



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Peavy

Agenda

Regular Meeting

October 10, 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. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - 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 September 12, 2023 at 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. SP 2303-008 Mister Car Wash - Wildwood**

Parcel G04LCO-011

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,620 S.F. building consisting of a drive-thru car wash and office, along with 22 vacuum spaces, with 5 designated employee parking spaces on 1.51 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding City Attorney's comment.**

2. **SP 2309-005 CVC-ASC Surgery Center Oxford Pointe Lot 9 Minor Modification**

Parcel D18E009

The applicant is seeking approval from the Project Review Committee for a utility line placement revision from the already approved site plan (SP 2212-006) on 2.32 acres, MOL. **Staff recommends approval.**

3. **PLAT 2210-003 Tillman Oaks Improvement Plan**

Parcel(s) C36-001, C36-082, C36-056, C36-032, C36-034, & C36-080

The applicant is seeking approval from the Project Review Committee for the construction of two hundred three (203) single-family dwelling units, parking, drive aisles, and associated infrastructure on 61.88 acres MOL per the attached plans. **Staff recommends approval.**

4. **PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification**

Parcel D33-014

The applicant is seeking approval from the Project Review Committee for a modification to an already approved improvement plan (PLAT 2205-003) with revisions to the pond 2 design, finished floor elevations for lots, potable water and sanitary sewer stub-out locations, location of the amenity, width of lots 47-68, and addition of utility and drainage easements on 19.4 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding fire comment.**

VI. ADJOURNMENT

October 10, 2023 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 12, 2023 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Melanie Strickland brought the meeting to order at 10:01am.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jaosn McHugh	City Manager	Present
Mark Odell	Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Chief of Police	Present
Alan Harb	Kimley-Horn & Associates Engineer	Present by Phone
Mohammed Murad	Kimley-Horn & Associates Engineer	Present
Joshua Bills	City Attorney	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting August 08, 2023 at 10:00 AM

The summary minutes from the August 8, 2023, meeting were approved. No other comments were offered or received.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2301-010 Millennium Park - Phase 1 & 2

Development Services Director Melanie Strickland read aloud case number SP 2301-010 Millennium Park - Phase 1 & 2, parcels G08-004, G08-005, G08-018, G08-039, G08-047, G08-087, G08A008, G08A009, and G08A100. Public Works Director Hockenbury recused himself as he was the applicant on behalf of the city. The applicant is seeking approval from the Project Review Committee for a technical waiver that reduces the standard-sized parking length from 10x20 feet to 10x18 feet. The applicant is seeking approval from the Project Review Committee for the construction of recreational and infrastructure improvements to the existing Millennium Park. No comments were offered or received.

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

2. SP 2302-005 Gingerich Construction Warehouse Expansion

Development Services Director Melanie Strickland read aloud case number SP 2302-005 Gingerich Construction Warehouse Expansion, parcel G07-066. The applicant, Gingerich Holdings, LLC, is seeking approval from the Project Review Committee for the construction of two new five thousand four hundred (5,400) square foot warehouses and associated infrastructure on 5.15 acres MOL. The owner/applicant was not present at the meeting. No comments were offered or received.

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

3. SP 2303-005 Evolve at Wildwood

Development Services Director Melanie Strickland read aloud case number SP 2303-005 Evolve at Wildwood, parcels D17-050, D17-058, D17-072, and D17-110. The applicant, Evolve Companies, LLC, is seeking approval from the Project Review Committee for the construction of two hundred and forty-eight (248) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 16.69 acres MOL per the attached plans. Strickland noted a mislabel on the map, which would be fixed before the Planning and Zoning Board meeting. No other comments were offered or received.

RESULT:	Approved
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury

AYES:	Public Works Director Hockenbury, Utility Director Odell, City Manager McHugh, Police Chief Parmer, Development Services Director Peavy
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4. SP 2306-006 New Covenant UMC Driveway Improvements

Development Services Director Melanie Strickland read aloud case number SP 2306-006 New Covenant UMC Driveway Improvements, parcel G06L072. The applicant, Patricia Throckmorton, is seeking approval from the Project Review Committee to widen the existing driveway from 12 feet to 19 feet per the attached site plan. No comments were offered or received.

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

5. PLAT 2211-002 Business Park Partial Re-Plat

Development Services Director Melanie Strickland read aloud case number PLAT 2211-002 Business Park 44 Partial Re-Plat, parcels G17A002 and G17A003. The applicant, SPRH Wildwood Holdings, LLC, is seeking approval from the Project Review Committee for the re-plat of Lot 1 and parts of Lot 4, creating two (2) separate parcels totaling 1.6 acres, on 13.98 acres MOL. City Manager McHugh questioned why the packet stated the site plan does not meet the criteria set forth in the Land Development Regulations. The City Planner for the project, Shaun Raja, explained that the parking is currently short by 17 spaces. The staff recommendation was that the plat be approved contingent upon the submission of a minor site plan that would bring the project into compliance. Development Services Director Strickland also explained that this project is a restaurant that needs a drivethrough lane and the applicant could not accommodate a pass-through lane on the outside of the drivethrough to keep traffic moving. Staff has been working with the applicant to reduce buffer to accommodate the lane. Stephen Campbell with Clymer Farner Barley, was present on behalf of the applicant. Campbell questioned if a site plan has been submitted for this project already, and Strickland confirmed there had. Campbell and Strickland discussed the plat and site plan process and timeline. Campbell and the Committee members further discussed the requirements to bring the site plan and plat into compliance. McHugh questioned City Attorney Josh Bills as to whether, statutorily, the Committee could approve a plat contingent upon something else being submitted. Bills suggested a 10-minute recess for him and McHugh to discuss what options moving forward were allowed under statute.

The meeting began after the recess at 10:32am. McHugh made a motion for the item to be moved to the Planning & Zoning Board meeting contingent upon the rectification of any non-conforming issues within the plat. This can be corrected by a minor site plan, which can be approved administratively by Development Services Director Strickland. No other comments were offered or received.

RESULT:	Approved
MOVER:	Utility Director Odell
SECONDER:	Public Works Director Hockenbury

AYES:	Public Works Director Hockenbury, Utility Director Odell, City Manager McHugh, Police Chief Parmer, Development Services Director Strickland
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VI. ADJOURNMENT

The meeting was adjourned at 10:35pm.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2303-008 Mister Car Wash - Wildwood

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

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

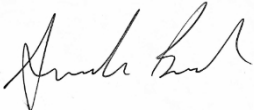
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2303-008 Mister Car Wash
Owner(s)	Word Family, LLC
Applicant(s)	Boos Development
Acreage	1.51 +/-
Property Location	The subject property is generally located north along C 466A, south along Seven Mile Dr, and approximately 0.27 miles east of Trailwinds Blvd.
Parcel(s)	G04LCO-011

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,620 S.F. building consisting of a drive-thru car wash, and office, along with 22 vacuum spaces, and 5 designated employee parking spaces.

SP 2303-008 meets the criteria set forth in the Trailwinds Village Planned Development, Land Development Regulations, and Design District Standards. This project has an approved special exception for the proposed use under SE 2301-001.



DATED: 10/3/2023

Amanda Bush

Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2303-008 Mister Car Wash

Representative: Darren Eyre – Thomas Group

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

CITY ATTORNEY

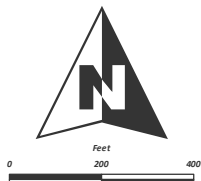
1. New Comment: Sheet 008 – Sanitary sewer end of City maintenance is shown to be outside utility easement. Please make appropriate changes to plans to allow the end of city maintenance for line to be at edge of utility easement.

RESPONSE: Water meters and backflows moved into the existing utility easement at the end of City maintenance.

Response and revisions acknowledged. However, please at note to Sheet C-7.0 showing where end of city maintenance of sewer line will be.

