PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Peavy

Agenda
Regular Meeting
May 9, 2023 10:00 AM
Commission Conference Room 124
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

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. **Project Review Committee Regular Meeting April 11, 2023, at 10 am.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)**
   Parcel G05V012

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of two, four-story hotel buildings with a total of 216 rooms, 112,034 sq ft on 5.03 acres, MOL. This project does use Inspiration Drive as a secondary ingress/egress, but as stated in the Turkey Run Planned Development, Inspiration Drive shall be constructed upon the development of Lot 3. **Applicant requests favorable recommendation from the Project Review Committee for SP 2201-010**

2. **SP 2211-001 Trailwinds Village Target**

   Parcel(s) G04LOF-002 & G04LOF-001

   The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles, on 12.21 acres MOL. **Staff recommends approval of the proposed site plan.**

3. **SP 2211-007 Livano Wildwood**

   Parcel(s) D08F003 and D08F005

   The applicant is seeking a favorable recommendation from the Project Review Committee for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven (6,357) square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles. **Staff recommends approval of the proposed site plan.**

4. **SP 2212-010 Wildwood Landing Phase 2 Mass Grading**

   Parcel D33-045

   The applicant is seeking approval from the Project Review Committee for the Mass Grading of Wildwood Landing Phase 2 and a portion of Phase 1 to allow mass grading and drainage on 10.25 acres, MOL. **Staff recommends approval.**

5. **SP 2301-003 VPSD #46**

   Parcel(s) G32-008 & G32-027

   The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles. **Staff recommends approval of the proposed site plan.**

6. **PLAT 2302-001 Twisted Oaks Improvement Plan Modification**

   Parcels D31-003, D31-002, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, & D31-039

   The applicant is seeking approval from the Project Review Committee for a modification, revising the approved Twisted Oaks Improvement Plan to change 3 wet ponds to dry ponds and to include 4 lift stations instead of 2 on 387.29 acres, MOL. **Staff recommends approval.**

7. **PD 2212-001 Thomas Group Planned Development**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Parcel G33-154

The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1 LLC seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment for the development of a multi-story indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels. **Staff recommends approval of Ordinance O2023-19, contingent upon the resolution of all outstanding comments.**

VI. ADJOURNMENT

May 9, 2023 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 11, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy brought the meeting to order at 10:00 a.m.

II. Roll Call

ATTENDANCE	TITLE	STATUS
Melanie Peavy	Development Services Dir.	Present
Jason McHugh	City Manager	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Chief of Police	Present
Susan Patterson	City Clerk	Present
Joshua Bills	City Attorney	Present
Terri O'Neal	Planning Manager	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Brett Tobias	Halff Associates	Present by Phone
Peter Van Rens	Kimley Horn & Associates	Present by Phone

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting March 14, 2023, at 10:00 am

The Summary of Minutes from the March 14, 2023 meeting was approved.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

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

Development Services Director Melanie Peavy read the title of SP 2206-006 Arby's/ Multi-Tenant Development @ Lot 5 - Turkey Run Parcel G05V005. The applicant is seeking a favorable recommendation from the Project Review Committee 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 Land Development Regulations and the Design District Standards. Thomas Skelton of American Civil Engineering and Gregg Zuckerman of Turkey Run were present to answer any questions. There were no outstanding comments. City Manager Jason McHugh asked when Inspiration Drive would be completed. Gregg Zuckerman stated that the survey was almost complete and hoped to have it resubmitted within the week. No other comments were offered or received.

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

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

Development Services Director Melanie Peavy read the title of SP 2210-002 Home Depot Wildwood (Wildwood Crossing). Parcels G05-124, G05-156, & portions of G05-140. The applicant is seeking a favorable recommendation from the Project Review Committee 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. Hamilton Williams was present by phone to answer any questions. There were no outstanding comments. No comments were offered or received.

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

3. SP 2211-006 Townhomes at Powell

Development Services Director Melanie Peavy read the title of SP 2211-006 Townhomes at Powell. Parcels G04-018 & G04-009. The applicant is seeking a favorable recommendation from the Project Review Committee for 132 residential units (6 double-story apartment buildings and six two-story townhome blocks), a dog park, a playground, a pickleball court, and a clubhouse with associated parking and drive aisles. Thomas Skelton of American Civil Engineering and Rob Rosen of Burr & Forman were present to answer any questions. City Planner Shaun Raja stated that the final approval would be contingent upon the approval of Lot Combo SP 2212-005 and the pond depth variance V 2303-001. Other than those items, there were no other outstanding comments. Public Works Director Jeremy Hockenbury asked about the comments about CR 142 access. City Planner Shaun Raja stated that they had

been addressed. Development Services Director Melanie Peavy stated that she had received numerous emails complaining about the pickleball courts from adjacent residents. Peavy stated that residents located on Idle and Buttercup Way, located east of this project, have stated their opposition to the pickleball courts. Peavy stated that she had responded to everything in the same manner, stating that the city's land development regulations do not prohibit recreational activities within residential developments and that Peavy believed that the developer had rearranged the site to accommodate some of their concerns. Still, her staff would not intervene in the location of the pickleball court or the type of. No other comments were offered or received.

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

4. PLAT 2304-002 Lot Combo Townhomes at Powell

Development Services Director Melanie Peavy read the title of Plat 2304-002 Lot Combo Townhomes at Powell. Parcels G04-018 & G04-009. The applicant is seeking approval from the Project Review Committee for a lot split/combination with shared stormwater infrastructure on 12.74 acres MOL. Parcel G04-018 will merge with portions of Parcel G04-009, resulting in an increase to 3.09 acres MOL. Whereas Parcel G04-009 will be reduced in size from 11 acres MOL to 9.65 acres MOL. Thomas Skelton of American Civil Engineering and Rob Rosen of Burr and Forman were present to answer any questions. There were no outstanding comments.No comments were offered or received.

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

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

Development Services Director Melanie Peavy read the title of SP 2302-002 VOSO Phase 11C Master Plan. The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of 1,300 residential dwelling units, along with some non-residential areas. Stephen Campbell of Farner Barley was present to answer any questions. There were no outstanding comments. No comments were offered or received.

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

6. SP 2302-011 Highfield Mass Grading

Development Services Director Melanie Peavy read the title of SP 2302-011 Highfield Mass Grading. Parcels D30-047, D30-080, D30-091, D30-31, and D30-030.
The applicant is seeking approval from the Project Review Committee for the construction of infrastructure and associated improvements on 104.35 acres MOL. Matt Morris of Morris Engineering was present by phone to answer any questions. There were no outstanding comments. No comments were offered or received.

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

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

Development Services Director Melanie Peavy read the title of 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 Project Review Committee for a master plan consisting of non-residential development. Stephen Campbell of Farner Barley was present to answer any questions. There were no outstanding comments. No comments were offered or received.

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

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

Development Services Director Melanie Peavy read the title of 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 Project Review Committee for a master plan not to exceed one thousand eight hundred (1,800) dwelling units. Stephen Campbell of Farner Barley was present to answer any questions. There were no outstanding comments. No comments were offered or received.

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

9. PLAT 2210-004 Winston C. Bailey Lot Split-Merger

Development Services Director Melanie Peavy read the title of Plat 2210-004 Winston C. Bailey Lot Split-Merger. The applicant is seeking approval from the Project Review Committee to split 4.29 acres from parcel D19-078 and combine the 4.29 acres with parcel D19-113, leaving parcel D19-078 with 5.71 acres and parcel D19-113 with 21.29 acres. There were no outstanding comments. No comments were offered or received.

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

VI. ADJOURNMENT

The meeting adjourned at 10:19 a.m.

RESULT:	**Adjourned**
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, City Manager McHugh, 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 2201-010 Hotel Site @ Lot 12 (Turkey Run)**

REQUESTED ACTION: Applicant requests favorable recommendation from the Project Review Committee for SP 2201-010

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

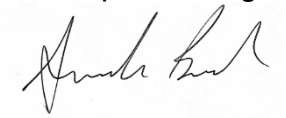
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)
PARCEL NUMBER	G05V012
ACREAGE	5.03 +/-
PROPERTY LOCATION	The property is generally located approximately 0.07 miles north of C 466A and approximately 0.07 miles west of E C 462.
OWNER	Turkey Run, LLC
APPLICANT	Sunshine Fund Villages, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of two, four-story hotel buildings with a total of 216 rooms with 112,034 sq ft. This project includes connection to the proposed Inspiration Drive for secondary ingress/egress. The Turkey Run Planned Development Agreement requires the construction of Inspiration Drive upon the development of Lot 3.

SP 2201-010 meets the criteria set forth in the Turkey Run Planned Development, Land Development Regulations, and Design District Standards.



DATED: 05/02/2023
Amanda Bush
Planner, Development Services

City of Wildwood
Project #: SP 2201-010
Project Name: Hotel Site @ Lot 12 – Turkey Run PD
Representative: Thomas Skelton – American Civil

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

UTILITIES – WATER/WASTEWATER

1. The plan proposes a four-story building. Provide calculations demonstrating sufficient water pressure on the top floor using a City supply pressure of 50 PSI, after loss of 5 to 8 PSI across backflow. If sufficient pressure cannot be provided, call out the location of booster pumps.

EST. 1877
WILDWOOD
FLORIDA

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

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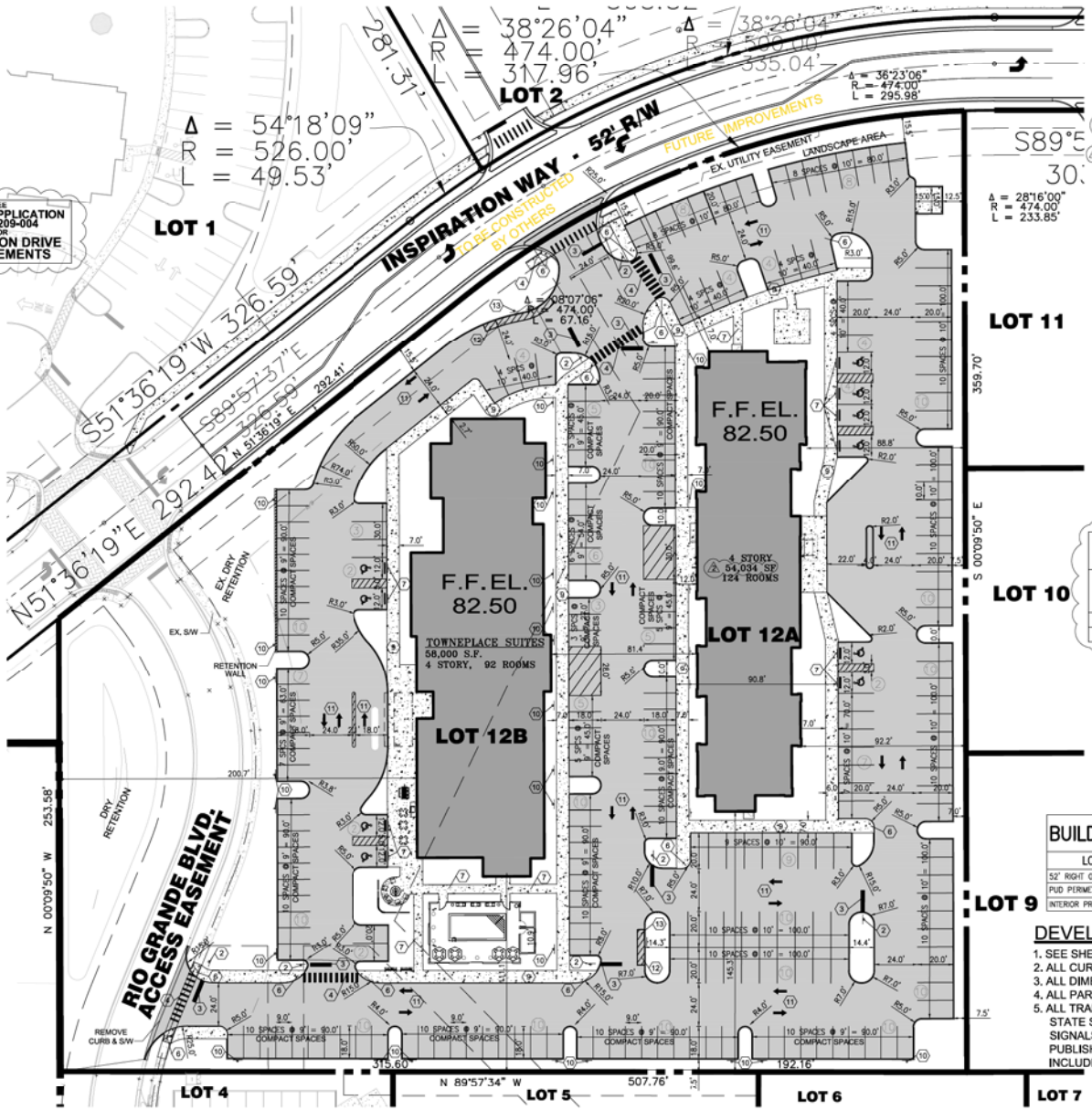
SP 2201-010

HOTEL SITE @ LOT 12 - TURKEY RUN PUD

PARCEL G05V012

MAP 1B
LOCATION MAP
FEBRUARY 2022



STRIPING & SIGNAGE LEGEND

1. 30" STOP SIGN (R1-1)
2. 24" STOP SIGN (R1-1)
3. 24" WIDE THERMOPLASTIC STOP BAR
4. 6" CROSSWALK STRIPING PER FDOT INDEX 17346
5. 6" x 16" HEADER CURB
6. ADA DETECTABLE WARNING MATS
7. HANDICAP PARKING SIGN
8. 5' S/W (6" THICK, 3000 PSI)
9. 7' S/W (6" THICK, 3000 PSI)
10. "COMPACT PARKING SPACES BETWEEN SIGNS" SIGN
11. PAVEMENT DIRECTIONAL ARROWS
12. 4' X 20' FIRE LANE
13. "NO PARKING, FIRE LANE"

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0' 30' 60'
SCALE: 1" = 30'

LEGEND

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

PROJECT DATA:

TOTAL LOT AREA:	219,115 SF (5.03 AC.)
EXISTING ZONING:	PUD
PROPOSED ZONING:	CMU W/ A PD OVERLAY
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	EXTENDED STAY HOTEL
PROPOSED NO. ROOMS:	216 ROOMS
LOT 12 IMPERVIOUS AREA:	152,089 SF (72.6%)
PROP. BLDG.:	28,233 SF - 1ST FLOORS
PROP. HOTEL PAVE.:	112,932 SF
EX RIO GRANDE PAVE:	7,560 SF
PROP. CONCRETE:	10,364 SF
OPEN AREA:	67,026 SF (37.4%)

BUILDING BREAKDOWN

BUILDING	# STORIES	HEIGHT	AREA (SF)	# EMPLOYEES
12A	4	45'	54,034	3 (MAX SHIFT)
12B	4	45'	58,000	3 (MAX SHIFT)

PARKING CALCULATIONS:

PARKING REQUIRED: 1 SPC / ROOM + 1 / EMP
216 ROOMS + 6 EMPLOYEES
222 SPACES

PARKING PROVIDED: 244
STANDARD SPACES (20'x10'): 113
COMPACT SPACES (18'x9'): 121
HANDICAP SPACES: 10

BUILDING SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER (W. P/L)	25 FEET
INTERIOR PROPERTY LINE	10 FEET

LANDSCAPE SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER (W. P/L)	25 FEET
INTERIOR PROPERTY LINES	0 FEET

DEVELOPMENT NOTES:

1. SEE SHEET 2 FOR PAVEMENT SPECIFICATIONS.
2. ALL CURB RADII 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 LDR 6.6(D)(2).
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES WILL COMPLY WITH FLORIDA STATE STATUTES REGARDING THE INSTALLATION. 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.

TRAFFIC IMPACT STATEMENT

SEE THE TRAFFIC IMPACT ANALYSIS PREPARED BY TRAFFIC PLANNING & DESIGN, DATED OCTOBER 2022.

DATE:	FEBRUARY 22, 2022
SCALE:	1" = 30'
DESIGNED:	THS
DRAWN:	SCM
CHECKED BY:	THS
JOB NO:	21330
EMAIL:	tomsaltsgaver4588@gmail.com

DATE	REVISION	BY	CHECKED
01/06/2023	REVISED PER CITY OF WILDWOOD	MDS	THS
10/27/2023	REVISED PER CITY OF WILDWOOD	MDS	THS
05/13/2025	REVISED PER CLIENT	MDS	THS

AMERICAN CIVIL ENGINEERING CO.
207 N. MONS BLVD, SUITE 201 WINTER SPRINGS, FLORIDA 32708
PHONE: (407) 327-7700, FAX: (407) 327-0227
CERTIFICATE OF AUTHORIZATION NO. 00000709

SITE PLAN
TURKEY RUN PUD RETENTION RELOCATION LOT 12 - HOTEL SITE
WILDWOOD, FLORIDA

THOMAS H. SALTSGAVER LICENSE No.42752 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET: 8 OF: 20

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2211-001 Trailwinds Village Target**

REQUESTED ACTION: **Staff recommends approval of the proposed site plan.**

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2211-001 Trailwinds Village Target

Parcel Number(s): G04LOF-002 & G04LOF-001

Acreage: 12.21 +/-

Property Location: The subject property is generally located at the intersection of Spanish Harbor Dr and Little Rock Dr, approximately 0.08 miles north of C 466A.

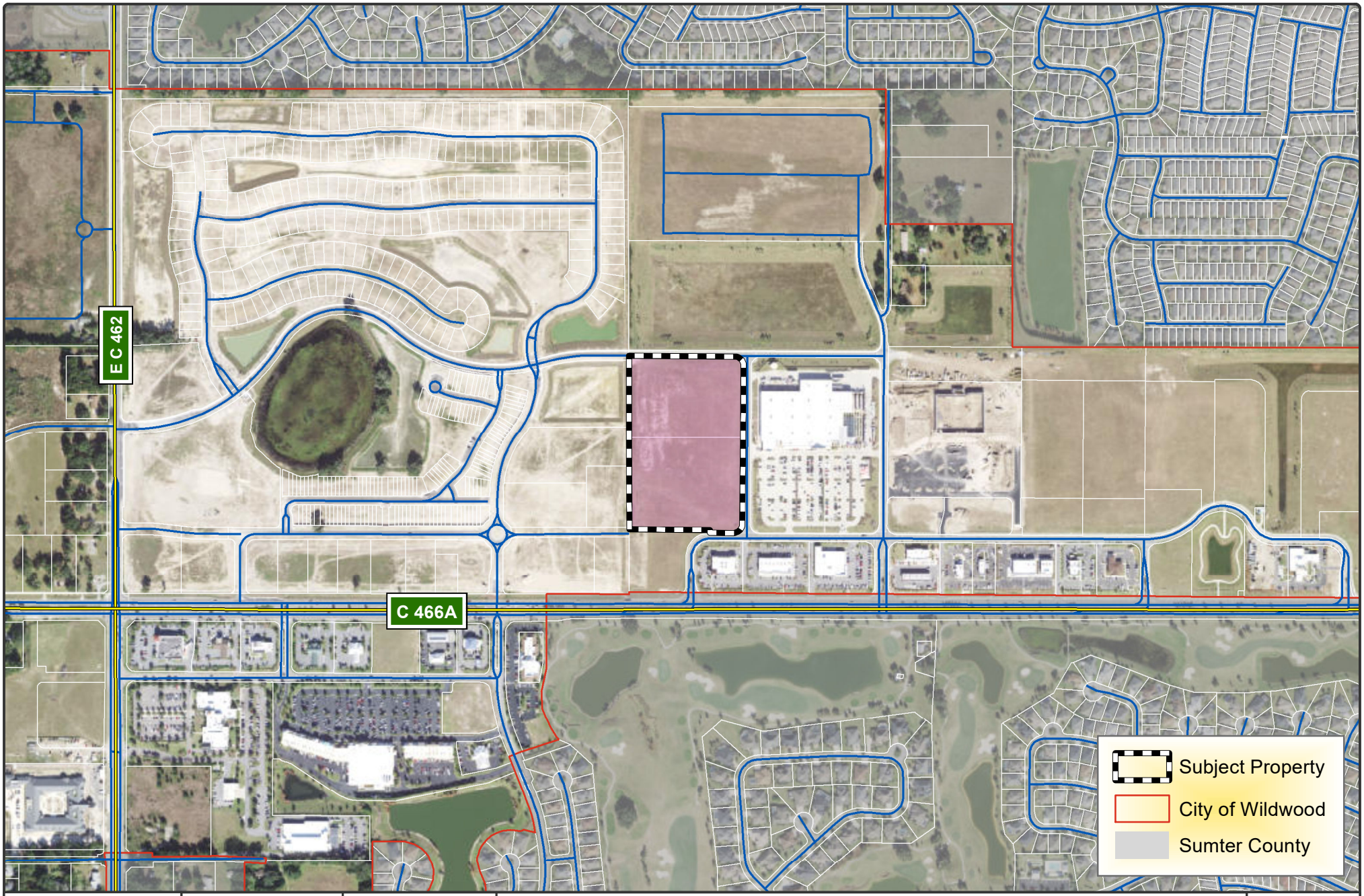
Owner/Applicant: Word Family, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles.

SP 2211-001 meets the criteria set forth within the Land Development Regulations and the Design District Standards.

Shaun Raja

DATED: 05/01/2023
Shaun Raja
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
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SP 2211-001

TRAILWINDS VILLAGE - TARGET

PARCELS G04LOF-001 & G04LOF-002

MAP 1B

LOCATION MAP

MAY 2023

CONSTRUCTION PLANS OF TRAILWINDS VILLAGE TARGET FOR BARCLAY GROUP

GENERAL DEVELOPMENT INFORMATION

1. PROJECT DESCRIPTION: ADDITION OF 136,000 SF COMMERCIAL RETAIL BUILDING AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

2. OWNER: WORD FAMILY, LLC
   ADDRESS: 1211 N WESTSHORE BLVD, SUITE 801, TAMPA FL 33607
   PHONE NUMBER: (813) 390-7584
   EMAIL: JHART@BARCLAYGROUP.COM

3. AUTHORIZED AGENT: LOGAN PETERS, P.E.
   ADDRESS: 3530 NW 43RD ST, GAINESVILLE, FL 32606
   PHONE NUMBER: (352) 375-8999
   EMAIL: LOGAN.PETERS@JBPRO.COM

4. LOCAL REVIEW AGENCY: CITY OF WILDWOOD

5. ENGINEER: JBROWN PROFESSIONAL GROUP, INC.; CONTACT: LOGAN PETERS, P.E. (352) 375-8999

6. PROJECT ADDRESS: UNASSIGNED LOCATION

7. TAX PARCELS: G04L0F-002, G04L0F-001

8. PARCEL SIZE: 12.21 ACRES

9. SECTION: 04

10. TOWNSHIP: 19

11. RANGE: 23

12. ZONING: VACANT COMMERCIAL

13. LAND USE: MIXED USE

14. DEVELOPMENT DATA FOR MODIFICATION AREA:
    A. EXISTING IMPERVIOUS AREA: 0 SF 0.00 AC
    B. PROPOSED INCREASE TO IMPERVIOUS AREA: 445,696 SF 10.23 AC
    B. TOTA IMPERVIOUS AREA: 445,696 SF 10.23 AC

15. STORMWATER:
    IN ACCORDANCE WITH CITY OF WILDWOOD AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS, THE STORMWATER MANAGEMENT SYSTEM IS CAPABLE OF PROVIDING THE REQUIRED WATER QUALITY TREATMENT AND CONTROLLING THE 100-YEAR 24-HOUR STORM EVENT.

