



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

November 14, 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 October 10, 2023 at 2:00 PM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2302-012 The Casablanca at Wildwood**

Parcel(s) D32-093 & D32-090

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of fifty-four (54) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 6.11 acres MOL per the attached plans. **Staff recommends approval contingent upon the clearing of remaining comments and receipt of easement documents.**

2. **SP 2304-006 Right at Home - 504 Stanley**

Parcel(s) G05G011

The applicant is seeking approval from the Project Review Committee for the construction of additional parking, drive aisles, and associated infrastructure on 0.25 acres MOL per the attached plans. **Staff recommends approval.**

3. **SP 2304-007 Storage at Powell**

Parcel(s) G04-018

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a hundred thousand fifty (100.050) square foot multi-floor indoor storage facility, parking, drive aisles, and associated infrastructure on 3.09 acres MOL per the attached plans. **Staff recommends approval contingent upon the approval of the submitted technical waiver.**

4. **SP 2305-008 7 Eleven @ Wildwood
D32-144**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 4,853-square-foot Convenience Store with Gas Canopy, a 950-square-foot Car Wash Facility, and associated improvements consisting of parking lot areas, landscaping, and stormwater retention, as per the attached plans **Staff recommends approval contingent upon the clearing of the remaining comments and subject to ROW Dedication Requirements with Sumter County for the CR 462 Turn Lane Improvements.**

The following Technical Waivers are requested due to the CR 462 Improvements:

1) Landscape Buffer Minimums from the Design District Standard Chapter 1

- a) North Landscaping Buffer - Reduce from 20 feet to 10 feet**
- b) East Landscaping Buffer - Allow stormwater area within the 20-foot Buffer**
- c) South Landscaping Buffer - Reduce from 25 feet to 5 feet**

2) Landscape Tree Mitigation/Preservation

- a) Waiver for Relief of Tree Mitigation & Preservation of existing Oak Tree(s) under the power line and existing Pecan Trees due to ROW Dedication for CR 462**

5. **SP 2307-005 Densan Park Phase 2 Mass Grading**

Parcel(s) D08-016, D08-018, D08-040, D09-042, D09-046 & D09N071

The applicant is seeking approval from the Project Review Committee for a mass grading on 28.75 acres MOL per the attached plans. **Staff recommends approval.**

6. **SP 2307-006 Lucky U Cycles**

D29-024 & D29-023

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 14,792-square-foot single-story Retail and Sales Building and associated improvements consisting of parking lot areas, landscaping, and stormwater retention, as per the attached plans. Staff recommends approval contingent upon the clearing of the remaining comments

7. **SP 2309-004 Townhomes at Powell Mod**

Parcel(s) G04-009

The applicant is seeking approval from the Project Review Committee for a number of modifications to the previously approved plan SP 2211-006. Improvements include the replacement of dumpsters, addition of a mail kiosk, and grade revisions on 9.65 acres MOL per the attached plans. **Staff recommends approval contingent upon the clearing of remaining utility comments.**

8. **SP 2309-010 VOSO PH 31A, 31B, & 31C Master Plan**

Parcel(s) K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, K24-001, K25-001, K26-001, K26-002, K35-001, K36-001

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of infrastructure and associated improvements for the Villages of Southern Oaks Phase 31A, 31B, and 31C Master Plan, replacing formerly approved project SP 2303-004, not to exceed three thousand seven hundred (3,700) dwelling units, along with non-residential areas, per the attached plans.

Staff recommends approval as presented.

VI. ADJOURNMENT

November 14, 2023 10:00 AM

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

(meeting taped)

I. Call to Order

Development Services Director Melanie Strickland called the meeting to order at 10 a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Mark Odell	Capital Projects Coordinator	Absent
Jeremy Hockenbury	Public Works Director	Absent
Randall Parmer	Police Chief	Present
Alan Harb	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting September 12, 2023 at 10:00 AM

The summary minutes from the September 12, 2023, meeting were approved. No comments were offered or received.

RESULT:	Adopted
MOVER:	Police Chief Parmer
SECONDER:	City Manager McHugh
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2303-008 Mister Car Wash - Wildwood

Development Services Director Melanie Strickland read aloud case number SP 2303-008 Mister Car Wash - Wildwood, parcel G04LCO-011. The applicant, Boos Development, is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,620 sqft building consisting of a drive-thru car wash and office, along with 22 vacuum spaces and 5 designated employee parking spaces. Darren Eyre of Thomas Engineering Group, the engineer of record for the project, was present by phone. City Attorney Joshua Bills confirmed that his comment on the project had been cleared. No other comments were offered or received.

RESULT:	Approved
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer

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

Development Services Director Melanie Strickland read aloud case number SP 2309-005 CVC-ASC Surgery Center Oxford Pointe Lot 9 Minor Modification, parcel D18E009. The applicant, Erica M. Meucci Gineste, 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. All comments have been resolved. No other comments were offered or received.

RESULT:	Approved
MOVER:	Police Chief Parmer
SECONDER:	City Manager McHugh
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer

3. PLAT 2210-003 Tillman Oaks Improvement Plan

Development Services Director Melanie Strickland read aloud case number PLAT 2210-003 Tillman Oaks Improvement Plan, parcels C36-001, C36-082, C36-056, C36-032, C36-034, and C36-080. The applicant, Gillio Development LLC, 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. All comments on the project have been resolved. No other comments were offered or received.

RESULT:	Approved
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer

AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer
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4. PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification

Development Services Director Melanie Strickland read aloud case number PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification, parcel D33-014. The applicant, Langan Engineering & Environmental Services, Inc, 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. Strickland explained the fire code comment made by Sumter County. Staff recommended approval contingent on the resolution of the outstanding fire comment, which will be a proposed change to land classification within the Joint Planning Area, and requires modification of the Interlocal Service Boundary Agreement with Sumter County. No other comments were offered or received.

RESULT:	Approved
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Police Chief Parmer

VI. ADJOURNMENT

The meeting was adjourned at 10:11 a.m.

RESULT:	Adjourned
MOVER:	Police Chief Parmer
SECONDER:	City Manager McHugh
AYES:	Development Services Director Strickland, City Manager McHugh, 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 2302-012 The Casablanca at Wildwood

REQUESTED ACTION: Staff recommends approval contingent upon the clearing of remaining comments and receipt of easement documents.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2302-012 The Casablanca at Wildwood
Parcel Number:	D32-093 & D32-090
Acreage:	6.11 +/-
Property Location:	Located at the intersection of E C 462 & CR 134, approximately .38 miles east of CR 127.
Owner:	CASA 4974 LLC
Applicant:	Highland Engineering Inc

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of fifty-four (54) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 6.11 acres MOL per the attached plans.

SP 2302-012 meets the criteria set forth in the Design District Standards and Land Development Regulations.

DATED: 11/03/2023



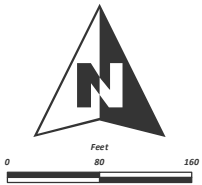
Shaun Raja
Planner II, Development Services Department



 Subject Property

 City of Wildwood

 Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 80 160	SP 2302-012 THE CASABLANCA AT WILDWOOD PARCELS D23-090 & D32-093	MAP 1B LOCATION MAP AUGUST 2023

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2304-006 Right at Home - 504 Stanley

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2304-006 Right at Home – 504 Stanley
Parcel Number:	G05G011
Acreage:	0.25 +/-
Property Location:	Generally located east at the intersection of Stanley Ave and Cleveland Ave.
Owner:	Glenn Fechtenburg
Applicant:	Glenn Fechtenburg/GLEM Properties LLC

The applicant is seeking approval from the Project Review Committee for the construction of additional parking, drive aisles, and associated infrastructure on 0.25 acres MOL per the attached plans.

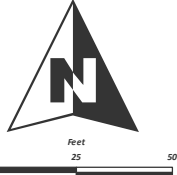
SP 2304-006 meets the criteria set forth in the Land Development Regulations and Design District Standards.

