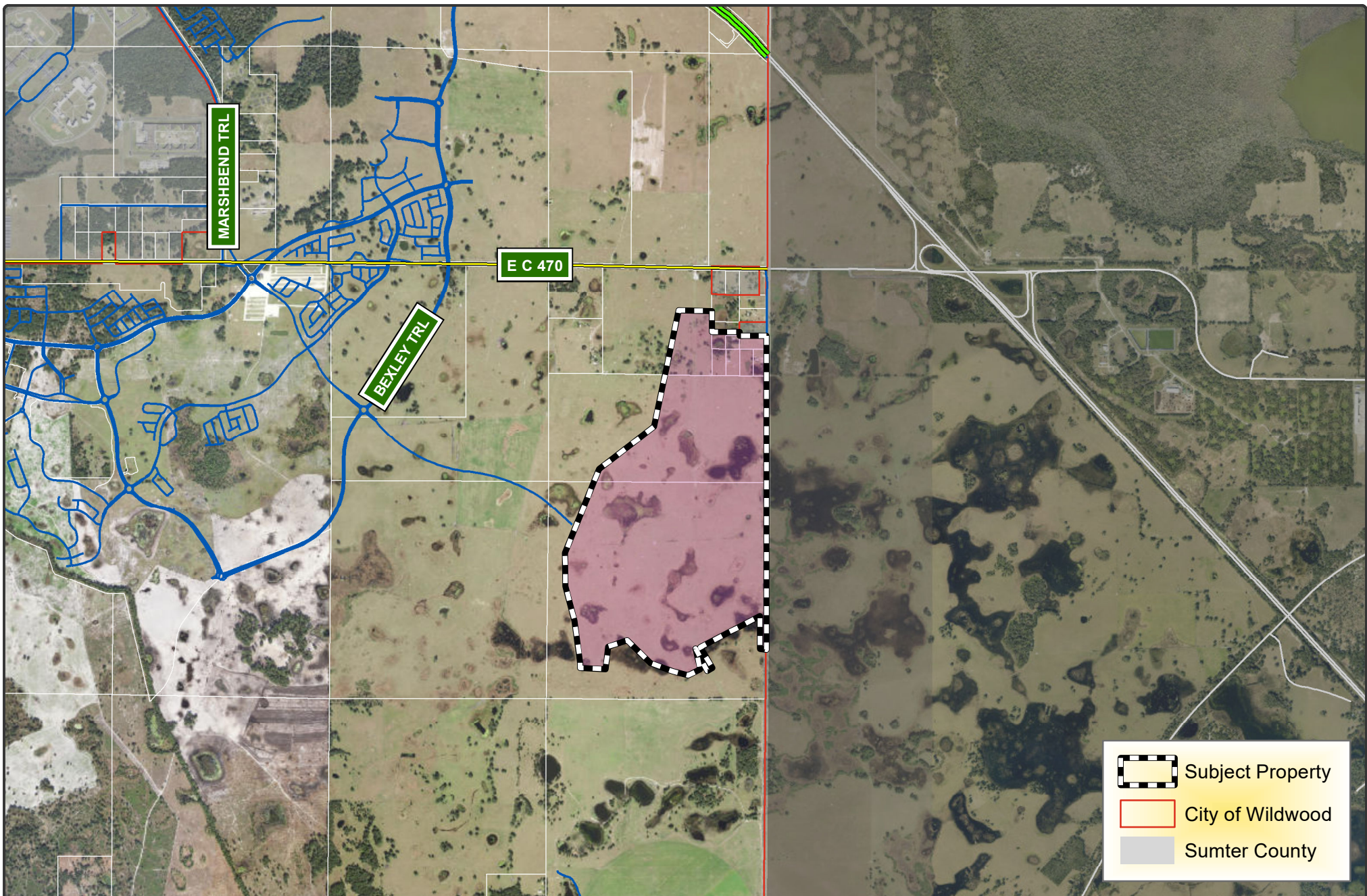
SP 2303-004 meets the criteria set forth in The Villages of Southern Oaks 163 Agreement and the Land Development Regulations.