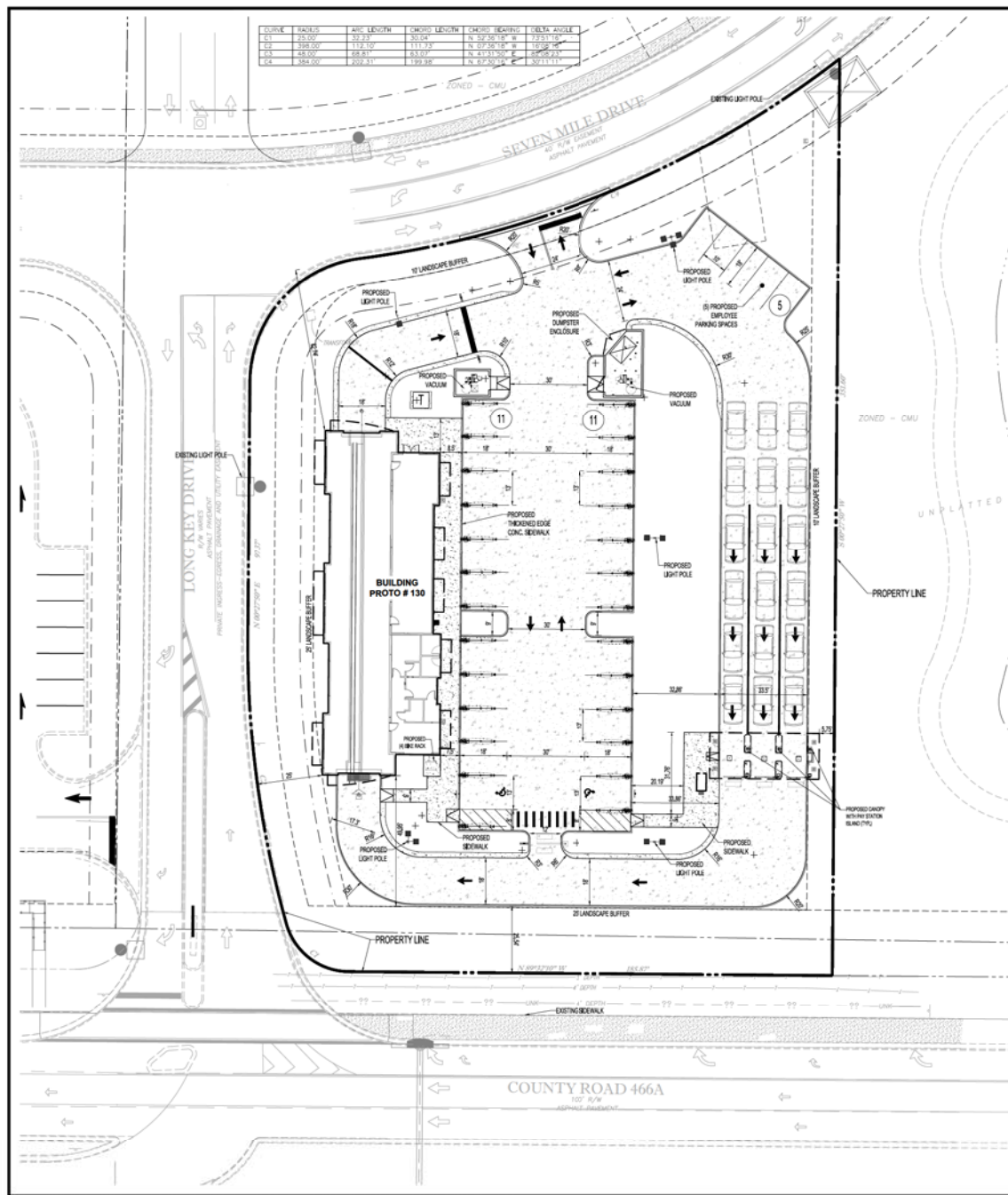


**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



SP 2303-008
MISTER CAR WASH
PARCEL G04LCO-011

MAP 1B
LOCATION
MAP
SEPTEMBER
2023



SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B.C. INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADIUS DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION, AND SUMTER COUNTY LAND DEVELOPMENT CODE.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- A MAINTENANCE EASEMENT WILL BE PROVIDED TO THE COUNTY FOR THE PORTION OF SIDEWALK ON PRIVATE PROPERTY.
- RETENTION POND AND WETLAND AREAS WILL NOT BE FENCED, UNLESS REQUIRED BY ANOTHER REVIEWING AGENCY.
- ALL WORK WITHIN THE FOOT R.O.W. SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2018 EDITION) AND STANDARD PLANS (2018 EDITION).
- MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE EDITIONS OF THE FOOT DESIGN STANDARDS INDEX 800 SERIES, ACCORDING TO THE TYPE OF ROADWAY AND TYPE OF WORK BEING PERFORMED. REFER TO FOOT STANDARD PLANS INDEX #102-800 FOR PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS.
- ANY DAMAGED SIDEWALK OR CURB WITHIN THE FOOT R.O.W. SHALL BE REMOVED AND REPLACED.
- ALL SIDEWALKS WITHIN THE FOOT R.O.W. SHALL COMPLY WITH FOOT STANDARD PLANS INDEX #102-801 AND BE CONSTRUCTED OF A MINIMUM 8" THICK FOOT CLASS I NON-STRUCTURAL 3,000 PSI CONCRETE WITH 1/8" REIN. ALL TRUNCATED DORIES SHALL BE INSTALLED PER FOOT STANDARD PLANS INDEX #102-803.
- ALL WORK REQUIRING LANE CLOSURES SHALL BE PERFORMED SUNDAY THROUGH THURSDAY, 5:00 PM THROUGH 5:00 AM.
- ALL DISTURBED AREAS WITHIN THE FOOT R.O.W. WILL BE SOODED.
- THE PROPOSED FACILITY MUST USE THE RECYCLED WATER SYSTEM ESTABLISHED WITHIN THE FACILITY.
- SPEAK EXCEPTION APPROVAL - THE PROPOSED FACILITY HAS BEEN FOUND COMPATIBLE WITH THE CMU ADJACENT DEVELOPMENT PER SE 2001-001 BECAUSE OF THE JUSTIFICATIONS PREVIOUSLY PROVIDED.

LEGAL DESCRIPTION:

LOT CO-11, TRAILWINDS REPLAT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE(S) 44, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

FEMA MAP INFORMATION:

THE PARCEL APPEARS TO FALL WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12119C, COMMUNITY PANEL NUMBER 0132-D, MAP REVISED 06/2023.

DATUM NOTE:

ELEVATIONS DEPICTED HEREON BASED UPON N.A.V.D. 88 DATUM PER NOS CONTROL POINT "SUMTER 41. SITE BENCHMARKS ARE AS DEPICTED HEREON.

SOIL CLASSIFICATION NOTE:

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Taxonomic Area, 40 to 5 percent slopes	1.6	100.0%
Totals for Area of Interest		1.6	100.0%

SITE DATA

1.	THIS PLAN REFERENCES AN ALTA/LAND TITLE SURVEY BY: BROGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC. 404 RUTLEDGE STREET MASSONIA, FL 32041 DAVID A. BROGGS 888.878.8188		BOOS DEVELOPMENT GROUP, INC. 8949 SEVEN MILE DR. WILLOWOOD, FL 34785 004LCO-011		
2.	APPLICANT				
3.	SITE ADDRESS				
4.	PARCEL ID				
5.	DATA TABLE				
	CURRENT USE	VACANT			
	PROPOSED USE	CMU, CENTRAL MIXED USE			
	LAND USE DESIGNATION	CMU, CENTRAL MIXED USE			
	ZONING DESIGNATION	CITY OF WILLOWOOD			
	WATER/WASTEWATER SERVICE PROVIDER	1.51 AC @ (85.87 SF)			
	SITE AREA	2,718 SF (67.7%)			
	IMPERVIOUS = 38,863 SF (56.7%)	2,718 SF (67.7%)			
	VIA	30,815 SF (53.0%)			
	PAVING	5,833 SF (14.4%)			
	PERVIOUS = 26,723 SF (46.7%)	26,723 SF (100.0%)			
	LANDSCAPE AREA	26,723 SF (100.0%)			
	FAR CALCULATION	2,718 SF (67.7%)			
	5,833 SF BUILDING / 85.87 SF / 1.51 AC =	2,718 SF (67.7%)			
6.	DISTRICT REQUIREMENTS CHART	REQUIRED			
	MAX. BLDG. HEIGHT: (ONE-STORY)	30' MAX			
	BUILDING CONSTRUCTION TYPE: (WOOD)	2,000 GPM			
	REQUIRED FLOW (FPPC 116.9.2.1)	2,000 GPM			
	SETBACKS:	REQUIRED			
	FRONT (S)	NA			
	REAR (S)	NA			
	SIDE (S)	NA			
	SIDE (W)	NA			
	LANDSCAPE BUFFERS:	REQUIRED			
	FRONT (S)	25'			
	REAR (S)	25'			
	SIDE (S)	10'			
	SIDE (W)	10'			
7.	PARKING DATA:	1 SPACE PER EMPLOYEE, 5 MINIMUM			
	PARKING REQUIRED: (4 EMPLOYEES)	4			
	PARKING PROVIDED: 10% REQUIRED PARKING	4			
	BIKEWAY SPACES	22			
	VACUUM SPACES	22			
	EMERGENCY SPACES	22			
	TOTAL SPACES (INCLUDING 3 ADA SPACES)	22			



REVISIONS				
REV	DATE	COMMENT	BY	



PERMIT SET	
PROJECT NO.	PT220071
DRAWN BY	DATE
CHECKED BY	DATE
SCALE	AS NOTED
CAD (S)	PT220071-01

PROJECT:

MISTER CAR WASH
WILLOWOOD

FOR

BOOS DEVELOPMENT

S.R. 466A AND LONG KEY DR
WILLOWOOD
SUMTER COUNTY, FLORIDA

THOMAS ENGINEERING GROUP

1502 W. FLETCHER AVE., SUITE 101
TAMPA, FL 33613
Phone: (813) 379-4100
Fax: (813) 379-4100
www.ThomasEngineeringGroup.com



SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-4.0

OF —

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2309-005 CVC-ASC Surgery Center Oxford Pointe Lot 9 Minor Modification

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2309-005 CVC-ASC Surgery Center Oxford Pointe Lot 9 Minor Modification
Owner(s)	Oxford Surgery Center, LLC
Applicant(s)	Erica M. Meucci Gineste
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.
Parcel	D18E009

The applicant is seeking approval from the Project Review Committee for a utility line placement revision to an already approved site plan (SP 2212-006).

