



## **PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD**

**PRC Chairperson – Melanie Peavy**

### **Agenda**

#### **Regular Meeting**

**June 13, 2023 10:00 AM**

Commission Conference Room 124  
100 N Main Street

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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.

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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.

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#### **I. Call to Order**

#### **II. Roll Call**

#### **III. APPROVAL OF SUMMARY MINUTES**

- 1. Project Review Committee Regular Meeting May 9th, 2023 at 10:00 AM**

#### **IV. OLD BUSINESS**

#### **V. NEW BUSINESS**

- 1. SP 2108-007 PSL Headquarters  
Parcel G07-095**

The applicant is seeking a favorable recommendation from the Project Review Committee, for a 3,148 sq. ft. office and storage warehouse, on 0.49 acres MOL. **Staff recommends approval. Further discussion to be held regarding Design District Standards.**

2. **SP 2212-006 CVC-ASC Lot 9 Oxford Pointe**  
**Parcel D18E009**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an 8,805 sq ft medical facility on 2.32 acres MOL. **Staff recommends approval.**

3. **SP 2302-002 Panda Express - Beaumont**  
**Parcel G04Q247**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,600 sq ft fast food restaurant on 2.088 acres MOL. **Staff recommends approval contingent on the resolution of outstanding comments.**

4. **SP 2303-016 Bigham Plaza Mass Grading**  
**Parcel(s) G33-065, G33-153, G33-127, and G33-078**

The applicant is seeking approval from the Project Review Committee, for the construction of infrastructure and associated improvements on 3.1 acres MOL. **Staff recommends approval.**

5. **PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan**  
**Parcels D30-030, D30-031, D30-047, D30-080, & D30-091**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a subdivision consisting of 394 single-family detached units on 104.35 acres MOL. **Staff recommends approval.**

6. **PLAT 2305-006 Preston Place Lot Split**  
**D17-135**

The applicant is seeking approval from the Project Review Committee for Preston Place, to split parcel D17-135, leaving parcel 1 with 1.838 acres and parcel 2 with 7.49 acres MOL.

PLAT 2305-006 conforms with the City of Wildwood's Land Development Regulations section 5.3. **Staff recommends approval.**

7. **SP 2303-017 Huey Street Pond and Parking**  
**Parcels G06-084 & G06-085**

The applicant is seeking approval from the Project Review Committee for the construction of 43 parking spaces and drainage improvements to provide overflow parking for the Wildwood Elementary School across the street on 0.88 acres MOL. **Staff recommends approval.**

**VI. ADJOURNMENT**

**June 13, 2023 10:00 AM**

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
May 9, 2023 10:00 AM  
COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

Development Services Director Melanie Peavy brought the meeting to order. Peavy read an email that was sent out to realtors, developers, contractors, engineers, etc., on Tuesday, May 9, 2023. The email was entered into the minute records. Peavy stated that the Development Services Department had received a higher-than-normal number of development applications for the upcoming review period. Peavy stated that the Development Services Department wishes to continue to provide thorough and accurate reviews of each project, and it will likely take staff longer to complete necessary project reviews and may not meet the levels of service and quick turnaround times that have been provided in the past. Peavy stated that in recent public meetings, the City Manager identified an increase in the amount of time it takes to process and review project submittals as one of the impacts of rapid growth. Peavy stated that under his direction, staff will continue to process applications as expediently as possible while continuing to evaluate impacts on infrastructure and ensure the adequacy of the same

**II. Roll Call**

| <b>ATTENDANCE</b> | <b>TITLE</b>              | <b>STATUS</b>    |
|-------------------|---------------------------|------------------|
| Melanie Peavy     | Development Services Dir. | Present          |
| Randall Parmer    | Chief of Police           | Present          |
| Jeremy Hockenbury | Public Works Director     | Present          |
| Joshua Bills      | City Attorney             | Present          |
| Susan Patterson   | City Clerk                | Present          |
| Jason Martin      | Utility Supervisor        | Present          |
| Terri O'Neal      | Planning Manager          | Present          |
| Amanda Bush       | City Planner              | Present          |
| Shaun Raja        | City Planner              | Present          |
| Alan Hart         | Kimley-Horn & Associates  | Present by Phone |

**III. APPROVAL OF SUMMARY MINUTES**

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

The summary of the minutes from the April 11, 2023 meeting was approved. No comments were offered or received.

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| <b>RESULT:</b> <b>Adopted</b> |
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| <b>MOVER:</b>    | Police Chief Parmer                                                                           |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                              |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

#### IV. OLD BUSINESS

None.

#### V. NEW BUSINESS

##### 1. SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)

Development Services Director Melanie Peavy read the title of 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 with 112,034 sq ft. This project includes a 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. Tom Skelton from American Civil Engineering was present to answer any questions. Peavy stated that she had spoken with the Fire Department last week, and when the last plans were reviewed, it appeared that Inspiration Drive had already been constructed. It does say proposed when you zoom in on it. Peavy stated she had spoken to the Fire Department again, and they looked at the code, and Peavy stated that she had the references to the code if needed. Peavy stated the second egress at Inspiration Drive, which is not yet constructed, will be an issue moving forward on all these plans. Peavy stated that the Planned Development Agreement states that upon the construction of lot three, the apartment complex, Inspiration Drive, must be constructed. Peavy stated that the plans were submitted eight months ago. The City Manager brought the point up last month at the PRC meeting and that it has not moved forward with the completion of that approval because the city is waiting for its resubmittal. Peavy stated that the 92-unit hotel does not trip the threshold but that the 124-unit hotel does trip the threshold, and we can move it forward thru the review process. The Fire Department recommended that the Certificate of Occupancy not be issued at this time for the 124-unit hotel until the construction of Inspiration Drive is completed and you have met the requirements of that secondary egress. Skelton gave an update stating that he would have brought the plan revisions but would have them to the city by the end of the week. Skelton stated that there need to be two access points to connect to Rio Grande, even if it is a temporary construction. Peavy stated that Rio Grande is the only access point; Skelton stated that it also has access to County Road 462. Peavy stated that the city had received the plans for Inspiration Drive eight months ago, and Peavy did not want Skelton and his team to leave the meeting today, thinking that leaving the two hotels and the construction of Inspiration Drive as the last items of construction were going to be acceptable to the city. Skelton stated that the next project would trip the threshold and that something would have to be done at that time. Peavy also stated that the two egress points for fire circulation would cause problems at some point. Peavy made a motion to recommend approval contingent that the Certificate of Occupancy be held on the second egress unless the outstanding fire comments are cleared. Peavy stated that the City Manager wants to get Inspiration Drive constructed. City Planner Amanda Bush stated that there was one minor utility comment: a booster pump would be

needed since the building would be four stories high. Bush stated that the Utility Department would be okay with the project moving forward if the booster pump and location were provided to them before installation. Utility Supervisor Jason Martin stated that he had looked at the submittal but stated that it would need to go before the reviewing engineer, but it looked good.

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| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                              |
| <b>SECONDER:</b> | Police Chief Parmer                                                                           |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

2. SP 2211-001 Trailwinds Village Target

Development Services Director Melanie Peavy read the title of SP 2211-001 Trailwinds Village Target Parcels 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. Jerry Hart was present by phone to answer any questions. No outstanding comments.

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| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Police Chief Parmer                                                                           |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                              |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

3. SP 2211-007 Livano Wildwood

Development Services Director Melanie Peavy read the title of SP 2211-007 Livano Wildwood Parcels 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 square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles. Jonathan Knudsdn from LIV Development was present to answer any questions. Utility Supervisor Jason Martin stated that they would be receiving a utility easement for this project due to a relocation of a water main line on the northern roundabout. No outstanding comments.

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Police Chief Parmer                                                                           |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                              |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

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

Development Services Director Melanie Peavy read the title of 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. No outstanding comments.

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                              |
| <b>SECONDER:</b> | Police Chief Parmer                                                                           |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

5. SP 2301-003 VPSD #46

Development Services Director Melanie Peavy read the title of SP 2301-003 VPSD #46 Parcel 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. Stephen Campbell of Farner Barley was present to answer any questions. City Planner Shaun Raja stated that the developer would be putting in the utility lines at Red Bud Lane and then reconstructing the road back to the original findings. No outstanding comments.

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Police Chief Parmer                                                                           |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                              |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

6. PLAT 2302-001 Twisted Oaks Improvement Plan Modification

Development Service Director Melanie Peavy read the title of 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. Erin Tumolo of Morris Engineering was present by phone to answer any questions. Utility Supervisor Jason Martin stated that all lift stations were at the correct level. No outstanding comments.

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| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                              |
| <b>SECONDER:</b> | Police Chief Parmer                                                                           |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

7. PD 2212-001 Thomas Group Planned Development

Development Services Director Melanie Peavy read the title of PD 2212-001 Thomas Group Planned Development 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 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. Ryan Thompson from CHW was present to answer any questions. City Planner Shaun Raja stated that the minor outstanding comments were addressed after the agenda had been published, and there should be no problem with approval.

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b>                                                                    |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                              |
| <b>SECONDER:</b> | Police Chief Parmer                                                                           |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>Police Chief Parmer |

## VI. ADJOURNMENT

The meeting was adjourned at 10:30 a.m. No comments were offered or received.