DATED: 11/03/2023

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

Shaun Raja
Planner II, Development Services Department



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2304-006 RIGHT AT HOME - 504 STANLEY PARCEL G05011	MAP 1B LOCATION MAP AUGUST 2023
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PARCEL: G05C090
Z: R-3
FLU: MDR

PARCEL: G05C112
Z: R-3
FLU: MDR

PARCEL: G05-040
Z: R-3
FLU: MDR

PARCEL: G05.039
Z: R-3
FLU: MDR

CLEVELAND AVENUE
COUNTY ROAD 466-A

STANLEY AVENUE

PARCEL: G05G003
Z: R-3
FLU: MDR

PARCEL: G05G011
Z: CMU
FLU: COMMERCIAL

PARCEL: G05G012
Z: CMU
FLU: COMMERCIAL

PARCEL: G05G014
Z: R-3
FLU: MDR

PARCEL: G05G026
Z: R-3
FLU: MDR

PARCEL: G05G027
Z: R-3
FLU: MDR

PARCEL: G05G004
Z: R-3
FLU: MDR

PARCEL: G05G001
Z: R-3
FLU: MDR

PROJECT AREA = 0.20 AC

[illegible]

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2304-007 Storage at Powell

REQUESTED ACTION: Staff recommends approval contingent upon the approval of the submitted technical waiver.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2304-007 Storage at Powell
Parcel Number:	G04-018
Acreage:	3.09 +/-
Property Location:	Located at the intersection of Powell Rd and NE 71 st Ave.
Owner:	Storage at Powell, LLC
Applicant:	Samy Cohen / Storage at Powell, LLC

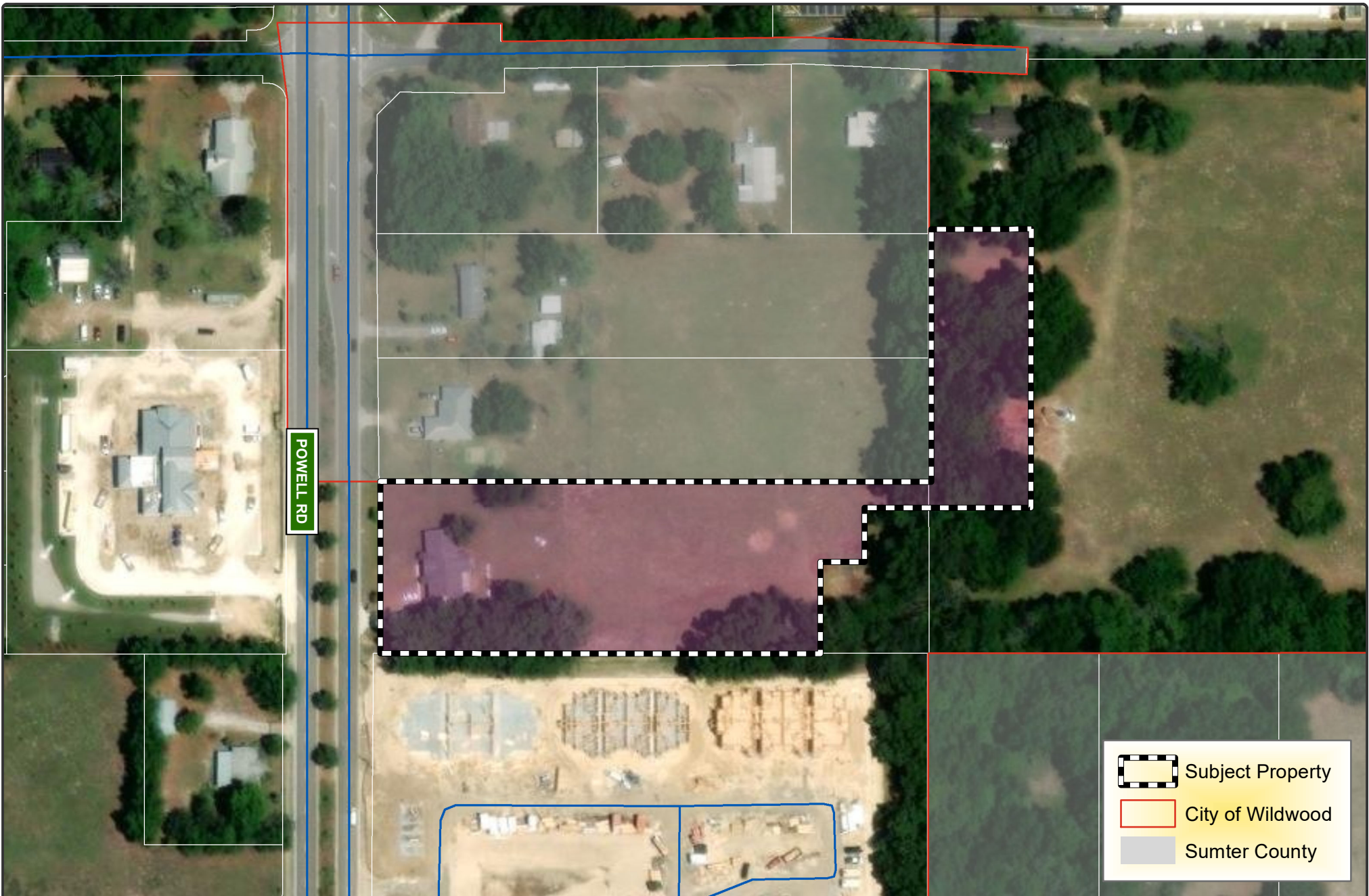
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a hundred thousand fifty (100,050) square foot multi-floor indoor storage facility, parking, drive aisles, and associated infrastructure on 3.09 acres MOL per the attached plans.

SP 2304-007 meets the criteria set forth in the Design District Standards and Land Development Regulations.

DATED: 11/03/2023

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

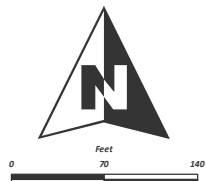
Shaun Raja
Planner II, Development Services Department



-  Subject Property
-  City of Wildwood
-  Sumter County



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



SP 2304-007
THOMAS GROUP
PARCELS G04-018 & G04-009

MAP 1B
LOCATION
MAP
AUGUST
2023

DEVELOPMENT NOTES:

1. SEE SHEET 2 FOR PAVEMENT SPECIFICATIONS.
2. ALL CURB RADII ARE 3 FEET UNLESS OTHERWISE STATED.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL PARKING SPACE PAVEMENT MARKINGS TO BE 6" WIDE PER LDR 6.8(D)(2).
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES WILL COMPLY WITH FLORIDA STATE STATUTES REGARDING THE INSTALLATION.
6. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION TO INCLUDE BUT NOT LIMITED TO SIGNS, SIZE AND HEIGHT.
7. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING 2 WEEKS PRIOR TO THE START CONSTRUCTION.
8. SIGN PERMIT SHALL BE APPLIED FOR SEPARATELY FROM DEVELOPMENT PERMIT.

BUILDING SETBACKS

LOCATION	REQUIRED	PROVIDED
WEST (POWELL ROAD)	25 FEET	87 FEET MIN.
NORTH	20 FEET	20 FEET MIN.
EAST	0 FEET	112.6 FEET MIN.
SOUTH	20 FEET	46.6 FEET MIN.

LANDSCAPE BUFFERS

LOCATION	REQUIRED	PROVIDED
WEST (POWELL RD)	20 FEET	30.0 FT. MIN.
NORTH	20 FEET	20.0 FT. MIN.
EAST	0 FEET	0.0 FT. MIN.
SOUTH	10 FEET	10.0 FT. MIN.

PARKING CALCULATIONS:

PER CODE: 1 SPI 2000 SF GFO
= (1 / 2000) (100,000 SF)
= 51 SPACES

PER ANALYSIS: 6 SPACES OUTSIDE OFFICE
(ORANGE COUNTY)
3 SPACES, NO MAX
(CITY OF ORLANDO)

PARKING PROVIDED:

HANDICAP: 1
STANDARD: 5
INTERIOR: 22
LOADING: 1
TOTAL: 29 SPACES

STORAGE SITE DATA:

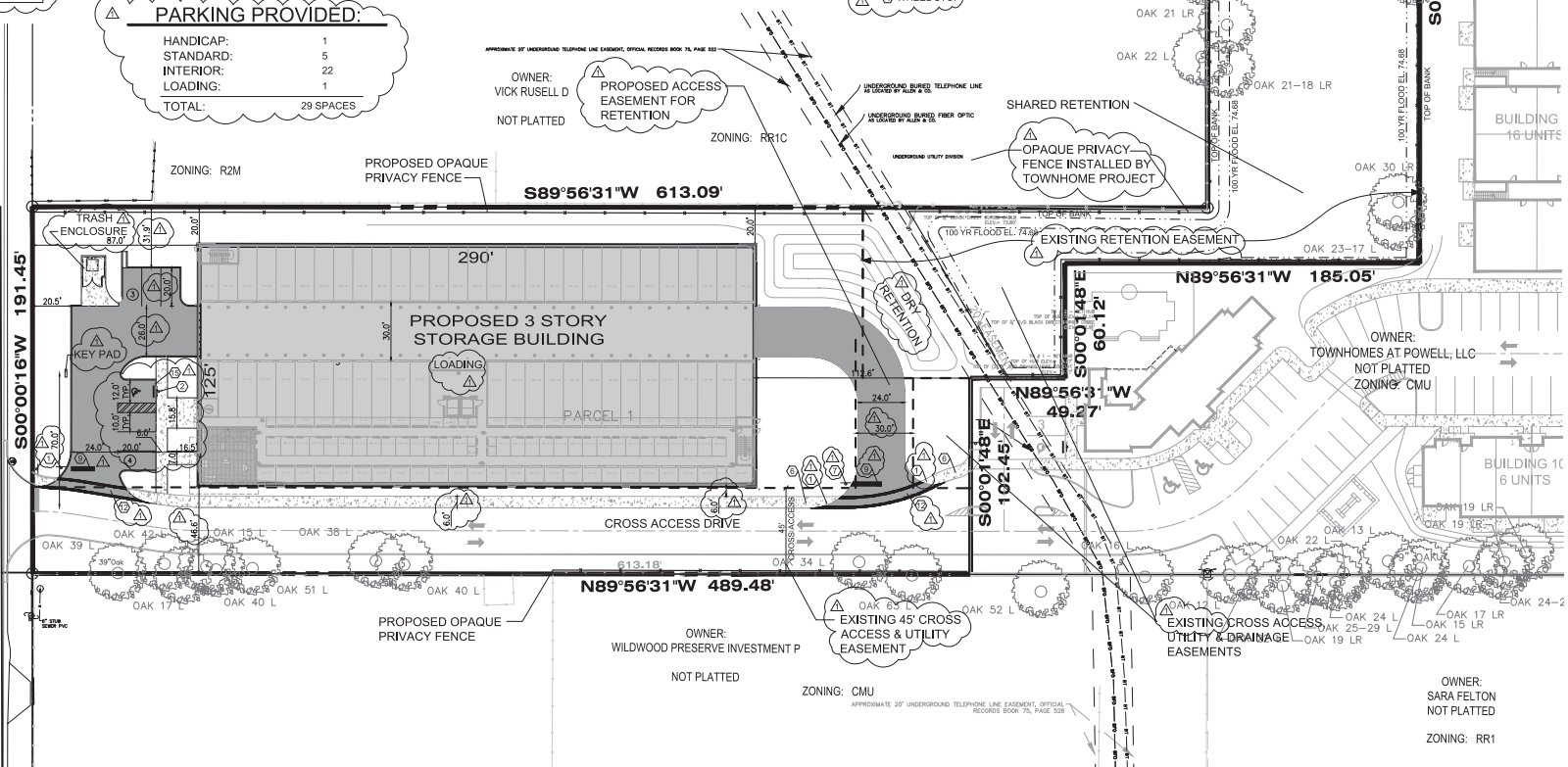
TOTAL AREA: 134,636 SF (3.09 AC.) - PARCEL 1
EXISTING ZONING: CENTRAL MIXED USE
PROPOSED ZONING: CMU
PROPOSED USE: SELF STORAGE
PROP. FLOOR AREA: 100,050 SF
(EXCLUDING 8,700 SF TUNNEL)
LEVEL ONE: 27,550 SF
LEVEL TWO: 36,250 SF
LEVEL THREE: 36,250 SF
ALLOWABLE F.A.R.: 0.75
= (0.75)(134,636 SF) = 100,977 SF
PROPOSED F.A.R.: 100,050 SF / 134,636 SF = 0.74
IMPERVIOUS AREA: 57,288 SF (42.6%)
BUILDING FOOTPRINTS: 36,250 SF
PARKING & DRIVES: 8,402 SF
EX. DRIVES & CONC.: 12,636 SF
(TO BE BUILT W/ TOWNHOMES)

OPEN SPACE: 77,348 SF (57.4%)
BLDG HT (PROPOSED): 50 FEET (MAX.)
NUMBER OF STORIES: 3 STORIES
TYPE OF CONSTRUCTION: V-A
ESTIMATED # OF EMPLOYEES: 2 MAX. SHIFT
5 TOTAL

STRIPING & SIGNAGE LEGEND

- ① S/W CURB RAMP
- ② HANDICAP PARKING SIGN
- ③ ADA DETECTABLE WARNING MATS
- ④ 6" x 18" HEADER CURB
- ⑤ STACK BLOCK RETAINING WALL
- ⑥ CONCRETE SIDEWALK
- ⑦ 30" STOP SIGN (R-1)
- ⑧ TRASH DUMPSTER ENCLOSURE
- ⑨ 24" STOP BAR
- ⑩ "NO PARKING, FIRE LANE" SIGN
- ⑪ 4" x 30" FIRE LANE STRIPING
- ⑫ 8" CROSSWALK
- ⑬ DIRECTIONAL TRAFFIC ARROWS
- ⑭ CONCRETE SPILLWAY
- ⑮ WHEEL STOP

POWELL ROAD (COUNTY ROAD 139)



DATE: 06/30/2023	DESIGNER: TMS	CHECKED BY: TMS	DATE: 06/30/2023	DESIGNER: TMS	CHECKED BY: TMS
AMERICAN CIVIL ENGINEERING CO. 307 N. MOSS ROAD, SUITE 211, WINTER SPRING, FLORIDA 32789 CORPORATE OFFICE OF AUTOMATION INC. COMPANY					
SITE PLAN STORAGE @ POWELL WILMWOOD, FLORIDA					
THOMAS H. SKELTON, PE REGISTRATION NO. 42752					
SHEET: C5					



Project Review Committee Technical Standards Waiver Request

Project Name Storage at Powell

Project # SP 2304-007

1. Briefly describe your waiver request.

To reduce the required amount of parking spaces for a self storage site.

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

6.6.G. Number of Required Parking Spaces

3. Please provide the justification for your waiver request.

See the attached

Name (Print) Samy Cohen

Date 8-28-2023

Signature [Handwritten Signature]



AMERICAN CIVIL ENGINEERING CO.

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

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

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

NARRATIVE

PARCEL: G04-018

Location:

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

Area:

The project area has 3.09 acres±.

Existing Zoning:

CMU

Land Development Regulation 6.6.G.:

City of Wildwood Required number of parking spaces for a Self Storage Facility

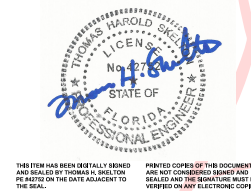
$$1 \text{ Space} / 2000 \text{ SF} (100,050 \text{ SF}) = 51 \text{ Spaces}$$

Justification for Request to Reduce Number of Required Parking:

- 51 spaces would be an overkill. 95% of the time, there would be no more than 5 spaces occupied outside of the building.
- Typical requirements by other agencies
 - = 6 spaces for Self Storage Facilities > 200 Units [Orange County]
 - = 3 spaces for customers (no maximum) [City of Orlando]
- There are seven (7) standard spaces available outside
- The interior drive allows for 22 vehicles to be parked at one time
- There is a loading space available interior

Site Specific Needs:

- Maximum 2 visitor spaces needed at one time
- Maximum number of employees = 2
- PM Trips @ 0.26/1000 SF x 100,050 SF = 26 Max Trips in one Hour (20 at one time)
- Spaces Provided: 6 Std Spcs., 1 Hcap Spc, 20+ interior loading spaces



Digitally signed
by Thomas H
Skelton

Date:
2023.10.19
09:16:02 -04'00'

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-008 7 Eleven @ Wildwood

REQUESTED ACTION: Staff recommends approval contingent upon the clearing of the remaining comments and subject to ROW Dedication Requirements with Sumter County for the CR 462 Turn Lane Improvements.

The following Technical Waivers are requested due to the CR 462 Improvements:

- 1) Landscape Buffer Minimums from the Design District Standard Chapter 1
 - a) North Landscaping Buffer - Reduce from 20 feet to 10 feet
 - b) East Landscaping Buffer - Allow stormwater area within the 20-foot Buffer
 - c) South Landscaping Buffer - Reduce from 25 feet to 5 feet
- 2) Landscape Tree Mitigation/Preservation
 - a) Waiver for Relief of Tree Mitigation & Preservation of existing Oak Tree(s) under the power line and existing Pecan Trees due to ROW Dedication for CR 462

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2305-008 7 Eleven @ Wildwood
Parcel Number:	D32-144
Acreage:	2.466 +/-

Property Location:	8767 N US Hwy 301, Wildwood, FL 34785
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Owner:	Character Oaks Real Estate, Inc.
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Applicant:

Ronald Brown/Sered Wildwood, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 4,853-square foot Convenience Store with Gas Canopy and a 950-

square-foot Car Wash Facility and associated improvements consisting of parking lot areas, landscaping, and stormwater retention, as per the attached plans.