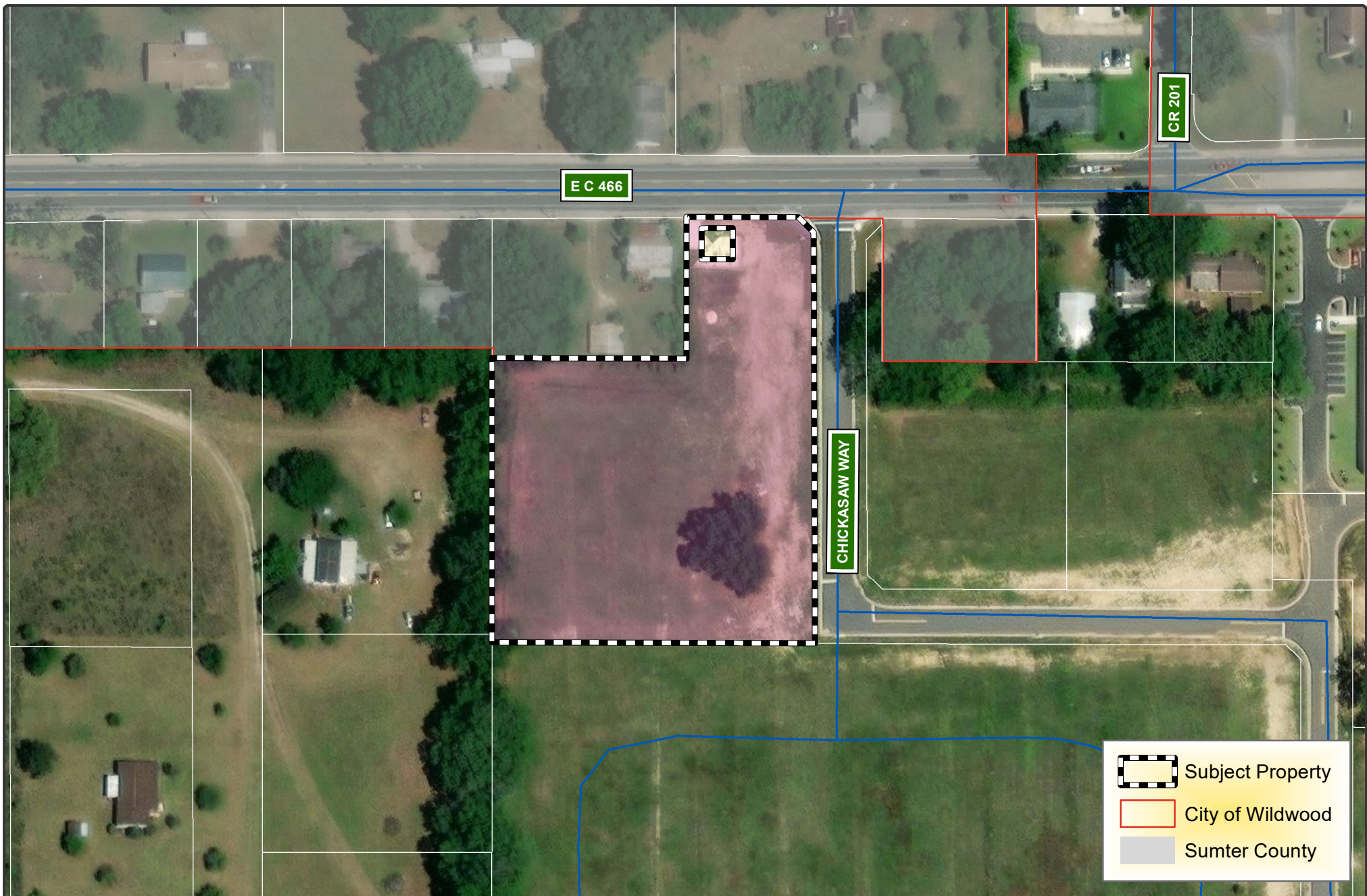
SP 2309-005 meets the criteria set forth in the Land Development Regulations and Design District Standards.

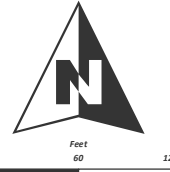


DATED: 10/3/2023

Amanda Bush

Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 60 120	SP 2309-005 CVS-ASC SURGERY CENTER OXFORD POINTE LOT 9 MINOR MODIFICATION PARCEL D18E009	MAP 1B LOCATION MAP SEPTEMBER 2023
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PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2210-003 Tillman Oaks Improvement Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	PLAT 2210-003 Tillman Oaks Improvement Plan
Parcel Number:	C36-001, C36-082, C36-056, C36-032, C36-034, C36-080
Acreage:	61.88 +/-
Property Location:	The subject property is generally located along E C 462, west of the intersection of E C 462 and CR 209.
Owner:	Tillman Oaks Investment LLC
Applicant:	Gillio Development LLC

The applicant is seeking approval from the Project Review Committee for the construction of two hundred three (203) single-family dwelling units, parking, drive aisles, and associated infrastructure on 61.88 acres MOL per the attached plans.

PLAT 2210-003 meets the criteria set forth in the Design District Standards and Land Development Regulations.

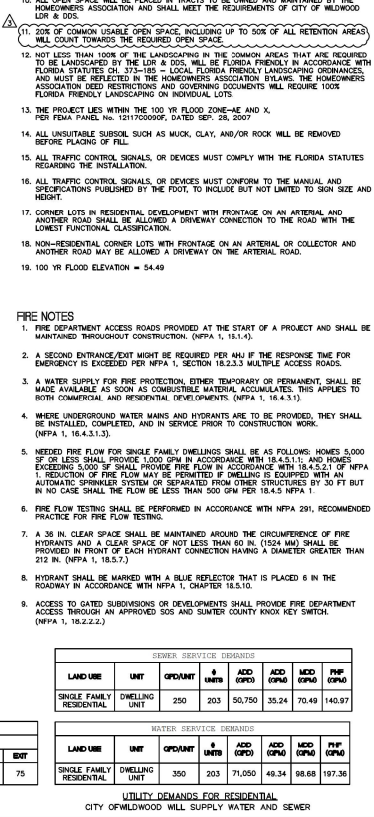
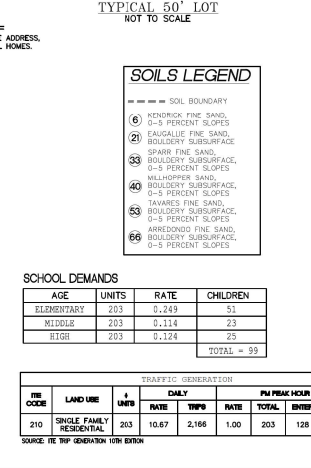
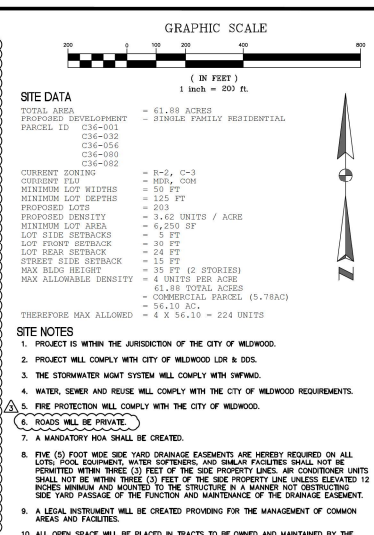
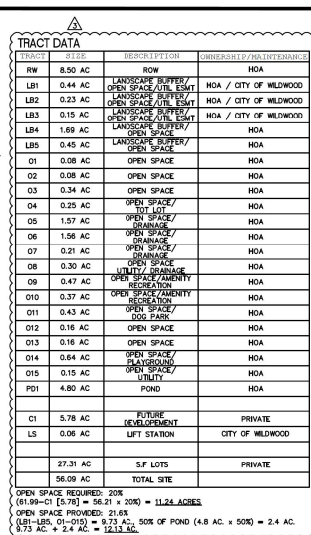
DATED: 10/04/2023

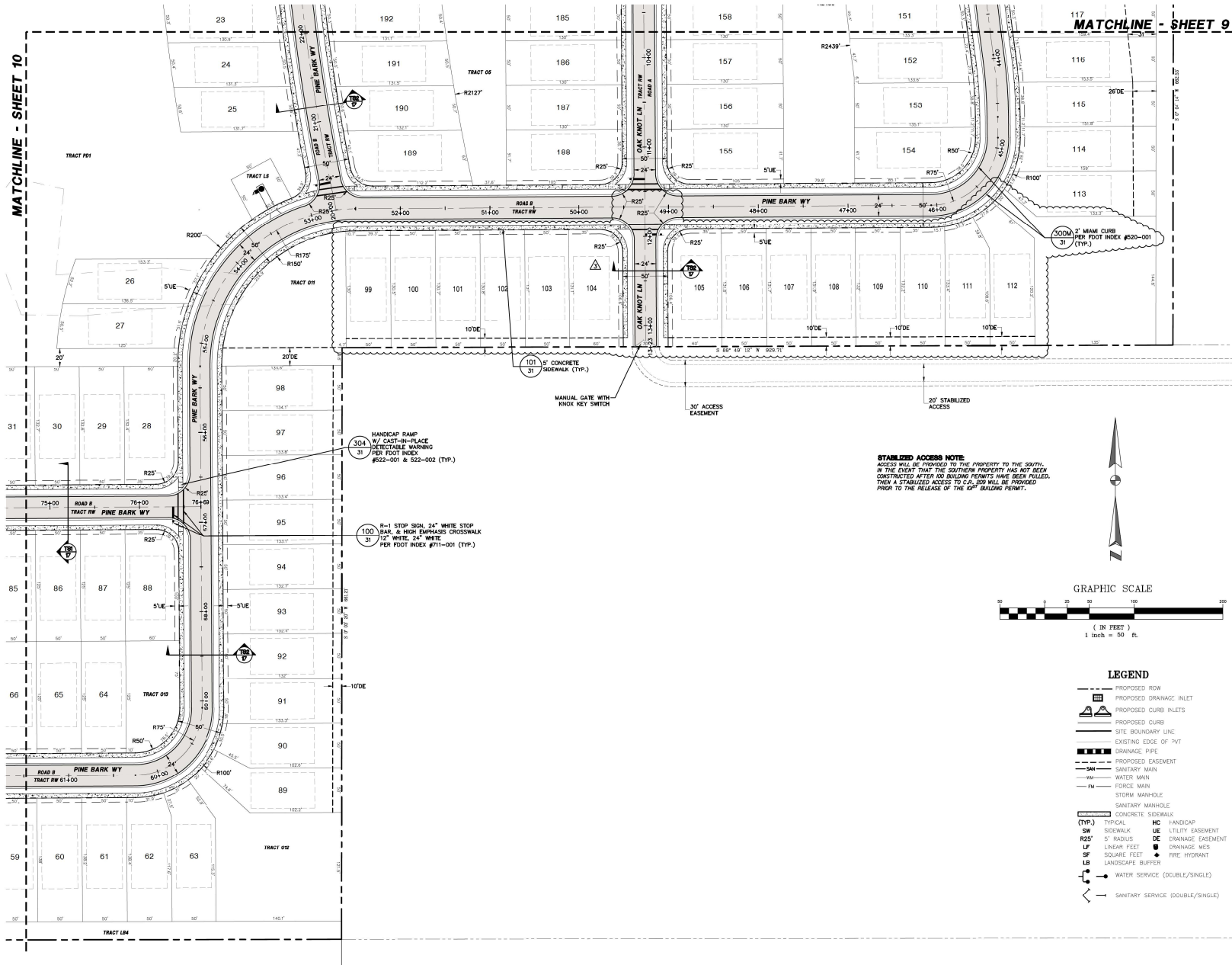
A handwritten signature in black ink that reads "Shaun Raja". The script is cursive and fluid, with the first name "Shaun" and last name "Raja" clearly distinguishable.