16. UTILITIES:

POWER
SECO ENERGY - SUMTER COUNTY
330 S HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3801

WATER
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346

TELEPHONE/ CABLE
CENTURY LINK - OCALA
3202 SE BROADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 268-2295

SEWER
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346

GAS
TECO PEOPLES GAS - OCALA
702 N FRANKLIN ST
P.O. BOX 2562
TAMPA, FL 33601-2562
PHONE: (352) 622-0111 / (877) 832-6747

17. PARKING
    A. REQUIRED PARKING: 4.00 SPOTS/1,000 SF
    B. PROPOSED PARKING: 4.13 SPOTS/1,000 SF TOTAL = 565 SPOTS / 136,685 SF

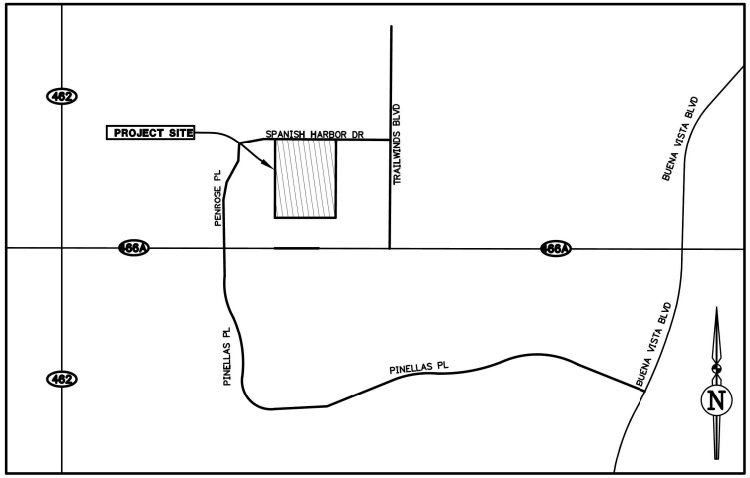
18. PROPOSED STORIES AND HEIGHT OF BUILDING:
    A. PROPOSED STORIES: 1 STORY
    B. PROPOSED HEIGHT: 36 FT

19. PROJECTED NUMBER OF EMPLOYEES: 120 - 140

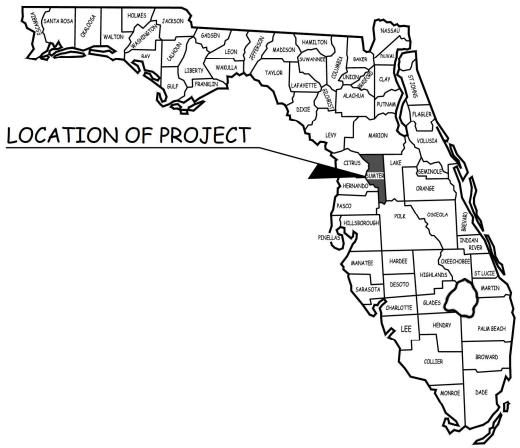
AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD		3/2/2023	UNDER REVIEW
S.W.F.W.M.D.			TO BE SUBMITTED
F.D.E.P.			TO BE SUBMITTED

LEGAL DESCRIPTION PER TITLE COMMITMENT

PARCELS OF-1 AND OF-2 OF TRAILWINDS VILLAGE REPLAT ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 44 THROUGH 44H OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. TOGETHER WITH NON-EXCLUSIVE PERPETUAL EASEMENT(S) OVER AND ACROSS THE COMMON AREAS PURSUANT TO SECTION 2.5; UTILITY EASEMENTS PURSUANT TO SECTION 2.7; ACCESS AREAS EASEMENTS PURSUANT TO SECTION 2.8; AND SIGN EASEMENTS PURSUANT TO SECTION 2.10, OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR TRAILWINDS VILLAGE RECORDED IN OFFICIAL RECORDS BOOK 3258, PAGE 326 AND THE AMENDMENTS THERETO RECORDED IN OFFICIAL RECORDS BOOK 3280, PAGE 558, OFFICIAL RECORDS BOOK 3297, PAGE 485, OFFICIAL RECORDS BOOK 3325, PAGE 242, OFFICIAL RECORDS BOOK 3325, PAGE 261, OFFICIAL RECORDS BOOK 3531, PAGE 162, OFFICIAL RECORDS BOOK 3646, PAGE 587 AND OFFICIAL RECORDS BOOK 3953, PAGE 102, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. CONTAINING 12.21 ACRES MORE OR LESS.



LOCATION MAP
1" = 1,280'



TRAILWINDS VILLAGE - TARGET	
SHEET INDEX	
SHEET NO.	TITLE
C0.0	COVER SHEET
C1.0	LEGEND, ABBREVIATIONS, & NOTES
C1.1	STORMWATER POLLUTION PREVENTION PLAN
C1.2	STAGING PLAN
C1.3	DEMOLITION, EROSION, AND SEDIMENTATION CONTROL PLAN
C1.4	EXISTING SOIL CONDITIONS PLAN
C2.0	MASTER SITE PLAN
C2.1	BUILDING WALK AROUND PLAN
C3.0	MASTER DRAINAGE PLAN
C3.1	PAVING GRADING & DRAINAGE PLAN - SOUTH
C3.2	PAVING GRADING & DRAINAGE PLAN - CENTRAL
C3.3	PAVING GRADING & DRAINAGE PLAN - NORTH
C4.0	MASTER UTILITY PLAN
C5.0	TRUCK ACCESS AND LOADING DOCK MANEUVER
C5.1	TRUCK ACCESS AND LOADING DOCK MANEUVER
C6.0	DETAILS AND NOTES
C6.1	DETAILS AND NOTES
C6.2	UTILITY DETAILS AND NOTES
C6.3	UTILITY DETAILS AND NOTES
C6.4	UTILITY DETAILS AND NOTES
C6.5	UTILITY DETAILS AND NOTES
C001-A141	ARCHITECTURAL PLANS
LS-1 - IR-5	LANDSCAPE AND IRRIGATION PLANS
V01 - V03	ALTA/NSPS LAND TITLE SURVEY

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

Christopher A Potts
DN: cn=Christopher A Potts, c=US, o=JBROWN PROFESSIONAL GROUP, INC., ou=Civil, email=chris.potts@jbpro.com
Date: 2023.03.22 14:09:45 -04'00'

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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CHRISTOPHER A. POTTS No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

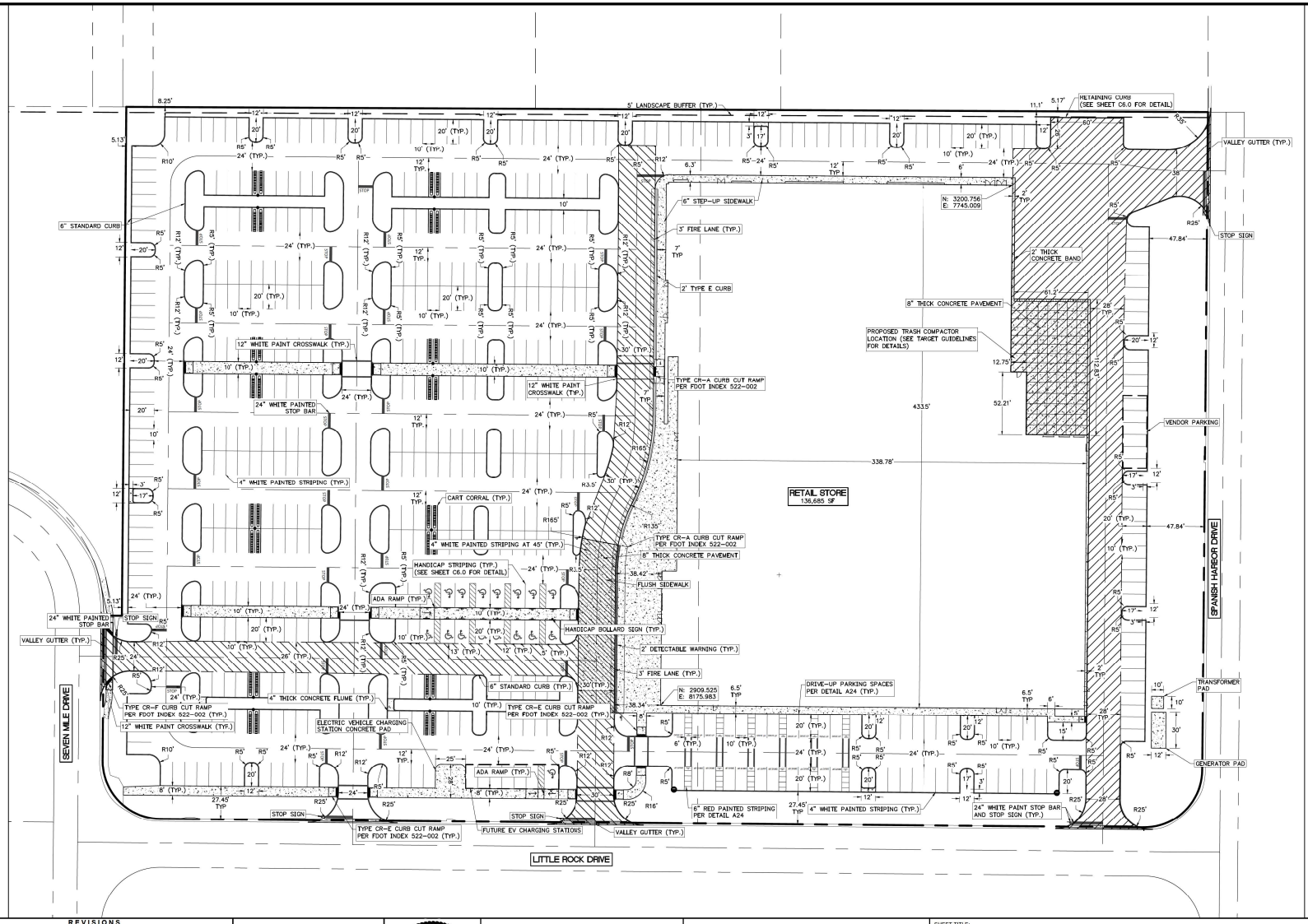
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET

CLIENT: BARCLAY GROUP
WILDWOOD, FLORIDA

PROJECT: TRAILWINDS VILLAGE - TARGET

DATE: MARCH 2023
PROJECT NO: 450-22-04
SHEET NO: C0.0



DIMENSION NOTES:

1. THE PROPOSED DESIGN IS PARALLEL AND PERPENDICULAR TO THE SPANISH HARBOR DRIVE ROW LINE ALONG THE NORTH SIDE PROPERTY LINE.
2. REFER TO PROJECT BOUNDARY AND TOPOGRAPHIC SURVEYS PREPARED BY JBPRO DATED 3/17/2022 FOR MORE DETAILED SURVEY INFORMATION OF THE SUBJECT PARCEL.
3. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND RECORD DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
4. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.

STRIPING NOTES:

1. PARKING LOT STRIPING SHALL BE TRAFFIC PAINT CONFORMING TO FDOT INDEX NO. 711-001.
2. ALL STRIPING SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 711-001.
3. ALL PARKING & STRIPING SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE & THE LATEST FDOT AND MUTCD STANDARDS. SEE DETAIL SHEET FOR HANDICAP STRIPING DETAIL.

CONCRETE JOINTING NOTES:

1. 6" THICK CONCRETE SHALL REQUIRE 10'X10' JOINT CONTROL.
2. SAW CUT DEPTH OF $\frac{1}{4}$" IS RECOMMENDED.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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CHRISTOPHER A. POTTS No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: MASTER SITE PLAN

DATE: MARCH 2023

PROJECT NO: 450-22-04

CLIENT: BARCLAY GROUP
WILDWOOD, FLORIDA

PROJECT: TRAILWINDS VILLAGE - TARGET

SHEET NO: C2.0

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2211-007 Livano Wildwood**

REQUESTED ACTION: **Staff recommends approval of the proposed site plan.**

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2211-007 Livano Wildwood

Parcel Number(s): D08F003 & D08F005

Acreage: 21.31 +/-

Property Location: The subject property is generally located along Bellwether Lane, approximately 0.29 miles east of CR 103.

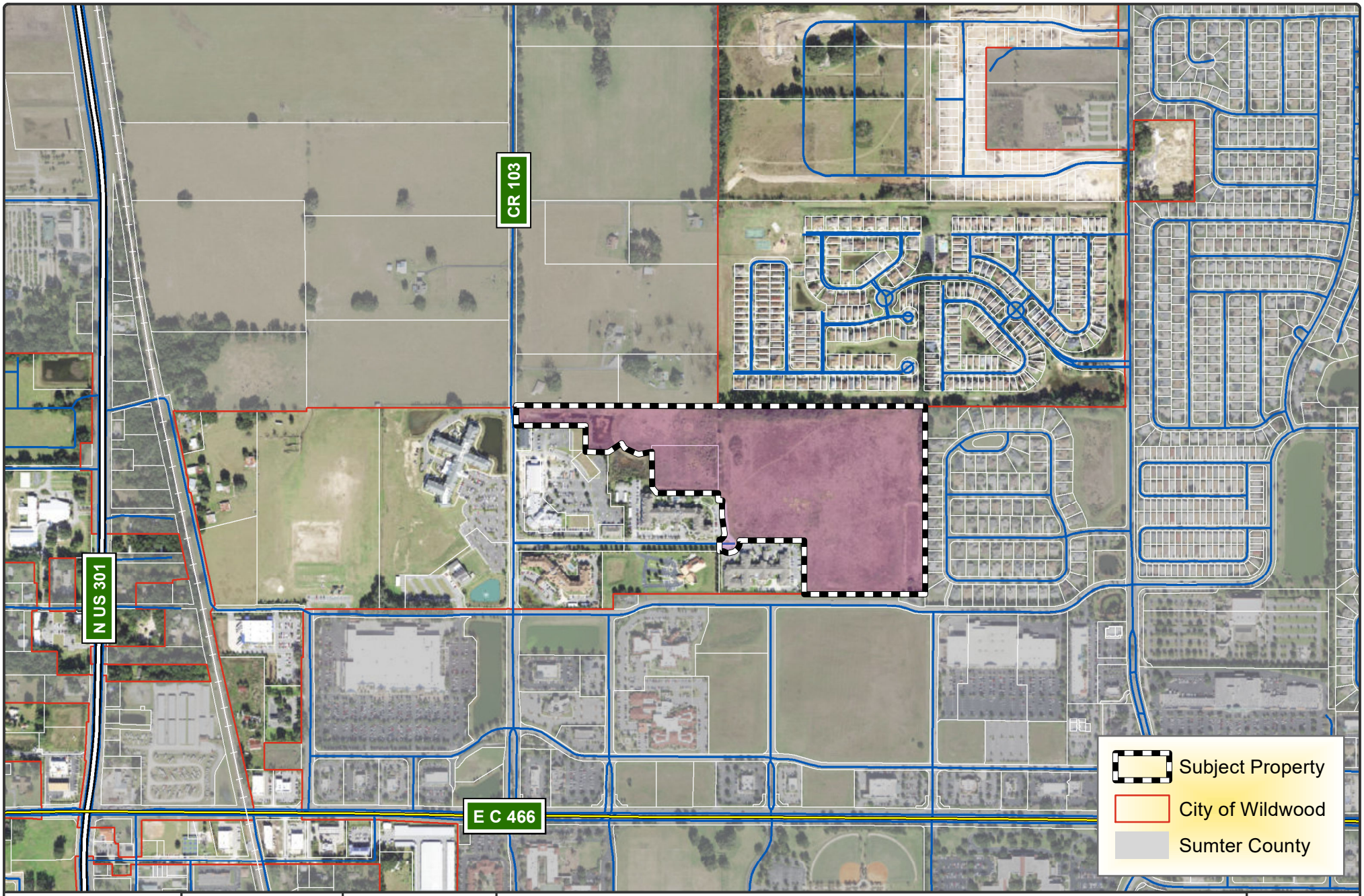
Owner/Applicant: Oxford Land LLC and Sumter Retirement Cottages LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles.

SP 2211-007 meets the criteria set forth within the Land Development Regulations and the Design District Standards.

Shaun Raja

DATED: 05/01/2023
Shaun Raja
Planner I, Development Services



WILDWOOD
EST. 1877
FLORIDA

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

N

Feet
0 410 820

SP 2211-007

LIVANO - WILDWOOD

PARCELS D08F003 & D08F005

MAP 1B

LOCATION MAP

MAY 2023

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
2. LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES & OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, & SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE & TESTED OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT & INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, & SCHEDULE INSPECTIONS ACCORDING TO CITY OF WILDWOOD AND SUMTER COUNTY REQUIREMENTS & CODES .
7. ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED & APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER & APPROPRIATE AGENCIES, & PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, & OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT & WILL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP & BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHERWISE INDICATED ON STRUCTURE PLANS.
14. ALL PRIVATE & PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR & VENDER.
15. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS. AN ON-SITE INSPECTION BY THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
16. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS & ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, & THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS & PERMITS HAVE BEEN SATISFIED.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS & BORINGS PRIOR TO BIDDING THE PROJECT & PRIOR TO COMMENCING CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
20. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS & METHODS FOR CONSTRUCTION SITE SAFETY.
21. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL MINIMUM DRAWING & SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER, & RECLAIMED WATER PROJECTS. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
22. TWO (2) WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD DEVELOPMENT SERVICES DEPARTMENT AND PRIOR TO ANY MATERIALS BEING DELIVERED ONSITE.

GENERAL SAFETY NOTES

1. DURING THE CONSTRUCTION &/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL & SAFETY OF THE TRAVELING PUBLIC & THE SAFETY OF HIS PERSONNEL.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL & SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE & UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, & REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, & BARRIERS NECESSARY TO PROTECT THE PUBLIC & WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. ALL TRAFFIC CONTROL MARKINGS & DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY & ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY & DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT &/OR ENFORCE SAFETY REGULATIONS.

CLEARING & EROSION CONTROL NOTES

1. ALL CONSTRUCTION DEBRIS & OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES & TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE & WILL BE RESPONSIBLE FOR THE DEMOLITION & REMOVAL OF ALL UNDERGROUND & ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER & REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
4. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SOD, STONE, ETC., WHICH SHALL BE MAINTAINED & MODIFIED AS REQUIRED DURING THE CONSTRUCTION PROCESS.
5. ALL EROSION & SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION & MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
6. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, & EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE A SOIL TRACKING PREVENTION DEVICE WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER & EXIT THE SITE. IF IN THE OPINION OF THE ENGINEER &/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER &/OR AUTHORITIES.
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
8. THERE IS TO BE NO DISCHARGE (i.e. PUMPING, SHEET FLOW, SWALE, DITCH ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. A SETTLING POND PLAN MUST BE SUBMITTED & APPROVED BY THE ENGINEER OF RECORD & LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.
9. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED ARE TO BE SEEDED & MULCHED TO FDOT STANDARDS & MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY & ENGINEER OF RECORD. ANY WASHOUTS, REGRADING, RESEEDING, SODDING, & OTHER EROSION WORK REQUIRED WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED BY THE OWNER, REGULATORY AGENCY, & ENGINEER OF RECORD.
10. ALL SODDING, SEEDING & MULCHING SHALL INCLUDE WATERING & FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED & ACCEPTED BY THE OWNER.

PAVING, GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE & APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL
5. ALL STORM DRAINAGE PIPE (DESIGNATED AS "SD" ON PLANS) SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C- 76), CORRUGATED HDPE (ADS TYPE N-12), OR APPROVED EQUAL.
6. PVC STORM PIPE, 12" & SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
7. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
8. ALL DRAINAGE STRUCTURE GRATES & COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR & CAPABLE OF WITHSTANDING H-20 LOADINGS.
9. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER WITH SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
11. ROOF DRAIN PIPES SHALL BE PVC(SCH 40), OR CORRUGATED HDPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.

PAVING GRADING & DRAINAGE TESTING & INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

CONSTRUCTION PLANS for

LIVANO WILDWOOD

A RESIDENTIAL DEVELOPMENT

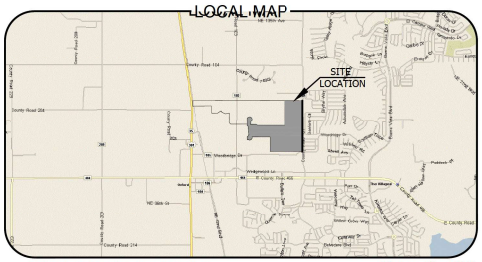
ADDRESS: UNASSIGNED LOCATION, OXFORD , FLORIDA
SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST
SUMTER COUNTY, FLORIDA
PID: D08F003, D08F005

A DEVELOPMENT BY

LIV DEVELOPMENT

1150 ASSEMBLY DRIVE, SUITE 350
TAMPA, FLORIDA 33607
205-271-1679

LOCAL MAP



SUMTER COUNTY, FLORIDA SCALE: 1"=1600'

REGIONAL MAP

SECTION 08, TOWNSHIP 18 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA SCALE: 1"=8000'

PROJECT CONTACTS

ENGINEER/OWNER'S AGENT:
MATTHEW J. MORRIS, P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6997 PROFESSIONAL PARKWAY EAST, SUITE B
SARASOTA, FLORIDA 34240
941-444-6644
WWW.MORRISENGINEERING.NET

SURVEYOR:
DAVID WILLIAMS, PSM
GEOPOINT SURVEYING, INC.
213 HOBBS STREET
TAMPA, FLORIDA 33619
(813)248-8888
WWW.GEOPOINTSURVEY.COM

OWNERS:
WILDWOOD VILLAGES RESIDENCES, LLC
2204 LAKESHORE DRIVE, SUITE #450
BIRMINGHAM, AL 35209
(813) 459-2447
TIM@LIVDEV.COM

APPLICANT INFORMATION:
LIV DEVELOPMENT, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JONATHAN@LIVDEV.COM

OPERATION AND MAINTENANCE ENTITY:
WILDWOOD VILLAGES RESIDENCES, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JONATHAN@LIVDEV.COM

UTILITIES

WATER:
CITY OF WILDWOOD UTILITIES
100 N. MAIN ST.
WILDWOOD, FL. 34785
(352) 330-1330

SEWER:
CITY OF WILDWOOD UTILITIES
100 N. MAIN ST.
WILDWOOD, FL. 34785
(352) 330-1330

ELECTRIC:
DUKE ENERGY
RICK MARINO
PROJECT ENGINEER
(352) 422-4828

SOLID WASTE:
WASTE MANAGEMENT
SCOTT SOUTHARD
COMMERCIAL ROUTE MANAGER
8708 NE 44TH DRIVE
WILDWOOD, FL. 34785
(352) 266-8391 (ssouthard@wm.com)

INDEX OF SHEETS

SHEET	TITLE
1	COVER
2	AERIAL SITE MAP
3	EXISTING CONDITIONS / BEST MANAGEMENT PRACTICES PLAN
4	TRUCK TURNING PLAN
5	MASTER SITE PLAN
6	MASTER UTILITY PLAN
7	MASTER DRAINAGE PLAN
8-10	SITE PLAN
11-13	PAVING, GRADING, & DRAINAGE PLAN
14	PLAN & PROFILE KEY
15-23	PLAN & PROFILES
24	LIFT STATION - PLAN & PROFILE - DETAILS
25	SANITARY SEWER SYSTEM & RE-USE WATER SYSTEM DETAILS
26	POTABLE WATER SYSTEM DETAILS
27-29	PAVING, GRADING, & DRAINAGE DETAILS

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1, OXFORD GREENS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 8, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 2:
LOT 5, OXFORD GREENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 29, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

CHARACTER AND INTENDED USE STATEMENT
THE PROPOSED PROJECT IS GOING TO BE DEVELOPED INTO AN APARTMENT COMPLEX.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL
THIS PROJECT IS OWNED BY AND WILL BE MAINTAINED BY LIV DEVELOPMENT, ITS SUCCESSORS AND/OR ASSIGNS.

I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS.