With the exception of the requested Technical Waivers due to ROW Dedication for CR 462, SP 2305-008 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

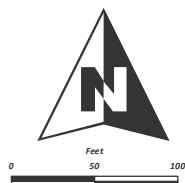
DATED: 11/07/2023

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services

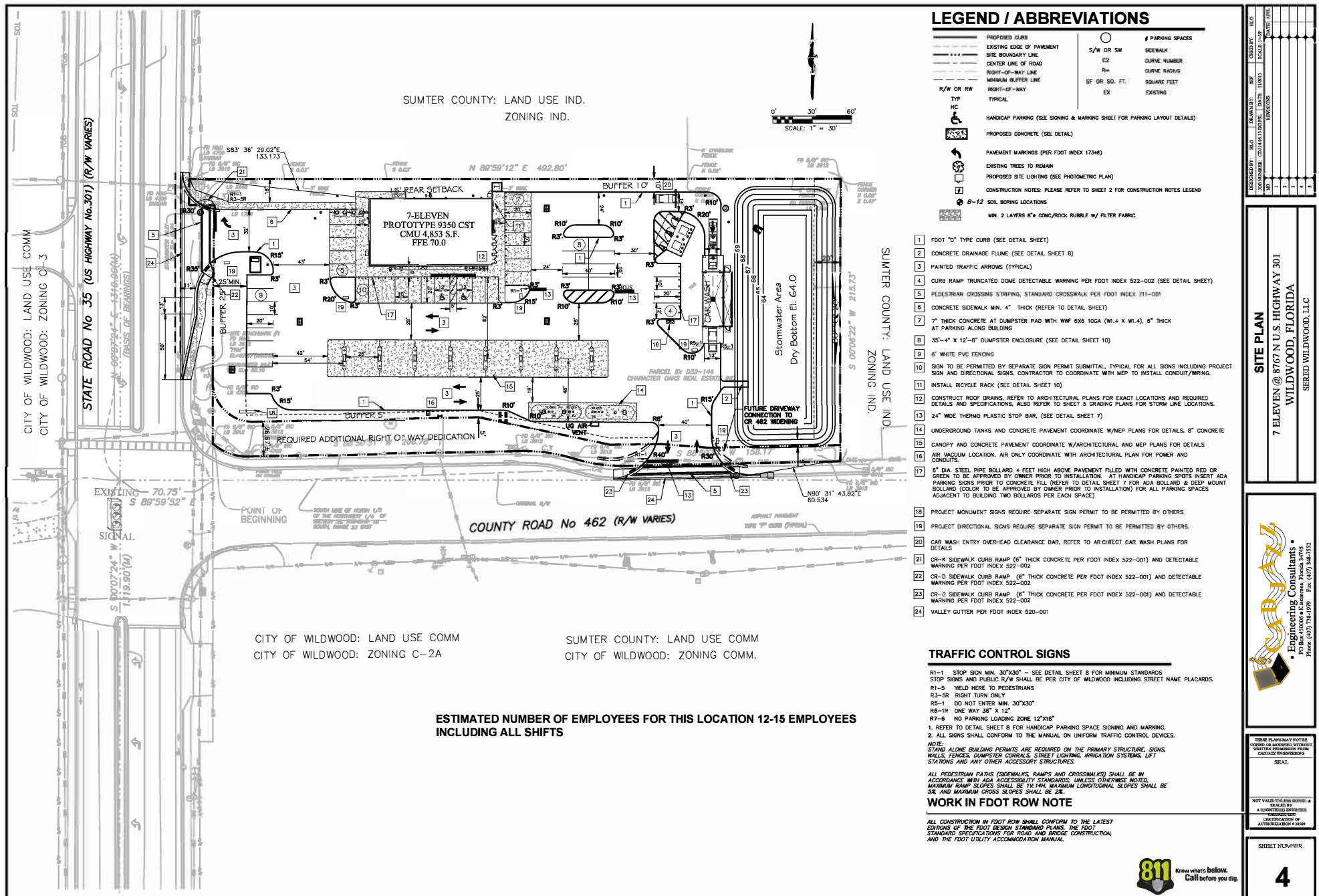


**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



SP 2305-008
7 ELEVEN WILDWOOD
PARCEL D32-144

MAP 1B
LOCATION
MAP
AUGUST
2023



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2307-005 Densan Park Phase 2 Mass Grading

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2307-005 Densan Park Phase 2 Mass Grading
Parcel Number:	D08-016, D08-018, D08-040, D09-042, D09-046 & D09N071
Acreage:	28.75 +/-
Property Location:	Generally located west along CR 101.
Owner:	Densan Partners LLC
Applicant:	Dennis Ferguson/Densan Partners LLC

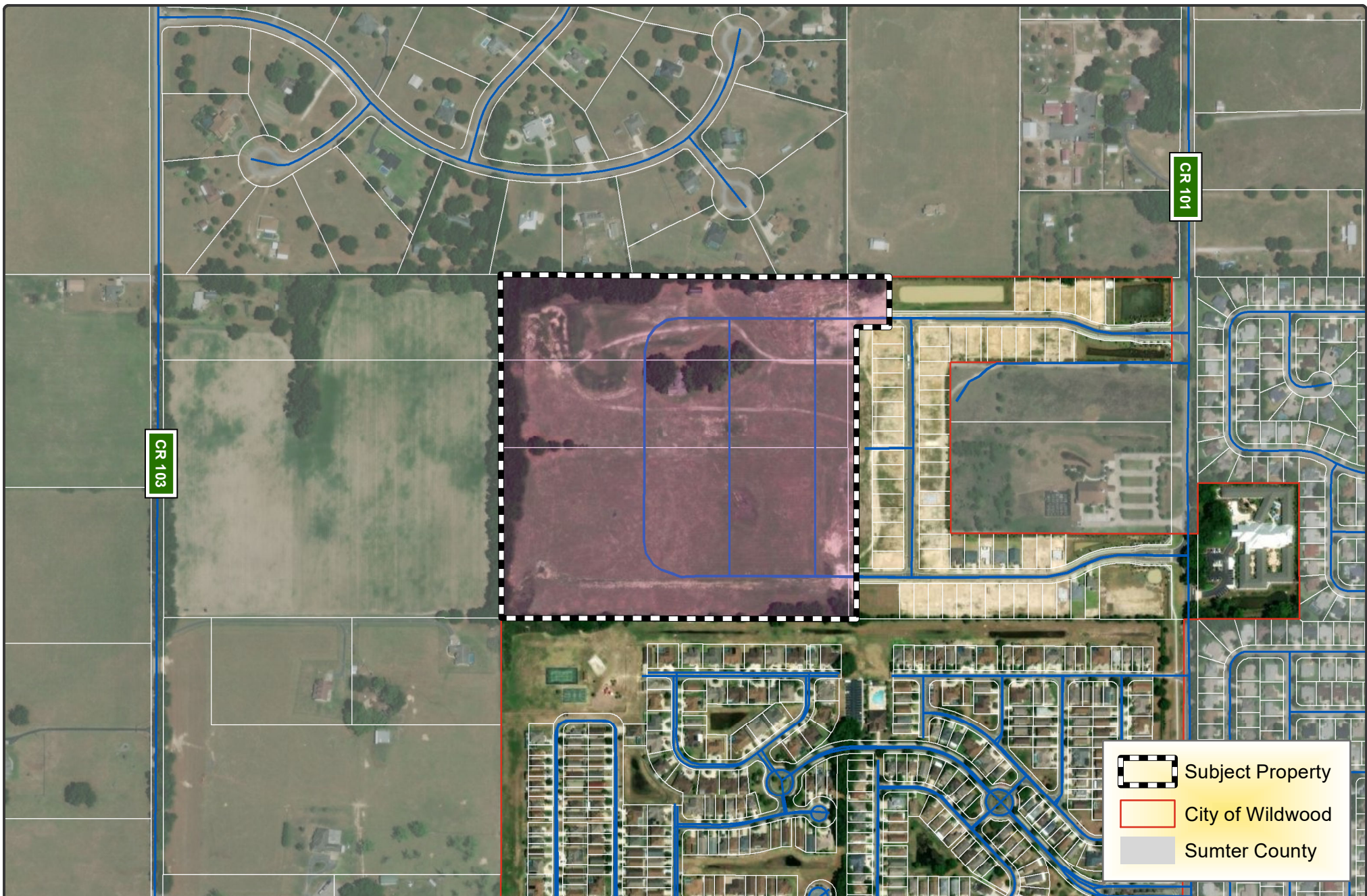
The applicant is seeking approval from the Project Review Committee for a mass grading on 28.75 acres MOL per the attached plans.

SP 2307-005 meets the criteria set forth in the Land Development Regulations.