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>                                                                              |
| <b>MOVER:</b>    | Police Chief Parmer                                                                           |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                              |
| <b>AYES:</b>     | Development Services Director Peavy, Public Works Director Hockenbury,<br>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 2108-007 PSL Headquarters

**REQUESTED ACTION:** Staff recommends approval. Further discussion to be held regarding Design District Standards.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

CASE NO.: SP 2108-007 PSL Headquarters

PARCEL NUMBER(S): G07-095

ACREAGE: 0.49 +/-

PROPERTY LOCATION: The subject property is generally located east of N. US 301 & E Kentucky Avenue

OWNER: PSL Properties, LLC

APPLICANT: PSL Construction, LLC

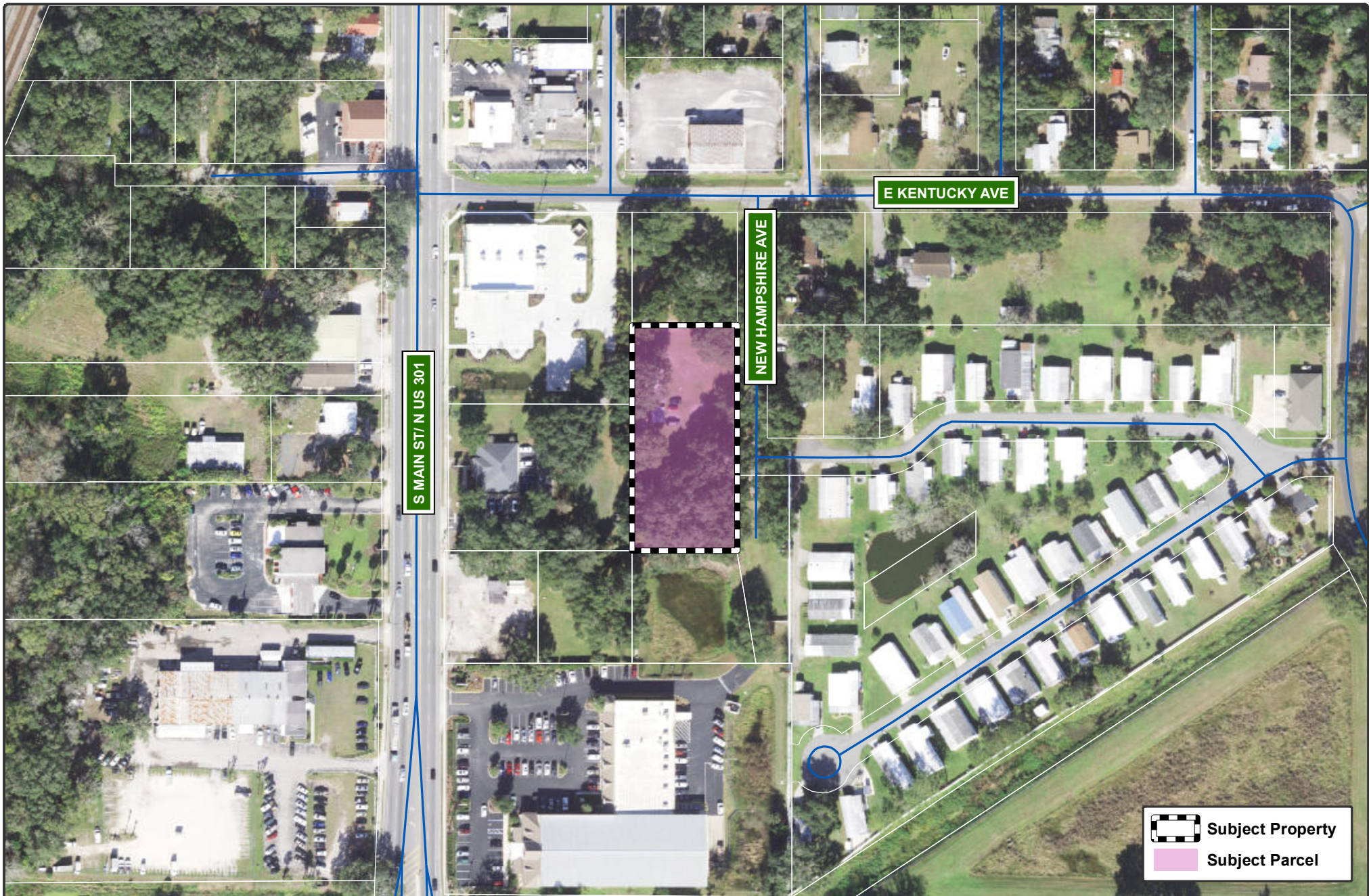
The applicant is seeking a favorable recommendation from the Project Review Committee, for a 3,148 sq. ft. office and storage warehouse.

Project SP 2108-007 is in compliance with the Land Development Regulations and Design District Standards.

DATED: 06/02/2023



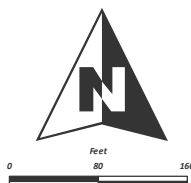
Terri O'Neal  
Planning Manager, Development Services



 Subject Property  
 Subject Parcel



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



SP 2108-007  
**PSL HEADQUARTERS**  
 PARCEL G07-095

**MAP 1B**  
**LOCATION**  
**MAP**  
**SEPTEMBER**  
**2021**



# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2212-006 CVC-ASC Lot 9 Oxford Pointe

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

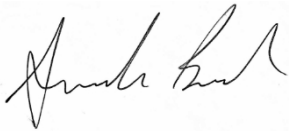
**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| CASE NUMBER       | SP 2212-006 CVC-ASC Lot 9 Oxford Pointe                                                                                                  |
| PARCEL NUMBER(S)  | D18E009                                                                                                                                  |
| ACREAGE           | 2.32 +/-                                                                                                                                 |
| PROPERTY LOCATION | The subject property is generally located at the southwest corner of E C 466 and Milton Lane, approximately 0.17 miles west of N US 301. |
| OWNER             | Oxford Surgery Center Limited Liability Company                                                                                          |
| APPLICANT         | Simon Abbott                                                                                                                             |

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of an 8,805 sq ft medical facility.

SP 2212-006 meets the criteria set forth in the Land Development Regulations and the Design District Standards.



DATED: 06/07/2023  
Amanda Bush  
Planner, Development Services



## Project Review Committee Technical Standards Waiver Request

Project Name CVC-ASC LOT 9 OXFORD POINTE

Project # SP2212-006

1. Briefly describe your waiver request.

A request to waive the buffer requirement along portions of the North & West property due to the trees and landscaping conflicting with existing water and sewer utility mains.

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

LDR4.4(C)(17)

3. Please provide the justification for your waiver request.

The utility department does not want any root baring trees in their easement that are within 10 feet of the existing water mains.

Name (Print) SIMON ABBOTT

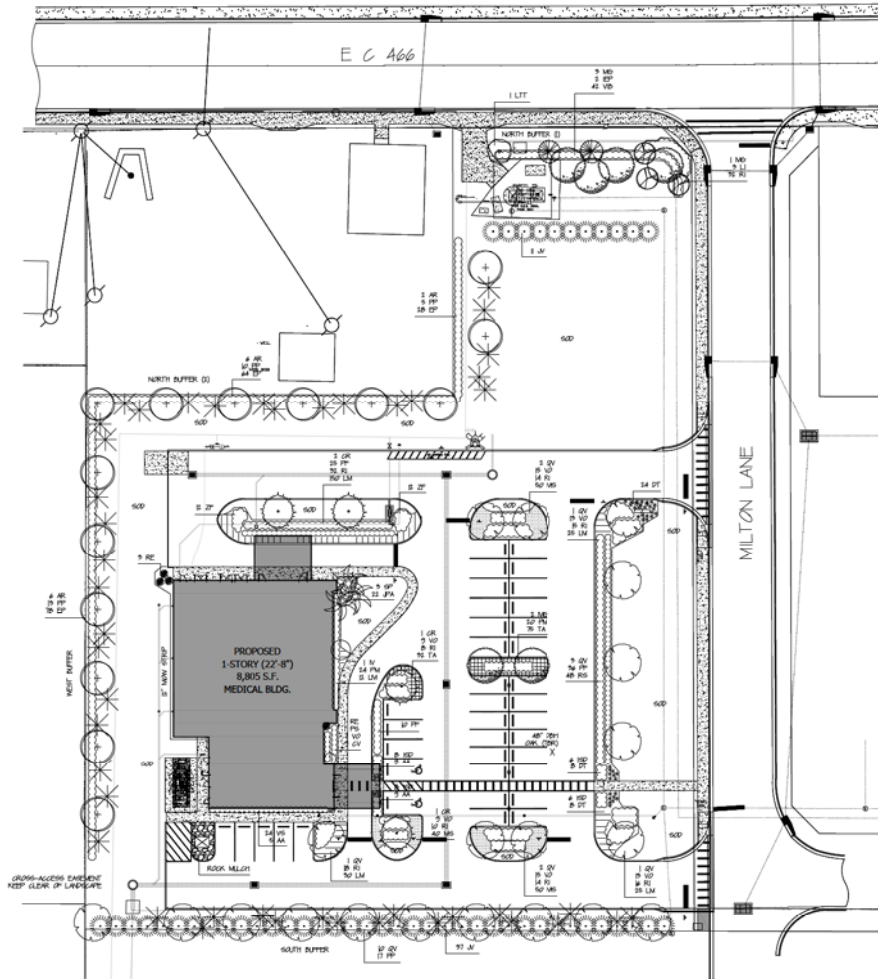
Date 05-03-2023

Signature

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | [www.wildwood-fl.gov](http://www.wildwood-fl.gov)



NOTE: ALL TREE STAKES TO BE REMOVED WITHIN ONE YEAR OF INSTALLATION.  
 NOTE: ANY / ALL CRITICAL ROOT ZONES ALONG THE PERIMETER BOUNDARY OF ADJACENT PROPERTIES MUST BE MAINTAINED PRIOR TO PERMANENT IRRIGATION INSTALLATION.  
 NOTE: MAINTAIN A 5' LANDSCAPE BUFFER AROUND ALL UTILITY VALVES, HYDRANTS, METERS, MANHOLES, CLEAN-OUTS, AND MANHOLES.