INFRASTRUCTURE OWNERSHIP

INFRASTRUCTURE	OWNER
STORMWATER	WILDWOOD VILLAGES RESIDENCES, LLC
POTABLE WATER MAIN	WILDWOOD VILLAGES RESIDENCES, LLC
SANITARY SEWER MAIN	WILDWOOD VILLAGES RESIDENCES, LLC
GATED ROADS	WILDWOOD VILLAGES RESIDENCES, LLC
LANDSCAPE BUFFERS	WILDWOOD VILLAGES RESIDENCES, LLC
OPEN SPACE	WILDWOOD VILLAGES RESIDENCES, LLC
POTABLE WATER SERVICES	WILDWOOD VILLAGES RESIDENCES, LLC
SANITARY SEWER SERVICES	WILDWOOD VILLAGES RESIDENCES, LLC
EMERGENCY ACCESS ROAD	WILDWOOD VILLAGES RESIDENCES, LLC

WILDWOOD VILLAGES RESIDENCES, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840

PREPARED BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

REQUIRED PERMITS

PERMIT	STATUS
SWFWMD ERP	
SUMTER COUNTY DRIVEWAY	
TREE REMOVAL	
FDEP POTABLE WATER	
FDEP SANITARY SEWER	
NPDES	

REVISIONS

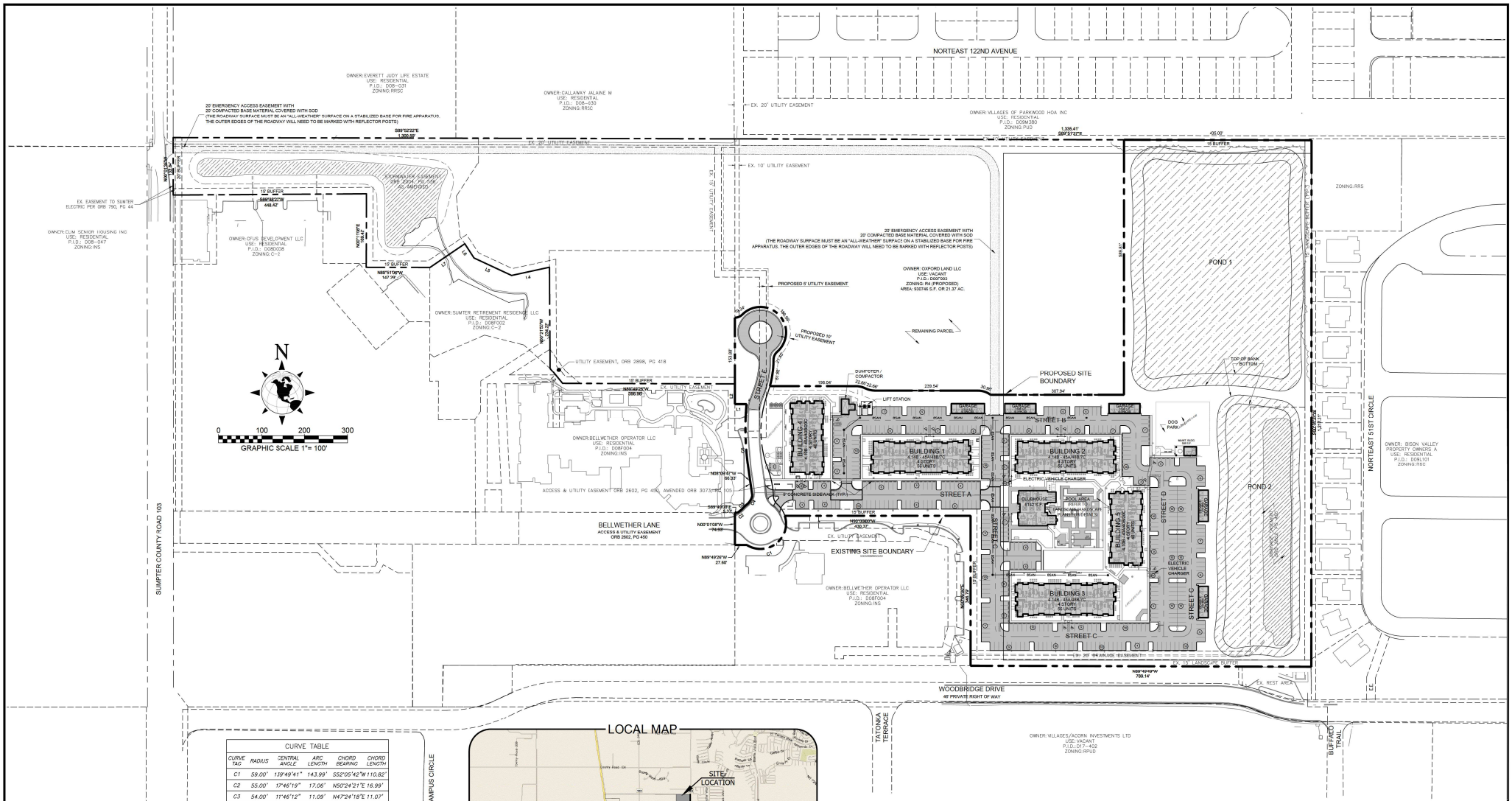
NO.	DATE	DESCRIPTION	BY
01	01-26-23	MISC. REVISIONS PER COMMENTS	SPM
02	02-22-23	MISC. REVISIONS PER COMMENTS	SPM

This item has been digitally signed and sealed by Matthew J. Morris, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MATTHEW J. MORRIS No. 68434 STATE OF FLORIDA PROFESSIONAL ENGINEER

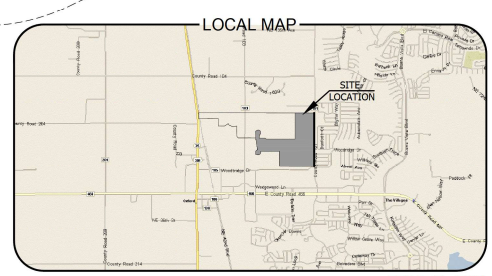
Matthew J Morris — Digitally signed by Matthew J Morris Date: 2023.04.25 00:11:23 -04'00'

MATTHEW J. MORRIS
FL LICENSE NO. 68434



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	59.00'	139°49'41"	143.99'	S52°05'42"W	110.82'
C2	55.00'	17°46'19"	17.06'	N50°24'21"E	16.99'
C3	54.00'	11°46'12"	11.09'	N47°24'18"E	11.07'
C4	35.00'	41°59'25"	25.65'	N32°17'41"E	25.08'
C5	631.00'	13°17'41"	146.42'	N01°30'57"W	146.09'

LOCAL MAP



SCALE: 1"=1600'

EXISTING SITE NOTES
1. ADDRESS: UNASSIGNED LOCATION, OXFORD , FLORIDA
2. P.I.D.: D08F003, D08F005
3. USE: VACANT COMM
4. ZONING: R4
5. TOTAL SITE AREA: 1,861,861 S.F. OR 42.74 AC.
6. FLOOD ZONE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12115C0063F FOR SUMTER COUNTY, COMMUNITY NO. 125144
7. THERE ARE NO EXISTING WELLS ON SITE

NOTES:
1. PROJECTED NUMBER OF EMPLOYEES: 4
2. DENSITY: ALLOWABLE - 12 UNITS/ACRE ; 256 UNITS
PROPOSED - 11.6 UNITS/ACRE; 248 UNITS
3. PROVIDE "CLICK2CENTER" EMERGENCY VEHICLE ACCESS FOR ELECTRONICALLY OPERATED GATES, AND KNOX PADLOCK FOR MANUALLY OPERATED GATES IN COMPLIANCE WITH FFPC 1:18.2.2.2

CHARACTER AND INTENDED USE (PROJECT SITE)
1. PROPOSED USE : MULTI-FAMILY RESIDENTIAL SUBDIVISION
2. AREA: 931115 S.F. OR 21.37 AC. +/-
3. BUILDING HEIGHT: 58' MAX.
4. ZONING: R4
5. CONSTRUCTION SCHEDULE: 2023 JANUARY - 2024 JANUARY
6. PARKING REQUIREMENTS:
1.5 SPACES PER DWELLING UNIT
(248 UNITS x1.5) =
372 SPACES
7. PARKING PROVIDED:
(459 SPACES + 15 H.C ACC. SPACES - 30 GARAGE SPACES)=
445 PARKING SPACES TOTAL
8. STORMWATER TREATMENT PROVIDED: 287776 S.F. OR 6.60 AC. (16.5%)
9. PROPOSED IMPERVIOUS / PERVIOUS AREAS
IMPERVIOUS: 311684 S.F. (34%)
PERVIOUS: 616797 S.F. (66%)
EXISTING IMPERVIOUS / PERVIOUS AREAS
IMPERVIOUS: 14397 S.F. (02%)
PERVIOUS: 914084 S.F. (98%)

NO.	DATE	REVISION DESCRIPTION	BY
02	02-24-23	MISC. REVISIONS PER COMMENTS	SPM
01	01-26-23	MISC. REVISIONS PER COMMENTS	SPM

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 08-22-2022
PROJECT BW
DRAWING SP
DRAWN SPM
CHECKED MJM

MASTER SITE PLAN
LIVANO WILDWOOD
CITY OF WILDWOOD , FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE 1"=100'
SEC.-TSP.-RNG. 08-18S-23E
SHEET 5 OF 29

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2212-010 Wildwood Landing Phase 2 Mass Grading**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

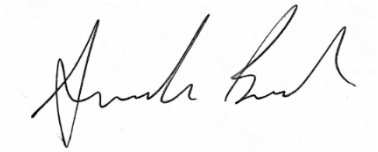
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2212-010 Wildwood Landing Phase 2 Mass Grading
PARCEL NUMBER	D33-045
ACREAGE	10.25 +/-
PROPERTY LOCATION	The property is generally located approximately 0.13 miles east of E C 462 and approximately 0.23 miles south of CR 132.
OWNER	Wildwood Landing II (FL) Owner IV LLC
APPLICANT	Andrew Eiland - Langan Engineering

The applicant is seeking approval from the Project Review Committee for the Mass Grading of Wildwood Landing Phase 2 and a portion of Phase 1 to allow mass grading and drainage.

SP 2212-010 Wildwood Landing Phase 2 Mass Grading meets the criteria set forth in the Land Development Regulations.



DATED: 05/01/2023
Amanda Bush
Planner, Development Services

WILDWOOD
EST. 1877
FLORIDA

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

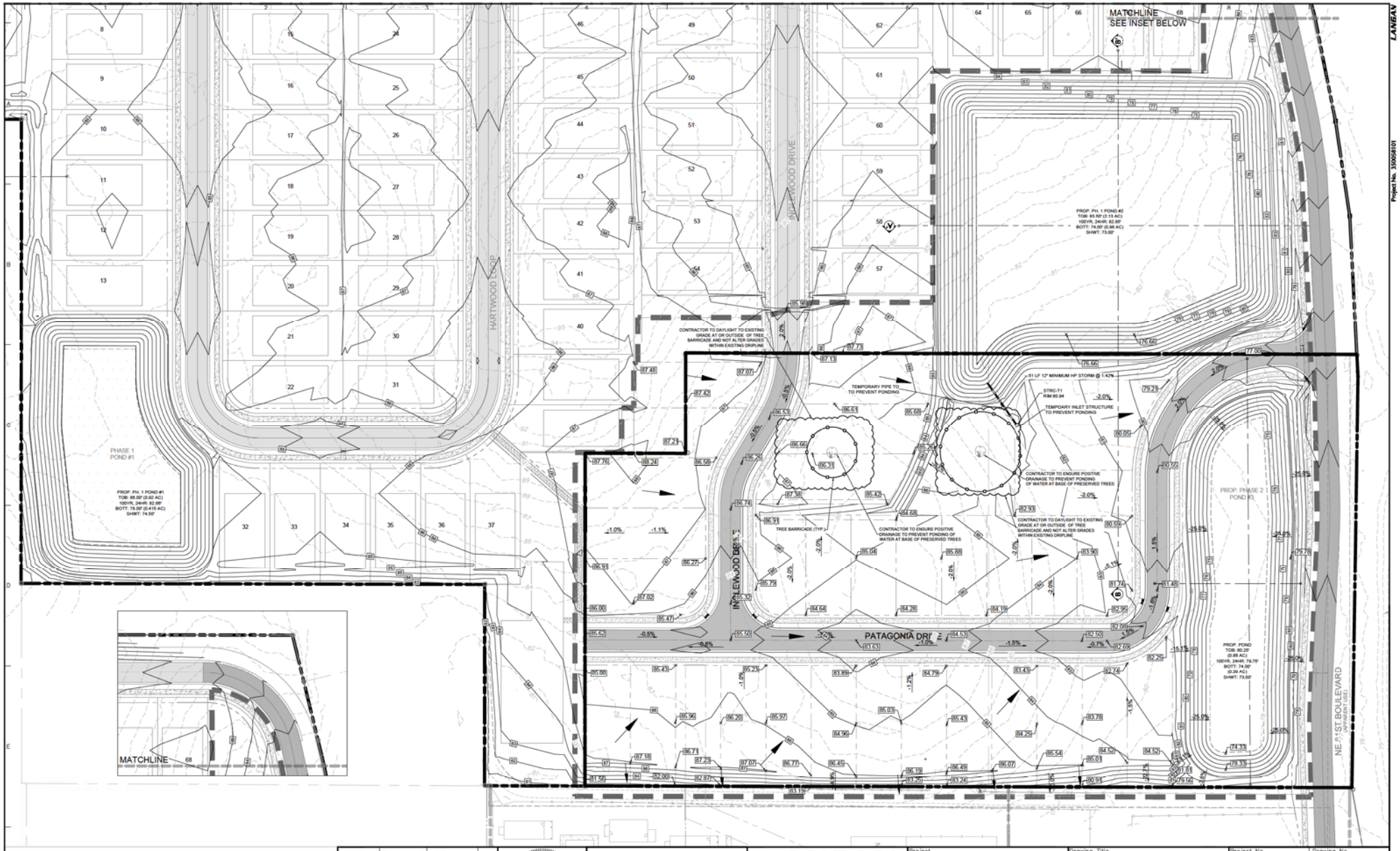
N
Feet
0 330 660

SP 2212-010

WILDWOOD LANDING PH 2 - MASS GRADING

PARCEL D33-045

MAP 1B
LOCATION MAP
FEBRUARY 2023



NOTES

1. THE "WILDWOOD LANDING PHASE 2" SITE PLAN SHOWN WILL BE SUBMITTED UNDER SEPARATE APPLICATION AND IS SHOWN ON THIS PLAN SHEET FOR ILLUSTRATION PURPOSES ONLY.
2. THIS PLAN SET IS ONLY FOR THE MASS GRADING OF "WILDWOOD LANDING PHASE 2."

40 0 10 25 40
SCALE: 1 INCH = 40 FEET

Date	Description	No.

REVISIONS

ANDREW D. ELAND LICENSE No. 69810 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Andrew D Eland, Jr. PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2023.04.20 16:04:51-04'00'

SIGNATURE DATE SIGNED
ANDREW D. ELAND, JR.
FLORIDA LIC. No. 69810

LANGAN
Langan Engineering and Environmental Services, Inc.
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB6172/LB6196

Project
WILDWOOD LANDING
PHASE 2
WILDWOOD LANDING II FL OWNER IV LLC.
SECTION 33, TOWNSHIP 18S, RANGE 23E
SUMTER COUNTY FLORIDA

Drawing Title
GRADING PLAN

Project No. 350058101
Date NOVEMBER 11, 2022
Drawn By JNE
Checked By ADE

Drawing No. C-07
Sheet 7 of 11

© 2021 Langan

Project No. 350058101

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2301-003 VPSD #46**

REQUESTED ACTION: **Staff recommends approval of the proposed site plan.**

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2301-003 VPSD #46

Parcel Number(s): G32-008 & G32-027

Acreage: 0.99 +/-

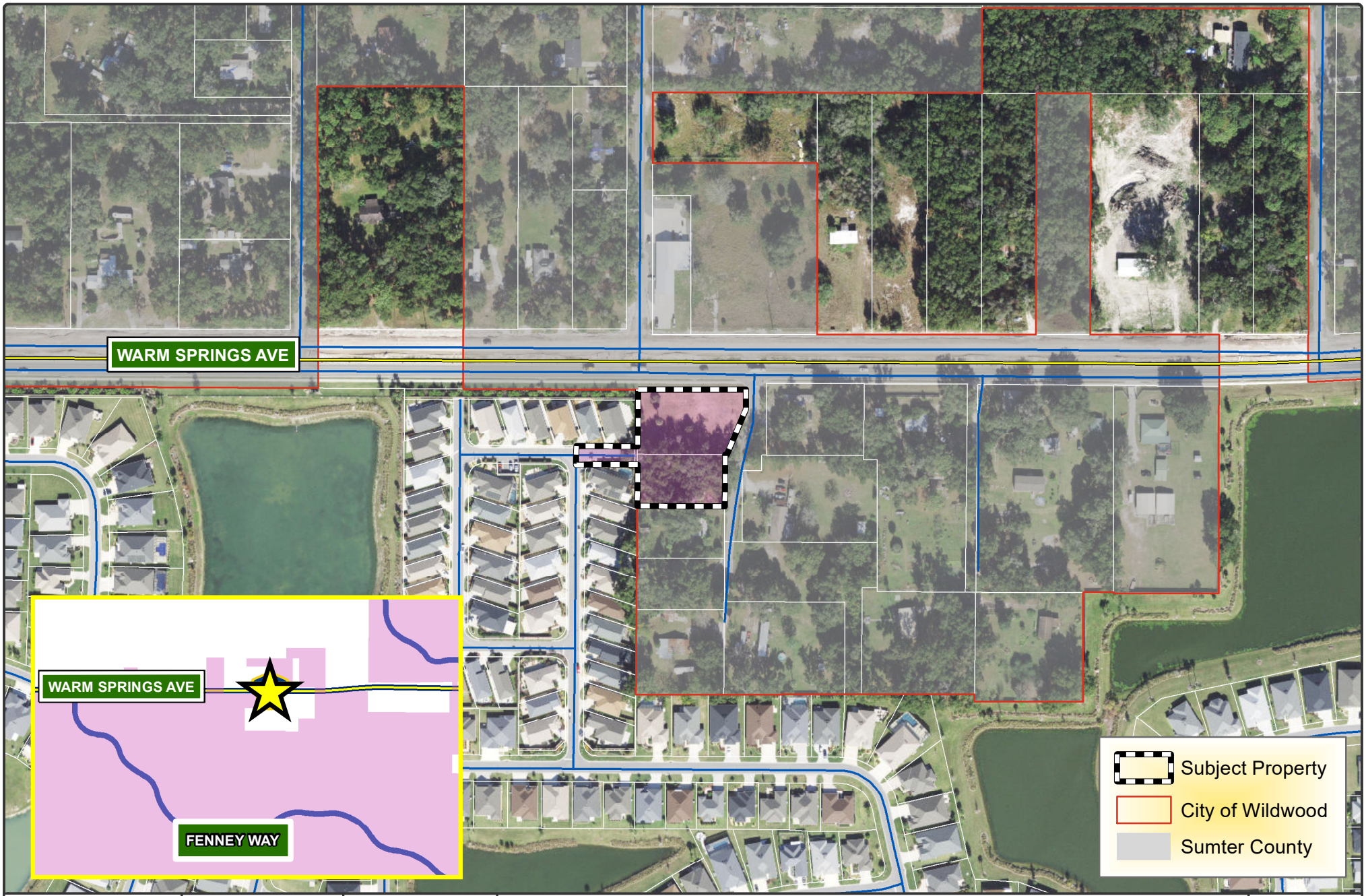
Property Location: The subject property is generally located along CR 509 and Warm Springs Ave, approximately 1 mile east of N US 301.

Owner/Applicant: Village Center Community Development District

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles.

SP 2301-003 meets the criteria set forth within the Land Development Regulations and the Design District Standards.

DATED: 05/01/2023
Shaun Raja
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

Feet 0 125 250

SP 2301-003

VPSD #46

PARCELS G32-008 & G32-027

MAP 1B

LOCATION MAP

MAY 2023

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD			IN REVIEW
SWFWMD	ERP# 43032972.107	01/10/2023	UNDER REVIEW
FDEP NPDES			
FDEP WATER			UNDER REVIEW
FDEP SEWER			UNDER REVIEW

1

The Villages®

Community Development Districts

Stephen M. campbell

Digitally signed by Stephen M. campbell
Date: 2023.02.24 09:24:16 -05'00'

DATE	REVISIONS	BY
2/22/2023 1	CITY OF WILDWOOD COMMENTS #1	DMD

MAJOR SITE PLAN FOR VILLAGES PUBLIC SAFTEY DEPT. (VPSD) STATION #46

LEGAL DESCRIPTION

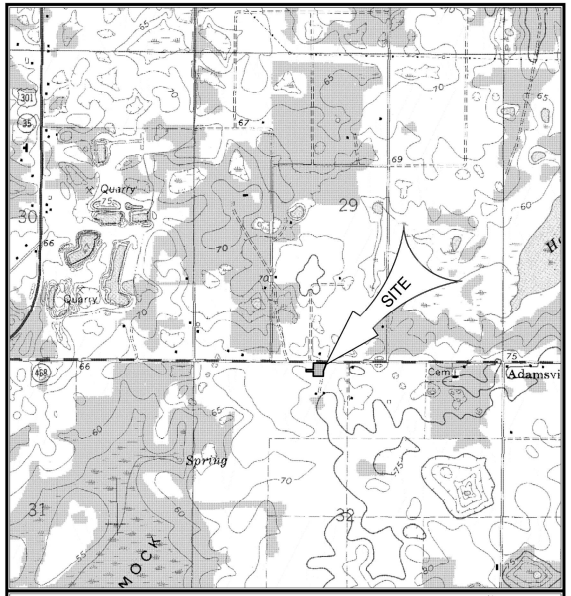
A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "D" OF VILLAGE OF FENNEY BOUGAINVILLEA VILLAS AS RECORDED IN PLAT BOOK 16, PAGES 11 & 11A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 89°42'01" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 468 / WARM SPRINGS AVENUE (A 113 FOOT WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 210.00 FEET TO A POINT ON THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°23'19" WEST, ALONG THE EAST BOUNDARY OF SAID LANDS, A DISTANCE OF 37.91 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN SOUTH 22°42'39" WEST, A DISTANCE OF 1C2.68 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3233, PAGE 314 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 00°23'21" WEST, ALONG THE EAST BOUNDARY OF SAID LANDS, A DISTANCE OF 99.86 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°36'39" WEST, ALONG THE SOUTH BOUNDARY OF SAID LANDS, A DISTANCE OF 171.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, RUN NORTH 00°23'21" EAST, ALONG THE EAST LINE OF AFOREMENTIONED VILLAGE OF FENNEY BOUGAINVILLEA VILLAS AS RECORDED IN PLAT BOOK 16, PAGES 11 & 11A, A DISTANCE OF 87.43 FEET TO THE SOUTHEAST CORNER OF TRACT "F" OF SAID VILLAGE OF FENNEY BOUGAINVILLEA VILLAS, THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°42'01" WEST, ALONG THE SOUTH LINE OF SAID TRACT "F", THE SOUTH RIGHT-OF-WAY LINE OF REDBUD LANE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 122.48 FEET; THENCE DEPARTING SAID WESTERLY EXTENSION, RUN NORTH 00°17'59" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID REDBUD LANE; THENCE RUN SOUTH 89°42'01" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF AFORESAID TRACT "F", A DISTANCE OF 122.53 FEET TO THE NORTHEAST CORNER OF SAID TRACT "F"; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°23'21" EAST, ALONG AFORESAID EAST LINE OF VILLAGE OF FENNEY BOUGAINVILLEA VILLAS, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.088 ACRES, MORE OR LESS.

NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



VICINITY MAP

SECTION 32; TOWNSHIP 19 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

Sheet List Table

01	COVER
02	MASTER DEVELOPMENT PLAN
03	DEMOLITION PLAN
04	SITE PLAN
05	GRADING PLAN
06	DRAINAGE PLAN
07	SANITARY SEWER PLAN
08	WATER AND IRRIGATION PLAN
09	SITE DETAILS
10	SITE DETAILS (2)
11	SITE DETAILS (3)
12	UTILITY DETAILS
13	EROSION CONTROL PLAN

1

NOTES:

1. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES, CONSTRUCTION & DEVELOPMENT MANUAL", DATED JULY 2022, PREPARED BY DZURO & ASSOCIATES, OR AS AMENDED BY THESE PLANS.
2. ALL UTILITY CONSTRUCTION SHALL BE TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND WILDWOOD UTILITY DEPENDENT DISTRICT - SOUTH SUMTER UTILITY (WWUD-SSU) REQUIREMENTS.
3. ALL WATER AND SANITARY SEWER UTILITIES WITHIN UTILITY EASEMENTS SHALL BE OWNED & MAINTAINED BY WWUD-SSU.
4. ALL IRRIGATION UTILITIES SHALL BE OWNED AND MAINTAINED BY WILDWOOD UTILITY DEPENDENT DISTRICT - FENNEY WATER CONSERVATION AUTHORITY (WWUD-FWCA).