DATED: 11/03/2023



Shaun Raja
Planner II, Development Services Department



**CITY OF
WILDWOOD**

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



SP 2307-005

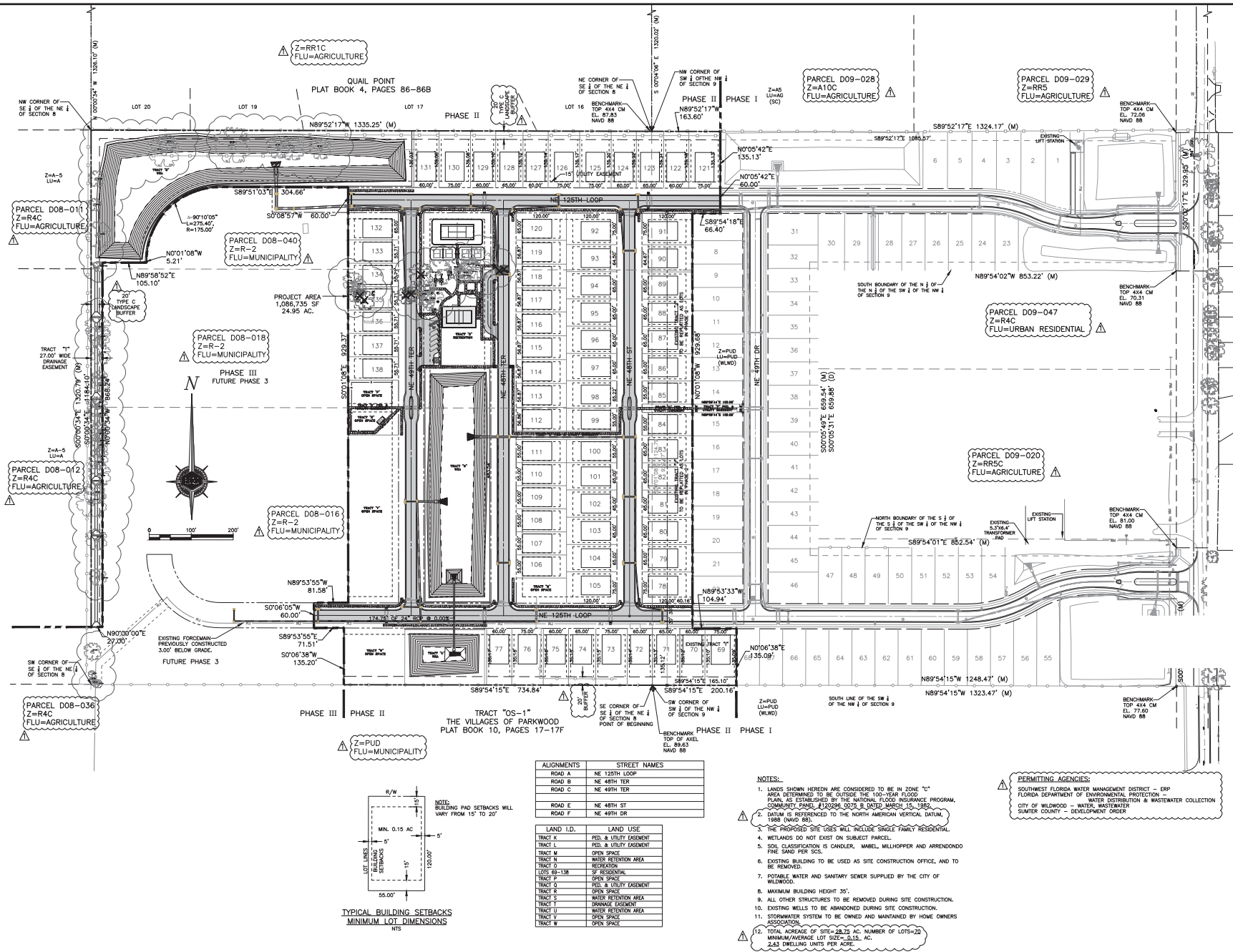
DENSAN PARK PHASE 2 MASS GRADING

PARCELS D08-016, D08-018, D08-040,
D09-042, D09-046 & D09N071

MAP 1B

**LOCATION
MAP**

**AUGUST
2023**



DENSAN PARTNERS, LLC.

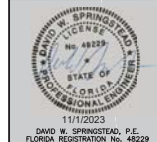
DENSAN PARK PHASE 2

SITEPLAN

CLIENT:

PROJECT:

DRAWING:



**Springstead
Engineering, Inc.**



Consulting Engineers
Planners

CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748

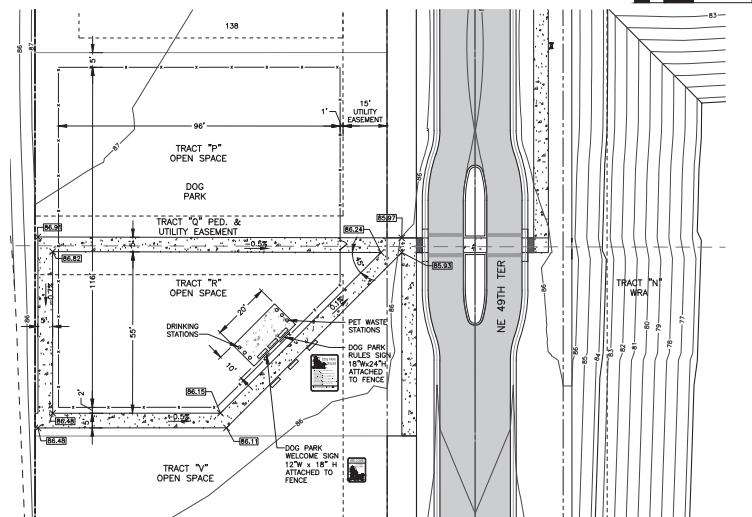
SCALE: 1"=100'	FILE: 4 SITEPLAN	DATE: 4/11/202
DESIGN: <i>MD</i>	DRAWN: VKB	CHECKED: <i>MD</i>

DRAWING:

SITEPLAN

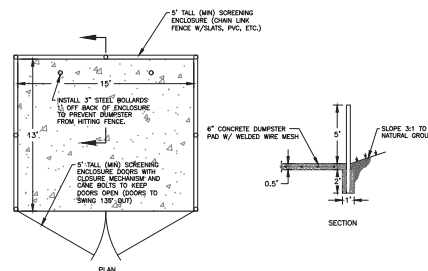
CLIENT:
DENSAN PARTNERS, LLC. DENSAN PARTNERS
PHASE 2

JOB NO.: 0410025.007	SHEET: 4 OF: 35
--------------------------------	----------------------------------

[illegible]

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THIS SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN, FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL, INCLUDING SPACE, SLOPE, PROTRUSION, RESTRICTION ACCESS, INFORMATION, AND ACCESS, TO THE POINTS OF ACCESSIBLE BUILDING EGRESS/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS, THESE INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING:

- [illegible]



DUMPSTER PAD DETAILS

DUMPSTER.DWG

[illegible]

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2307-006 Lucky U Cycles

REQUESTED ACTION: Staff recommends approval contingent upon the clearing of the remaining comments

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:

SP 2307-006 Lucky U Cycles

Parcel Number:

D29-024 & D29-023

Acreage:

4.63 +/-

Property Location:

Located at the Southeast intersection of North 301 and CR 126

Owner:

Lucky U Landholding, LLC

Applicant:

Lucky U Landholding, LLC

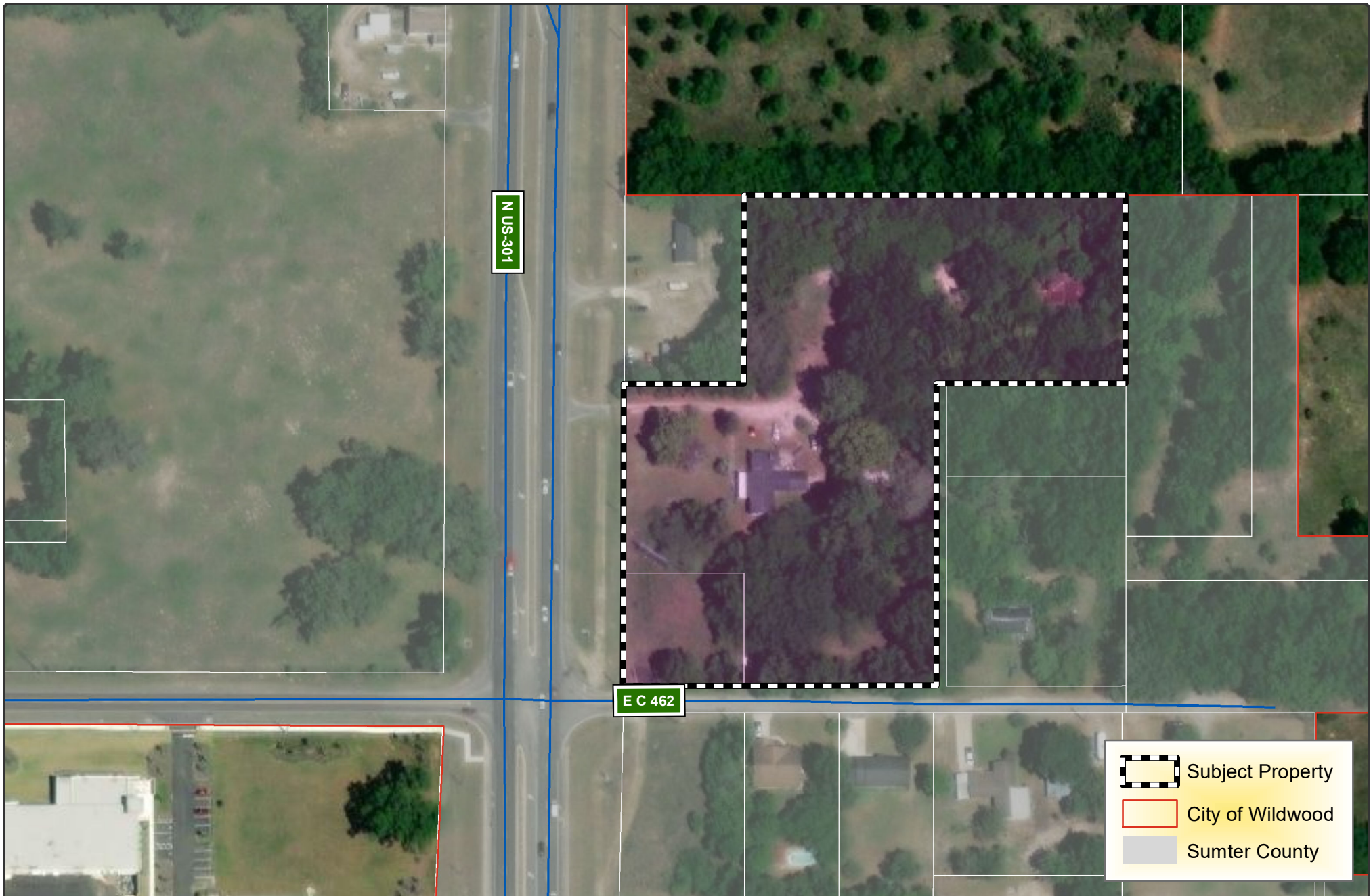
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 14,792-square-foot single-story Retail and Sales Building and associated improvements consisting of parking lot areas, landscaping, and stormwater retention, as per the attached plans. Future Development depicted on the Civil Site Plan is not part of this scope and will be reviewed separately under another project.

SP 2307-006 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 11/07/2023

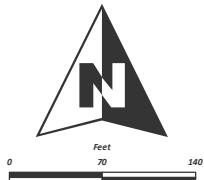


Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2307-006

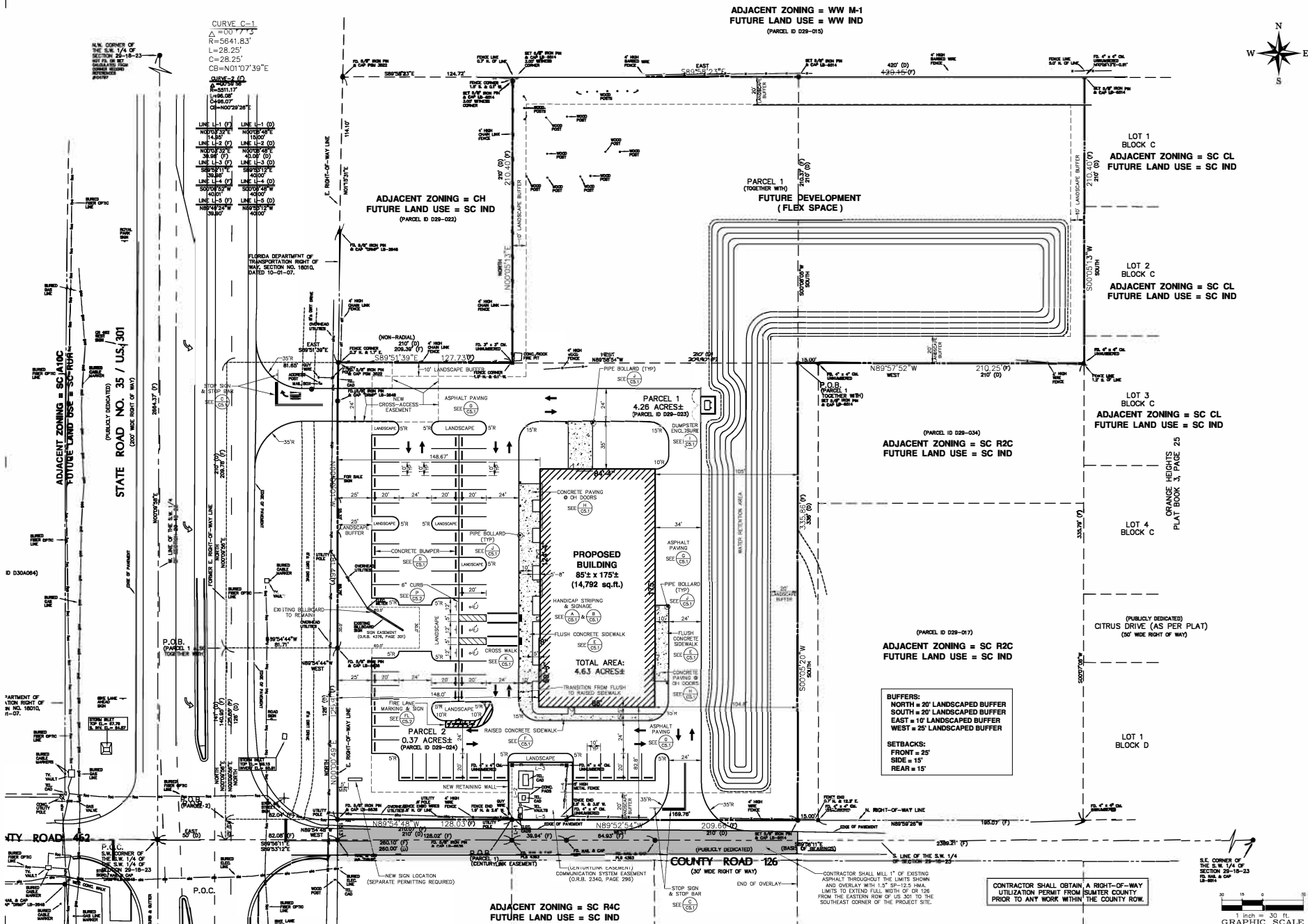
LUCKY U CYCLES

PARCELS D29-023 & D29-024

MAP 1B

**LOCATION
MAP**

**AUGUST
2023**



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LAKE PARK, FLORIDA 33404
PHONE (352) 767-2448
FAX (352) 767-2412
info@riddle-nm.com
CITY OF SUMTER

RIDDLE NEWMAN ENGINEERING INC.

GEOMETRY PLAN

LUCKY U CYCLES FLORIDA

WILDWOOD

C2.1

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	7/12/23	K.E.B.	ISSUED FOR PERMIT
2	7/12/23	K.E.B.	REVISED FOR RECORD

PROJECT DATA

PROJECT NO.	23102
DATE	7/12/23
BY	K.E.B.
CHECKED	K.E.B.
SCALE	1" = 30'

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE ALTERNATE DIMENSIONS.

2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPE AND PLANTING.

4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS.

5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND ALLEYS.

6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIDEWALKS AND CURBS.

7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PAVEMENT AND SURFACING.

8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND EROSION CONTROL.

9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPE AND PLANTING.

11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS.

12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND ALLEYS.

13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIDEWALKS AND CURBS.

14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PAVEMENT AND SURFACING.

15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND EROSION CONTROL.