Shaun Raja
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 210 420	PLAT 2210-003 TILLMAN OAKS IMPROVEMENT PLAN PARCELS C36-001, C36-032, C36-034, C36-056, C36-080, & C36-082	MAP 1B LOCATION MAP DECEMBER 2022
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CIVIL ENGINEERS LAND PLANNERS

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER

Engineer: KTC

Technician: CC

TILLMAN OAKS

(SECTION- 36 TOWNSHIP- 18 RANGE- 22 EAST)

CONSTRUCTION PLANS CITY OF WILDWOOD

REVISIONS		
Description	Date	By
1 PER CITY OF WILDWOOD	2/27/23	KF
2 PER CITY OF WILDWOOD	4/24/23	KF
3 PER CITY OF WILDWOOD	7/24/23	KF

SITE PLAN

Date: **SEPTEMBER 2022**

Scale: **1" = 50'**

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



10/25/22
K. FISCHER, P.E. # 56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number:

11

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification

REQUESTED ACTION: Staff recommends approval contingent on the resolution of the outstanding fire comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

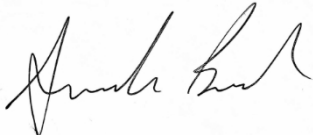
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification
Owner(s)	Wildwood Landing (FL) Owner IV, LLC
Applicant(s)	Langan Engineering & Environmental Services, Inc
Acreage	19.4 +/-
Property Location	The subject property is located east of E C462, and approximately 0.63 miles north of C 466A.
Parcel	D33-014

The applicant is seeking approval from the Project Review Committee for a modification to an already approved improvement plan (PLAT 2205-003) with revisions to the pond 2 design, finished floor elevations for lots, potable water and sanitary sewer stub-out locations, location of the amenity, width of lots 47-68, and location of utility and drainage easements.

PLAT 2305-011 meets the criteria set forth in the Land Development Regulations and the Design District Standards.



DATED: 10/4/2023

Amanda Bush

Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

PROJECT: PLAT 2305-011 Wildwood Landings Phase 1 Improvement
Plan

REPRESENTATIVE: Andrew Eiland – Langan Engineering &
Environmental Services, Inc

FIRE (Sumter County)

The *Florida Fire Prevention Code*, 7th Edition incorporates NFPA 1141, 2017 Edition by reference in accordance with Florida Administrative Code 69A-60.005(2)(ggggggg). Per plan, the existing site conditions are “agricultural and residential”. Therefore, development of this site including all related new infrastructure falls inside the scope of the current, State-adopted NFPA 1141 (2017 Ed.), “Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas”.

- NFPA 1141:1.1 Scope. This standard covers the requirements for the fire protection infrastructure in wildland, rural, and suburban areas where there is an intended change of land use or intended land development.
- NFPA 1141:1.2 Purpose. The purpose of this standard is to develop fire protection and emergency services infrastructure to reduce the impact of land use changes in wildland, rural, and suburban areas.
- NFPA 1141:1.3.1 This standard shall apply to land development or changes in land use in wildland, rural, and suburban areas.

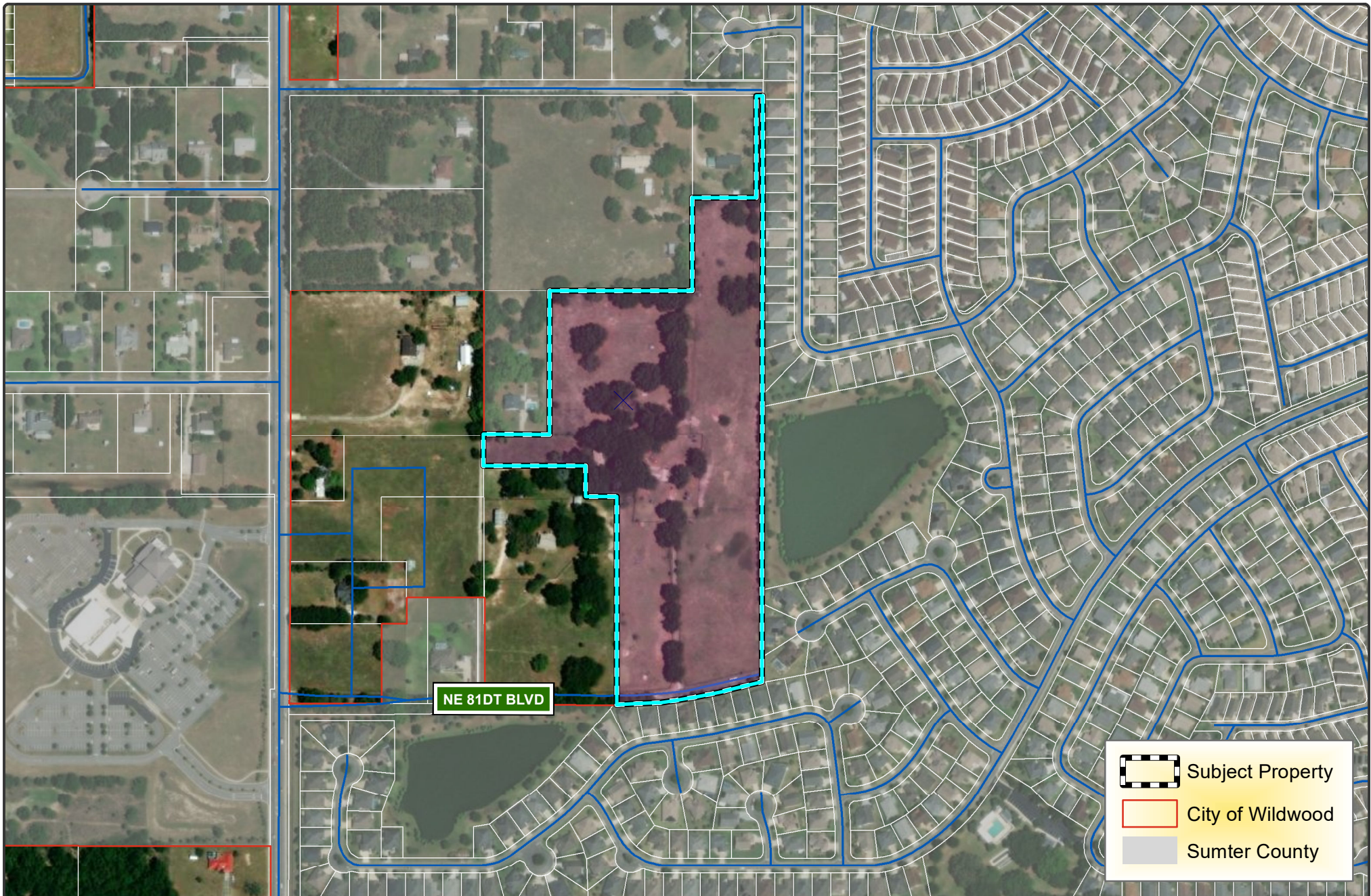
Regarding wildland areas:

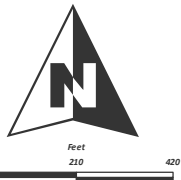
- NFPA 1141:1.3.1.1 Wildland Areas. In addition to other requirements in this standard, land use changes in wildland areas shall be subject to the requirements in NFPA 1144.
- NFPA 1141:1.3.1.2 All new construction in wildland/urban interface areas shall be designed, located, and constructed to comply with NFPA 1144.

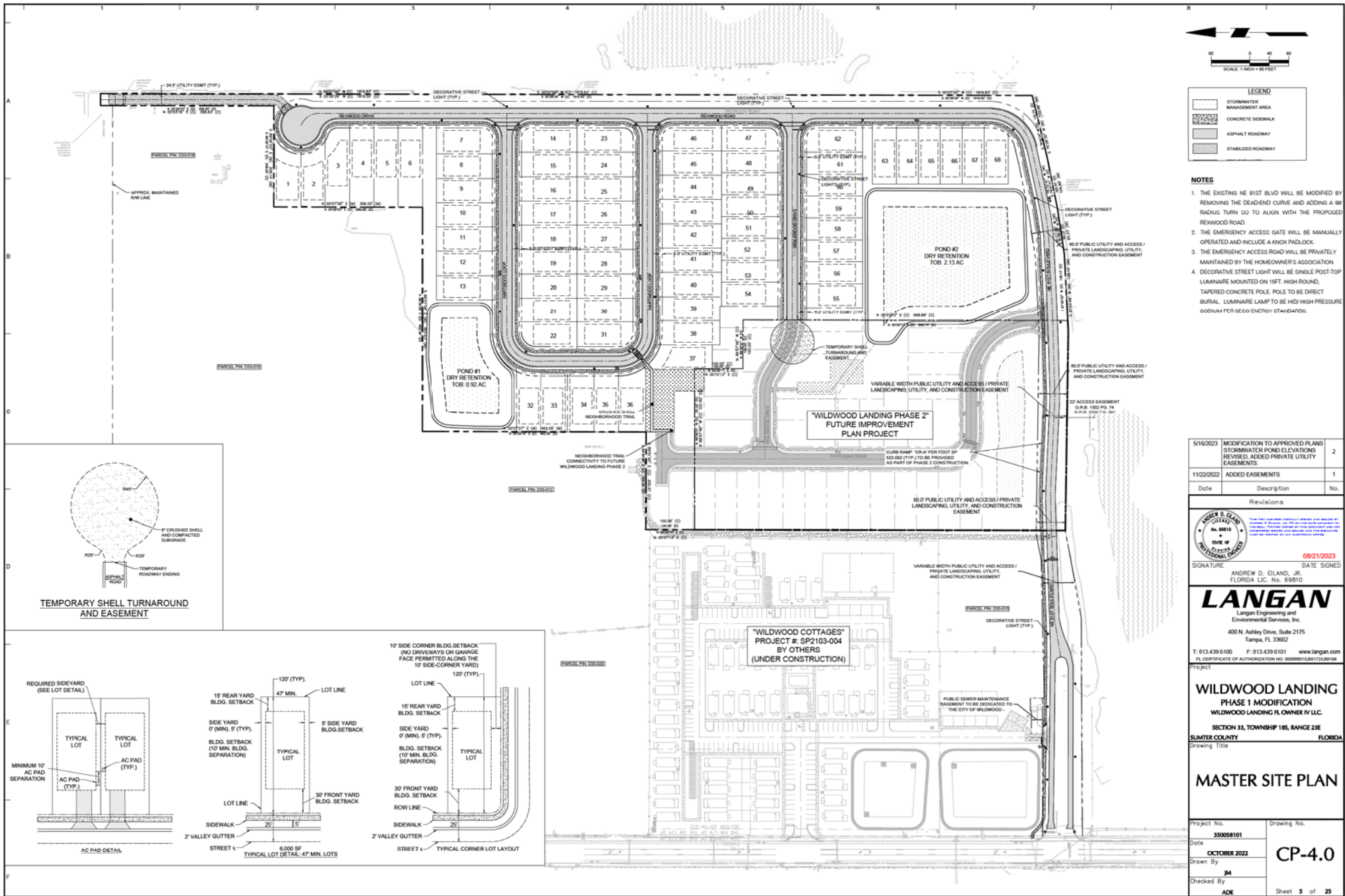
NFPA 1144, 2018 Edition is the current State-adopted “Standard for Reducing Structure Ignition Hazards from Wildland Fire”. (FAC 69A-60.005(2)(iiiiii))