WATER AND WASTE WATER UTILITIES
WILDWOOD UTILITY DEPENDENT DISTRICT
SOUTH SUMTER UTILITY (WWUD-SSU)
984 OLD MILL RUN
THE VILLAGES, FL 32162
(352) 751-3939

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4359 SE MARICAMP ROAD
OCALA, FL 34423
(352) 694-8560

1

IRRIGATION UTILITIES
WILDWOOD UTILITY DEPENDENT DISTIRCT
FENNEY WATER CONSERVATION AUTHORITY
(WWUD-FWCA)
984 OLD MILL RUN
THE VILLAGES, FL 32162
(352) 751-3939

SOLID WASTE COLLECTION
CITY OF WILDWOOD APPROVED FRANCHISE

CABLE TELEVISION/INTERNET
NEXT LINK COMMUNICATION, LLC.
c/o McDONOUGH DEVELOPMENT SERVICES
4450 N.E. 83RD ROAD
WILDWOOD, FL 34785
(352) 753-6219

LANDSCAPE ARCHITECT
MICHAEL PAPE AND ASSOCIATES, P.A.
2351 S.E. 17TH STREET
OCALA, FL 34471
SUZANNE STANCIL
(352) 351-3500

NATURAL GAS UTILITIES
TECO-PEOPLES GAS
316 SW 33RD AVENUE
OCALA, FL 34474
(352) 401-3419

OWNER/DEVELOPER
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT
984 OLD MILL RUN
THE VILLAGES, FL 32162
KENNETH BLOCKER, MANAGER
(352) 753-4022

ENGINEER
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
STEPHEN M. CAMPBELL, PE
FL. LIC. NO. 83530
(352) 748-3126

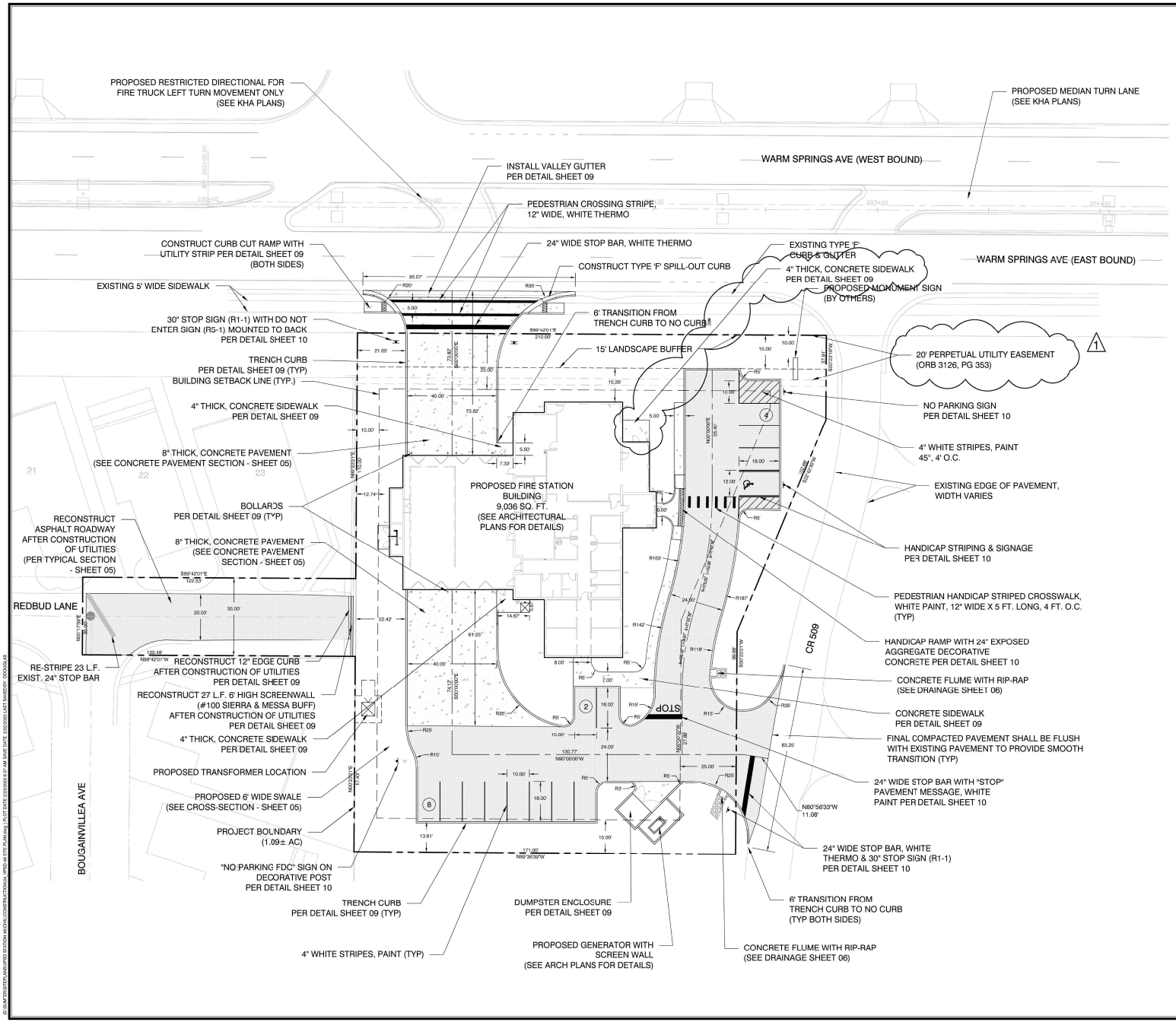
SURVEYOR
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
KAYE JAMESON, PSM
FL. REG. NO. 5912
(352) 748-3126

Stephen M. Campbell, State of Florida, Professional Engineer, License No. 83530. This item has been electronically signed and sealed by Stephen M. Campbell 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.

CFB CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352) 748-3126

VILLAGES PUBLIC SAFTEY DEPT. (VPSD) STATION #46

G:\SAFTEY\VPSD-VILLAGES PUBLIC SAFTEY DEPT. (VPSD) STATION #46\CIVIL\CONSTRUCTION\01 - VPSD-01 COVER.dwg | PLOT DATE: 02/22/2023 | LAST SAVED BY: DDOUGLAS



SITE DATA

1. PROJECT AREA = 1.088 AC. (47,385 SQ. FT.)
2. ZONING IN-INSTITUTIONAL
3. PROJECT ADDRESS: TO BE ASSIGNED
4. BUILDING TYPE:
   FIRE STATION - ONE STORY (35' HEIGHT, CONCRETE BLOCK) - 9,036 SQ. FT
5. BUILDING SETBACK: FRONT: 25 FT
   REAR: 15 FT
   SIDE: 10 FT
6. PARKING DATA:
   PER HISTORICAL DATA: EMPLOYEES PER PEAK SHIFT = 6. TWO PARKING SPACES PER EMPLOYEE FOR SHIFT OVERLAP = 12 SPACES REQUIRED.

   STANDARD PARKING SPACES (PROVIDED):
   10' x 18' SPACES = 13
   HANDICAP PARKING SPACES (PROVIDED):
   12' x 18' = 1
   TOTAL PARKING PROVIDED: 14 SPACES

   HANDICAP PARKING SPACES (REQUIRED): 1 SPACE
7. ENGINEER/SURVEYOR: CLYMER, FARNER, BARLEY, INC.
   4450 NE 83RD ROAD
   WILDWOOD, FL 34785
   (352) 748-3196
8. PERMITTING AGENCIES
   - CITY OF WILDWOOD - SWFWMD - FDEP
9. WATER AND SANITARY SEWER PROVIDED BY WWUD-SSU.
10. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
11. SOLID WASTE BY CITY OF WILDWOOD APPROVED FRANCHISE.
12. TELEPHONE SERVICE BY NEXT LINK.
13. IRRIGATION BY WWUD-FWCA.
14. GAS PROVIDED/SERVICED BY TECO-PEOPLE GAS.
15. LOCATED IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST WILDWOOD, SUMTER COUNTY, FLORIDA
16. MONUMENT SIGN SETBACKS PER CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS.
17. AREAS FOR TOTAL SITE: EXCLUDING REDBUD LANE ROAD SECTION (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDING	= 9,036 SQ. FT. (0.21 AC.) 21.0%
PROPOSED CONCRETE	= 6,280 SQ. FT. (0.14 AC.) 14.6%
PROPOSED ASPHALT	= 10,510 SQ. FT. (0.24 AC.) 24.4%
TOTAL IMPERVIOUS AREA	= 25,826 SQ. FT. (0.59 AC.) 59.8%
OPEN AREA	= 17,272 SQ. FT. (0.40 AC.) 40.1%
PROJECT AREA	= 43,098 SQ. FT. (0.99 AC.) 100%

18. TYPE OF CONSTRUCTION AND MINIMUM FIRE FLOW REQUIREMENTS FOR THE BUILDING: 9,036 S.F. BUILDING IS TYPE V-B, UNPROTECTED- TYPE V(000) - 2,500 GPM / 2 HOURS.
19. PER FEMA MAP 12119C0214D AND 12119C0141D DATED 09-27-2013, NO PORTION OF THE SITE LIES WITHIN AN ALL-COOPLAIN.
20. PROJECT NUMBER OF EMPLOYEES: 6

NOTES:

1. BEFORE DIGGING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND/OR OFF SITE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
3. ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
4. ALL DIMENSIONS SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL TRAFFIC FLOW ARROWS, STOP BARS, AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT.
7. ALL HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE WITH A MAXIMUM RUN SLOPE OF 5% NOT TO EXCEED 12:1 WITHOUT THE ADDITION OF A HANDICAP HANDRAIL SYSTEM ALONG THE WALKING PATH IN AREA OF MAX. SLOPE (GREATER THAN 5% BUT LESS THAN 12:1). IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00% CROSS SLOPE) FOR CERTIFICATE OF OCCUPANCY, IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
8. VERTICAL DATUM IS BASED ON NAVD 1988 AND REFERENCED TO "S 603".

DATE	REVISIONS	BY
06/05/2023	1 CITY OF WILDWOOD COMMENTS #1	DMD

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352)748-3196

The Villages Community Development Districts

VILLAGES PUBLIC SAFETY DEPARTMENT
VPSD STATION #46

SITE PLAN

SAVE DATE	2/22/2023
DRAWN BY	RSH
CHECKED BY	SMC
PROJECT #	E22010.0000
FILE NAME	04_VPSD-46 SITE PLAN

Stephen M. Campbell, State of Florida, Professional Engineer, License No. 83530. This item has been electronically signed and sealed by Stephen M. Campbell 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.

SHEET NUMBER 04

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2302-001 Twisted Oaks Improvement Plan Modification**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

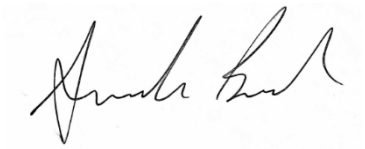
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

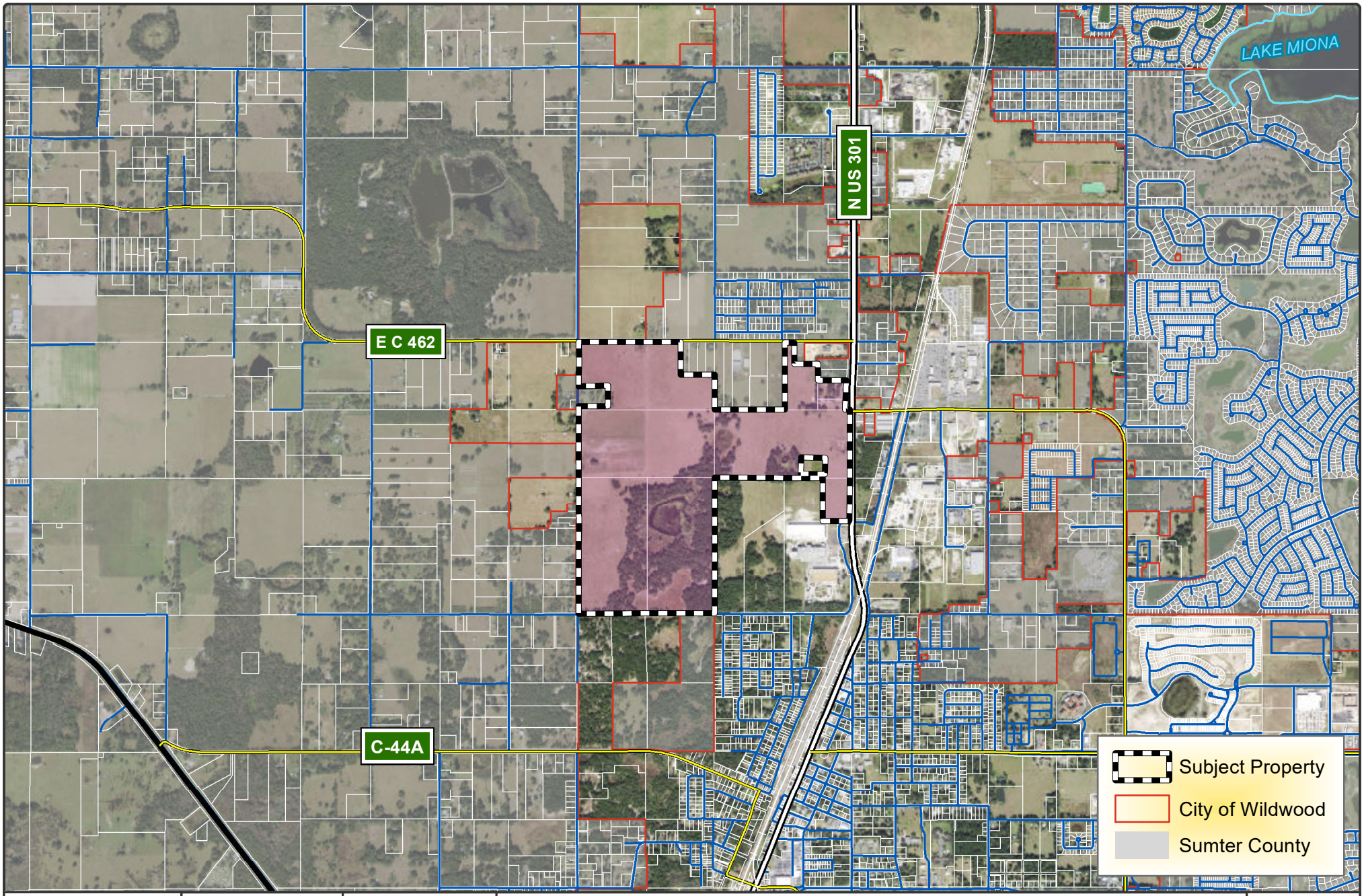
CASE NUMBER	PLAT 2302-001 Twisted Oaks Improvement Plan Modification
PARCELNUMBERS	D31-002, D31-003, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, & D31-039
ACREAGE	387.29 +/-
PROPERTY LOCATION	The subject property is generally located east along CR 209, with portions north along W Clarke St, south along E C 462, & west along N US 301.
OWNER/APPLICANT	KL Twisted Oaks, LLC

The applicant is seeking approval from the Project Review Committee for a modification, revising the approved Twisted Oaks Improvement Plan to change 3 wet ponds to dry ponds and to include 4 lift stations instead of 2.

PLAT 2302-001 meets the criteria set forth in the Twisted Oaks Planned Development and Land Development Regulations.



DATED: 05/02/2023
Amanda Bush
Planner, Development Services



EST. 1877
WILDWOOD
FLORIDA

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

N
Feet
0 1,200 2,400

PLAT 2302-001
TWISTED OAKS IMPROVEMENT PLAN - MODIFICATION

PARCELS D31-002, D31-003, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030 & D31-039

MAP 1B
LOCATION MAP
MAY 2023

LAND USE AREAS: TWISTED OAKS TOTAL DEVELOPMENT

LAND USE	AREA (AC.)	% OF TOTAL
SFD LOTS	110.17	28%
TOWNHOME PARCEL[1]	22.65	6%
MULTI-FAMILY PARCEL[2]	13.58	4%
COMMERCIAL PARCELS[3]	17.77	5%
AMENITY PARCEL	4.34	1%
ROW	36.09	9%
ROW DEDICATION[3]	9.18	2%
LIFT STATION EASEMENTS	0.17	0.04%
LAKES - WET PONDS	11.90	3%
LAKES - DRY PONDS	39.15	10%
WETLANDS - EXISTING	34.09	9%
WETLANDS - IMPACTS	2.78	0.7%
WETLANDS - REMAINING	31.30	8%
WETLAND BUFFERS	6.05	2%
OTHER OPEN SPACE[4]	85.35	22%
TOTAL	387.29	100%

1. AREA DOES NOT INCLUDE LAKES OR LIFT STATION ESMT 2. AREA DOES NOT INCLUDE LAKES
3. AREA INCLUDES 0.42ac OF WETLANDS & WETLAND BUFFER AS ROW DEDICATION (NOT AN IMPACT WITH THIS PROJECT) 4. AREA INCLUDES LANDSCAPE BUFFER & UTILITY ESMT

LAND USE AREAS: SINGLE FAMILY DETACHED DEVELOPMENT ONLY

LAND USE	AREA (AC.)	% OF TOTAL
SFD LOTS	110.17	36%
AMENITY PARCEL	4.34	1%
ROW	30.53	10%
ROW DEDICATION[3]	5.13	2%
LIFT STATION EASEMENTS	0.12	0.04%
LAKES - WET PONDS	9.80	3%
LAKES - DRY PONDS	33.68	11%
WETLANDS - EXISTING	32.44	10%
WETLANDS - IMPACTS	2.73	0.9%
WETLANDS - REMAINING	29.71	10%
WETLAND BUFFERS	5.42	2%
OTHER OPEN SPACE[4]	81.55	26%
TOTAL	310.03	100%

3. AREA INCLUDES 0.42ac OF WETLANDS & WETLAND BUFFER AS ROW DEDICATION (NOT AN IMPACT WITH THIS PROJECT) 4. AREA INCLUDES LANDSCAPE BUFFER & UTILITY ESMT.

RESIDENTIAL DWELLING UNITS - SINGLE FAMILY DETACHED

TYPE	TOTAL UNITS
SFD LOTS - 40'x120'	293
SFD LOTS - 40'x130'	9
SFD LOTS - 50'x120'	301
SFD LOTS - 50'x130'	39
SFD LOTS - 60'x120'	56
SFD LOTS - 60'x130'	36
TOTAL UNITS	734

OPEN SPACE: SINGLE FAMILY DETACHED DEVELOPMENT ONLY

LAND USE	AREA (AC.)	% OF TOTAL SFD	% OF OPEN SPACE
LAKES	43.49	14%	27%
WETLANDS	29.71	10%	19%
WETLAND BUFFERS	5.42	2%	3%
PARKS	0.00	0%	0%
OTHER OPEN SPACE	81.55	26%	51%
TOTAL	160.17	52%	100%

WETLAND AREAS: TOTAL DEVELOPMENT

LAND USE	AREA (AC.)
WETLANDS - EXISTING	34.09
WETLANDS - IMPACTS	2.78
WETLANDS - REMAINING	31.30
BUFFERS	6.05
BUFFERS - IMPACTS PERMANENT	0.00
BUFFERS - IMPACTS TEMPORARY	0.08

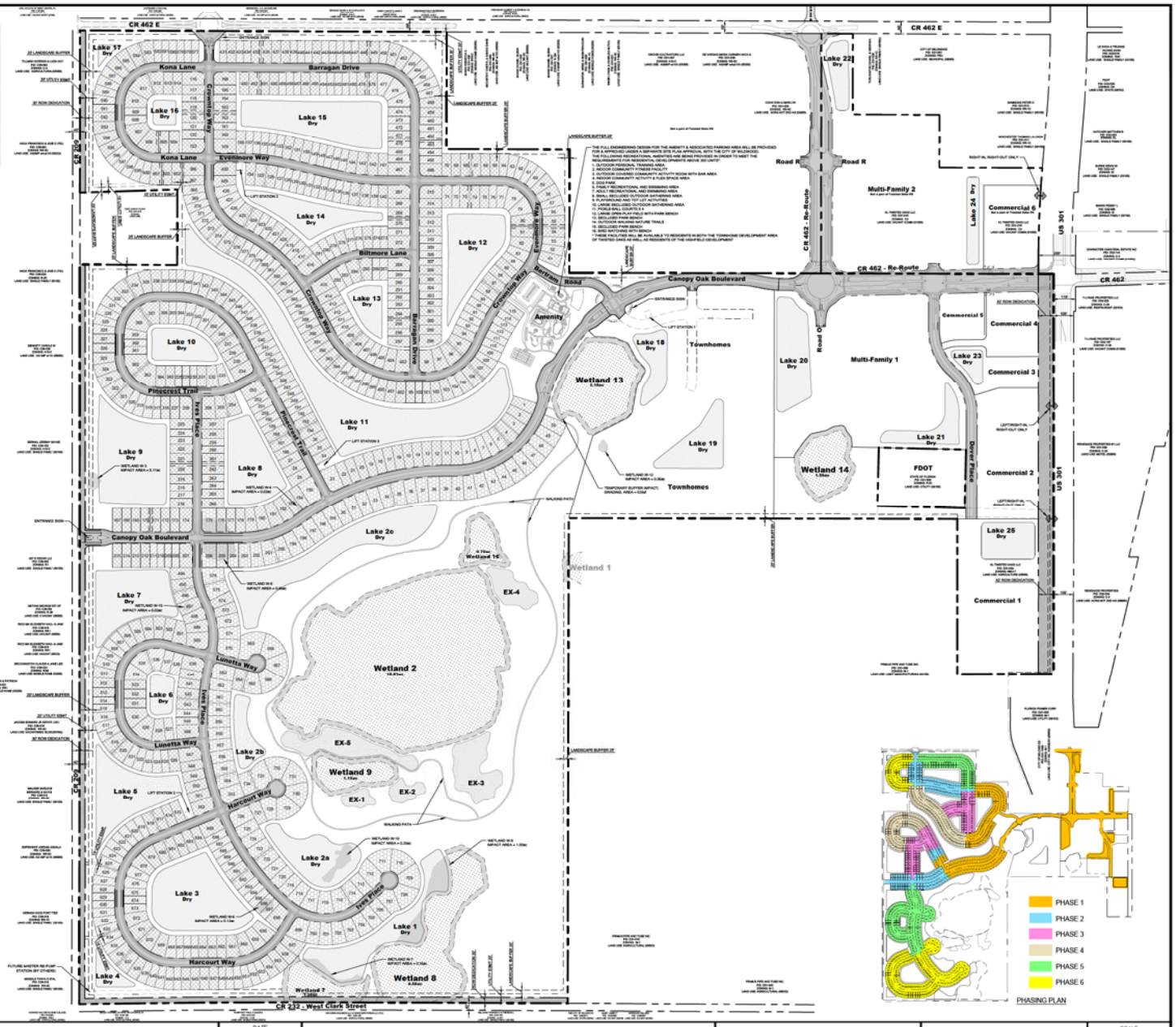
DENSITY: SINGLE FAMILY DETACHED DEVELOPMENT ONLY

RESIDENTIAL UNITS	734
GROSS AREA (AC.)	310.03
NET AREA (AC.)	274.90
GROSS DEN. (UNIT/AC.)	2.37
NET DENSITY (UNIT/AC.)	2.67