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2309-004 Townhomes at Powell Mod

REQUESTED ACTION: Staff recommends approval contingent upon the clearing of remaining utility comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2309-004 Townhomes at Powell Mod
Parcel Number:	G04-009
Acreage:	9.65 +/-
Property Location:	Generally located along CR 142, approximately 0.14 miles east of the intersection of CR 142 and Powell Rd.
Owner:	T.H. at Powell, LLC
Applicant:	Samy Cohen/ T.H. at Powell, LLC

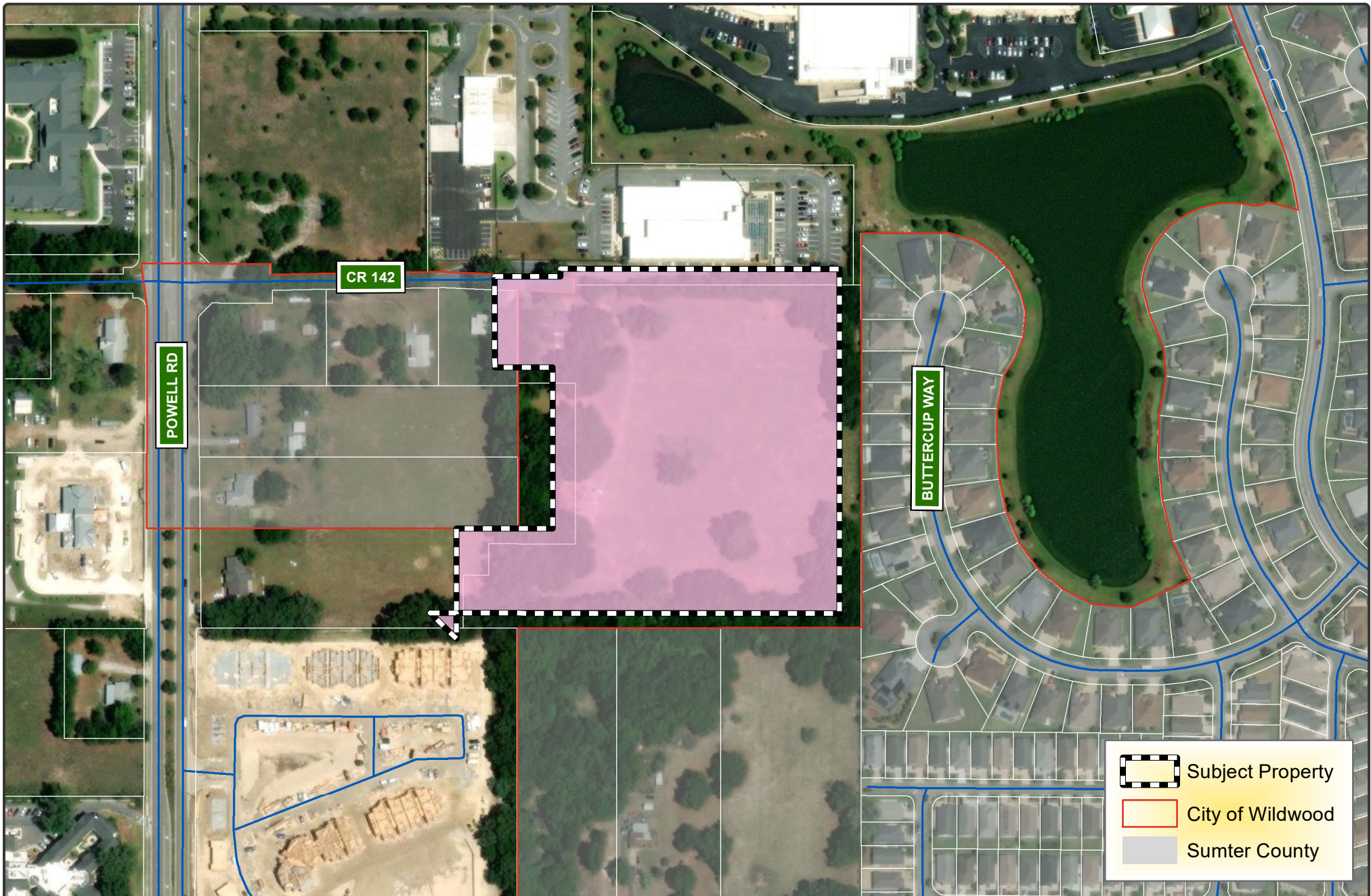
The applicant is seeking approval from the Project Review Committee for a number of modifications to the previously approved plan SP 2211-006. Improvements include the replacement of dumpsters, addition of a mail kiosk, and grade revisions on 9.65 acres MOL per the attached plans.

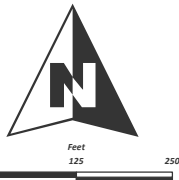
SP 2309-004 meets the criteria set forth in the Land Development Regulations and Design District Standards.

DATED: 11/06/2023

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 0 125 250	SP 2309-004 TOWNHOMES AT POWELL MODIFICATION PARCEL G04-009	MAP 1B LOCATION MAP OCTOBER 2023
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BUILDING SETBACKS	
LOCATION	REQUIRED
PERIMETER	25 FEET

LANDSCAPE BUFFERS	
LOCATION	REQUIRED
PERIMETER	25 FEET

OWNERSHIP STATEMENT:

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

DEVELOPMENT NOTES:

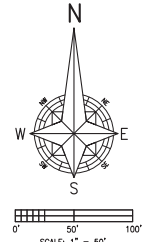
1. SEE SHEET 2 FOR PAVEMENT SPECIFICATIONS.
2. ALL CURB RADI ARE 3 FEET UNLESS OTHERWISE STATED.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL PARKING SPACE PAVEMENT MARKINGS TO BE 1" WIDE FOR 6.600'.
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES WILL COMPLY WITH FLORIDA STATE STATUTES REGARDING THE INSTALLATION.
6. ALL TRAFFIC CONTROL SIGNALS OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION TO INCLUDE BUT NOT LIMITED TO SIGNS SIZE AND HEIGHT.

STRIPING & SIGNAGE LEGEND

- SWI CURB RAMP
- HANDICAP PARKING SIGN
- ADA DETECTABLE WARNING MATS
- 6" x 18" HEADER CURB
- STACK BLOCK WEATHING WALL
- CONCRETE SIDEWALK
- 30" STOP SIGN (R-1-1)
- 24" STOP BAR
- "NO PARKING, FIRE LANE" SIGN
- 3" x 3" FINE LANE STRIPING
- CROSSWALK
- DIRECTIONAL TRAFFIC ARROWS