Regarding NFPA 1140, “NFPA 1140: Standard for Wildland Fire Protection, 2022 Edition” is a new standard which consolidates several standards into one volume to address multiple aspects of *wildland-specific* fire protection. These are NFPA 1051, NFPA 1141, NFPA 1143, and NFPA 1144. The new standard references NFPA

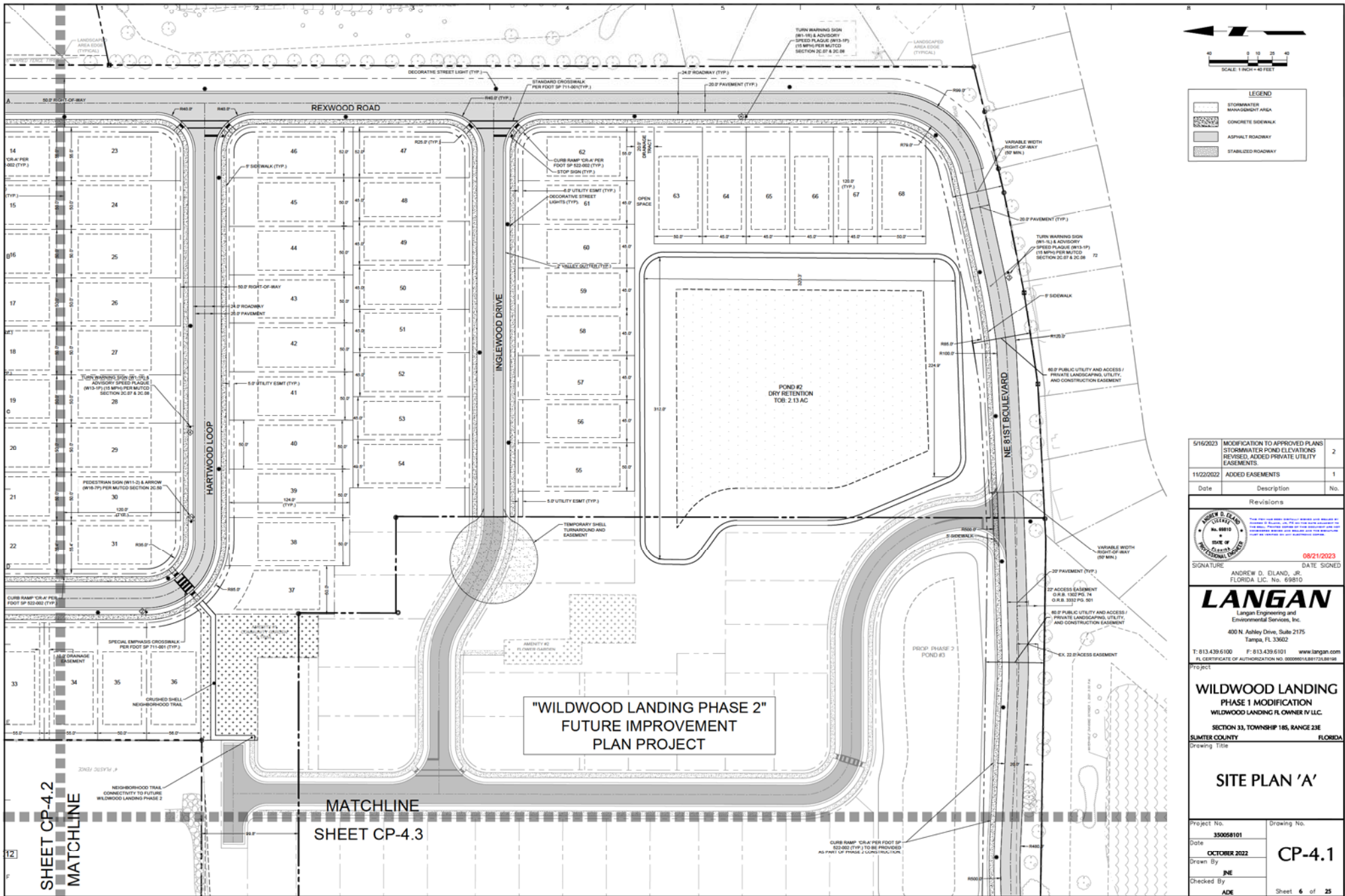
1141(2017 Ed.) for the portions addressing fire protection and emergency services infrastructure in wildland, rural, and suburban areas (NFPA 1140:2, NFPA 1140:1.3). Future editions of the *Florida Fire Prevention Code* may or may not adopt NFPA 1140 in lieu of NFPA 1144.

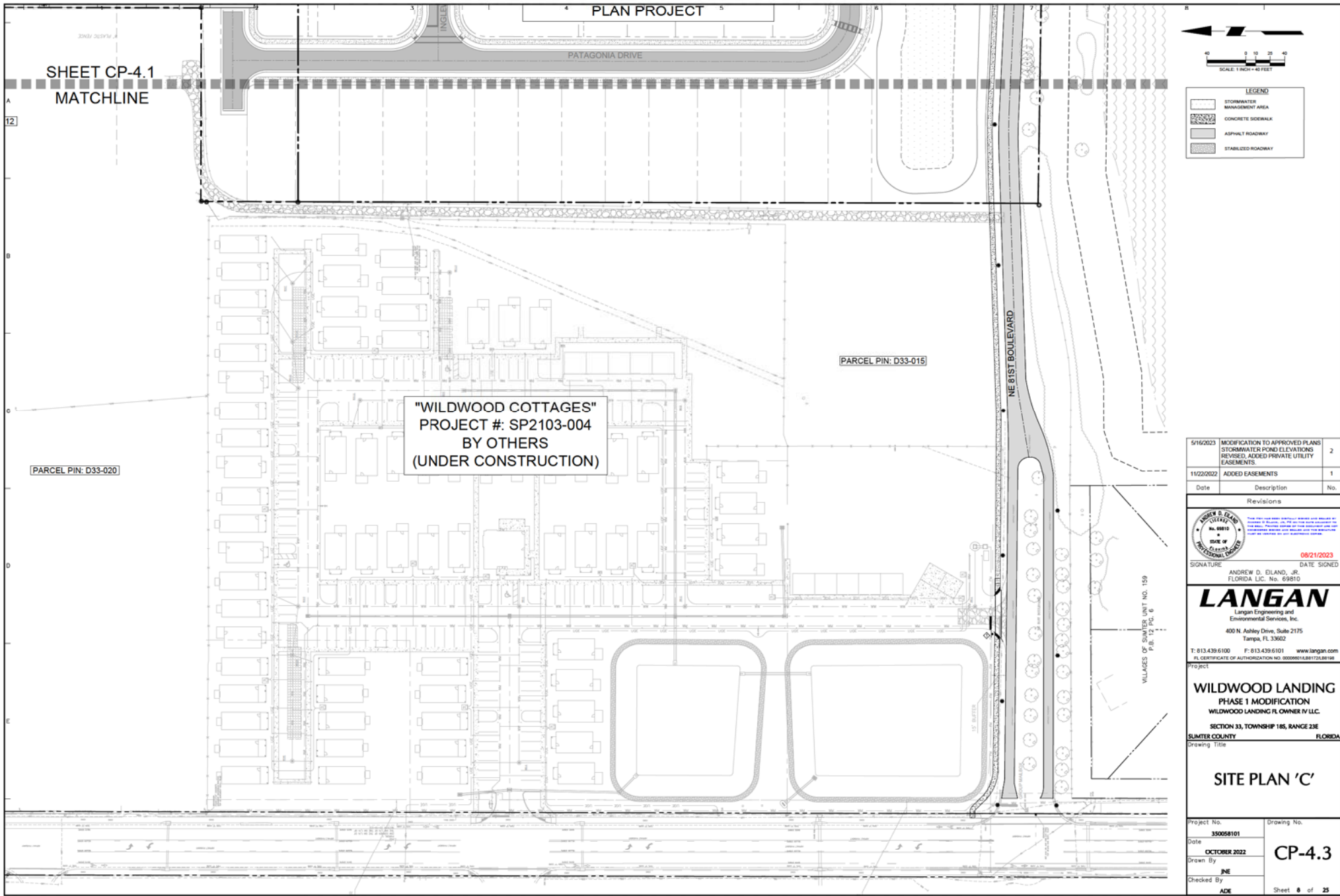


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 210 420	PLAT 2305-011 WILDWOOD LANDINGS IMP MODIFICATION PARCEL D33-014	MAP 1B LOCATION MAP AUGUST 2023
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5/16/2023	MODIFICATION TO APPROVED PLANS STORMWATER POND ELEVATIONS REVISED, ADDED PRIVATE UTILITY EASEMENTS	2
11/22/2022	ADDED EASEMENTS	1
Date	Description	No.
Revisions		
SIGNATURE	DATE SIGNED	
ANDREW D. ELANO, JR.	08/21/2023	
LANGAN Langan Engineering and Environmental Services, Inc. 400 N. Ashley Drive, Suite 2175 Tampa, FL 33602 T: 813.439.6100 F: 813.439.6101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 0000086158B702LB0158		
WILDWOOD LANDING PHASE 1 MODIFICATION WILDWOOD LANDING FL OWNER IV LLC SECTION 33, TOWNSHIP 18S, RANGE 23E SUMTER COUNTY FLORIDA		
MASTER SITE PLAN		
Project No.	Drawing No.	
350058101	CP-4.0	
Date	Drawn By	Checked By
OCTOBER 2022	JM	ADE
Sheet 5 of 25		





5/16/2023	MODIFICATION TO APPROVED PLANS STORMWATER POND ELEVATIONS REVISED, ADDED PRIVATE UTILITY EASEMENTS.	2
11/22/2022	ADDED EASEMENTS	1
Date	Description	No.