NET AREA IS GROSS AREA LESS WETLANDS, WETLAND BUFFERS, & UPLAND PRESERVES IF ANY

SITE DATA

1. SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D31-002, D31-003, D31-006, D31-007, D31-008, D31-016 D31-029, D31-30, & D31-039
2. PROPERTY ADDRESS: 8616 N US 301, WILDWOOD, FLORIDA 34785, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
3. BEARING STRUCTURE IS (S.00°05'45"W), BASED ON FLORIDA STATE PLANE WEST GRID ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
4. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
5. EXISTING ZONING: NMU-7 (PD)
6. EXISTING LAND USE: ONMU
7. THE PROPERTY LIES IN THE FLOOD ZONE "A" & "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 12119C0066D (FIRM INDEX DATED 09/27/13), SUBJECT TO VERIFICATION.
8. DEVELOPMENT AREA: 387.29 acs
9. PROPOSED LAND USE: MIXED USE DEVELOPMENT
10. MAXIMUM BUILDING HEIGHT: 35'
11. CDD WILL OWN AND MAINTAIN ALL ROADWAYS EXCEPT THE SEGMENTS OF 462 FROM 301 TO THE ROUNDABOUT AND FROM THE ROUNDABOUT UP TO 462. THESE TWO SEGMENTS & THE ROUNDABOUT ITSELF WILL BE OWNED BY SUMTER COUNTY.
12. CONSTRUCTION SCHEDULE: 2022 TO 2025.
13. ALL RESIDENTIAL UNITS SHALL HAVE CURB SIDE GARBAGE & RECYCLING PICK-UP. PROJECT WILL BE SERVED BY CONTRACTED CITY OF WILDWOOD FRANCHISEE.
14. SUBDIVISION "POTABLE WATER" AND "SANITARY SEWER" SHALL BE CONSTRUCTED TO CITY OF WILDWOOD UTILITY STANDARDS AND OWNED AND MAINTAINED BY CITY OF WILDWOOD (WITHIN UTILITY EASEMENT ONLY).
15. STREET LIGHTS SHALL BE INSTALLED BY SECO.
16. ANY GATES OR EMERGENCY ACCESS POINTS WITHIN THE PROJECT SHALL BE ACCESSIBLE TO EMERGENCY PROVIDERS AND COUNTY PERSONNEL BY "CLICKACENTER" EMERGENCY VEHICLE ACCESS SYSTEM IN ACCORDANCE WITH CITY OF WILDWOOD ORDINANCE 09-72. A "FAUX GATE" WILL BE LOCATED AT THE CR 209 AND OAKS BOULEVARD ENTRANCE. PRIOR TO FINAL SITE PLAN APPROVAL, THE APPLICANT SHALL RECEIVE WRITTEN APPROVAL FROM SUMTER COUNTY FIRE AND EMS FIRE MARSHAL OF THE PROPOSED SYSTEM. ALL GATES SHALL BE RAISED IN A STORM EMERGENCY TO EXPEDITE AN EVACUATION. ORD 09-72.
17. EXISTING WELLS ARE NOT KNOWN TO BE ON SITE. HOWEVER, IF ANY EXISTING WELLS ARE FOUND THEY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C).
18. COMMERCIAL TRACTS WILL BE THE SUBJECT OF FUTURE IMPROVEMENT PLAN SUBMITTALS AND WILL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PD ZONING ORDINANCE FOR THE PROJECT.
19. OPEN SPACE: PROVIDED: 160.47 AC (39% OF TOTAL), REQUIRED: 96.82 AC (25% OF TOTAL)
20. UTIL = UTILITY, ESMT = EASEMENT, PR = PRIVATE, PU = PUBLIC, RB = ROADWAY BUFFER, LSB = LANDSCAPE BUFFER, WLB = WETLAND BUFFER, STM = STORM, WM = WATER MAIN, FH = FIRE HYDRANT, RM = RE-USE MAIN, FM = FORCE MAIN



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0 250 500 750

GRAPHIC SCALE 1"= 250'

NO.	DATE	REVISION DESCRIPTION	BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 04/01/2022
PROJECT TO SFD-462
DRAWING –
DRAWN IS
CHECKED MJM

MASTER SITE PLAN
TWISTED OAKS
CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE 1"=250'
SLC-1WP-RNG –
SHEET 4 OF 70

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PD 2212-001 Thomas Group Planned Development**

REQUESTED ACTION: Staff recommends approval of Ordinance O2023-19, contingent upon the resolution of all outstanding comments.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	PD 2212-001 Thomas Group Planned Development
Ordinance #	O2023-19
Applicant	CHW, Ryan Thompson
Owner	Thomas Group Investments #1, LLC
Property Location	Generally located west at the intersection of Marsh Bend Trail and Myrtle Dr
Parcel Number(s)	G33-154
Date	5/3/2023

The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1, LLC seeks approval and a favorable recommendation from the Project Review Committee for a Planned Development (PD) amendment for the development of a multistory indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet, and a floor area ratio of 0.5. Encompassing a parcel of approximately 4.86 acres MOL. The only permitted use stated is for a multistory indoor storage facility, consistent with C-2 zoning, while maintaining a minimum of twenty (20) percent open space. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels.

Per City of Wildwood Land Development Regulations Sec. 8.6. (E), the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;
The proposed amendment is consistent with the comprehensive plan. The proposed Thomas Group development is seeking a Future Land Use (FLU) designation of commercial for a multi-story indoor storage facility. This use would conform with the 2050 Comprehensive Plan policy 1.2.7(a) and (b). The proposed development would contribute to a mix of land uses in the area, while also promoting compact design principles with its compact and vertical design.

(2) That the proposed change will not adversely affect public facilities such as

schools, utilities, streets, etc;
The proposed change is not expected to adversely affect public facilities. A full traffic analysis has been conducted as Wildwood Mini-Storage for maximum density and was accepted by Sumter County. The study's conclusion found that the added trips do not cause deficiencies to Marsh Bend Trail and thus no transportation improvements were recommended.

The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. Separately this is a commercial development, and Wildwood School's capacity would not be affected by the proposed development.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;
Changing conditions make the proposed amendment necessary. The applicant is proposing a one hundred five thousand eight hundred and fifty (105,850) square foot indoor storage facility to meet the needs of residents and those in the surrounding area. This would provide off-site storage for the rapidly growing residential developments in the vicinity.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and
TIA was accepted by Sumter County on 11/22/2022.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.
The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdiction.

Staff recommends approval of Ordinance O2023-19, contingent upon the resolution of all outstanding comments.

Shaun Raja

Shaun Raja,
Planner, Development Services Department

ORDINANCE NO. O2022-19

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS*,* the first Thomas Group Planned Development Agreement was filed with the City of Wildwood on or about December 5, 2022;

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by CHW on behalf of Thomas Group Investments #1, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of ____ 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2023 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Thomas Group Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 5, 2022 by the Developer.

B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.

C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

D. That the Developer intends to develop a Project consisting of 4.86 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "**Exhibit A**" attached hereto.

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).

F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Developer has applied for a Planned Development of the lands described in "**Exhibit A**".

B. That the zoning districts of the subject land described in "**Exhibit A**" is classified as "C-2" on the City of Wildwood Zoning Map.

C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission ("Effective Date").

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated December 5, 2022 and revised on _____, 2023 is incorporated into this Ordinance as "**Exhibit B**" ("Conceptual Development Plan") attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1. The conceptual development plan illustrates the general location of the following land uses:

a. Multistory Indoor Storage Facility
b. Stormwater Management Facility (SMF)
c. Transportation systems and parking facilities
d. Existing potable water and sanitary sewer locations

2. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, and conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in a single phase in accordance with the Conceptual Development Plan and this Section.

1) TYPE OF DEVELOPMENT. The Project is intended to consist of a commercial multistory indoor storage facility.

The following shall apply to the Project:

1. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Total (Acres)	Percentage of Total Site
Development Area	3.89	80%
Open Space	0.97	20%
Total	4.86	**100%**

2. Maximum Development Potential. Commercial development shall not exceed the following as permitted within the C-2 zoning district:

Multistory Indoor Storage Facility	
No. of square feet, max.:	105,850
Floor Area Ratio, max.:	±0.5
Lot area and lot width, min.:	None

3. Signage. All signage identifying the project shall comply with the City of Wildwood Land Development Regulations and Design District Standards

D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development

Regulations, whichever Chapter is applicable.

1. Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. Said agreement(s) shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

F. Permitted Uses. The only permitted use is a Multistory Indoor Storage Facility, consistent with the C-2 zoning district.

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-2 zoning district on land designated as such.

Building setbacks for external property lines shall be as follows:

Commercial		
Front, min.	East (CR 501)	25'
Rear, min.	West	15'
Side, min.	North and South	15'

H. Design District Standards. Due to the Project's location within the Neighborhood Design District, the Project will meet applicable City of Wildwood's Design District Standards, unless otherwise noted in this Ordinance.

I. Recreation and Open Space. The Project shall maintain a minimum of 20% (0.97 acres) open space.

1. Buffers. The Project shall establish and maintain the following buffers:

Direction	**Width (Ft)**
North	20'
East	20'
South	20'
West	20'

Buffers shall contain landscape material in accordance with the Design District Standards. Regulated trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).

2. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations. An ecological site assessment was conducted in November 2020 by Bio-Tech Consulting, Inc. No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Reuse water is not currently available to the Project.

2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.

3. Stormwater. The Project may utilize both above-ground and underground Stormwater Management Facilities (SMF) for the permitted use, increasing efficiency of the system and reducing the land area necessary to serve the use. The SMF shall be designed to City LDR Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.

4. Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement serving lands other than the Project shall be underground.

5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.

6. Easements. The easement agreement granting access from Marsh Bend Trail through Sumter County tax parcel G33-025 has been recorded (B: 4389 P: 698).

The easement agreement to retain access internal to the site shall be recorded following the Site Plan approval.

7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on November 5, 2022 by CHW and attached hereto as Exhibit C, no improvements to the project driveways or adjacent roadways are warranted.

8. Transportation Concurrency: The responsibility to fund the improvements listed in Section L of this ordinance will be the responsibility of the Applicant/Developer. These improvements were identified in the Traffic Impact Analysis approved by Sumter County Public Works and are attached as Exhibit C.

9. Fire. The Florida Fire Prevention Code, 7th Edition applies to this development design.

10. Police. All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. 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.

L. Access, Parking, and Transportation.

1. Access. The Project's access is from a shared driveway on Marsh Bend Trail. A driveway permit for access on Marsh Bend Trail (CR 501) will be obtained from Sumter County.

2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fee ordinance.

3. Cross and shared access. Shared access will serve the Project site as well as both adjacent properties to the north and west. Cross access to the vacant adjacent property to the south is not possible due to the property being owned by the Federal government land used for the Coleman Correctional Complex.

   Transportation System Improvements. There are no improvements identified in the Traffic Impact Analysis approved by Sumter County Public Works on 12 December 2022. The study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.

   Developer is responsible for constructing these improvements during Phase 1 of the Development.

4. Internal vehicular circulation. Internal vehicular circulation will be provided by drive aisles, not roadways.

5. Parking. The minimum number of parking spaces required for the Indoor Storage

Facility is four (4) spaces.

6. Pedestrian Facilities. No internal sidewalks are warranted due to the proposed automobile-oriented use.

M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____day of_____, 2023.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
ED WOLF, MAYOR

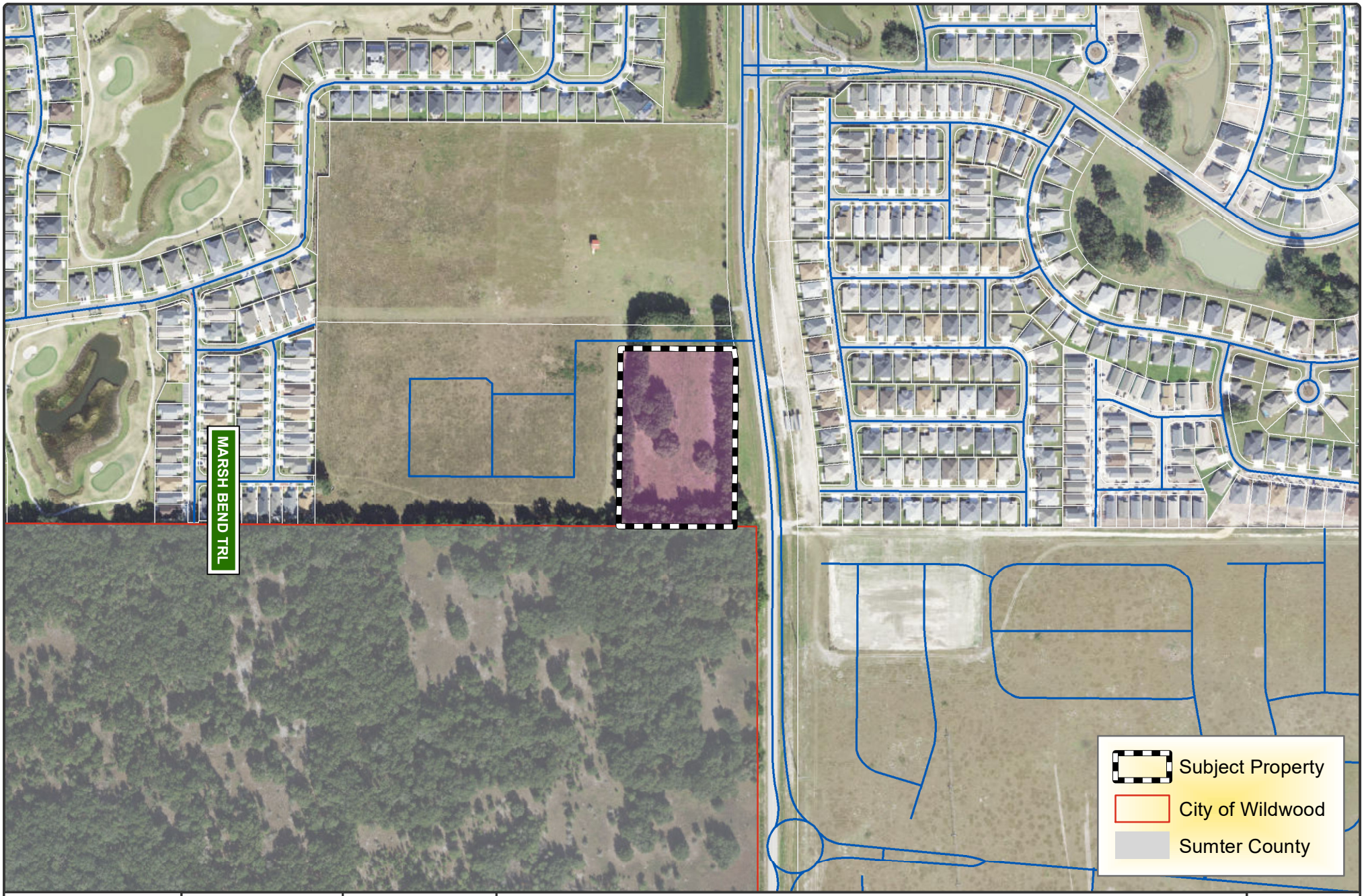
ATTEST:_____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

_____
City Attorney



WILDWOOD
EST. 1877
FLORIDA

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

N
Feet
0 200 400

PD 2212-001

THOMAS GROUP

PARCELS D18-082 & D18-139

MAP 1B

LOCATION MAP

MAY 2023

EXHIBIT A

DATE: JUNE 01, 2022
PROJECT NAME:
PROJECT NO: 22-0139
DESCRIPTION FOR: THOMAS WILDWOOD SSCPA AND REZONING

LEGAL DESCRIPTION: (BY SURVEYOR)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

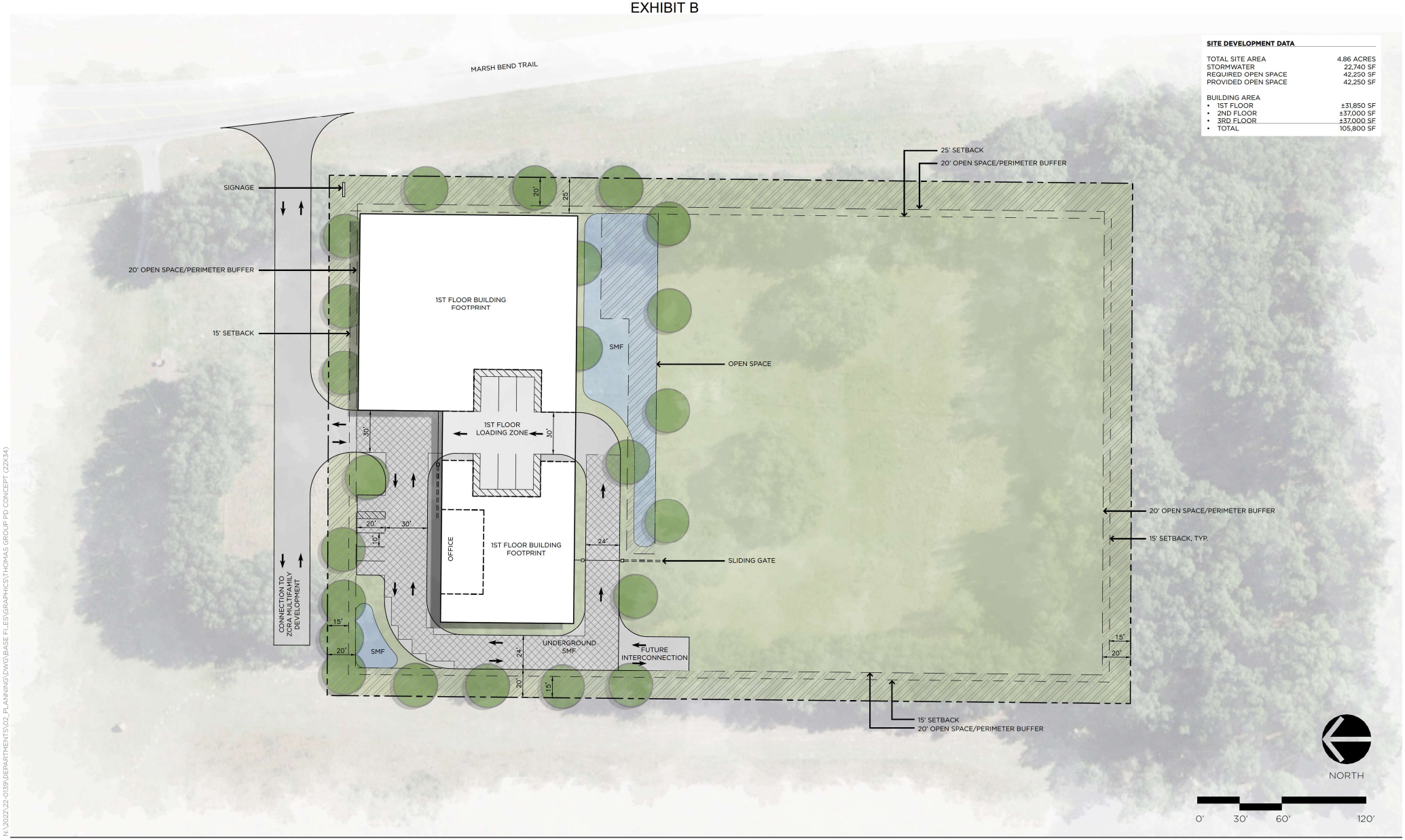
LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2)THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST,ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEETTO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET. (SEE SURVEYOR'S NOTE #9)

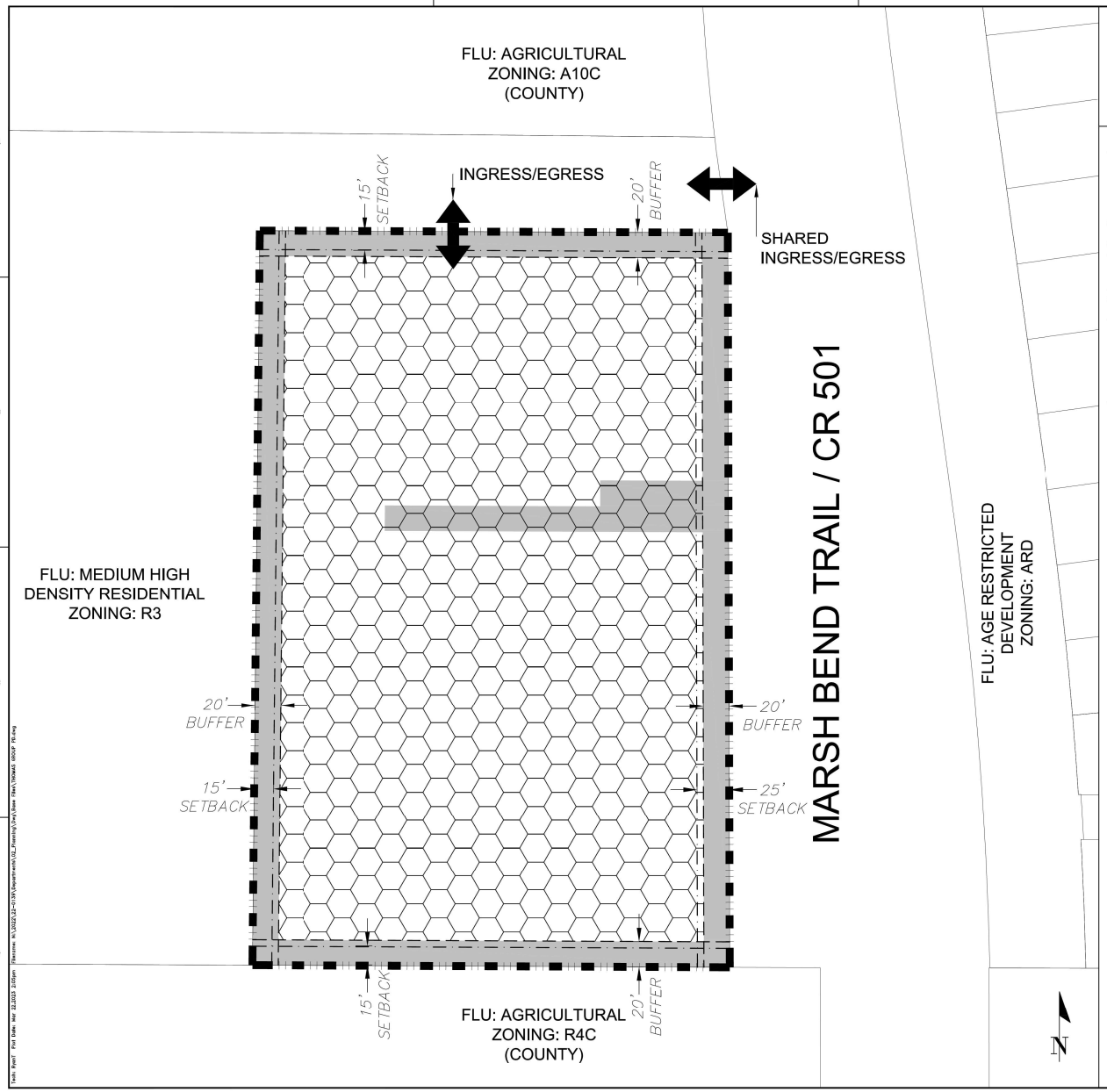
EXHIBIT B



N:\2022\22-0139\DEPARTMENTS\02_PLANNING\DWG\BASE FILES\GRAPHICS\THOMAS GROUP PD CONCEPT (22X34)

CHW Professional Consultants

THOMAS GROUP: PLANNED DEVELOPMENT | PD CONCEPT ILLUSTRATION | 3-22-2023



THOMAS GROUP
PLANNED DEVELOPMENT

NOTES

1. LAND USE AREA 'A':
   - 1.1. FUTURE LAND USE: GENERAL COMMERCIAL
   - 1.2. ZONING: C-2
   - 1.3. DESIGN DISTRICT: NEIGHBORHOOD
   - 1.4. PERMITTED INTENSITY: 105,850 SQUARE FEET
   - 1.5. PERMITTED USE: INDOOR STORAGE FACILITY
2. OPEN SPACE, STORMWATER MANAGEMENT FACILITIES (SMF), VEHICULAR CIRCULATION AND PARKING, AND PUBLIC AND PRIVATE INFRASTRUCTURE MAY OCCUR IN ANY LAND USE AREA.
3. SITE DEVELOPMENT MAY OCCUR IN A SINGLE PHASE.
4. THE SUBJECT PROPERTY IS LOCATED IN A NEIGHBORHOOD DESIGN DISTRICT. ONSITE DEVELOPMENT IS SUBJECT TO THE APPLICABLE REGULATIONS IN THE CITY OF WILDWOOD COMPREHENSIVE PLAN, LAND DEVELOPMENT REGULATIONS, AND NEIGHBORHOOD DESIGN DISTRICT STANDARDS.
5. LAND USE AREA 'A' MAY BE GATED.
6. LAND USE AREAS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED TO ACHIEVE AN APPROVABLE SITE PLAN.
7. OPEN SPACE SHALL INCLUDE GREENSPACE, LANDSCAPE BUFFERS, TRAILS, PLAZAS, COURTYARDS, AND OTHER COMMON AREAS. OPEN SPACE MAY ALSO INCLUDE RECREATION AREAS AND AMENITIES PROVIDED SAID AMENITIES OR AREA IS NOT ENCLOSED WITHIN AIR CONDITIONED SPACE. FOR PURPOSES OF MEETING OPEN SPACE REQUIREMENTS, UP TO 50% OF THE DRAINAGE RETENTION AREAS (STORMWATER MANAGEMENT FACILITIES (SMF)) MAY BE INCLUDED IN THE OPEN SPACE CALCULATION; HOWEVER, THE AMOUNT OF OPEN SPACE CREDIT FROM THE SMF SHALL NOT EXCEED 50% OF THE OPEN SPACE REQUIREMENT.
8. THE PROJECT SHALL ESTABLISH AND MAINTAIN THE FOLLOWING BUFFERS:
   - 8.1. NORTH: 20'
   - 8.2. EAST: 20'
   - 8.3. SOUTH: 20'
   - 8.4. WEST: 20'
   - 8.5. BUFFER LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE DESIGN DISTRICT STANDARDS (DDS) CHAPTER 1(G)(2).