# LANDSCAPE MATERIAL LIST

| SHRUB TREES REPLACEMENT TREES |    |                         |                  |
|-------------------------------|----|-------------------------|------------------|
| 1                             | GR | AVIC NERUM FLORIDA PLUM | FLORIDA MAPLE    |
| 2                             | SP | MANHATTAN GRANDIFLORA   | FLORIDA MAPLE    |
| 3                             | SP | SEASIDE VIBURNUM        | FLORIDA MAPLE    |
| UNDERSTORY TREES              |    |                         |                  |
| 4                             | GR | CALISTEGUA BODIGER      | BOTTLE-BUSH TREE |
| 5                             | SP | SEASIDE PALM            | SEASIDE PALM     |
| 6                             | SP | SEASIDE PALM            | SEASIDE PALM     |
| 7                             | SP | SEASIDE PALM            | SEASIDE PALM     |
| 8                             | SP | SEASIDE PALM            | SEASIDE PALM     |
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| 95                            | SP | SEASIDE PALM            | SEASIDE PALM     |
| 96                            | SP | SEASIDE PALM            | SEASIDE PALM     |
| 97                            | SP | SEASIDE PALM            | SEASIDE PALM     |
| 98                            | SP | SEASIDE PALM            | SEASIDE PALM     |
| 99                            | SP | SEASIDE PALM            | SEASIDE PALM     |
| 100                           | SP | SEASIDE PALM            | SEASIDE PALM     |

## LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA # GRADE OR BETTER.
2. ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITHIN 1" OF THE DARK MULCH.
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHRUB OR ORNAMENTAL TREES.
4. ALL MATERIAL INSTALLED SHALL MEET THE SIZE GRADINGS AND STANDARDS FOR LANDSCAPE INSTALLATION.
5. CERTIFICATION IS REQUIRED FROM THE NURSERY REGARDING THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN GROWN FOR GRADINGS AND STANDARDS.
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.
7. ALL NEW TREES MUST BE PLANTED AS SHOWN ON THE PLAN.
8. THERE ARE NO EXISTING TREES TO BE REMOVED WITHIN THE PROJECT LIMITS.
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL VERIFY THE SCOPE OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITHIN THE PROJECT LIMITS AND SHALL BE MAINTAINED WITHIN THE PROJECT LIMITS.
12. ALL PALM SHALL HAVE STAKE/ UNDEVELOPED TREES AS APPROVED BY LANDSCAPE ARCHITECT.
13. PALMS SHALL BE PLANTED AT 10' TO 12' SPACING AND MAINTAINED A FULL HEALTHY SHAP.
14. PALMS SHALL VARY IN HEIGHT AND ARRANGEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
15. ALL MATERIAL SHALL BE OBTAINED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVED AIR-POCKETES.
17. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MULCH OF 2" TO 3" DEEP TO ALL NEW TREES AND PALMS.
18. DURING INSTALLATION OF ALL PALMS, TREES, PALM TRANSPARENT SHALL BE APPLIED FOR MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT.
19. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
20. NO PLANTING OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 5' VESICULAR OVERLAP AREA.
21. NEW SOIL SHALL BE INSTALLED IN ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS.
22. ALL SOIL SHALL BE AMENDING-AREA SOIL INSTALLED WITHIN 10' OF ANY EXISTING OR NEW PLANTING.
23. ALL EXISTING AND NEW TREES SHALL BE GROUND-CUT TO PREVENT CLEAN-EDGE.
24. ALL WIRE / MESH BACKING MUST BE COMPLETELY REMOVED PRIOR TO ANY ACCEPTANCE.
25. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
26. ALL SOIL SHALL BE NEED-FREE, CONTAIN NO STONES, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MATURE OF 40% SAND, 40% LOAM, AND 20% TOP-SOIL.
27. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE.
28. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO RECEIVING ANY PAYMENTS REGARDING APPROVALS.
29. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, HERBICIDE, INERT, ETC., AND ENSURE THAT THE DRAINAGE SYSTEM REMAINS CLEAR AND THAT PESTICIDE/INERT WAYS ARE NOT BLOCKED.
30. ROCK MULCH SHALL BE INSTALLED AROUND TRANSFORMERS, CABLES TO BE APPROVED BY LANDSCAPE ARCHITECT.
31. 6" NEW STRIP OF FINE DARK MULCH TO BE INSTALLED AROUND BUILDINGS AS SHOWN.
32. DO NOT PLANT NEW TREES TOO DEEP UNDER THE TRUNK PLANE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL.
33. REMOVE ANY TREE MOUND FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
34. ALL NEW TREES AND SHRUBS MUST MEET THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60).
35. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A MAJOR CORRECTIVE PRUNING OR GLASSING BRANCHES REMOVED.
36. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE.
37. PAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE.
38. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL, UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADINGS AND STANDARDS.

## TREE REPLACEMENT

|                            |   |
|----------------------------|---|
| TOTAL EXISTING TREES       | 1 |
| TREES TO BE REMOVED        | 1 |
| REPLACEMENT TREES REQUIRED | 1 |

## LANDSCAPE ISLANDS

|                              |   |
|------------------------------|---|
| TOTAL ISLANDS                | 1 |
| ISLANDS TO BE REMOVED        | 1 |
| REPLACEMENT ISLANDS REQUIRED | 1 |

## BUFFER CALCULATIONS

|                                     |                  |
|-------------------------------------|------------------|
| NORTH BUFFER (D) - 35' LT, 35' WIDE |                  |
| SHRUB TREES REQUIRED                | 17 (3' / 10' LT) |
| SHRUB TREES PROVIDED                | 17               |
| UNDERSTORY TREES REQUIRED           | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED           | 17               |

## NORTH BUFFER (E) - 100' LT, 10' WIDE

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES REQUIRED      | 10 (3' / 10' LT) |
| SHRUB TREES PROVIDED      | 10               |
| UNDERSTORY TREES REQUIRED | 10 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 10               |

## SOUTH BUFFER - 100' LT, 10' WIDE

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES REQUIRED      | 10 (3' / 10' LT) |
| SHRUB TREES PROVIDED      | 10               |
| UNDERSTORY TREES REQUIRED | 10 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 10               |

## SHRUB TREES REQUIRED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES REQUIRED      | 17 (3' / 10' LT) |
| SHRUB TREES PROVIDED      | 17               |
| UNDERSTORY TREES REQUIRED | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17               |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

## SHRUB TREES PROVIDED

|                           |                  |
|---------------------------|------------------|
| SHRUB TREES PROVIDED      | 17 (3' / 10' LT) |
| UNDERSTORY TREES PROVIDED | 17 (3' / 10' LT) |