Revisions

06/21/2023

SIGNATURE: ANDREW D. ELAND, JR.
FLORIDA L.C. No. 69810

DATE SIGNED

LANGAN

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Environmental Services, Inc.
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602

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FL CERTIFICATE OF AUTHORIZATION NO. 00009810-BB170LBB108

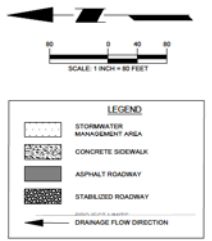
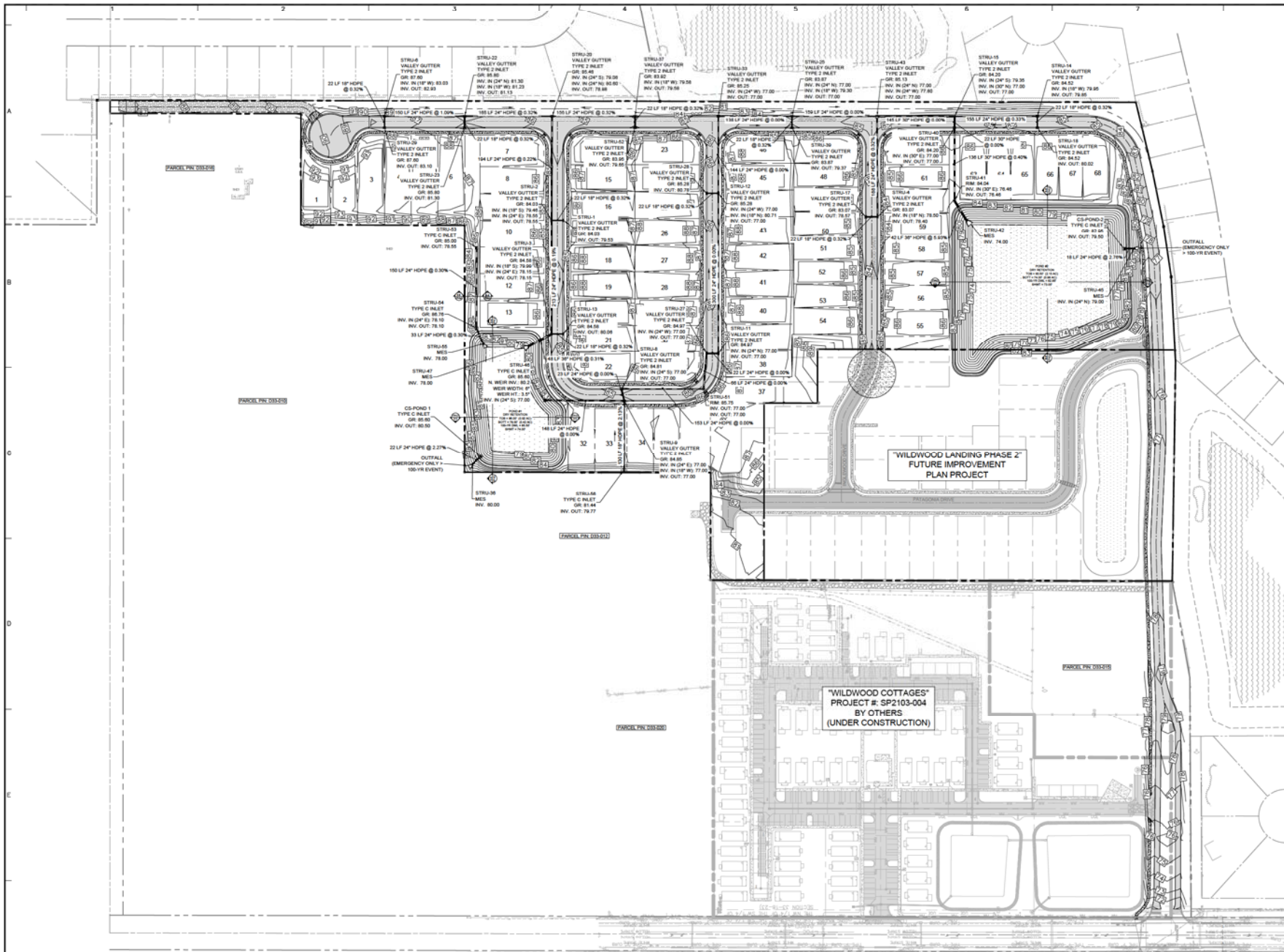
Project

WILDWOOD LANDING
PHASE 1 MODIFICATION
WILDWOOD LANDING FL OWNER IV LLC.
SECTION 33, TOWNSHIP 18S, RANGE 23E
SUMNER COUNTY FLORIDA

Drawing Title

SITE PLAN 'C'

Project No. 350058101	Drawing No. CP-4.3
Date OCTOBER 2022	
Drawn By JNE	
Checked By ADE	Sheet 6 of 25



Date	Description	No.
5/16/2023	MODIFICATION TO APPROVED PLANS STORMWATER POND ELEVATIONS REVISED, ADDED PRIVATE UTILITY EASEMENTS.	2
11/22/2022	ADDED EASEMENTS	1

Revisions

08/21/2023
DATE SIGNED

SIGNATURE
ANDREW D. ELAND, JR.
FLORIDA L.C. NO. 69810

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WILDWOOD LANDING
PHASE 1 MODIFICATION
WILDWOOD LANDING FL OWNER IV LLC
SECTION 33, TOWNSHIP 18S, RANGE 23E
SUNTER COUNTY FLORIDA
Drawing Title
**MASTER GRADING
AND DRAINAGE
PLAN**