COMMERCIAL	
NO. OF SQUARE FEET, MAX.:	105,850 SF
FLOOR AREA RATIO, MAX:	±0.50
NO. OF PARKING SPACES, MIN.:	
INDOOR STORAGE FACILITY	4 SPACES
LOT AREA AND LOT WIDTH, MIN.:	NONE
SETBACKS:	
FRONT, MIN.:	25'
REAR, MIN.:	15'
SIDE, MIN.:	15'
BUILDING HEIGHT, MAX.:	50'

LAND USE DATA			
HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	4.86	100%
	DEVELOPMENT AREA	3.89	80%
	OPEN SPACE, MIN.	0.97	20%
— —	REQUIRED BUFFER LIMIT		
— · —	REQUIRED BUILDING SETBACK LIMIT		

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est. 1980 FLORIDA CA-5075

SCALE: 1" =60'

"VERIFY SCALE BAR IS 1" LONG ON ORIGINAL DRAWING. IF NOT THIS SHEET, ADJUST SCALES ACCORDINGLY"

CONSTRUCTION/DEVELOPMENT

SUBMITTALS: SUBMITTAL – DECEMBER 3, 2022

CLIENT: THOMAS GROUP

PROJECT: THOMAS GROUP WILDWOOD, FLORIDA

SHEET TITLE: PD PLAN

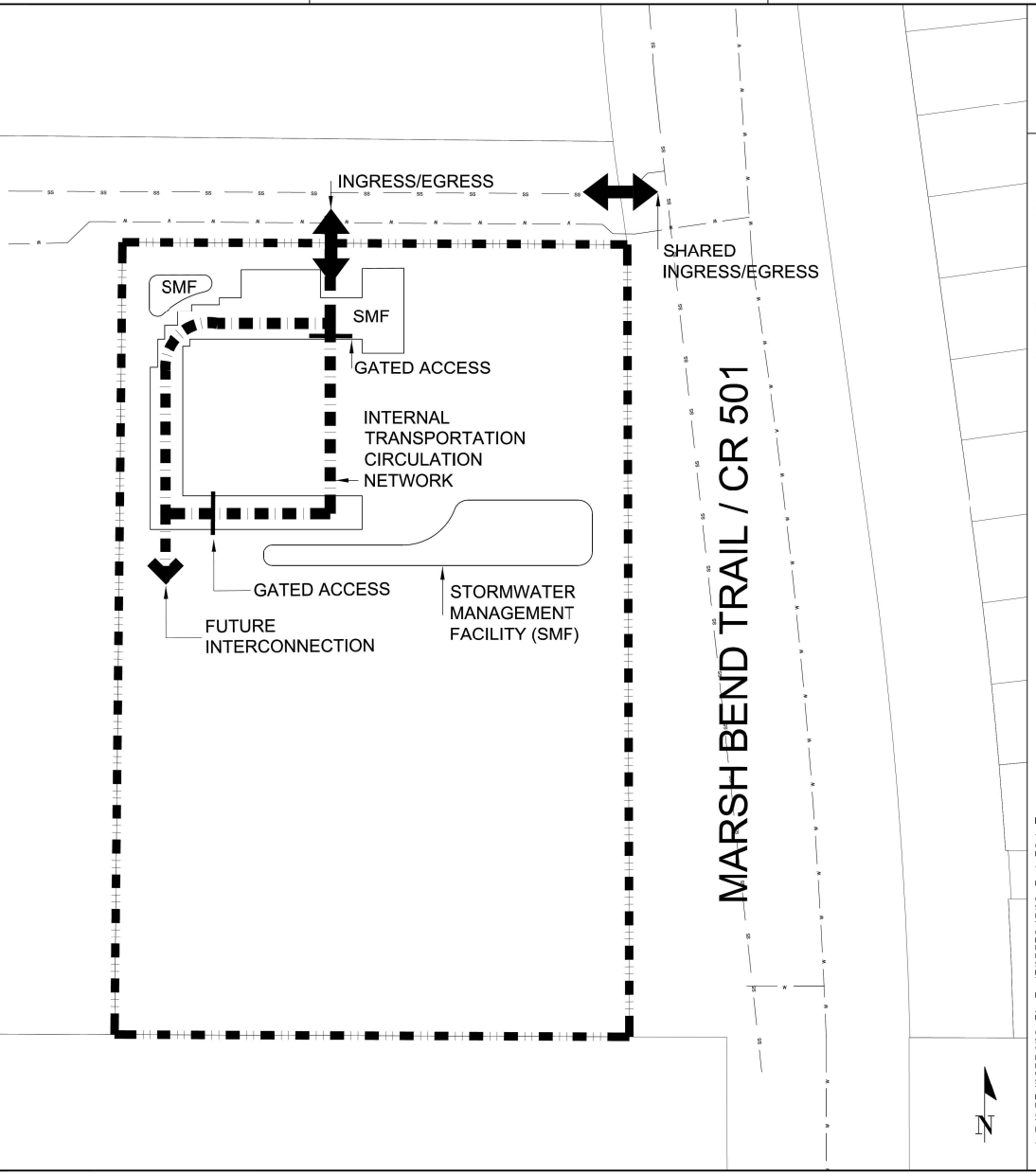
TECHNICIAN: RT

DESIGNER: RT

QUALITY CONTROL: CB

PROJECT NUMBER: 22-0139.03

SHEET NO.: 2 OF 3



THOMAS GROUP
PLANNED DEVELOPMENT

NOTES

1. POTABLE WATER: FUTURE DEVELOPMENT WILL CONNECT TO AN EXISTING 8" WATER MAIN WITHIN THE SHARED DRIVEWAY EXTENDING FROM MARSH BEND TRAIL.
2. SANITARY SEWER: FUTURE DEVELOPMENT WILL CONNECT TO AN EXISTING FORCE MAIN WITHIN THE SHARED DRIVEWAY EXTENDING FROM MARSH BEND TRAIL.
3. REUSE: NOT AVAILABLE TO SERVE THE SUBJECT PROPERTY. THE SITE WILL BE REQUIRED TO CONNECT TO THE REUSE SYSTEM IF AVAILABLE IN THE FUTURE.
4. OPEN SPACE, STORMWATER MANAGEMENT FACILITIES (SMF), VEHICULAR CIRCULATION AND PARKING, AND PUBLIC AND PRIVATE INFRASTRUCTURE MAY OCCUR IN ANY LAND USE AREA.
5. ACCESS: AN INTERNAL DRIVE FROM MARSH BEND TRAIL SHALL BE SHARED BETWEEN THE PROJECT SITE AND ADJACENT PROPERTIES NORTH AND WEST.
6. INTERNAL CIRCULATION ALIGNMENTS AND PARKING AREAS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN.
7. STORMWATER MANAGEMENT FACILITIES DO NOT REFLECT EXACT SIZE OR LOCATION AND ARE SUBJECT TO FINAL DESIGN.

LEGAL DESCRIPTION: (BY SURVEYOR)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

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est. 1985 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" =40'
VERIFY SCALE BAR IS 1" LONG ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION DOC. INCORPOR.

SUBMITTALS:
SUBMITTAL – DECEMBER 5, 2022

CLIENT: THOMAS GROUP
PROJECT: THOMAS GROUP WILDWOOD, FLORIDA
SHEET TITLE: PD PLAN

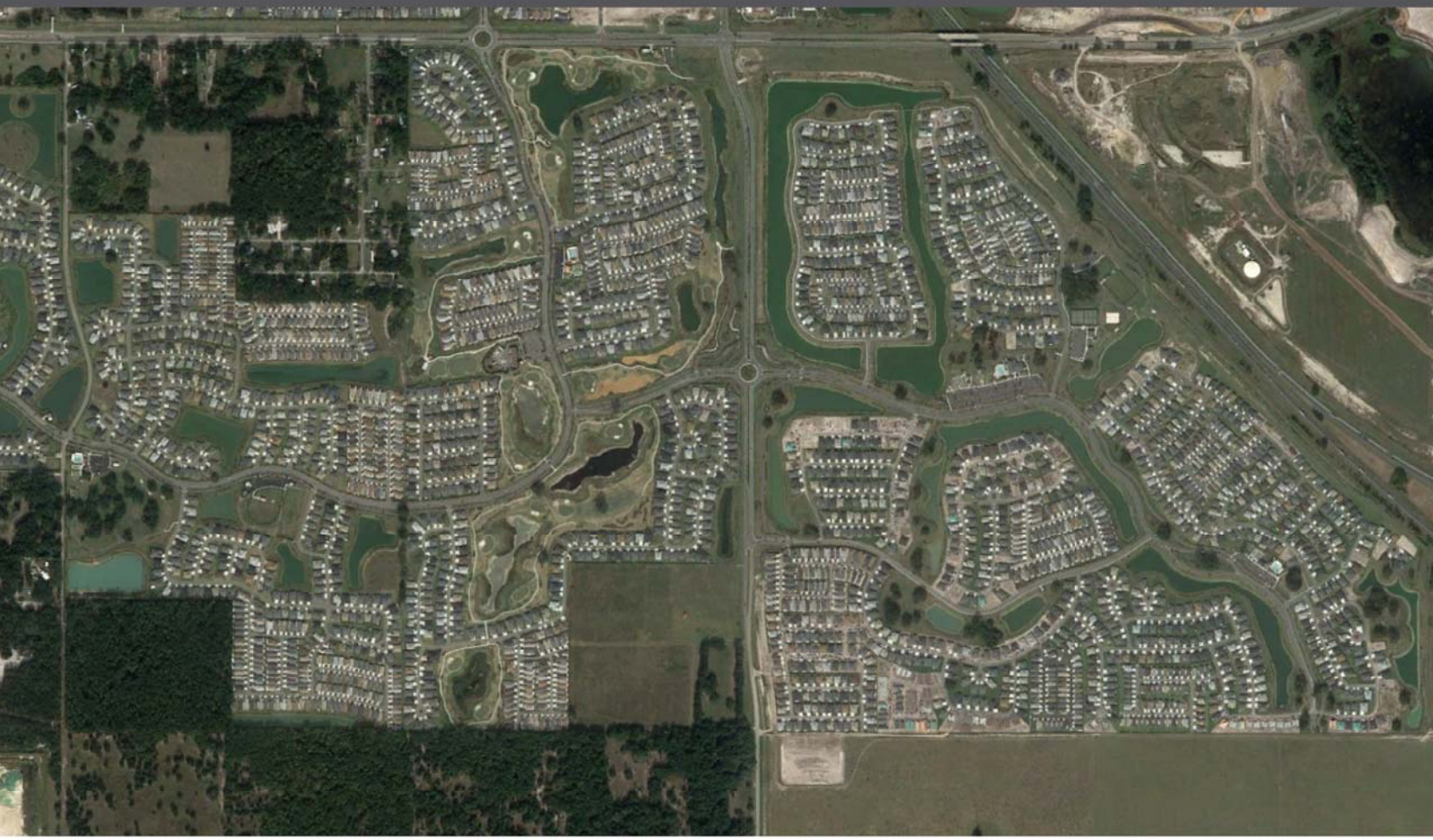
TECHNICIAN: RT
DESIGNER: RT
QUALITY CONTROL: CB
PROJECT NUMBER: 22-0139.03

SHEET NO.: 3 OF 3

EXHIBIT C

Traffic Impact Analysis

Wildwood Mini-Storage



Date: 12/05/2022
PN#: 22-0139
PM: Brian Snyder, PE

Prepared For: Better Homes and Gardens Real Estate - Thomas Group

Submitted To: Sumter County

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

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2. Study Area 4
3. Trip Generation 6
4. Data Collection 7
5. Trip Distribution 7
6. Roadway Segment Level of Service Analysis 8
7. Conclusions and Recommendations 11

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- Table 1: Trip Generation
- Table 2: Roadway Segment Level of Service Analysis

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- Appendix A: Site Concept
- Appendix B: Methodology Letter and Approval
- Appendix C: Trip Generation Documentation
- Appendix D: Peak Season Factor and Historical Growth Rate
- Appendix E: Committed Trips
- Appendix F: Roadway Segment Level of Service Analysis Documentation

1. EXECUTIVE SUMMARY

CHW has prepared this Traffic Impact Analysis (TIA) for the proposed mini-storage facility located on Marsh Bend Trail approximately 1 mile south of Warm Springs Avenue in Wildwood, Florida, as illustrated in **Figure 1**.

The site is anticipated to include approximately 110 KSF Mini-Storage. The full build-out of the site is anticipated in 2025. A shared access will be located along the north side of the property. The access will be shared with the Zora Development. The site concept is provided in **Appendix A**. This project requires a minor TIA based on the site generating between 50 and 1,000 ADT, in accordance with the Sumter County TIA Guidelines.

The purpose of this TIA is to:

- Determine if there are traffic related deficiencies created by the proposed project; and
- Provide mitigation strategies to correct any deficiencies.

The report is in conformance with the "*Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines"* and the methodology letter dated October 24th, 2022, as provided in **Appendix B**.

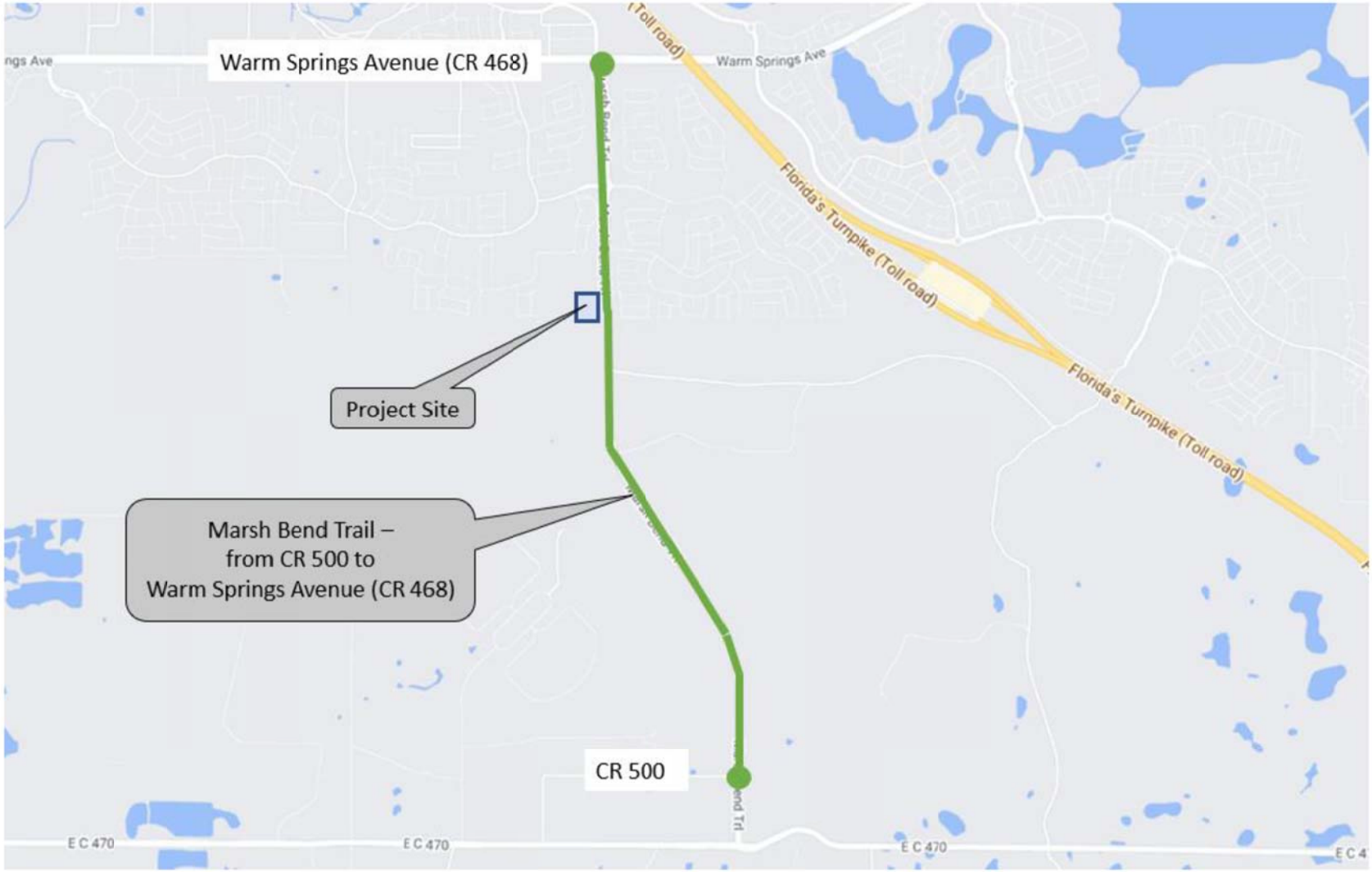
2. STUDY AREA

Based on the Sumter County TIA Guidelines, minor TIA's are required to include a roadway segment LOS analysis for the roadway segments that abut the development, therefore the following roadway segment will be analyzed, as illustrated in **Figure 1**:

- Marsh Bend Trail from CR 500 to CR 468

As approved in the TIA Methodology, no intersection analysis is required, due to the low volumes generated by this project.

Figure 1 | Study Area Roadway Segment



3. TRIP GENERATION

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below in **Table 1**. The trip generation documentation is provided in **Appendix C**.

Table 1: Trip Generation

Land Use	ITE LU Code	Variable KSF	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Mini-Warehouse	151	110.000	160	10	6	4	17	8	9

4. DATA COLLECTION

A peak season factor and historical growth rate was derived from FDOT Traffic Online data and applied to the count data to derive the 2025 background turning movement volumes. Based on the historical data, the growth rate along Marsh Bend Trail (CR 501) is 40.48% annually, the historical growth rate calculation is provided in **Appendix D.**

Committed trips from Zora Development were added to the background trips, where applicable, as provided in **Appendix E.**

5. TRIP DISTRIBUTION

The road segment was analyzed based on project trip distribution of 75% to/from the north and 25% to/from the south on Marsh Bend Trail. This trip distribution is based on more attractions and development located in The Villages to the north, compared to south on Marsh Bend Trail.

6. ROADWAY SEGMENT LEVEL OF SERVICE ANALYSIS

The roadway segment analysis was completed for the roadway segment within the study area. Growth rates were determined based on historical ADT derived from FDOT Traffic Online, to derive the 2025 background volumes for the Marsh Bend Trail Segment.

The Methodology stated that ADT volumes would be used for the roadway segment LOS Analysis. However, the ADT volume along this roadway segment, provided by FDOT Traffic online is located on the south end of Marsh Bend Trail, where traffic volumes are expected to be low. Therefore, this analysis instead is based on bi-directional PM Peak Hour volumes just south of Warm Springs Avenue where traffic volumes are expected to be the highest along this segment. The hourly bi-directional volumes were derived from the turning movement count at the Warm Springs Avenue/ Marsh Bend Trail intersection, provided in the Zora TIA.

Committed project trips were added to the background trips for all roadway segments, where applicable, as provided in **Appendix E.** Build-out project trips were added to the background trips and committed trips and applied to each roadway segment. The roadway segment LOS Analysis documentation is provided in **Appendix F.**

As indicated from Sumter County staff, the Marsh Bend Trail will be 4-laned along the segment from CR 500 to Warm Springs Avenue, therefore, the MSV was calculated based on 4-lane roadway.

Table 2 provides the results of the results of the roadway segment LOS analysis which indicates that the addition of project trips does not cause any roadway segments in the study area to exceed acceptable levels of operating service as the roadway segment already exceeded the acceptable level of operating service under the background condition. **Therefore, no roadway segment improvements are needed or recommended.**

The results from **Table 2** are based on historical growth rates. The high growth rate is due to the recent development that occurred along the portion of Marsh Bend Trail just south of Warm Springs Road. In actuality, the traffic volume growth along this road is not expected to continue at this rate, as the land available to be developed along Marsh Bend Trail is limited. Therefore, the capacity of Marsh Bend Trail may not be exceeded in 2025 or beyond.

Though capacity improvements are not the responsibility of the Wildwood Mini-Storage development, the following improvements are provided for Sumter County's consideration:

1) Increasing the speed limit of Marsh Bend Trail to increase the MSV.
2) Providing additional lanes along Marsh Bend Trail to increase the MSV.
3) Minimize the development or development access to Marsh Bend Trail. This project generates low volumes based on the size of the site.