DATED: 04/24/2023

Amanda Bush

Planner, Development Services

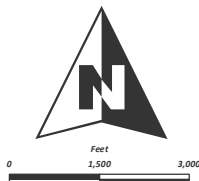


-  Subject Property
-  City of Wildwood
-  Sumter County



**CITY OF
WILDWOOD**

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

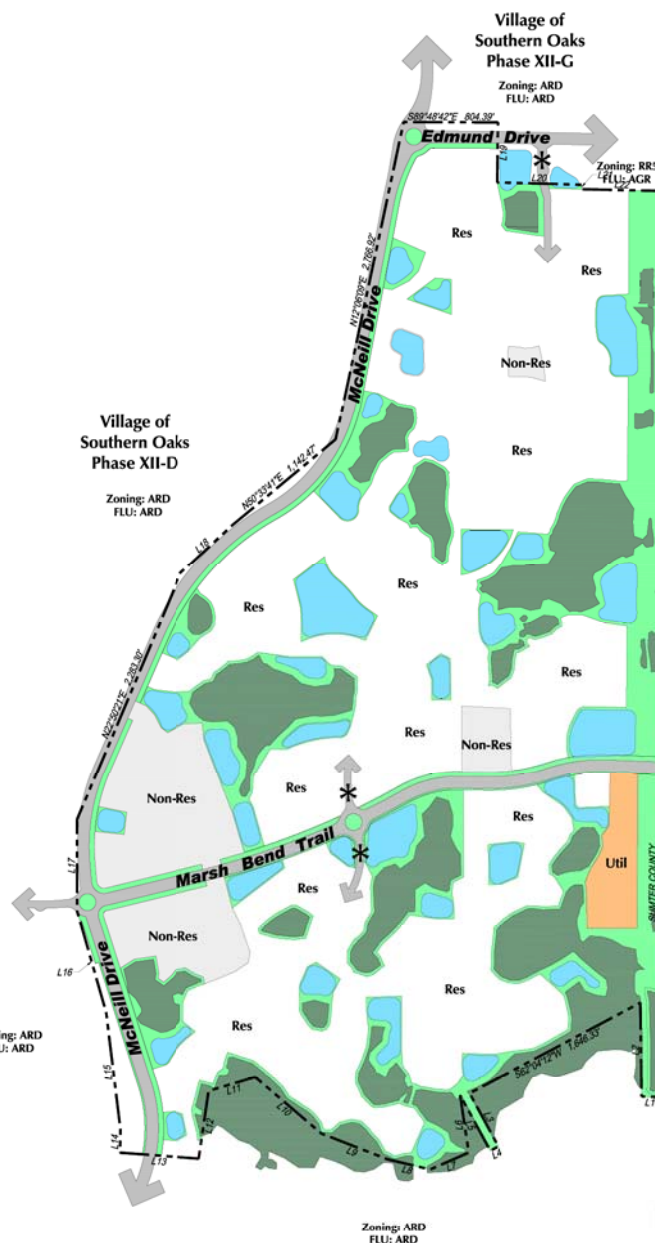


SP 2303-004
VOSO PHASE 31A & 31B MASTER PLAN
PARCELS K13-001, K13-002, K13-004, K13-005, K13-007,
K13-010, K13-013, K13-031, K13-041, K24-001

MAP 1B

**LOCATION
MAP**

**APRIL
2023**



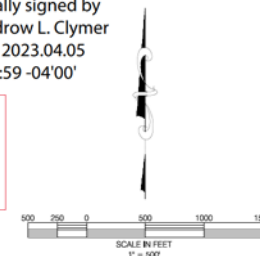
LINE TABLE		
LINE	BEARING	DISTANCE
11	N 88°25'00"E	143.88
12	N 00°00'00"E	79.88
13	S 88°58'00"E	513.24
14	S 81°31'00"E	77.40
15	N 68°17'00"E	573.20
16	S 58°58'00"E	492.16
17	S 66°54'00"E	358.21
18	N 67°50'00"E	372.76
19	N 68°47'00"E	607.81
20	N 49°43'00"E	739.58
21	S 73°07'00"E	413.87
22	S 58°74'00"E	581.63
23	N 85°45'47"E	679.80
24	N 00°52'31"E	192.87
25	N 06°17'30"E	1008.90
26	N 06°07'00"E	896.52
27	N 00°52'31"E	778.46
28	N 47°43'00"E	602.38
29	S 50°50'00"E	510.08
30	S 88°74'41"E	720.43
31	S 50°58'37"E	38.45
32	S 88°58'19"E	693.18

Woodrow
L. Clymer

Digitally signed by
Woodrow L. Clymer
Date: 2023.04.05
04:52:59 -04'00'

Lee Clymer, State of Florida, Professional Engineer, License No. 69780. This item has been electronically signed and sealed by **Lee Clymer** on the date indicated here using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Legend

-  Tunnel
 Entry Feature & Gate
 Residential
 Non-Residential
 Open Space
 Utility
 Drainage Retention Basin
 Wetland Preserve

DATE	REVISIONS	BY
NOV08	REVISED PER CITY COMMENTS	MAR

CFB | **CLYMER FARNER BARLEY**

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ST. WILLOWOOD, FL 34715
TEL: 888-235-2355
WWW.CFBFARM.COM #4109

The Villages
a senior community

Oaks
Phase XXI-A & B
Master Plan

SAVE DATE	3/27/2023
DRAWN BY	KMK
CHECKED BY	KMK
PROJECT #	E16063.093
FILE NAME	SECTION PLAN

SHEET NUMBER 1

Master Plan Data

1. **Address:** 717.46 s
2. **Dwelling Units:** Not to Exceed 1,800
3. **Zoning:** AFD
4. **Parcel ID:** K13-001 K13-002
K13-004 K13-005
K13-007 K13-010
K13-013 K13-021
K13-041 K24-001
5. **Owner:** The Villages Development Company, LLC
3619 Krossed Road
The Villages, FL 32163
6. **Developer:** The Villages Development Company, LLC
3619 Krossed Road
The Villages, FL 32163
7. **Open Space:** Reference 163 Agreement
8. **Buffers:** Reference 163 Agreement
9. **Setbacks:** Reference 163 Agreement
10. **Water and Sewer Supplied by:** GPU
11. **Irrigation Supplied by:** GPWCA
12. **Electrical Supplied by:** SECO
13. **Telephone Supplied by:** Comcast 1 Spectrum
14. **Gas Supplied by:** City of Leesburg

Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.