Project No.
350058101

Date
OCTOBER 2022

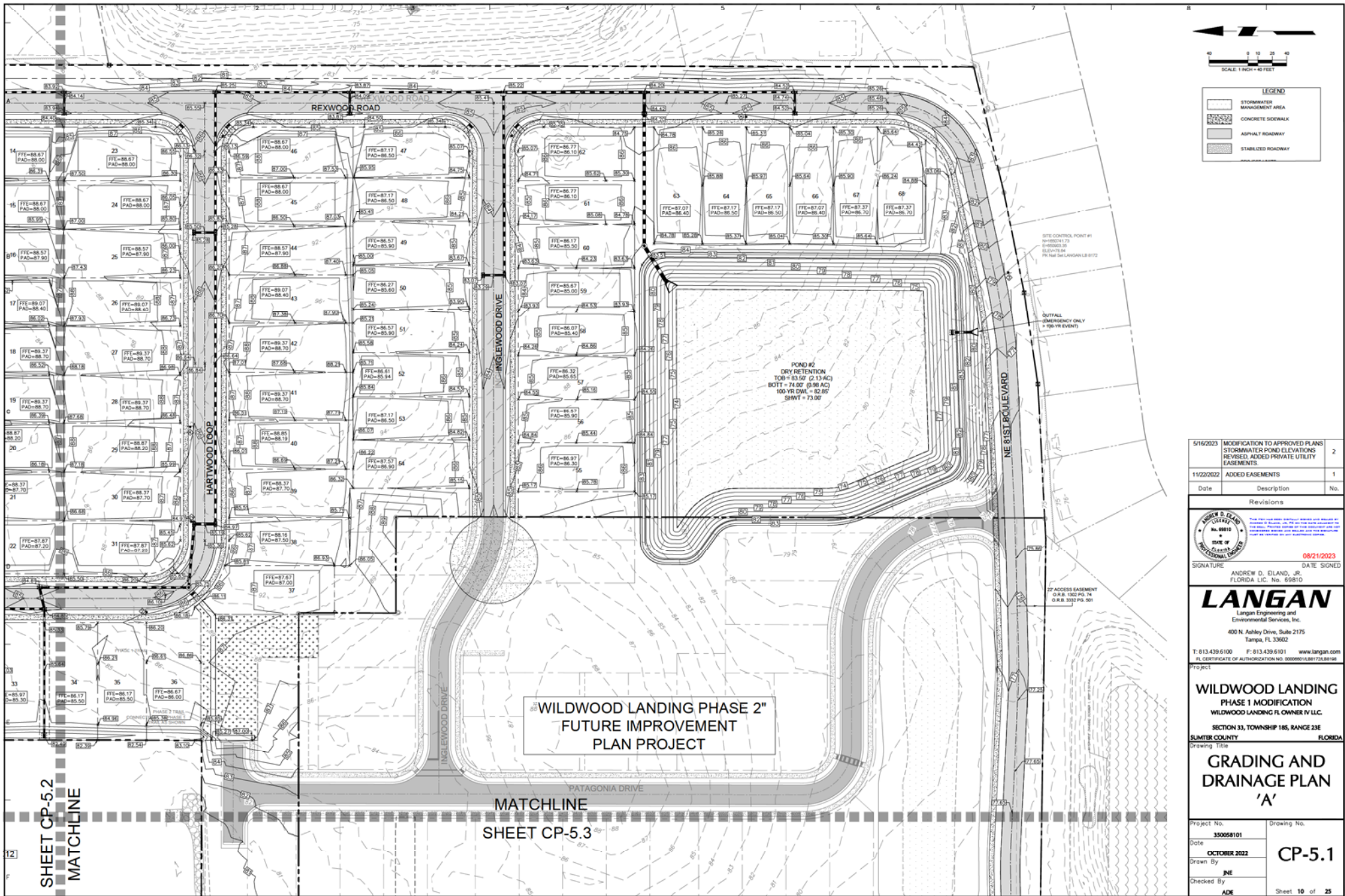
Drawn By
JNE

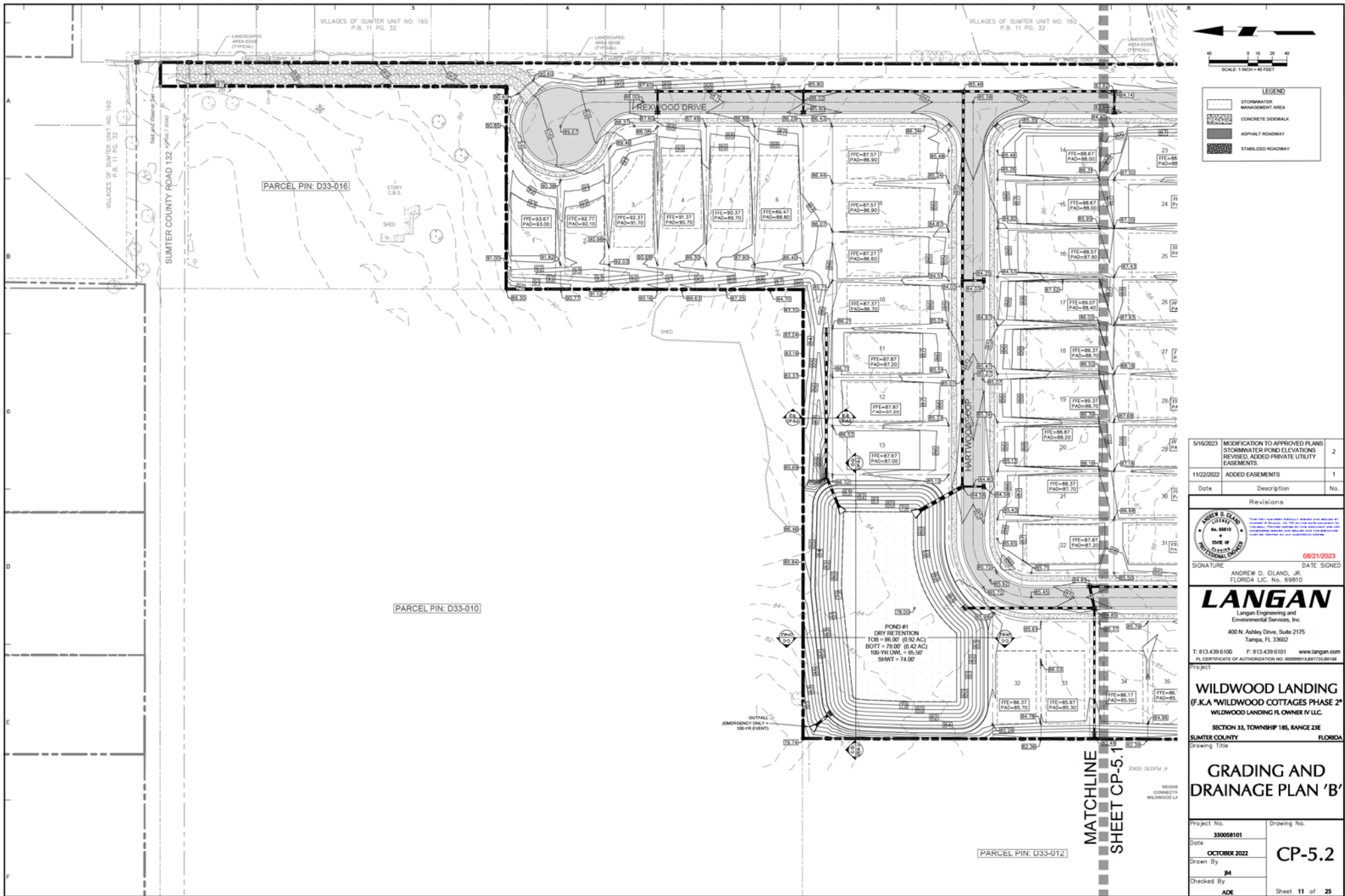
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ADE

Drawing No.
CP-5.0

Sheet 9 of 25

Date: 5/28/2023 Time: 12:03 User: jprohmann Style: Langan.ctb Layout: CP-4.1 Document Code: 350058101-0002-C0101-0101





5/16/2023	MODIFICATION TO APPROVED PLANS STORMWATER POND ELEVATIONS REVISED, ADDED PRIVATE UTILITY EASEMENTS.	2
11/22/2022	ADDED EASEMENTS	1
Date	Description	No.

Revisions

ANDREW D. ELAND, JR.
FLORIDA L.C. No. 69810
DATE SIGNED: 08/21/2023

SIGNATURE: _____ DATE SIGNED: _____

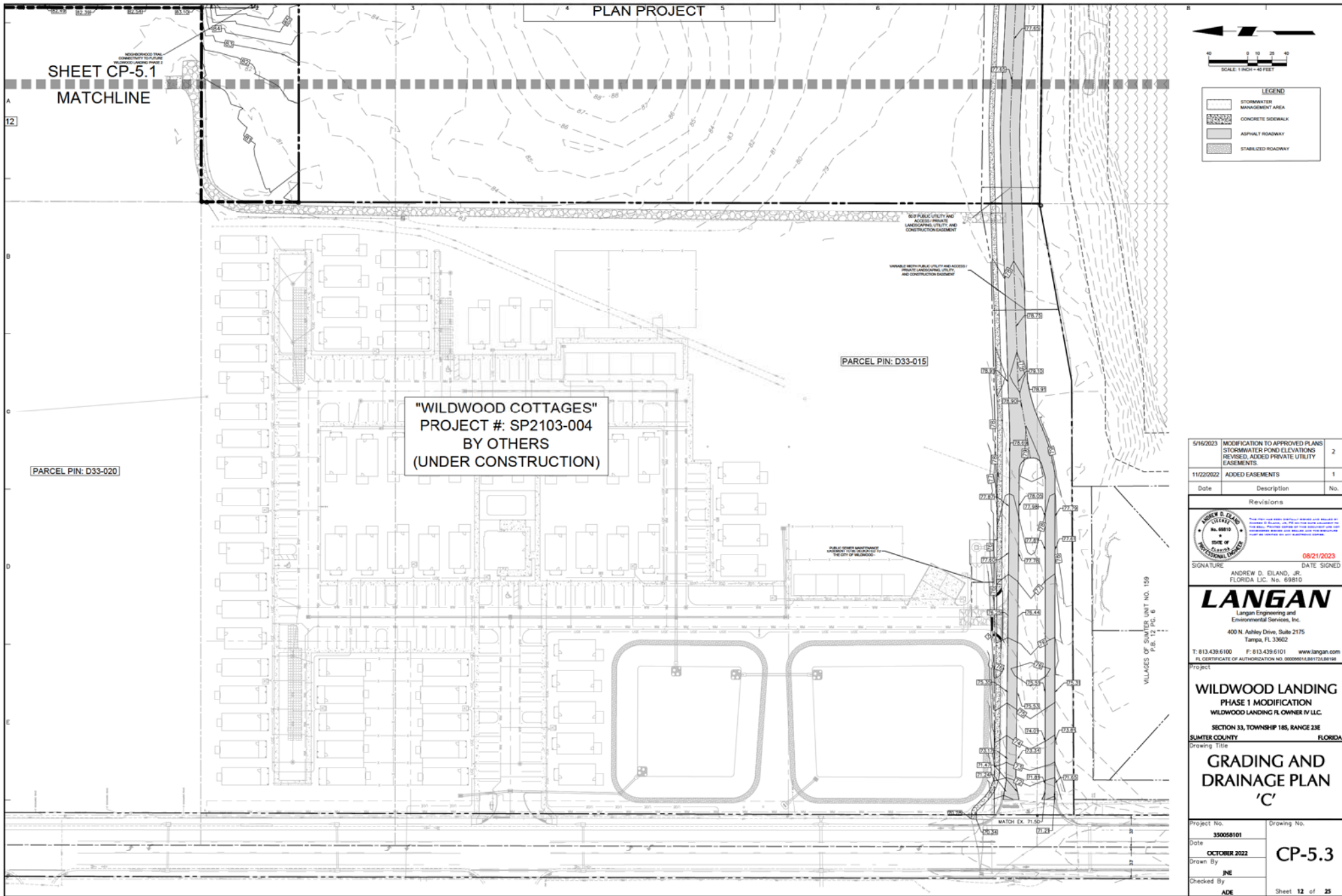
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FL CERTIFICATE OF AUTHORIZATION NO. 000088148B01020808

WILDWOOD LANDING
(F.K.A. "WILDWOOD COTTAGES PHASE 2"
WILDWOOD LANDING FL OWNER IV LLC)
SECTION 33, TOWNSHIP 18S, RANGE 23E
SUMTER COUNTY FLORIDA