Table 2 | Roadway Segment Level of Service Analysis

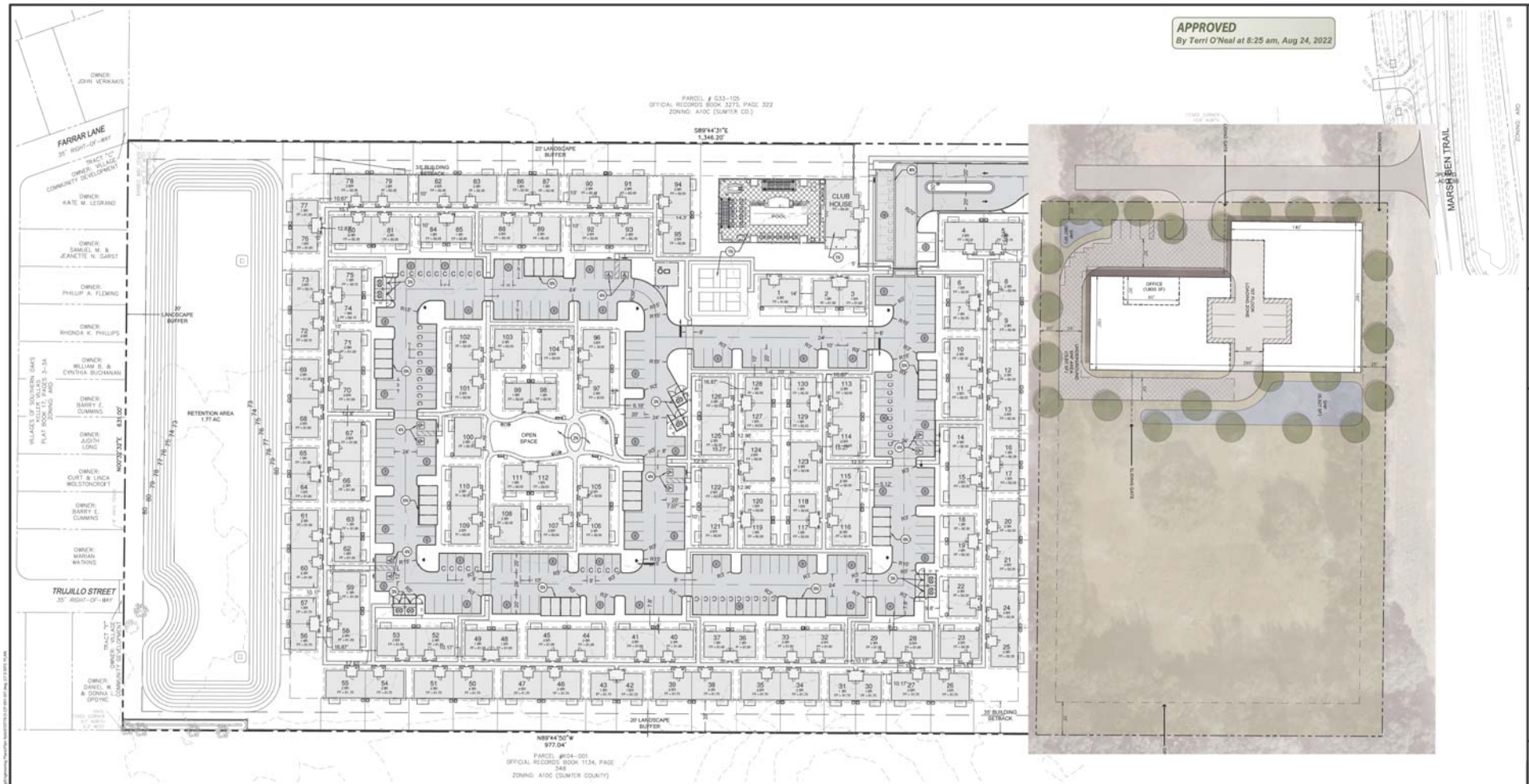
ROAD NAME	FROM	TO	Maintaining Agency	Jurisdiction	Functional Class	FDOT LOS Standard[2]	Number of Lanes	State Road (Y/N)	Divided or Undivided	Posted Speed Limit	Two-way Peak Hour MSV[1]	Two-way Peak Hour Volumes (Peak Season)[2]	Growth Rate[3]	2025 Growth Factor	2025 Background Trips	Committed Trips[4]	2025 Background plus Committed Trips	2025 Background plus Committed v/c	Project Trip Dist %	Net New Total Project Trips	2025 Build-out Trips	2025 Build-out v/c
CR 501	CR 500	CR 468	COUNTY	WILDWOOD	COLLECTOR	D	4	N	DIVIDED	35	2,628	939	40.48%	3.024	2,840	59	2,899	1.10	75%	13	2,912	1.11

(1) Based on FDOT LOS Tables, see Appendix F
(2) Calculated from 2020 turning movement count from the Zora TIA, see Appendix F.
(3) Based on historical ADT from FDOT traffic online, see Appendix D.
(4) Calculated from 2020 turning movement count from the Zora TIA, see Appendix E.

7. CONCLUSIONS AND RECOMMENDATIONS

This study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.

Appendix A
Site Concept



SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL DIRECTIONAL PAVEMENT MARKINGS MUST BE THERMOPLASTIC.
4. WHITE PAVEMENT MARKINGS ON CONCRETE TO HAVE BLACK OUTLINE.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION, AND CITY OF WILDWOOD UNIFIED DEVELOPMENT REGULATIONS (LDR) AND/OR OTHER APPLICABLE MANUALS.
6. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). REFERENCE COMMUNITY PANEL NUMBER 12119C0142D. EFFECTIVE SEPTEMBER 27, 2013.
7. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED BY OTHERS.
8. A RIGHT OF WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
9. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE OR SCREENING, ETC
10. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
11. ANY DAMAGED SIDEWALK OR CURB WITHIN THE PUBLIC R.O.W. SHALL BE REMOVED AND REPLACED.
12. ALL DISTURBED AREAS WITHIN THE PUBLIC R.O.W. WILL BE SODDED.
13. STANDARD INDICES REFER TO THE LATEST VERSION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
14. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE R/W OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

○ NOTES

1N COMMUNITY BUILDING AND AMENITY AREAS (SEE ARCH. PLANS)
2N LANDSCAPE AND AMENITY AREA (SEE LANDSCAPE PLANS)
3N TRASH ENCLOSURE (SEE ARCH. PLANS)
4N ADA PARKING SPACE (SEE DETAIL ON SHEET C7.5)
5N PYLON / MONUMENT SIGN (BY OTHERS)
6N PRIVATE PARKING GARAGE (SEE ARCH. PLANS)

TRAFFIC CONTROL NOTE:

ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION. 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.

RESIDENTIAL UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	42	32%	2.0	84
2 BEDROOM	88	68%	2.0	176
TOTALS	130	100%		260
TOTAL PARKING REQUIRED				260
PARKING PROVIDED				269
NOTE: PARKING PROVIDED INCLUDES GARAGES				

LAND USE ALLOCATIONS	
ALLOWED 1-BR UNITS	42
ALLOWED 2-BR UNITS	88
REMAINING 1-BR ALLOCATIONS	0
REMAINING 2-BR ALLOCATIONS	0

PROVIDED STANDARD PARKING SPACES	166
PROVIDED COMPACT PARKING SPACES	60
PROVIDED GARAGE PARKING SPACES	32
PROVIDED ADA PARKING SPACES	11
TOTAL SPACES PROVIDED	269 TOTAL (INCLUDES 11 ADA SPACES)
PROVIDED FLOOR AREA RATIO	0.22
ZONING	R-3 (MEDIUM DENSITY RESIDENTIAL)
FUTURE LAND USE MAP (FLUM)	MDR (MEDIUM DENSITY RESIDENTIAL)
BUILDING SETBACKS	
FRONT (EAST)	20 FT
SIDE (NORTH)	35 FT
SIDE (SOUTH)	35 FT
REAR (WEST)	±175 FT (VARIES)
BUILDING SEPARATION	10 FT MIN
LANDSCAPE BUFFERS	
FRONT (EAST)	20 FT
SIDE (NORTH)	20 FT
SIDE (SOUTH)	20 FT
REAR (WEST)	20 FT

N W E S

50 25 12.5 0 50

1"= 50'

Bowman

Bowman Consulting Group, Ltd.
14101 N. Westshore Blvd.
Suite 111
Tampa, FL 33607
Phone: (813) 474-7424
www.bowmanconsulting.com
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SITE PLAN
ZORA WILDWOOD
SINGLE FAMILY DEVELOPMENT

SUMTER COUNTY, FL

CITY OF WILDWOOD

ARMANDO L. CARBE
LICENSE
No.66807
PROFESSIONAL ENGINEER

PLAN STATUS	
01/19/22	REV PER CITY
	COMMENTS
12/17/21	REV PER CITY
	COMMENTS
10/25/21	REV PER CITY AND
	SWFWMD COMMENTS
7/22/21	REV PER CITY AND
	SWFWMD COMMENTS
DATE	DESCRIPTION

CD DESIGN	CD DRAWN	AC/TJ CHKD

SCALE:

JOB No. 010778-01-001

DATE: 04/30/2021

FILE: 010778-0-01-001-S1

SHEET C7.0

Appendix B
Methodology Letter and Approval

October 24, 2022

Steven Cohoon
Assistant Director – Public Works Planning and Design
319 E. Anderson Ave.
Bushnell, FL 33513

Re: Traffic Impact Analysis Methodology, Wildwood Mini-Storage, Wildwood, FL

Dear Steven,

CHW is preparing a Traffic Impact Analysis (TIA) for a proposed mini-storage facility located on CR 501 (Marsh Bend Trail) approximately (1) mile south of Warm Springs Avenue in Wildwood, Florida. A site location map is provided in **Attachment A**.

This site proposes approximately 110 KSF Mini-Storage.

According to the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, this site requires a Minor TIA based on generating more than 50 but less than 1,000 ADT.

Please review the methodology and either provide comment for the purposes of modification/clarification or provide acceptance.

Study Area

The study area will include the roadway segment which abuts the development, CR 501 from CR 500 to CR 468, in accordance with the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines.*

As shown in the Trip Generation section, the trips generated by this project are very low, with only 10 AM peak hour trips and 17 PM peak hour trips and is expected to have a negligible impact to the adjacent intersections. For that reason, an intersection analysis is not being proposed with the TIA.

Land Use and Trip Generation

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below.

Table 1: Trip Generation									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Mini-Warehouse	151	110.000	160	10	6	4	17	8	9

Background Traffic Volumes

A peak season factor and historical growth rate will be derived from FDOT Traffic Online data and applied to the count data to derive the background turning movement volumes for the anticipated 2024 site build-out. A minimum 1% growth rate will be applied if the historical growth rate is less than 1%.

Trip Distribution

The road segment will be analyzed based on project trip distribution of 75% to/from the north and 25% to/from the south on CR 501. This trip distribution is based on more attractions and development located in The Villages to the north, compared to south on CR 501.

Analysis

The analysis will be performed at the intersections and segments provided in the study area under the following scenarios, in accordance with the Sumter County TIA guidelines:

- Existing (peak season) scenario
- Future scenario
- Base scenario
- Future scenario with mitigation, if applicable

FDOT Traffic Online provides historical AADT data along this road segment but does not provide hourly volumes. Therefore, the road segment LOS analysis will be based on daily volumes.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including the following at a minimum, will be submitted for review and comment.

- Study Area Map
- Trip Generation
- Background Traffic Volumes
- Trip Distribution
- Analysis
  - Roadway Segment LOS Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

If your office agrees with the methodology provided, please provide concurrence.

Thank you for your review and consideration.

Sincerely,
CHW

Brian Snyder, P.E.
Project Manager

N:\2022\22-0139\Departments\04_Engineering\04_Traffic\Report\Methodology\LETTER 221024_ Wildwood Methodology.docx

Attachment A:
Site Location

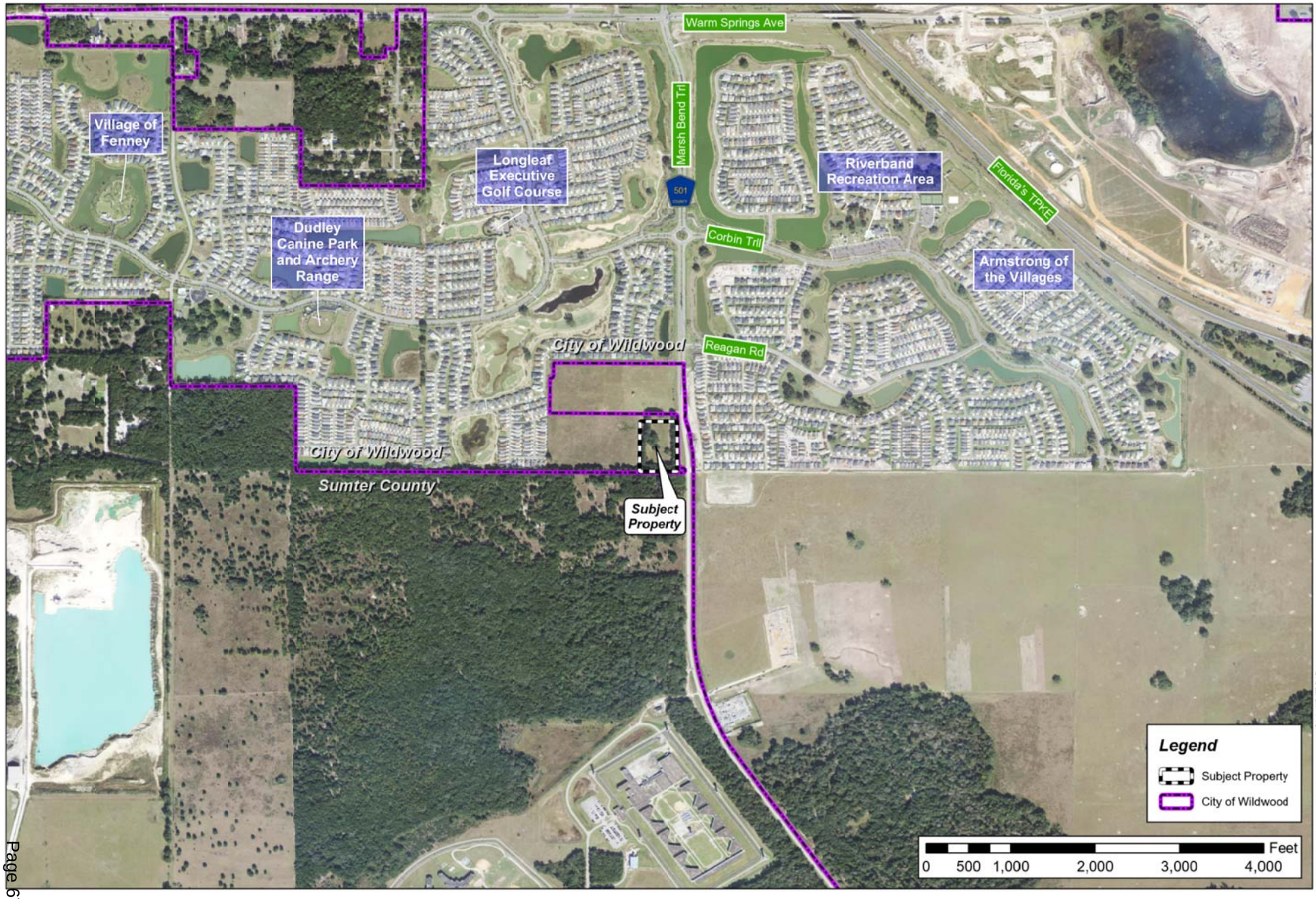

ILLUSTRATION 1A:
CONTEXT MAP

Sumter County Tax Parcel #
G33-154
Due Diligence

CHM Professional Consultants

Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
Area Scaling: 1.000000
Central Meridian: -81.000000
Standard Parallel 1: 29.583333
Standard Parallel 2: 28.833333
Latitude of Origin: 28.000000
Linear Unit: Foot (0.304800)

Prepared by: Employee ###
Date: 5/20/2022

Document Path: N:\2022\22-0139\Admin & Information\07_Maps\GIS\APRX\xThomas Group\Thomas Group Maps.aprx

Brian Snyder

From: Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>
Sent: Tuesday, November 22, 2022 8:32 AM
To: Brian Snyder
Cc: Adibfar, Hootan; Snyder, Deborah; Terri O'Neal; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
Subject: RE: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Great! Please use the below link to download the accepted TIA.

https://www.dropbox.com/t/OQJchfk4utgDULYC

Sincerely,

Steven Cohoon
Assistant Director – Planning and Design
Public Works
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

From: Brian Snyder <brians@chw-inc.com>
Sent: Monday, November 21, 2022 4:24 PM
To: Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>
Cc: Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; Terri O'Neal <toneal@wildwood-fl.gov>; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
Subject: FW: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Steven,

Please see response to comments below in red. We are moving forward with the analysis based on the comments received.

Do you have available the Zora Development traffic study to send us, so that we can include the committed trips?

Thank you,

BRIAN SNYDER, PE | Project Manager
d: (386) 518-5154 | c: (352) 339-2938
e: brians@chw-inc.com
w: www.chw-inc.com

CHW

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

From: Sherry Stinson <sherrys@chw-inc.com>
Sent: Tuesday, November 15, 2022 9:11 AM
To: Brian Snyder <brians@chw-inc.com>
Subject: FW: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Thank you,

SHERRY STINSON | Project Assistant
d: (386) 518-5114 | c: (352) 262-9477
e: sherrys@chw-inc.com
w: www.chw-inc.com

CHW

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

From: Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>
Sent: Wednesday, November 9, 2022 1:34 PM
To: Sherry Stinson <sherrys@chw-inc.com>
Cc: Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; toneal@wildwood-fl.gov; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
Subject: RE: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Sherry,

Please see below comments.

- Please note the buildout will need to be at least 2 years form the date of TIA acceptance. If the TIA is not accepted before 2023, this will need to be updated to 2025 or later. The TIA will use a build-out year of 2025 as suggested.
- Replace all references to CR 501 with Marsh Bend Trail The study will use the road name Marsh Bend Trail and not CR 501.
- What is the proposed site access as it relates to the Zora Development access? I believe the development is required connect to the Zora drive as a condition of the lot split (provide documentation if this is not the case). The project will connect to a shared access with the Zora Development. Also, all driveways west of the Marsh Bend Trail in this area will be restricted to a right-in/right-out in the coming months. Northbound movements will be required to go south to the future McNeill Roundabout to travel north. Acknowledged.
- Committed Improvements:
    - Marsh Bend Trail conversion from a undivided two lane to a divided four lane. Marsh Bend Trail will be modeled as a divided four lane roadway under the background and build-out conditions.
- Vested Trips:
    - Zora Development. The Zora Development vested trips will be included in the background and build-out conditions.

Sincerely,

Steven Cohoon
Assistant Director – Planning and Design
Public Works
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, October 24, 2022 11:20 AM
To: Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>; @Administrative Services (Wildwood) <administrative.services@sumtercountyfl.gov>; Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; toneal@wildwood-fl.gov; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
Subject: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Sumter County Traffic Impact Analysis (TIA)

First Name	Sherry
Last Name	Stinson
Email Address	sherrys@chw-inc.com
Address	11801 Research Drive
City	Alachua
State	FL
Zip Code	32615
Phone	13865185114
Alt Phone	3523311976

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.

A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

Developed by the same or a related development or landowner;

Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's

consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022 County Annual Traffic Reports Summary Table	Click here to view the table.
Exemption	*Field not completed.*
Please submit your Methodology Statement	LETTER 221024_ Wildwood Mini-Storage TIA Methodology.pdf
Please submit your TIA	*Field not completed.*
Date of Methodology Acceptance by County	*Field not completed.*
Applicable Juristiction	City of Wildwood
Link	FDOT Systems Implementation Office
Link	FDOT Roadway Design - Florida Greenbook
Link	Lake-Sumter MPO
Link	FDOT Traffic Information

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Appendix C
Trip Generation Documentation

Land Use: 151
Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse
(151)

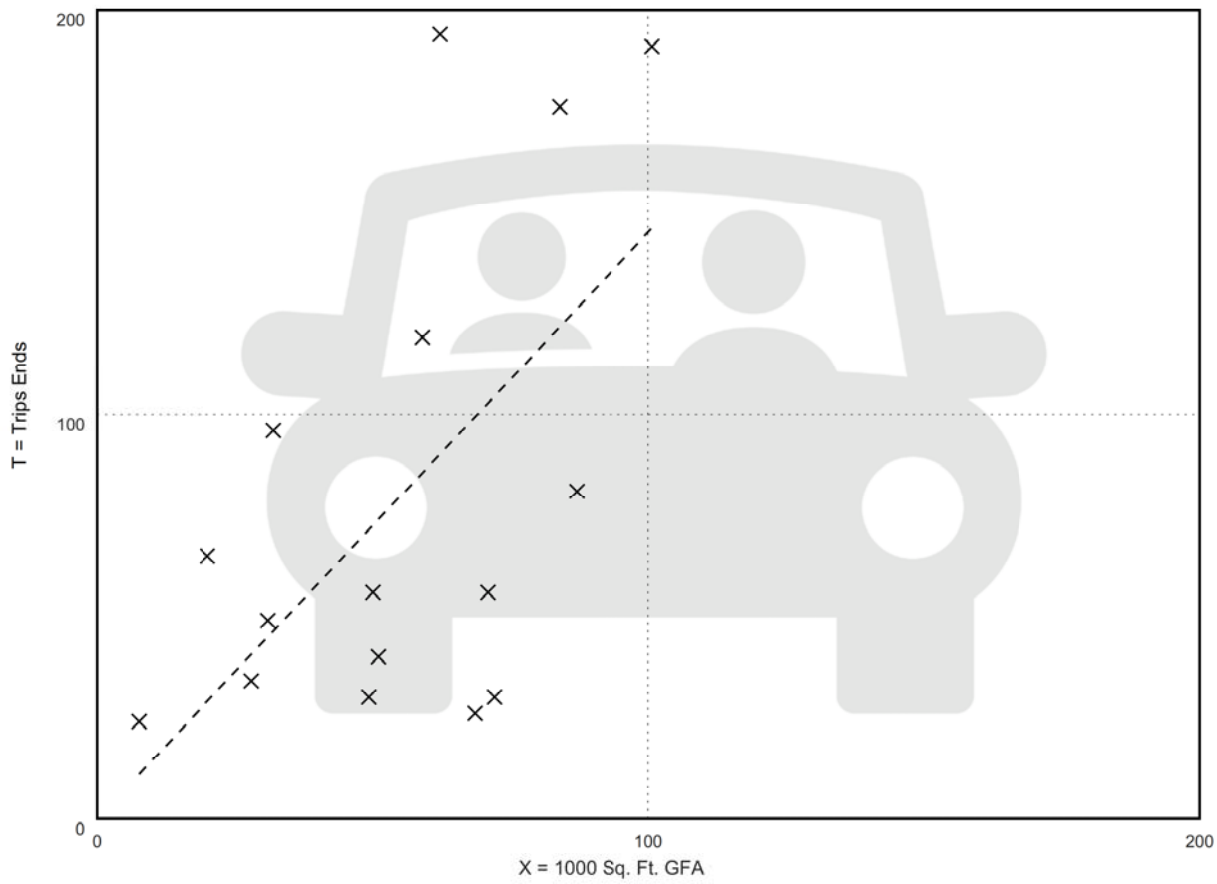
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



× **Study Site**

- - - - - **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

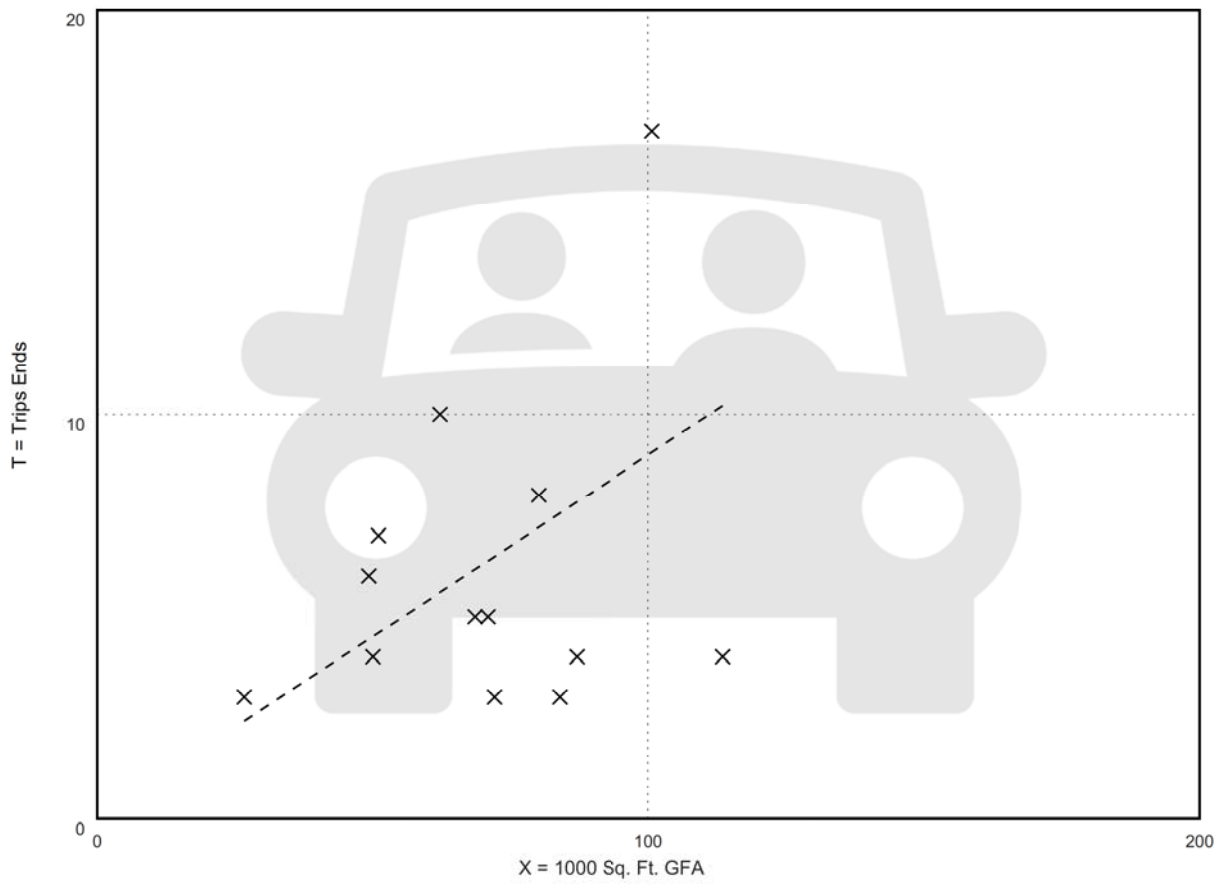
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