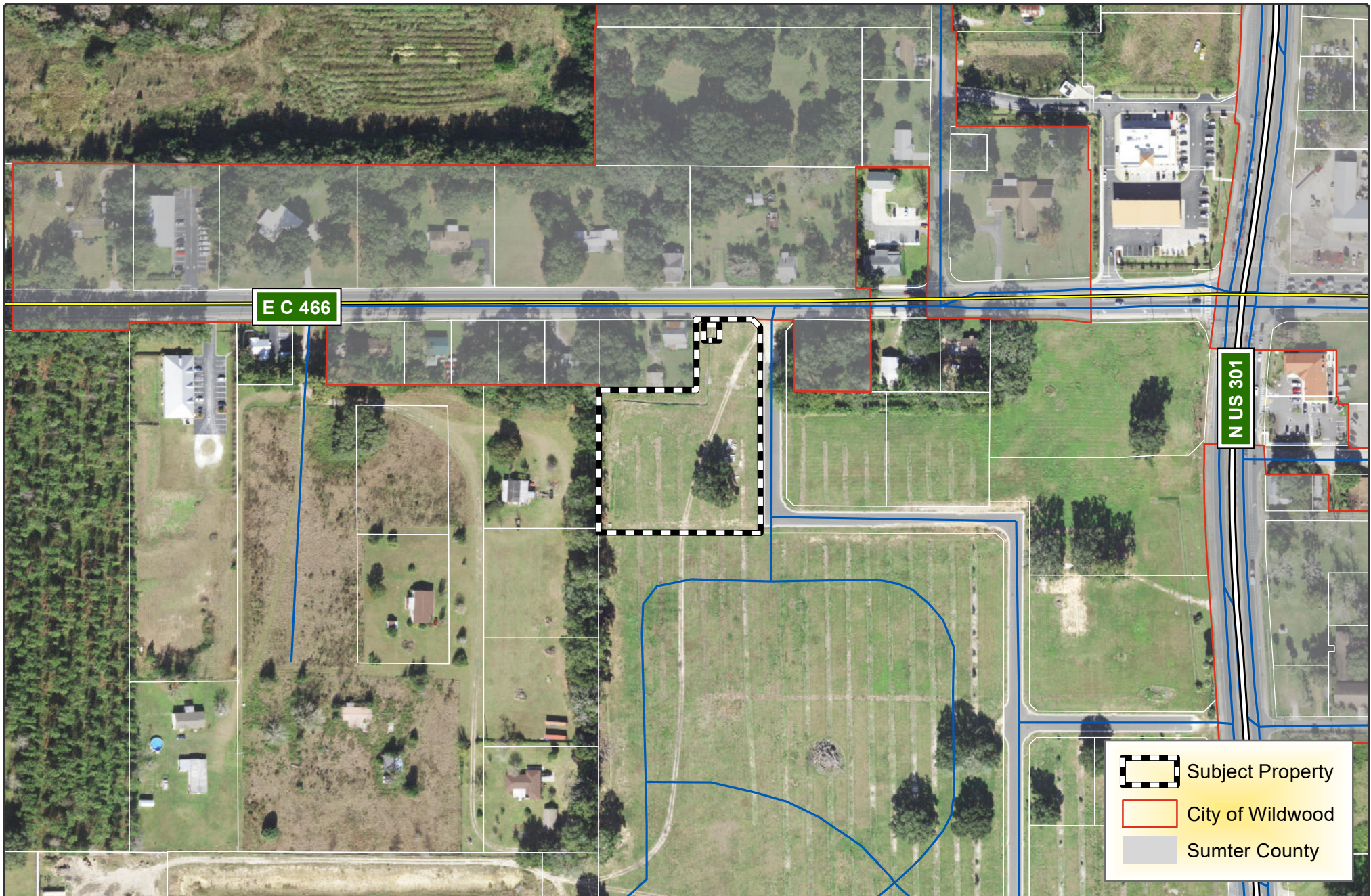


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
 RICHARD A. KESSELRING JR., P.L.A., A.S.L.A.  
 SCALE: 1" = 30'

RICHARD A. KESSELRING JR., P.L.A., A.S.L.A.  
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #8058

| DATE | REVISION | BY |
|------|----------|----|
| 5/23 | 1        | AK |
| 5/23 | 2        | AK |
| 5/23 | 3        | AK |
| 5/23 | 4        | AK |
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| 5/23 | 98       | AK |
| 5/23 | 99       | AK |
| 5/23 | 100      | AK |

|              |         |
|--------------|---------|
| DATE         | 11 / 22 |
| DRAWING NO.: |         |
| VIEW NAME:   |         |
| FR.          | FIG.    |



|                                                                                                                        |                                                                                                                                                                                   |                                                                                     |                                                                              |                                                                                     |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF<br/>WILDWOOD</b></p> <p>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  | <p><b>SP 2212-006</b></p> <p><b>CVC-ASC</b></p> <p><b>PARCEL D18E009</b></p> | <p><b>MAP 1B</b></p> <p><b>LOCATION<br/>MAP</b></p> <p><b>FEBRUARY<br/>2023</b></p> |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|



# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2302-002 Panda Express - Beaumont

**REQUESTED ACTION:** Staff recommends approval contingent on the resolution of outstanding comments.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

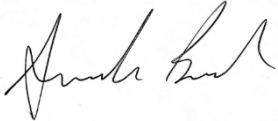
**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| CASE NUMBER       | SP 2302-002 Panda Express - Beaumont                                                     |
| PARCEL NUMBER(S)  | G04Q247                                                                                  |
| ACREAGE           | 2.088 +/-                                                                                |
| PROPERTY LOCATION | The subject property is generally located on the northeast corner of C 466A and E C 462. |
| OWNER             | Casto Beaumont 462, LLC                                                                  |
| APPLICANT         | Panda Express, Inc                                                                       |

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,600 sq ft fast food restaurant.

SP 2302-002 meets the criteria set forth within the Beaumont Planned Development, Land Development Regulations, and Design District Standards.



DATED: 06/06/2023

Amanda Bush

Planner, Development Services



# WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2302-002 Panda Express Inc

Representative: Jeremy M. Pettit - Ingenium Enterprises, Inc

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

## **CITY ATTORNEY**

1. Draft easements provided appear to have been drafted for use in Nevada and do not contain information (owner, place, state, etc) relevant to the plat/development. Please update easement for use with site plan and resubmit.

## **UTILITIES – WATER/WASTEWATER**

1. Sheet C04.0: Call out “End of City Maintenance” at potable water meter.

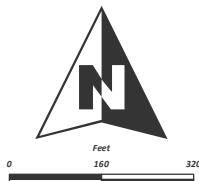


-  Subject Property
-  City of Wildwood
-  Sumter County



**CITY OF  
WILDWOOD**

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



**SP 2302-002**

**PANDA EXPRESS - BEAUMONT**

**PARCEL G04Q247**

**MAP 1B**

**LOCATION  
MAP**

**FEBRUARY  
2023**



# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2303-016 Bigham Plaza Mass Grading

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case No.: SP 2303-016 Bigham Plaza Mass Grading

Parcel Numbers: G33-065, G33-153, G33-127, and G33-078

Acreage: 3.1 +/-

Property Location: The subject property is generally located at the intersection of Warm Springs Ave and Bigham Trail.

Owner: 468 Properties LLC

Applicant: Sandspur Construction Company Inc.

The applicant is seeking approval from the Project Review Committee, for a mass grading on 3.1 acres MOL.

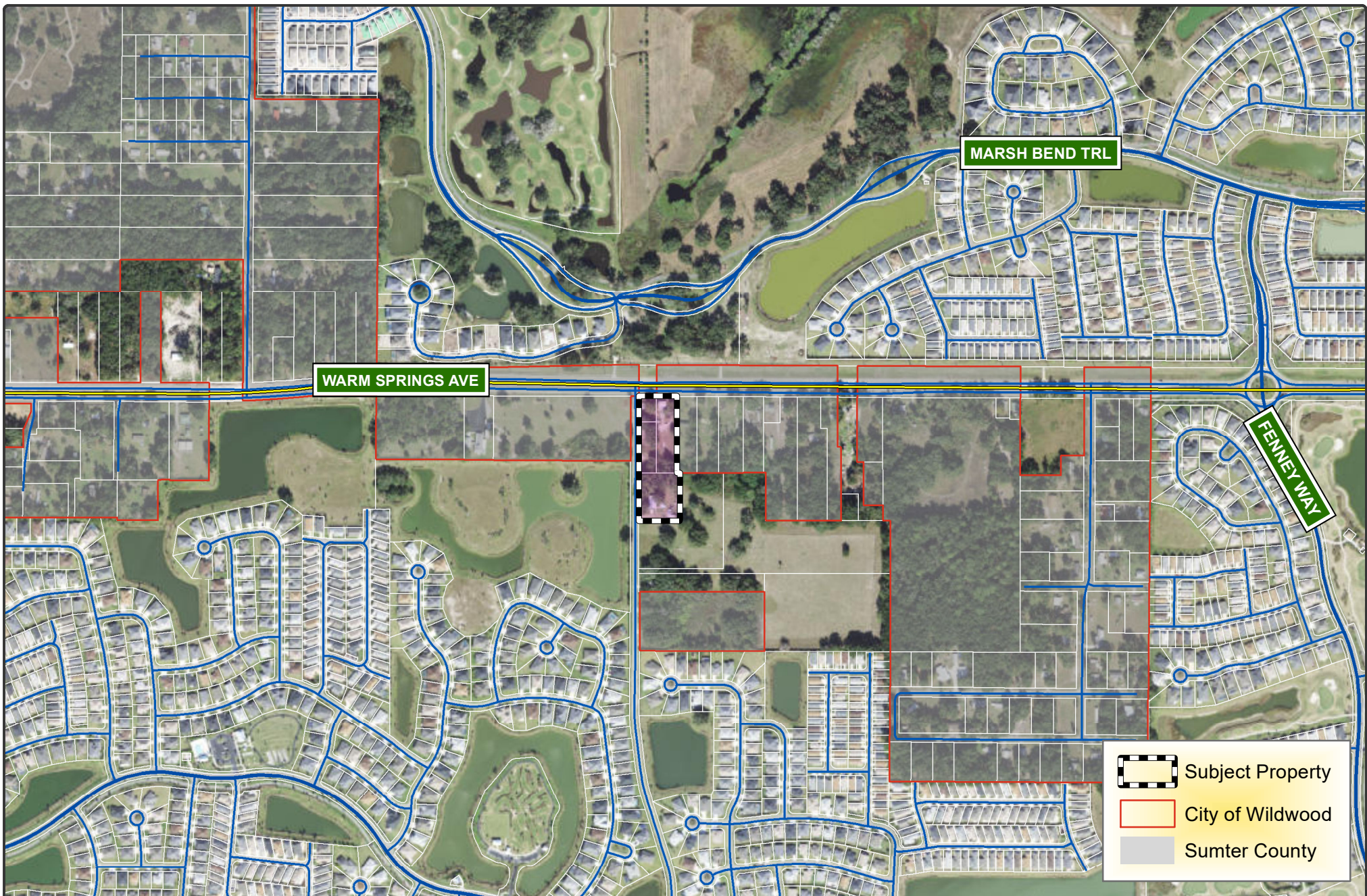
SP 2303-016 meets the criteria set forth in the Land Development Regulations.