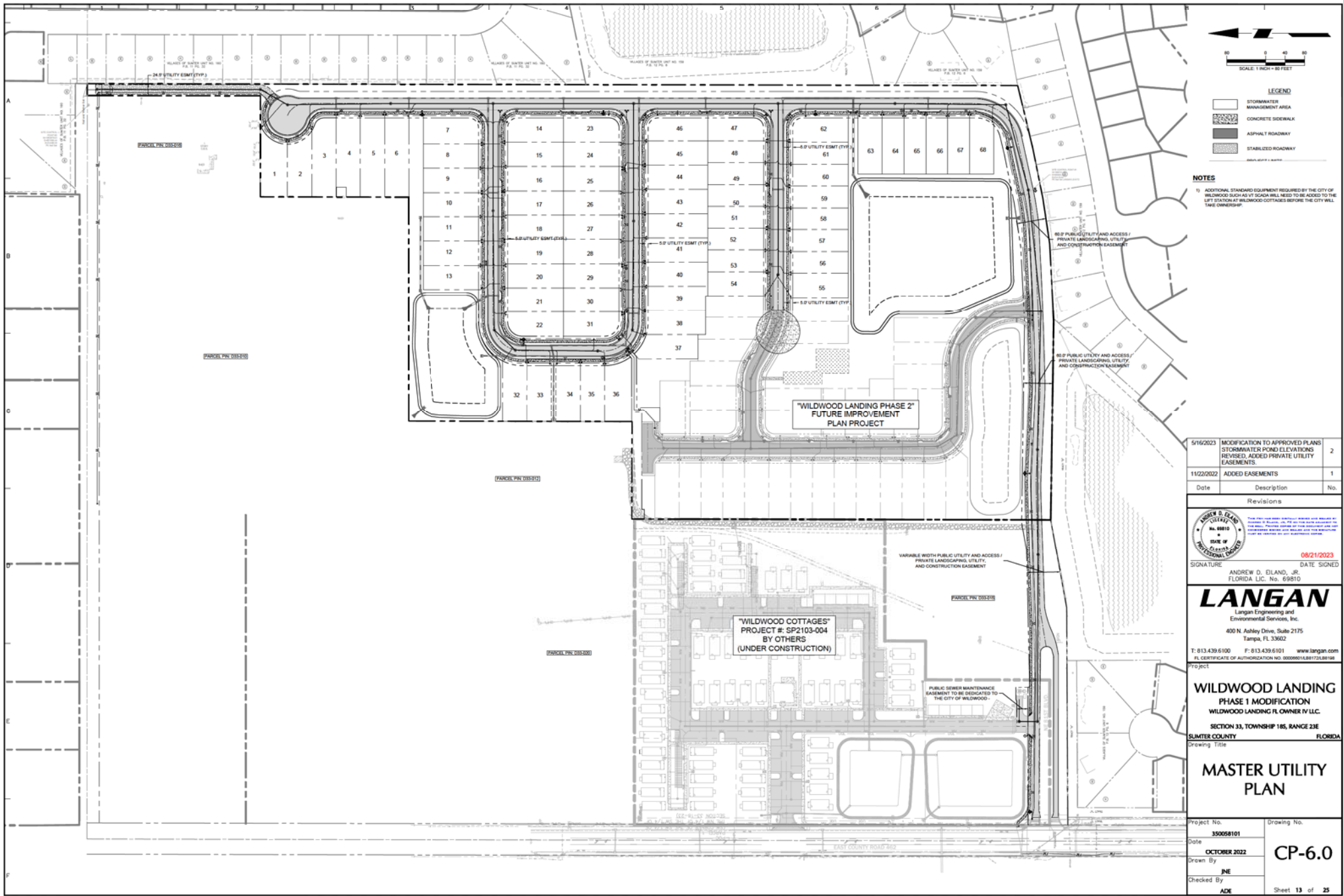
**GRADING AND
DRAINAGE PLAN 'B'**

Project No. 350058101	Drawing No. CP-5.2
Date OCTOBER 2022	
Drawn By JM	
Checked By ADE	

Sheet 11 of 25



Date: 10/26/2023 Time: 12:08 User: jne@langu.com Style: Langan.ctb Layout: CP-5.3 Document Code: 350058101-0002-00101-0104 © 2023 Langan



SCALE: 1" = 80' FEET

LEGEND

- STORMWATER MANAGEMENT AREA
- CONCRETE SIDEWALK
- ASPHALT ROADWAY
- STABILIZED ROADWAY

NOTES

1) ADDITIONAL STANDARD EQUIPMENT REQUIRED BY THE CITY OF WILLOW SUCH AS V. ROAD WILL NEED TO BE ADDED TO THE LIFT STATION AT WILLOW COTTAGES BEFORE THE CITY WILL TAKE OWNERSHIP.

5/16/2022	MODIFICATION TO APPROVED PLANS STORMWATER POND ELEVATIONS REVISED, ADDED PRIVATE UTILITY EASEMENTS.	2
11/23/2022	ADDED EASEMENTS	1
Date	Description	No.

Revisions

ANDREW D. ELAND
FL. 69810
STATE OF FLORIDA
PROFESSIONAL ENGINEER

08/21/2023
DATE SIGNED

SIGNATURE ANDREW D. ELAND, JR.
FLORIDA L.C. No. 69810

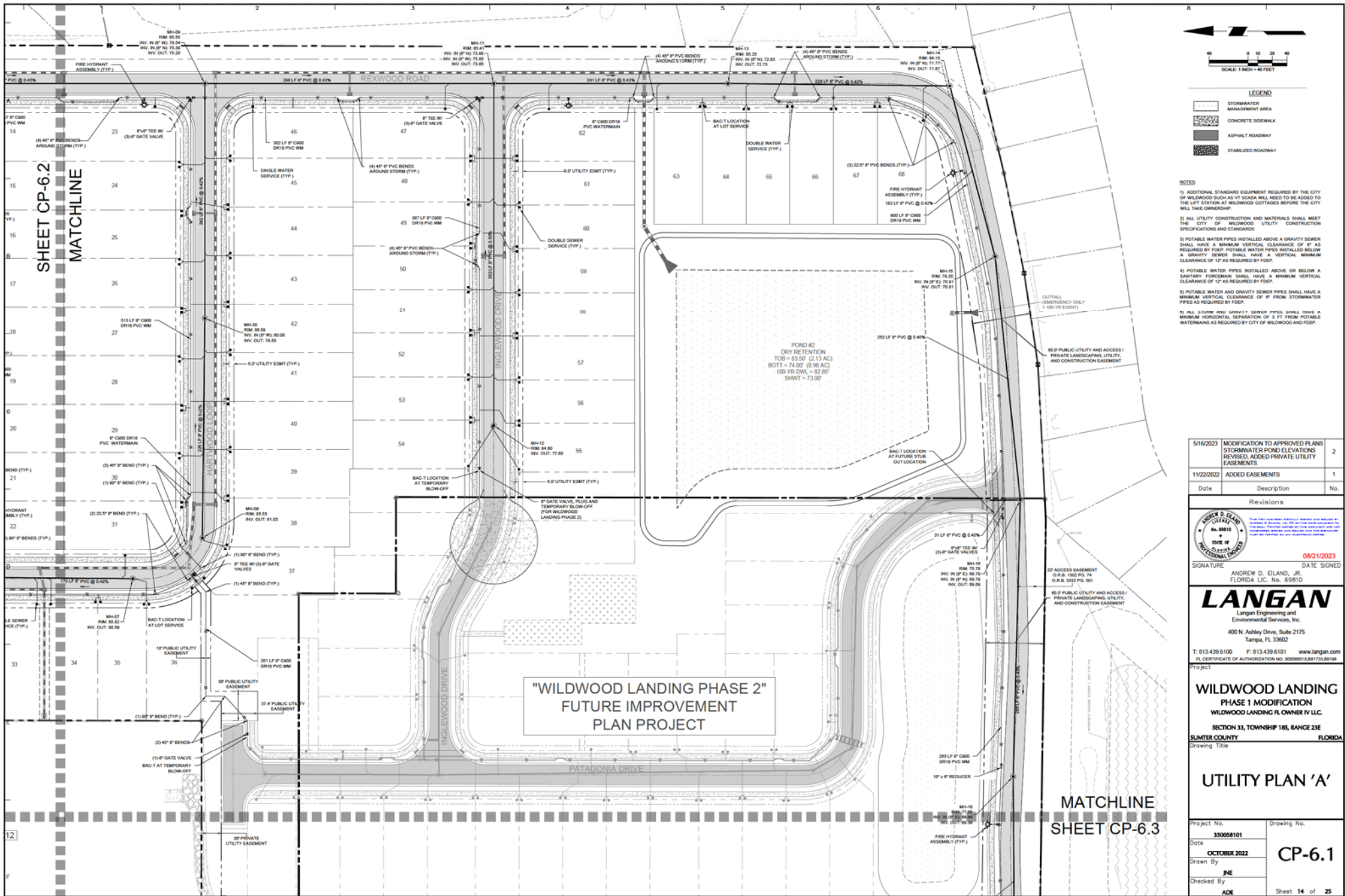
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FL CERTIFICATE OF AUTHORIZATION NO. 000008814881702LB008

WILLOW LANDING
PHASE 1 MODIFICATION
WILLOW LANDING FL OWNER IV LLC
SECTION 33, TOWNSHIP 18S, RANGE 23E
SUMTER COUNTY FLORIDA

**MASTER UTILITY
PLAN**

Project No. 350058101	Drawing No. CP-6.0
Date OCTOBER 2022	Drawn By JNE
Checked By ADE	Sheet 13 of 25



- NOTES:
- 1) ADDITIONAL STANDARD EQUIPMENT REQUIRED BY THE CITY OF WILLOWood SUCH AS V.T. SIGNS WILL NEED TO BE ADDED TO THE LOT STATION AT WILLOWood COTTAGES BEFORE THE CITY WILL TAKE OWNERSHIP.
 - 2) ALL UTILITY CONSTRUCTION AND MATERIALS SHALL MEET THE CITY OF WILLOWood UTILITY CONSTRUCTION SPECIFICATIONS AND STANDARDS.
 - 3) POTABLE WATER PIPES INSTALLED ABOVE A GRAVITY SEWER SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8" AS REQUIRED BY FDOT. POTABLE WATER PIPES INSTALLED BELOW A GRAVITY SEWER SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 12" AS REQUIRED BY FDOT.
 - 4) POTABLE WATER PIPES INSTALLED ABOVE OR BELOW A SANITARY FORCEMAIN SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 12" AS REQUIRED BY FDOT.
 - 5) POTABLE WATER AND GRAVITY SEWER PIPES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8" FROM STORMWATER PIPES AS REQUIRED BY FDOT.
 - 6) ALL 30" AND 48" GRAVITY SEWER PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 3' FROM POTABLE WATER PIPES AS REQUIRED BY CITY OF WILLOWood AND FDOT.

Date	Description	No.
5/16/2023	MODIFICATION TO APPROVED PLANS STORMWATER POND ELEVATIONS REVISED, ADDED PRIVATE UTILITY EASEMENTS.	2
11/22/2022	ADDED EASEMENTS	1

Revisions



SIGNATURE: ANDREW D. ELANO, JR.
FLORIDA L.C. No. 69810

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FL CERTIFICATE OF AUTHORIZATION NO. 00000014881702LB008

PROJECT
WILLOWood LANDING
PHASE 1 MODIFICATION
WILLOWood LANDING LOT OWNER IV LLC
SECTION 33, TOWNSHIP 18S, RANGE 23E
SUMTER COUNTY FLORIDA

Drawing Title
UTILITY PLAN 'A'

Project No. 350058101	Drawing No. CP-6.1
Date OCTOBER 2022	
Drawn By JNE	
Checked By ADE	

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Date: 10/20/2023 Time: 11:33 User: jprohmann Title: Langan-Utility Layout: CP-6.1 Document Code: 350058101-0002-01/01-01/01