× Study Site
- - - - - Average Rate

Fitted Curve Equation: Not Given
R^2= ***

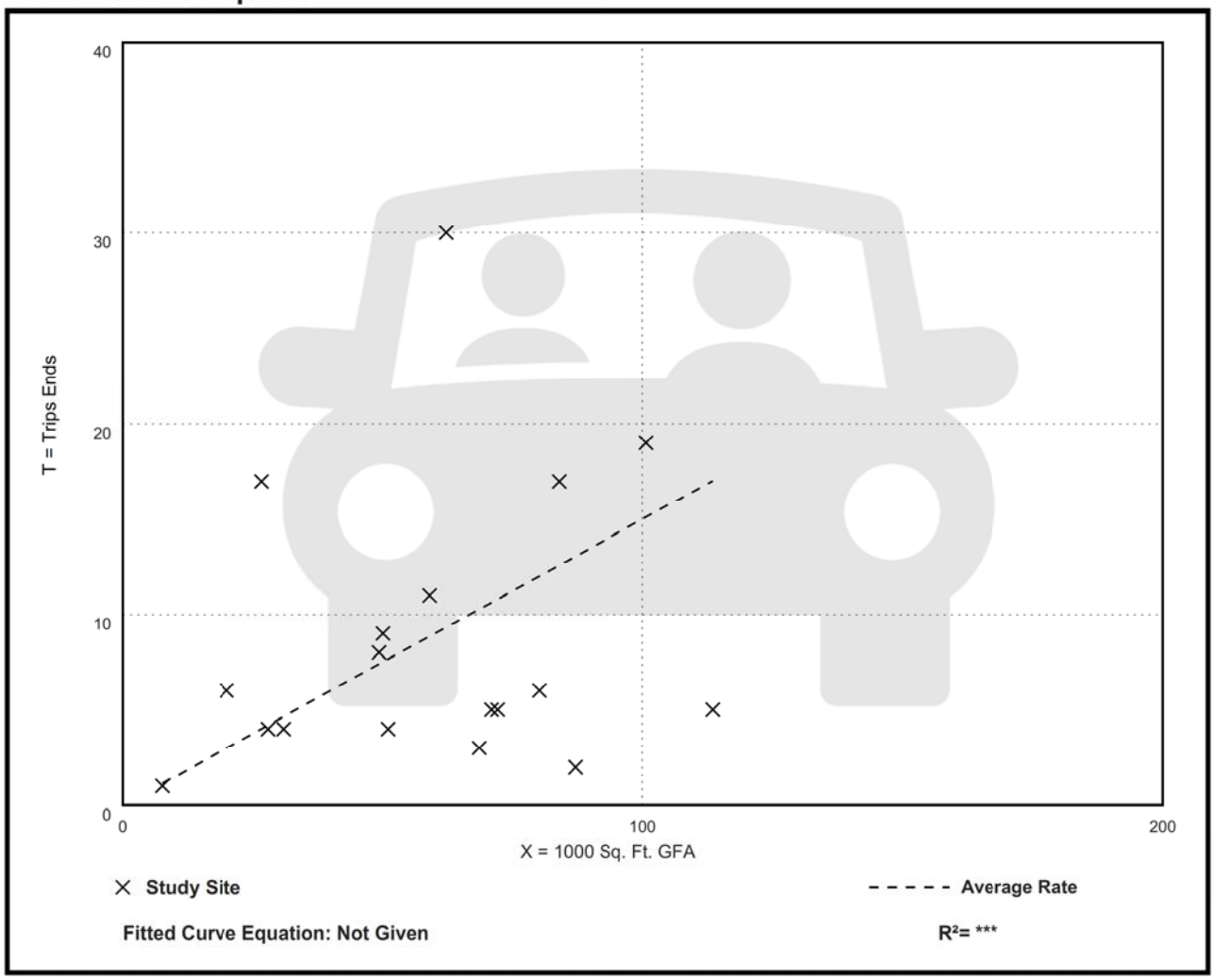
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 59
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Appendix D
Peak Season Factor and Historical Growth Rate

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	0.95	1.00
2	01/03/2021 - 01/09/2021	1.05	1.11
3	01/10/2021 - 01/16/2021	1.15	1.21
4	01/17/2021 - 01/23/2021	1.14	1.20
5	01/24/2021 - 01/30/2021	1.13	1.19
6	01/31/2021 - 02/06/2021	1.12	1.18
7	02/07/2021 - 02/13/2021	1.12	1.18
8	02/14/2021 - 02/20/2021	1.11	1.17
9	02/21/2021 - 02/27/2021	1.07	1.13
10	02/28/2021 - 03/06/2021	1.03	1.08
11	03/07/2021 - 03/13/2021	0.99	1.04
12	03/14/2021 - 03/20/2021	0.95	1.00
13	03/21/2021 - 03/27/2021	0.95	1.00
14	03/28/2021 - 04/03/2021	0.95	1.00
15	04/04/2021 - 04/10/2021	0.95	1.00
16	04/11/2021 - 04/17/2021	0.95	1.00
*17	04/18/2021 - 04/24/2021	0.95	1.00
*18	04/25/2021 - 05/01/2021	0.96	1.01
*19	05/02/2021 - 05/08/2021	0.97	1.02
*20	05/09/2021 - 05/15/2021	0.97	1.02
*21	05/16/2021 - 05/22/2021	0.96	1.01
*22	05/23/2021 - 05/29/2021	0.95	1.00
*23	05/30/2021 - 06/05/2021	0.95	1.00
*24	06/06/2021 - 06/12/2021	0.94	0.99
*25	06/13/2021 - 06/19/2021	0.93	0.98
*26	06/20/2021 - 06/26/2021	0.93	0.98
*27	06/27/2021 - 07/03/2021	0.94	0.99
*28	07/04/2021 - 07/10/2021	0.94	0.99
*29	07/11/2021 - 07/17/2021	0.95	1.00
30	07/18/2021 - 07/24/2021	0.98	1.03
31	07/25/2021 - 07/31/2021	1.01	1.06
32	08/01/2021 - 08/07/2021	1.04	1.09
33	08/08/2021 - 08/14/2021	1.07	1.13
34	08/15/2021 - 08/21/2021	1.10	1.16
35	08/22/2021 - 08/28/2021	1.10	1.16
36	08/29/2021 - 09/04/2021	1.10	1.16
37	09/05/2021 - 09/11/2021	1.10	1.16
38	09/12/2021 - 09/18/2021	1.10	1.16
39	09/19/2021 - 09/25/2021	1.07	1.13
40	09/26/2021 - 10/02/2021	1.05	1.11
41	10/03/2021 - 10/09/2021	1.03	1.08
42	10/10/2021 - 10/16/2021	1.01	1.06
43	10/17/2021 - 10/23/2021	0.99	1.04
44	10/24/2021 - 10/30/2021	0.98	1.03
45	10/31/2021 - 11/06/2021	0.96	1.01
46	11/07/2021 - 11/13/2021	0.95	1.00
47	11/14/2021 - 11/20/2021	0.93	0.98
48	11/21/2021 - 11/27/2021	0.94	0.99
49	11/28/2021 - 12/04/2021	0.94	0.99
50	12/05/2021 - 12/11/2021	0.95	1.00
51	12/12/2021 - 12/18/2021	0.95	1.00
52	12/19/2021 - 12/25/2021	1.05	1.11
53	12/26/2021 - 12/31/2021	1.15	1.21

* PEAK SEASON

08-MAR-2022 12:36:27 830UPD 5_1800_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 8030 - CR 501 1000' N OF CR 470 - OFF SYSTEM

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	4600 S	N 2300	S 2300	9.50	53.00	17.70
2020	4400 F	N 2200	S 2200	9.50	54.70	20.20
2019	4600 C	N 2300	S 2300	9.50	53.30	22.00
2018	1950 R	N 1000	S 950	9.00	53.70	20.00
2017	1950 T	N 1000	S 950	9.00	53.50	20.10
2016	1850 S	N 950	S 900	9.00	53.10	20.90
2015	1750 F	N 900	S 850	9.00	54.70	20.70
2014	1650 C	N 850	S 800	9.00	55.10	19.80

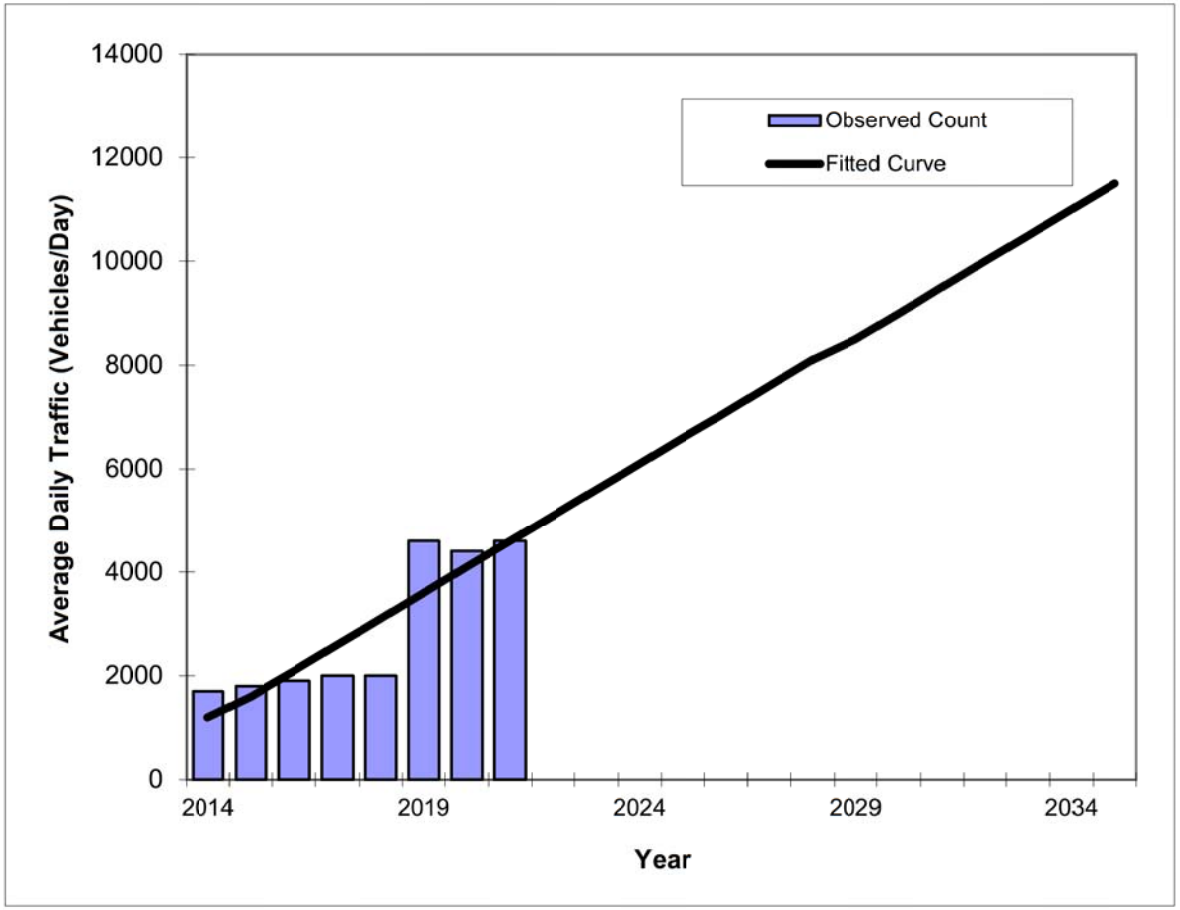
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 501 --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	8030
Highway:	CR 501



Year	Traffic (ADT/AADT) Count*	Trend**
2014	1700	1200
2015	1800	1600
2016	1900	2100
2017	2000	2600
2018	2000	3100
2019	4600	3600
2020	4400	4100
2021	4600	4600
2022 Opening Year Trend		
2022	N/A	5100
2023 Mid-Year Trend		
2023	N/A	5600
2024 Design Year Trend		
2024	N/A	6100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	493
Trend R-squared:	76.74%
Trend Annual Historic Growth Rate:	40.48%
Trend Growth Rate (2021 to Design Year):	10.87%
Printed:	25-Oct-22

Straight Line Growth Option

Appendix E
Committed Trips

Table 1 Historical AADT and Annual Growth Rates

Roadway	From	to	2016	2017	2018	2019	2017	2018	2019	Avg Growth rate	Applied Growth rate
C.R. 501	C-470E	WARM SPRINGS AVE	3,021	4,070	5,440	6,291	34.7%	33.7%	15.6%	28.0%	28.0%
Warm Springs Ave	C.R. 501	SR 91/FLORIDAS TURNPIKE	2,703	5,143	9,663	9,844	90.3%	87.9%	1.9%	60.0%	60.0%
Warm Springs Ave	US 301/SR 35	C.R. 501	3,587	5,971	8,991	10,996	66.5%	50.6%	22.3%	46.4%	46.4%

Source: FDOT Florida Traffic Online 2015 – 2019

These growth rates were applied to the 2020 Existing Traffic Volumes to develop the 2022 Projected Traffic Volumes, which are depicted on **Exhibit 2** in **Appendix D.**

Trip Generation

The applicant is proposing to develop the site with the following land uses generating site traffic:

- 14.66 Acres Residential Area with 130 housing units.

Comparable land uses for the proposed development as per the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* were used to determine the number of trips generated the proposed development. The comparable land uses are listed below:

- Single Family (Land Use 210).
- Multi Family (Land Use 220).

There are no Pass-by trips for this development. **Table 2** displays the trip generation for the proposed development and includes the morning and evening peak hour.

Table 2. Site Trip Generation

Description (1)	Time	Total Trips(1)		
		In	Out	Total
Single Family (LU 210) 95 units	Daily	415	416	831
	AM	17	50	67
	PM	57	33	90
Multi family (LU 220) 70 Units	Daily	153	154	307
	AM	5	16	21
	PM	17	10	27
Total Trips	Daily	568	570	1,138
	AM	22	66	88
	PM	74	43	117

(1) Intitute of Transportation Engineers Trip Generation (ITE), 10th Edition
(2) Pass-by Rates of 34% for (LU-820), 76% for (LU-960) & 36% For (LU-850) were extracted from the ITE Trip Generation Errata.

117 x 50% = 59

The proposed development is expected to generate a total of 88 trips during the morning peak hour and 117 trips during the evening peak hour. During the morning peak hour 66 of these trips are expected to be outbound trips, while the remaining 22 trips are expected to be inbound trips. During the evening peak hour 74 trips are expected to be inbound trips and 43 to be outbound trips.

Trip Distribution

The trip distribution was developed based on review of the AADT information provided by the Lake-Sumter MPO Average Annual Daily Traffic 2019 online information. The regional trip distribution is presented in **Figure 5**.

Figure 5. Regional Trip Distribution

Capacity Analysis

The study intersections were analyzed for each scenario following the Highway Capacity Manual (HCM 6th edition) methodologies using the computer software package Synchro 10 with SimTraffic. The analysis uses capacity, Level of Service, and control delay as the criteria for the performance of the driveways.

Capacity, as defined by the HCM, is a measure of the maximum number of vehicles in an hour that can travel through an intersection or section of roadway under typical conditions. Level of Service (LOS) is a marker of the driving conditions and perception of drivers while traveling

Appendix F
Roadway Segment Level of Service Documentation

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

2,920 - 2,920 X 10% = 2,628

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,700	>1,770	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	4,050	5,640	6,800	7,420
6	5,960	8,310	10,220	11,150
8	7,840	10,960	13,620	14,850
10	9,800	13,510	17,040	18,580
12	11,600	16,350	20,930	23,200

Urbanized

Lanes	B	C	D	E
4	4,130	5,640	7,070	7,690
6	6,200	8,450	10,510	11,530
8	8,270	11,270	13,960	15,380
10	10,350	14,110	17,310	19,220

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	1,050	1,620	2,180	2,930
4	Divided	3,270	4,730	5,960	6,780
6	Divided	4,910	7,090	8,950	10,180

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Excerpt from Zora Traffic Impact Study dated: December 21, 2020 by: Bowman Consulting Group

DE TRAFFIC

386-341-4186
Marsh Bend Trail/CR 501 at Warm Springs Ave
Sumter County, FL

File Name : 4
Site Code : 00000004
Start Date : 12/3/2020
Page No : 4

	Marsh Bend Trail Southbound				Warm Springs Ave Westbound				Marsh Bend Trail Northbound				Warm Springs Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	37	8	4	49	106	84	39	229	44	5	59	108	2	62	10	74	460
04:45 PM	43	10	5	58	126	81	46	253	24	7	64	95	6	58	15	79	485
05:00 PM	38	10	4	52	117	62	42	221	37	6	60	103	5	77	13	95	471
05:15 PM	30	5	2	37	106	67	36	209	37	4	54	95	6	55	12	73	414
Total Volume	148	33	15	196	455	294	163	912	142	22	237	401	19	252	50	321	1830
% App. Total	75.5	16.8	7.7		49.9	32.2	17.9		35.4	5.5	59.1		5.9	78.5	15.6		
PHF	.860	.825	.750	.845	.903	.875	.886	.901	.807	.786	.926	.928	.792	.818	.833	.845	.943
Automobiles	136	30	11	177	404	272	161	837	94	19	206	319	16	232	44	292	1625
% Automobiles	91.9	90.9	73.3	90.3	88.8	92.5	98.8	91.8	66.2	86.4	86.9	79.6	84.2	92.1	88.0	91.0	88.8
Commercial	12	3	4	19	51	22	2	75	48	3	31	82	3	20	6	29	205
% Commercial	8.1	9.1	26.7	9.7	11.2	7.5	1.2	8.2	33.8	13.6	13.1	20.4	15.8	7.9	12.0	9.0	11.2

TOTAL VOLUME ON MARSH BEND TRAIL JUST SOUTH OF WARM SPRINGS AVE = 939

ORDINANCE NO. O2022-XX

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the first Thomas Group Planned Development Agreement was filed with the City of Wildwood on or about December 5, 2022;

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by CHW on behalf of Thomas Group Investments #1, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this [DAY] day of [MONTH] 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on [MONTH DAY], 2023 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Thomas Group Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 5, 2022 by the Developer.

B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.

C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

D. That the Developer intends to develop a Project consisting of 4.86 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "**Exhibit A**" attached hereto.

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).

F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Developer has applied for a Planned Development of the lands described in "**Exhibit A**".

B. That the zoning districts of the subject land described in "**Exhibit A**" is classified as "C-2" on the City of Wildwood Zoning Map.

C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission ("Effective Date").

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated December 5, 2022 and revised on [DAY MONTH], 2023 is incorporated into this Ordinance as "**Exhibit B**" ("Conceptual Development Plan") attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1. The conceptual development plan illustrates general location of the following land uses:

a. Multistory Indoor Storage Facility
b. Stormwater Management Facility (SMF)
c. Transportation systems and parking facilities
d. Existing potable water and sanitary sewer locations

2. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in a single phase in accordance with the Conceptual Development Plan and this Section.

1) TYPE OF DEVELOPMENT. The Project is intended to consist of a commercial multistory indoor storage facility.

The following shall apply to the Project:

1. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Total (Acres)	Percentage of Total Site
Development Area	3.89	80%
Open Space	0.97	20%
Total	4.86	**100%**

2. Maximum Development Potential. Commercial development shall not exceed the following as permitted within the C-2 zoning district:

Multistory Indoor Storage Facility	
No. of square feet, max.:	105,850
Floor Area Ratio, max.:	±0.5
Lot area and lot width, min.:	None

3. Signage. All signage identifying the project shall comply with the City of Wildwood Land Development Regulations and Design District Standards

D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is

applicable.

1. Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. Said agreement(s) shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

F. ~~Principal~~ Permitted Uses. The ~~principal~~ only ~~use~~ permitted use is a Multistory Indoor Storage Facility, consistent with the C-2 zoning district.

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-2 zoning district on land designated as such.

Building setbacks for ~~both internal and~~ external property lines shall be as follows:

Commercial		
Front, min.	East (CR 501)	25'
Rear, min.	West	15'
Side, min.	North and South	15'
~~Accessory Structures~~		
~~Rear and Side, min.~~	~~8'~~	

H. Design District Standards. Due to the Project's location within the Neighborhood Design District, the Project will meet applicable City of Wildwood's Design District Standards, unless otherwise noted in this Ordinance.

I. Recreation and Open Space. The Project shall maintain a minimum of 20% (0.97 acres) open space.

1. Buffers. The Project shall establish and maintain the following buffers:

Direction	Width (Ft)
North	~~None, shared driveway~~20'
East	~~15'~~20'
South	~~None, County jurisdiction, excess land for the Coleman Correctional Complex~~20'
West	20'

Buffers shall contain landscape material in accordance with the Design District Standards. Regulated trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).

DRAFT

2. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations. An ecological site assessment was conducted in November 2020 by Bio-Tech Consulting, Inc. No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Reuse water is not currently available to the Project.

2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.

3. Stormwater. The Project may utilize both above-ground and underground Stormwater Management Facilities (SMF) for the permitted use, increasing efficiency of the system and reducing the land area necessary to serve the use. The SMF shall be designed to City LDR Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.

4. Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement serving lands other than the Project shall be underground.

5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.

6. Easements. The easement agreement granting access from Marsh Bend Trail through Sumter County tax parcel G33-025 has been recorded (B: 4389 P: 698). The easement agreement to retain access internal to the site shall be recorded following the Site Plan

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approval.~~There are no known easements on the Project site.~~

Commented [j1]: See City Attorney Comment regarding access easement for shared driveway

7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on November 5, 2022 by CHW and attached hereto as Exhibit C, no improvements to the project driveways or adjacent roadways are warranted.

8. Transportation Concurrency: The responsibility to fund the improvements listed in Section L of this ordinance will be the responsibility of the Applicant/Developer. These improvements were identified in the Traffic Impact Analysis approved by Sumter County Public Works and are attached as Exhibit C.

9. Fire. The Florida Fire Prevention Code, 7th Edition applies to this development design.

10. Police. All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. 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.

L. Access, Parking, and Transportation.

1. Access. The Project's access is from a shared driveway on Marsh Bend Trail. A driveway permit for access on Marsh Bend Trail (CR 501) will be obtained from Sumter County.

2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fee ordinance.

3. Cross and shared access. Shared access will serve the Project site as well as both adjacent properties to the north and west. Cross access to the vacant adjacent property to the south is not possible due to the property being owned by the Federal government land used for the Coleman Correctional Complex.

   Transportation System Improvements. ~~The Developer shall be responsible for the following improvements, which may be subject to impact fee credits from Sumter County. These~~ There are no improvements ~~are~~ identified in the Traffic Impact Analysis approved ~~with conditions~~ by Sumter County Public Works on 12 December 2022. The study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.

   Developer is responsible for constructing these improvements during Phase 1 of the Development.

4. Internal vehicular circulation. Internal vehicular circulation will be provided by drive aisles, not roadways.

5. Parking. The minimum number of parking spaces required for the Indoor Storage Facility is four (4) spaces.

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6. Pedestrian Facilities. No internal sidewalks are warranted due to the proposed automobile-oriented use.

M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____day of_____, 2022.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
ED WOLF, MAYOR

ATTEST:_____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

_____
City Attorney

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Exhibit A

LEGAL DESCRIPTION: (BY SURVEYOR)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE

OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2)THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST,ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEETTO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET.

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Exhibit B

Commented [RT2]: UPDATE when final

[INSERT PD PLANS, SHEETS 2 AND 3]

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Exhibit C

Commented [RT3]: UPDATE when Accepted

[INSERT TIA]

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