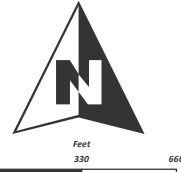
**Staff recommends approval.**

DATED: 06/06/2023



Shaun Raja,  
Planner I, Development Services



|                                                                                                                        |                                                                                                                                                                               |                                                                                                               |                                                                                                                          |                                                                         |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b></p> <p>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>Feet<br/>0 330 660</p> | <p><b>SP 2303-016</b></p> <p><b>BIGHAM PLAZA MASS GRADING</b></p> <p>PARCELS G33-065, G33-078, G33-127 &amp; G33-153</p> | <p><b>MAP 1B</b></p> <p><b>LOCATION MAP</b></p> <p><b>JUNE 2023</b></p> |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|





# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

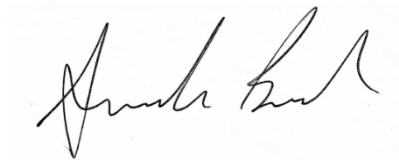
**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| CASE NUMBER       | PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan                                 |
| PARCEL NUMBER(S)  | D30-030, D30-031, D30-047, D30-080, & D30-091                                            |
| ACREAGE           | 104.32 +/-                                                                               |
| PROPERTY LOCATION | The subject property is generally located at the northeast corner of E C 462 and CR 209. |
| OWNER/APPLICANT   | KL Highfield, LLC                                                                        |

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a subdivision consisting of 394 single-family detached units.

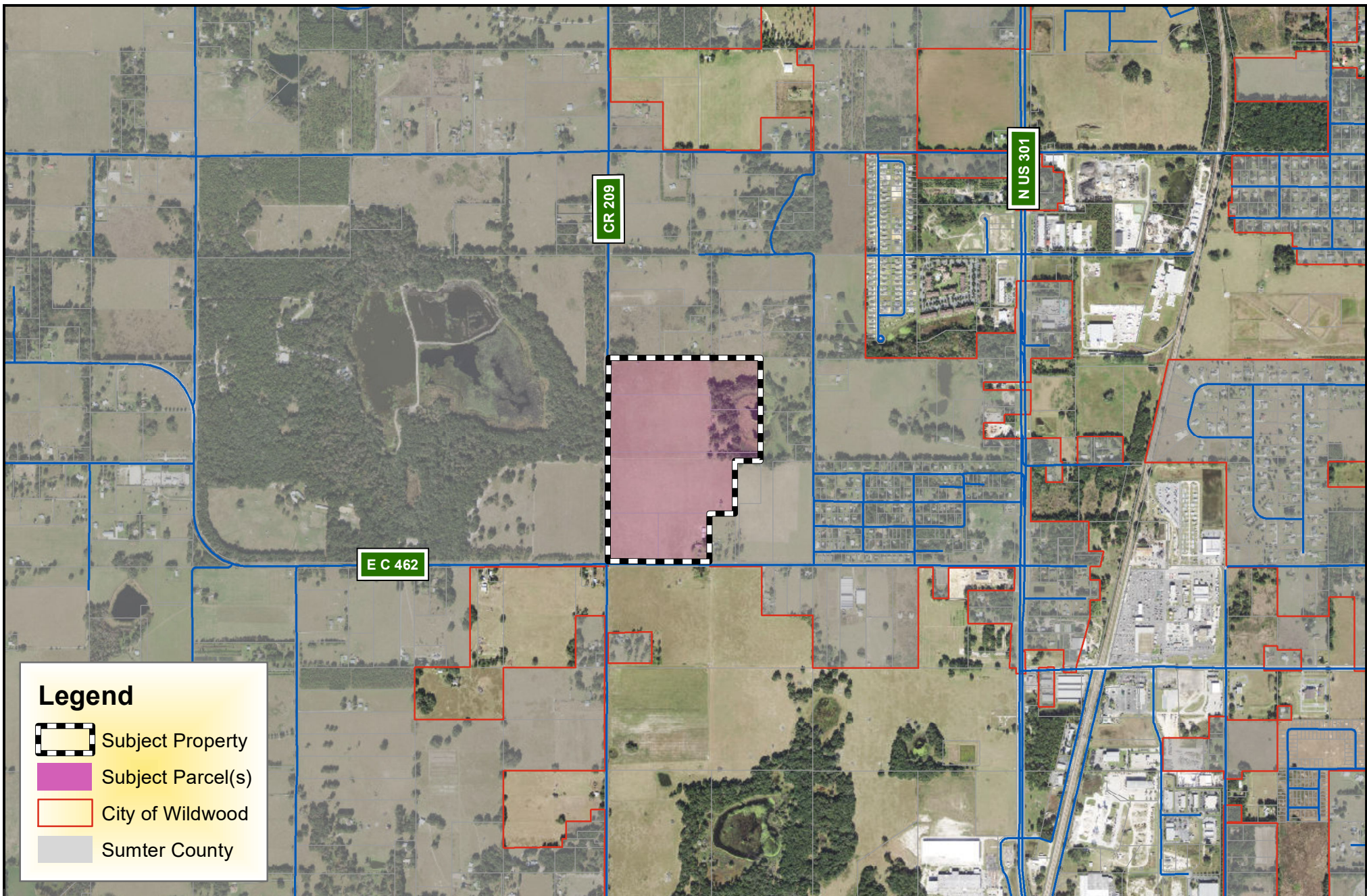
PLAT 2208-003 meets the criteria set forth in the Land Development Regulations and the Design District Standards. The Highfield at Twisted Oaks development will be able to use the amenities within the Twisted Oaks development.



DATED: 06/05/2023

Amanda Bush

Planner, Development Services



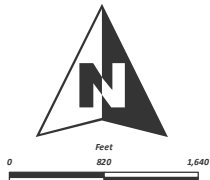
## Legend

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



**CITY OF  
WILDWOOD**

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



**PLAT 2208-003**

## HIGHFIELD AT TWISTED OAKS IMPROVEMENT PLAN

PARCELS D30-047, D30-080, D30-091, D30-031 & D30-030

**MAP 1B**

**LOCATION  
MAP**

**AUGUST  
2022**



# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** PLAT 2305-006 Preston Place Lot Split

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number: PLAT 2305-006 Preston Place Lot Split

Parcel Number: D17-135

Acreage: 9.328 +/-

Property Location: The subject parcel is generally located East of N. US 301 and approximately 0.7 miles North of CR 472.

Owner: Warm Springs Commercial, LLC

Applicant: Preston Hage

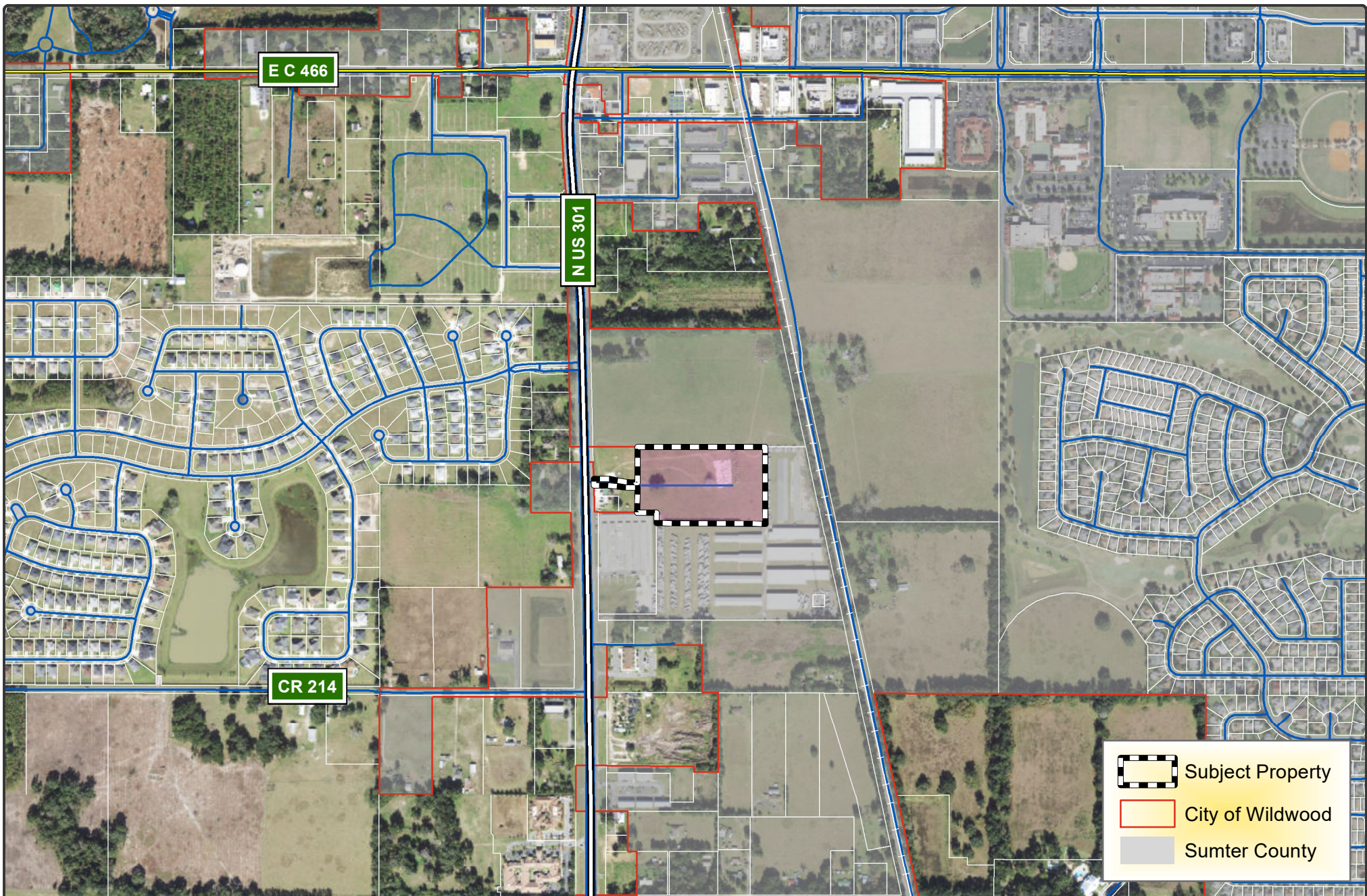
The applicant is seeking approval from the Project Review Committee for Preston Place, to split parcel D17-135, leaving parcel 1 with 1.838 acres and parcel 2 with 7.49 acres MOL.

PLAT 2305-006 conforms with the City of Wildwood's Land Development Regulations section 5.3.

DATED: 06/07/2023



Anarquis Frias  
Planner I, Development Services



|                                                                                                                        |                                                                                                                                                                                   |                                                                                                               |                                                                                                |                                                                                 |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF<br/>WILDWOOD</b></p> <p>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>Feet<br/>0 410 820</p> | <p><b>PLAT 2305-006</b></p> <p><b>PRESTON PLACE LOT SPLIT</b></p> <p><b>PARCEL D17-135</b></p> | <p><b>MAP 1B</b></p> <p><b>LOCATION<br/>MAP</b></p> <p><b>JUNE<br/>2023</b></p> |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|



### LEGAL DESCRIPTION

(OVERALL PARCEL - AS PER O.R. 3500, PG. 298)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 17, RUN N 00°02'48" E ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 A DISTANCE OF 1572.83 FEET, THENCE N 89°59'25" E, A DISTANCE OF 98.88 FEET, TO THE EASTERY RIGHT-OF-WAY OF U.S. HIGHWAY 301, THENCE CONTINUE N 89°59'25" E A DISTANCE OF 285.11 FEET, TO THE POINT OF BEGINNING. CONTINUE N 89°59'25" E A DISTANCE OF 823.10 FEET, THENCE S 0°03'52" E A DISTANCE OF 357.72 FEET, THENCE N 89°59'25" E A DISTANCE OF 697.86 FEET, THENCE N 07°16'08" W A DISTANCE OF 65.93 FEET, THENCE N 89°59'25" W A DISTANCE OF 159.33 FEET, THENCE N 00°03'54" W A DISTANCE OF 423.85 FEET, TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION. AREA DESCRIBED CONTAINS 8.10 ACRES AND PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 17, RUN N 00°02'48" E ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 A DISTANCE OF 1572.83 FEET, THENCE N 89°59'25" E, A DISTANCE OF 98.88 FEET, TO THE EASTERY RIGHT-OF-WAY OF U.S. HIGHWAY 301, THENCE CONTINUE N 89°59'25" E A DISTANCE OF 285.11 FEET, THENCE N 00°03'54" E, A DISTANCE OF 357.72 FEET, THENCE N 89°59'25" E, A DISTANCE OF 697.86 FEET, THENCE N 07°16'08" W A DISTANCE OF 65.93 FEET, THENCE N 89°59'25" W A DISTANCE OF 159.33 FEET, TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, RUN S 89°59'25" W A DISTANCE OF 15.93 FEET, TO THE POINT OF BEGINNING OF A CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 527.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°51'37", A DISTANCE OF 80.89 FEET, TO POINT OF BEGINNING. SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 527.00 FEET, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°10'12", A DISTANCE OF 77.43 FEET, TO THE POINT OF BEGINNING. THENCE S 89°59'25" W A DISTANCE OF 101.46 FEET, TO A POINT ON THE EASTERY RIGHT-OF-WAY OF THE FORESAID U.S. HIGHWAY 301, THENCE S 01°18'11" W, ALONG SAID EASTERY RIGHT-OF-WAY, A DISTANCE OF 42.00 FEET, THENCE LEAVING SAID EASTERY RIGHT-OF-WAY, RUN N 89°59'25" E A DISTANCE OF 51.81 FEET, TO THE POINT OF BEGINNING OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 403.00 FEET, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°42'40", A DISTANCE OF 103.47 FEET, TO THE POINT OF BEGINNING. THENCE NORTHERLY AND HAVING A RADIUS OF 493.00 FEET, THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'07", A DISTANCE OF 116.25 FEET, TO THE POINT OF BEGINNING. THENCE S 89°59'25" E A DISTANCE OF 10.90 FEET, THENCE N 00°03'49" W, A DISTANCE OF 230.50 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.838 ACRES (80048 SQUARE FEET) OF LAND, MORE OR LESS.

### LEGAL DESCRIPTION

(PARCEL 1 - RETAIL PROPERTY)

A PARCEL OF LAND LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING A PORTION OF THE LANDS COVERED BY DEED TO WARM SPRINGS COMMERCIAL, LLC, AS DESCRIBED IN OFFICIAL RECORD BOOK 3500, PAGE 298, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, N 00°02'48" E, A DISTANCE OF 1522.83 FEET, THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, N 89°59'25" E, A DISTANCE OF 483.99 FEET, TO THE POINT OF BEGINNING. THENCE CONTINUE, N 89°59'25" E, A DISTANCE OF 160.00 FEET, THENCE N 00°03'54" W, A DISTANCE OF 34.39 FEET, THENCE N 00°03'54" W, A DISTANCE OF 82.53 FEET, THENCE N 89°59'25" W, A DISTANCE OF 125.23 FEET, THENCE N 00°03'49" W, A DISTANCE OF 163.88 FEET, THENCE N 89°59'25" E, A DISTANCE OF 15.93 FEET, THENCE N 00°03'49" W, A DISTANCE OF 327.00 FEET, A CENTRAL ANGLE OF 0°51'36" AND A CHORD BEARING AND DISTANCE OF N 89°04'47" W, 60.58 FEET, FOR AN ARC DISTANCE OF 50.98 FEET, THENCE N 00°03'49" W, A DISTANCE OF 30.98 FEET, TO THE POINT OF BEGINNING. THENCE CONTINUE, N 89°59'25" E, A DISTANCE OF 117.01 FEET, AND A CHORD BEARING AND DISTANCE OF N 89°44'05" W, 77.27 FEET, FOR AN ARC DISTANCE OF 77.39 FEET, TO A POINT OF BEGINNING. THENCE N 89°59'25" E, A DISTANCE OF 101.46 FEET, TO THE EASTERY RIGHT-OF-WAY OF U.S. HIGHWAY 301, PER FOOT MOUNTAIN, THENCE S 89°59'25" E, A DISTANCE OF 101.46 FEET, TO THE POINT OF BEGINNING. THENCE S 89°59'25" E, A DISTANCE OF 42.00 FEET, THENCE DEPARTING THE EASTERY RIGHT-OF-WAY OF SAID U.S. HIGHWAY 301, THENCE S 01°18'11" W, A DISTANCE OF 51.81 FEET, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°42'38" AND A CHORD BEARING AND DISTANCE OF S 89°04'47" W, 60.58 FEET, FOR AN ARC DISTANCE OF 50.98 FEET, THENCE N 00°03'49" W, A DISTANCE OF 30.98 FEET, TO THE POINT OF BEGINNING. THENCE CONTINUE, N 89°59'25" E, A DISTANCE OF 117.01 FEET, AND A CHORD BEARING AND DISTANCE OF S 89°11'37" W, 118.98 FEET, FOR AN ARC DISTANCE OF 118.24 FEET, TO A POINT OF BEGINNING. THENCE N 89°59'25" E, A DISTANCE OF 10.90 FEET, THENCE N 00°03'49" W, A DISTANCE OF 230.50 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.838 ACRES (80048 SQUARE FEET) OF LAND, MORE OR LESS.

### LEGAL DESCRIPTION

(PARCEL 2 - FLEX STORAGE PROPERTY)

A PARCEL OF LAND LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING A PORTION OF THE LANDS COVERED BY DEED TO WARM SPRINGS COMMERCIAL, LLC, AS DESCRIBED IN OFFICIAL RECORD BOOK 3500, PAGE 298, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE CONTINUE, N 89°59'25" E, A DISTANCE OF 663.10 FEET, THENCE N 00°03'54" W, A DISTANCE OF 493.72 FEET, THENCE N 00°03'54" W, A DISTANCE OF 663.11 FEET, THENCE N 00°03'54" W, A DISTANCE OF 493.72 FEET, TO THE POINT OF BEGINNING. CONTAINING 7.490 ACRES (328257 SQUARE FEET) OF LAND, MORE OR LESS.

### SURVEYORS NOTES

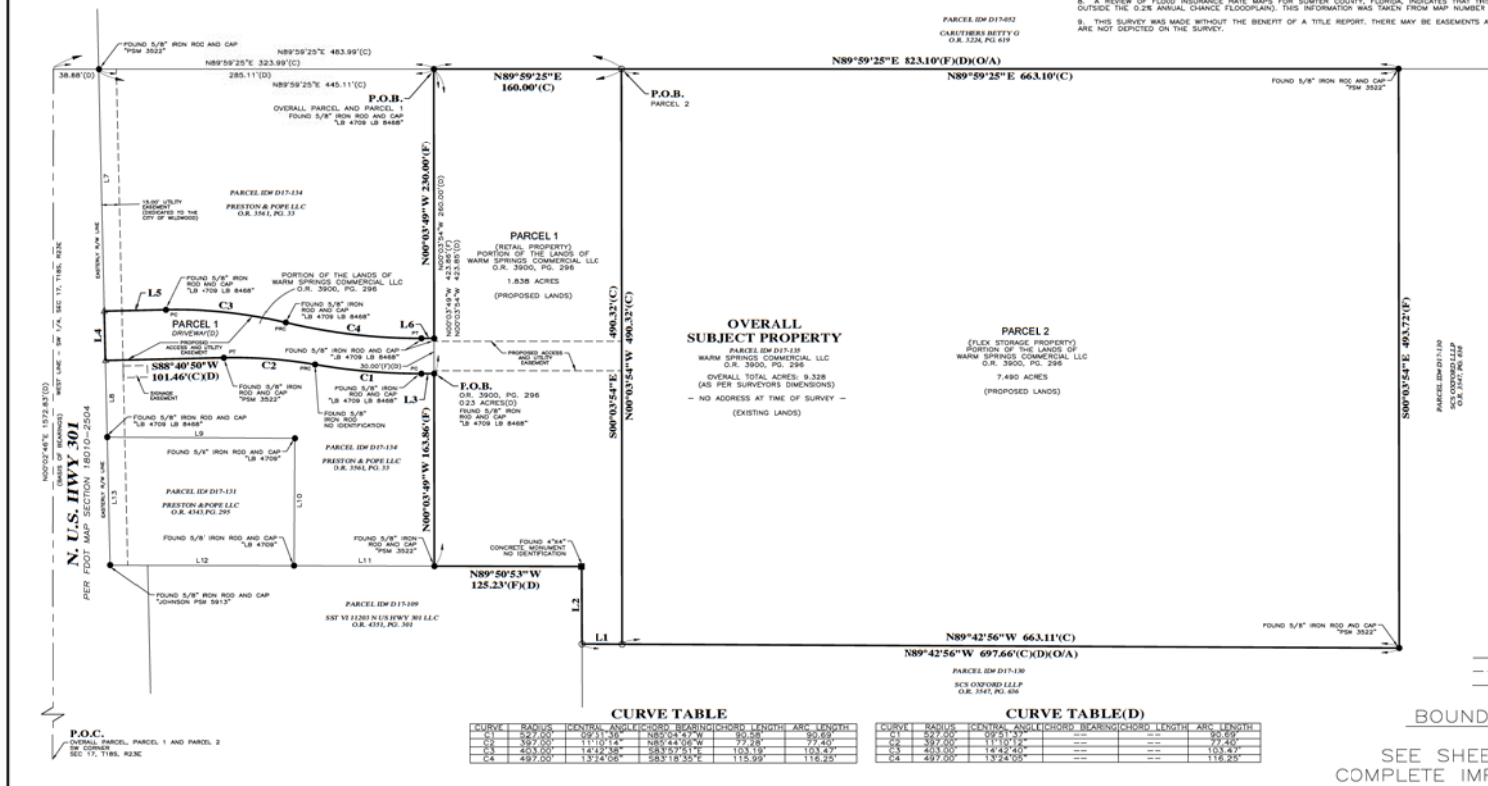
1. THIS BOUNDARY SURVEY WAS PREPARED FOR SCHMIDTHER PROPERTIES, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
2. THE BASE OF BEGINNING FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, H.S. ADJUSTMENT OF 2011, THE WEST LINE OF THE SW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST BEARS N00°02'48" E.
3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS".
5. THE SUBJECT PROPERTY (OVERALL PARCEL) CONTAINS 9.338 ACRES OF LAND, MORE OR LESS. THE SUBJECT PROPERTY (PARCEL 1 - RETAIL PROPERTY) CONTAINS 1.838 ACRES OF LAND, MORE OR LESS. THE SUBJECT PROPERTY (PARCEL 2 - FLEX STORAGE PROPERTY) CONTAINS 7.490 ACRES OF LAND, MORE OR LESS.
6. ONLY VISUAL IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.
7. THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
  - A. BOUNDARY SURVEY PREPARED BY KELLY EARL OWENS, PSM FOR CARUTHERS, JOB NUMBER 8399, DATED SEPTEMBER 3, 2020.
  - B. RIGHT OF WAY MAP FOR STATE ROAD NO. 35 (301) SUMTER COUNTY, PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, DATED JULY 31, 1996.
  - C. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR SUMTER COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE A (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12119C0060, REVISED SEPTEMBER 27, 2013.
  - D. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED ON THE SURVEY.

### LEGEND

- SET 5/8" IRON ROD AND CAP "LB 6848"
- SET NAL AND DISK "LB 6848"
- FOUND IRON ROD AND CAP
- FOUND 4"x4" CONCRETE MONUMENT
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- TOWNSHIP
- RANGE
- OFFICIAL RECORDS BOOK
- PARCELS
- SECTION
- RIGHT OF WAY
- LICENSED BUSINESS
- PROFESSIONAL SURVEYOR AND MAPPER
- HIGHWAY
- FLORIDA DEPARTMENT OF TRANSPORTATION
- NUMBER
- IDENTIFICATION NUMBER
- POINT OF TANGENCY
- POINT OF CURVATURE
- POINT OF REVERSE CURVATURE
- AS PER FIELD MEASURED
- AS PER CALCULATED
- AS PER REID
- MAIL BOX
- POWER POLE
- ELECTRIC BOX
- ELECTRIC METER
- BACK FLOW PREVENTER
- CATCH BASIN
- GUY ANCHOR
- MITERED END SECTION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WIRE PAUL BOX
- CABLE TELEVISION MARKER
- SANITARY SEWER MANHOLE
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- SIDEWALK
- IMPROVEMENT SURFACE RATIO
- OVERHEAD UTILITY LINE
- SETBACK LINE
- FENCE LINE

### BOUNDARY DETAILS

SEE SHEET 2 OF 2 FOR COMPLETE IMPROVEMENT DETAILS



### CURVE TABLE

| CURVE | RADIUS | CENTRAL ANGLE (CHORD BEARING) | CHORD LENGTH | ARC LENGTH |
|-------|--------|-------------------------------|--------------|------------|
| C1    | 527.00 | 11°10'12"                     | 111.01       | 77.43      |
| C2    | 527.00 | 0°51'37"                      | 80.89        | 80.89      |
| C3    | 403.00 | 14°42'40"                     | 103.47       | 103.47     |
| C4    | 493.00 | 12°24'07"                     | 116.25       | 116.25     |

### CURVE TABLE(D)

| CURVE | RADIUS | CENTRAL ANGLE (CHORD BEARING) | CHORD LENGTH | ARC LENGTH |
|-------|--------|-------------------------------|--------------|------------|
| C1    | 527.00 | 11°10'12"                     | 111.01       | 77.43      |
| C2    | 527.00 | 0°51'37"                      | 80.89        | 80.89      |
| C3    | 403.00 | 14°42'40"                     | 103.47       | 103.47     |
| C4    | 493.00 | 12°24'07"                     | 116.25       | 116.25     |

REVISIONS

|             |                                           |
|-------------|-------------------------------------------|
| 11 MAY 2023 | - ADDED PROPOSED ACCESS AND UTILITY EASE  |
| 15 MAY 2023 | - ADDED BUILDING AND IMPROVEMENTS FOOTAGE |
| 17 MAY 2023 | - REVISED CALCULATIONS ON SHEET 2         |

DATE OF CHARGING: 01 MAY 2023

DATE OF FIELD WORK: 04 MAY 2023

CHECK CHECKED BY: MICHAEL BUEHLER

MANAGER: JAM. TO

FIELD BOOK NUMBER: 1E 1823, 1713

SCALE: 1"=50'

SHEET 1 OF 2

BOUNDARY SURVEY

OF

PRESTON PLACE

SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST

SUMTER COUNTY, FLORIDA

LOCATED IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST

FOR

WARM SPRINGS COMMERCIAL LLC

FLORIDA LICENSED BUSINESS NUMBER LB 8846

LEADING EDGE LAND SERVICES

INC. A PROFESSIONAL CORPORATION

ORLANDO, FLORIDA 32809

PHONE (407) 351-8730

WWW.LEADINGEDGE-FL.COM

FLORIDA LICENSED BUSINESS NUMBER LB 8846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**LEADING EDGE  
LAND SERVICES**  
INCORPORATED  
8802 EXCHANGE DRIVE,  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-6691  
WEB: [www.leadingedgefla.com](http://www.leadingedgefla.com)

# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2303-017 Huey Street Pond and Parking

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| CASE NUMBER       | SP 2303-017 Huey Street Pond and Parking                                                                 |
| PARCEL NUMBER(S)  | G06-084 & G06-085                                                                                        |
| ACREAGE           | 0.88 +/-                                                                                                 |
| PROPERTY LOCATION | The subject property is located north along Huey Street, approximately 0.21 miles east of S Main Street. |
| OWNER             | Sumter County School Board                                                                               |
| APPLICANT         | City of Wildwood                                                                                         |

The applicant is seeking approval from the Project Review Committee for the construction of 43 parking spaces and drainage improvements to provide overflow parking for the Wildwood Elementary School across the street.

SP 2303-017 will meet the criteria set forth in the Land Development Regulations and Design District Standards.



DATED: 06/08/2023

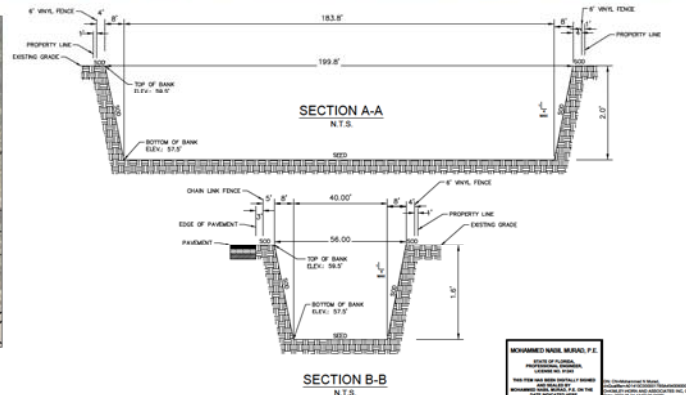
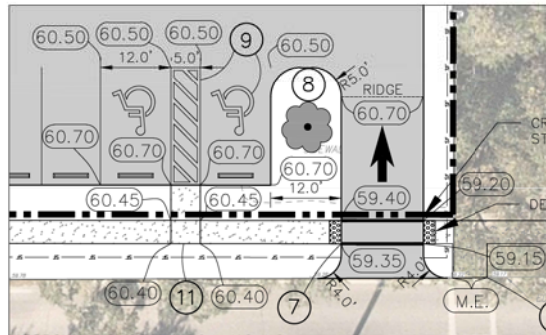
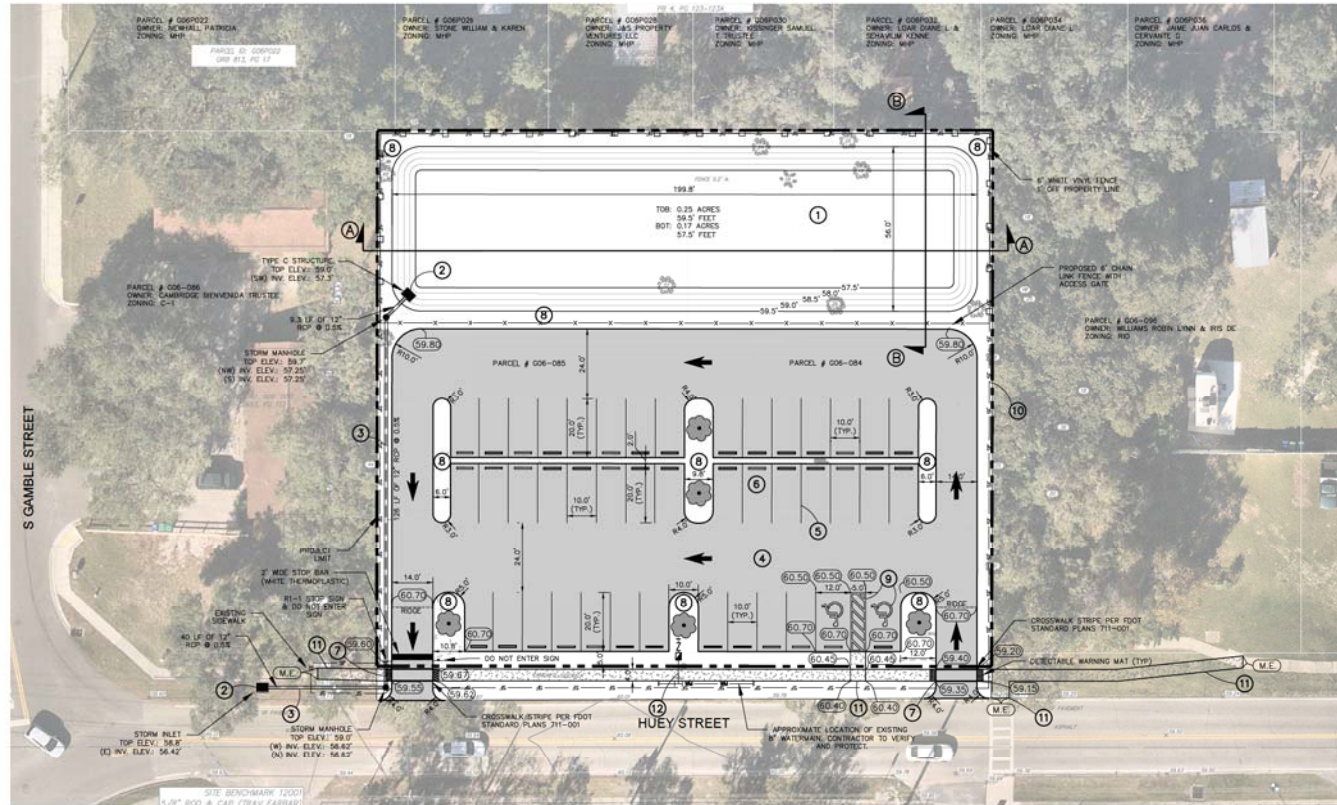
Amanda Bush

Planner, Development Services



|                                                                                                                        |                                                                                                                                                                               |                                                                                                               |                                                                                                                  |                                                                        |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b></p> <p>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>Feet<br/>0 125 250</p> | <p><b>SP 2303-017</b></p> <p><b>HUEY STREET POND AND PARKING</b></p> <p><b>PARCELS G06-084 &amp; G06-085</b></p> | <p><b>MAP 1B</b></p> <p><b>LOCATION MAP</b></p> <p><b>MAY 2023</b></p> |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|

1:2500 SCALE (NOT TO SCALE) - SEE PLAN FOR DIMENSIONS. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.



- LEGEND**
- CONSTRUCT ASPHALT PAVEMENT
  - 500 ALL OPEN SPACE
  - FLOW ARROW
  - PROJECT LIMITS
  - SHADE TREE: LIVE OAK 2.5' DBH, 10' TO 12' TALL SHADE LEADER 5 FT CT. FULL CANOPY

### CONSTRUCTION NOTES

- ALL NOTES LISTED BELOW SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.
- CONSTRUCT DRAINAGE RETENTION AREA AS SHOWN WITH 50000 SIDE SLOPES AND 50000 SIDE SLOPES AND 50000 SIDE SLOPES. SEE CROSS SECTION ON THIS SHEET. BACKFILL AT LEAST 1 FOOT OF CLEAR SAND OVER ANY EXPOSED CLAY.
  - INSTALL TYPE 'C' INVERT PER FOOT INDEX 425-052.
  - INSTALL 1815 L.F. OF 12" RCP STORM SEWER AT 0.5% SLOPE.
  - CONSTRUCT ASPHALT PAVEMENT. SEE NOTE 7 ON COVER SHEET.
  - PAINT 6" WIDE WHITE STRIPES AS SHOWN.
  - INSTALL CONCRETE WHEEL STOP, WITH DISTANCE TO TIRE SIDE OF BUMPER BEING AT 18" FROM ENTRANCE INTO THE PARKING STALL, TYPICAL.
  - INSTALL CROSSWALK STRIPS PER FOOT 711-001 AND DETECTABLE WARNING MAT PER FOOT 512-101 ON BOTH SIDES. MAXIMUM CROSS SLOPE FOR CROSSWALKS SHALL NOT EXCEED 2%. MAXIMUM LONGITUDINAL SLOPE FOR CROSSWALKS SHALL NOT EXCEED 5%.
  - FRESH GRADE AND 500 ALL DISTURBED AREAS. SEE GENERAL NOTE 10 ON COVER SHEET.
  - HANDICAP SPACE PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS (SEE DETAIL ON SHEET C-04). MAXIMUM RUNNING SLOPE IN ANY DIRECTION SHALL NOT EXCEED 1.5%.
  - INSTALL 4815 L.F. OF 6" S/LT FENCE. REFER TO GENERAL NOTE 4 ON COVER SHEET.
  - CONSTRUCT SIDEWALK (CONNECTING TO EXISTING SIDEWALK AND STREET AS SHOWN).
  - INSTALL IRRIGATION SYSTEM AS NECESSARY TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW TREES. INSTALL IRRIGATION METER AND BACKFLOW PREVENTOR. CONNECT TO EXISTING WATERMAIN (COORDINATE WITH CITY OF WILDMOOD UTILITIES DEPARTMENT).

### SOIL TYPES

THE SITE CONSISTS OF A HYDROLOGIC GROUP: C SPARK FINE SAND/ BOUNDARY SUBSURFACE/ 0 TO 5 PERCENT SLOPES.

### TREE MITIGATION CALCULATION

TOTAL TREES REMOVED: 9  
TREES REQUIRED: 26  
LDR 6.100(9/25): 3 PER 18"-35" AND 4 PER 36" OR GREATER  
TREES PROVIDED: 5  
CREDIT TO BE PAID: 21 x \$200 = \$4,200

### DRAINAGE SUMMARY

IN EXISTING CONDITIONS, PROJECT AREA CONSISTS OF UNDEVELOPED LAND. IN PROPOSED CONDITIONS, THE SITE WILL HAVE A STORM WATER RETENTION POND AND A PARKING LOT. SIMILAR TO EXISTING CONDITIONS, THE PROJECT LIES IN AN OPEN BASIN CATCHMENT AND DISCHARGES SOUTHWEST TO HUEY STREET RIGHT OF WAY. THE POND IS DESIGNED TO TREAT THE RUNOFF GENERATED FROM THE 25 YEAR STORM AND DISCHARGE THE DISCHARGE RATES AND VOLUMES FROM THE EXISTING CONDITIONS. THE POND IS DESIGNED FOLLOWING THE CRITERIA OF THE CITY OF WILDMOOD AND SWMM.



**Kimley-Horn**  
© 2023 KIMLEY-HORN & ASSOCIATES, INC.  
1000 W. 11TH STREET, SUITE 200  
WILDMOOD, FLORIDA 34607  
PHONE: 813-242-2000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 20196

PROJECT NO. 142172476  
DATE: MAY 2023  
SCALE: AS SHOWN  
DESIGNED BY: KHA  
DRAWN BY: JDC  
CHECKED BY: JVA  
DATE: \_\_\_\_\_

**HORIZONTAL GEOMETRY PLAN**

**HUEY STREET PARKING AND POND**  
CITY OF WILDMOOD, FLORIDA  
SHEET NUMBER C-03