LEGEND

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

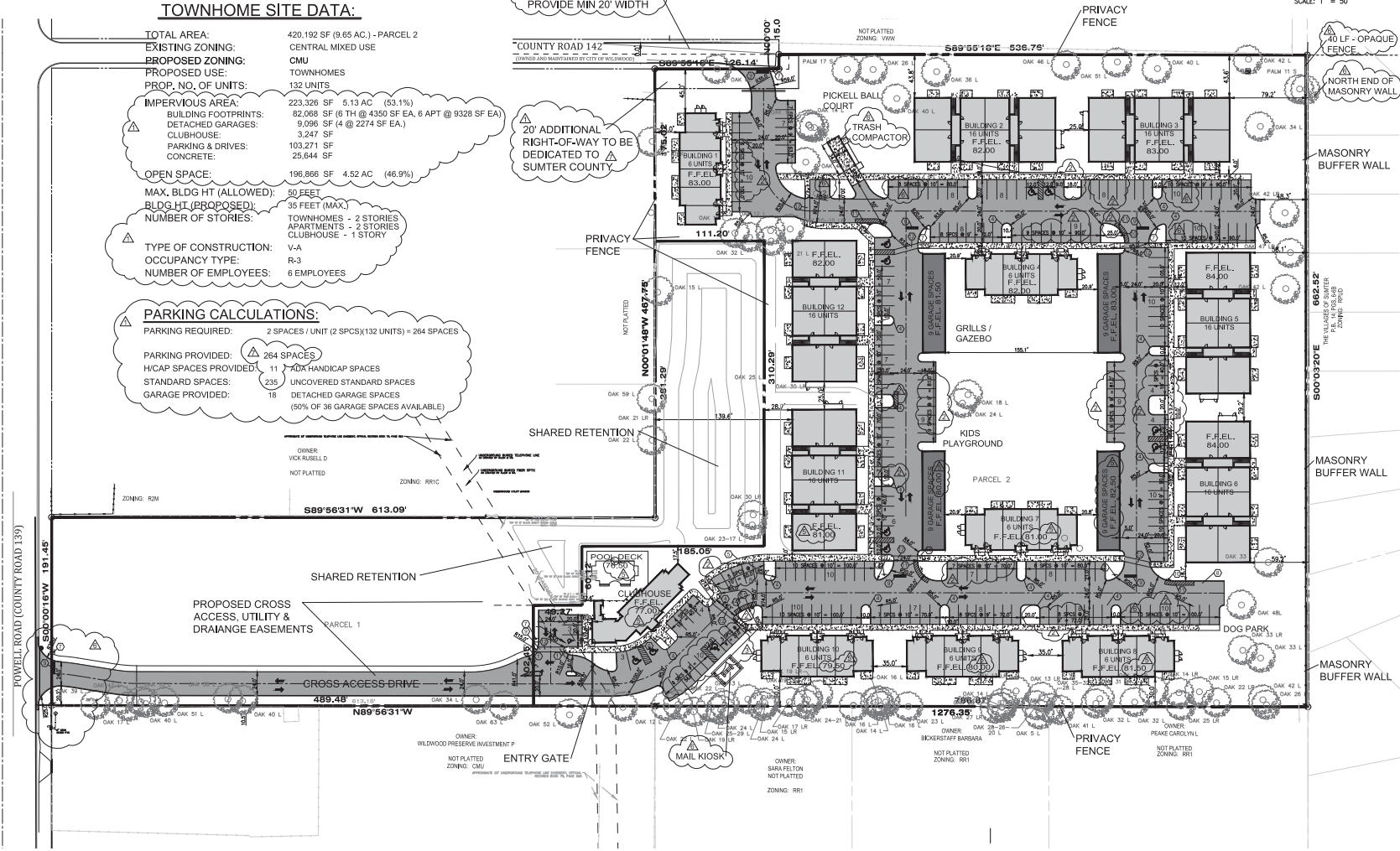


TOWNHOME SITE DATA:

TOTAL AREA: 420,192 SF (9.65 AC.) - PARCEL 2
EXISTING ZONING: CENTRAL MIXED USE
PROPOSED ZONING: CMU
PROPOSED USE: TOWNHOMES
PROP. NO. OF UNITS: 132 UNITS
IMPERVIOUS AREA: 223,326 SF 5.13 AC (53.1%)
BUILDING FOOTPRINTS: 82,068 SF (6 TH @ 4350 SF EA, 6 APT @ 9328 SF EA)
DETACHED GARAGES: 9,096 SF (4 @ 2274 SF EA.)
CLUBHOUSE: 3,247 SF
PARKING & DRIVES: 103,271 SF
CONCRETE: 25,644 SF
OPEN SPACE: 196,866 SF 4.52 AC (46.9%)
MAX. BLDG HT (ALLOWED): 50 FEET
BLDG HT (PROPOSED): 35 FEET (MAX.)
NUMBER OF STORIES: TOWNHOMES - 2 STORIES
 APARTMENTS - 2 STORIES
 CLUBHOUSE - 1 STORY
TYPE OF CONSTRUCTION: V-A
OCCUPANCY TYPE: R-3
NUMBER OF EMPLOYEES: 6 EMPLOYEES

PARKING CALCULATIONS:

PARKING REQUIRED: 2 SPACES / UNIT (2 SPCS/132 UNITS) = 264 SPACES
PARKING PROVIDED: 264 SPACES
H/CAP SPACES PROVIDED: 11 ADX HANDICAP SPACES
STANDARD SPACES: 235 UNCOVERED STANDARD SPACES
GARAGE PROVIDED: 18 DETACHED GARAGE SPACES (50% OF 36 GARAGE SPACES AVAILABLE)



AMERICAN CIVIL
ENGINEERING CO.

SITE PLAN
TOWNHOMES
@ POWELL

THOMAS H. SKELTON, PE
REGISTRATION NO. 42762

SHEET: C6

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2309-010 VOSO PH 31A, 31B, & 31C Master Plan

REQUESTED ACTION: Staff recommends approval as presented.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2309-010 VOSO PH 31A, 31B, 31C Master Plan

Parcel Number: K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, K24-001, K25-001, K26-001, K26-002, K35-001, K36-001

Acreage: 1,483.168 +/-

Property Location: The general vicinity includes portion of Sections 13, 24, 25, 26, 35, and 36, Township 20 South, Range 23 East, Sumter County, Florida.

Owner: The Villages Development Company, LLC and Buffalo Hide and Cattle Company, LLC.

Applicant: The Villages Development Company, LLC

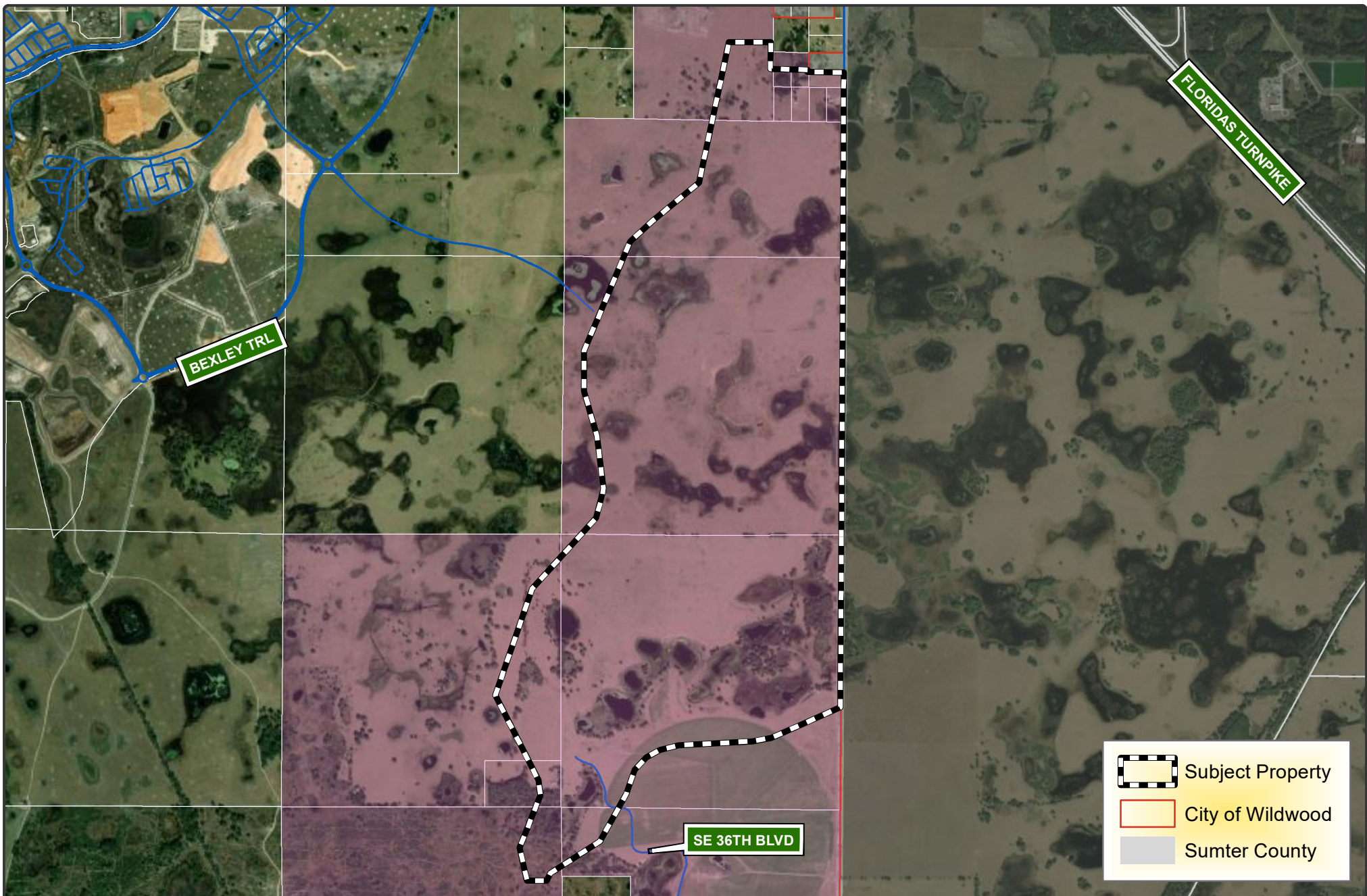
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of infrastructure and associated improvements for the Villages of Southern Oaks Phase 31A, 31B, and 31C Master Plan, replacing formerly approved project SP 2303-004, not to exceed three thousand seven hundred (3,700) dwelling units, along with non-residential areas, per the attached plans.

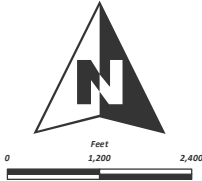
SP 2309-010 meets the criteria set forth in the Design District Standards, Land Development Regulations, is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, and abides by the Chapter 163 Agreement with the Villages.

DATED: 11/07/2023

A handwritten signature in dark ink, appearing to read 'Wendy Then', with a stylized flourish at the end.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2309-010 VOSO - PH 31A, 31B, AND 31C MASTER PLAN PARCELS K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, K24-001, K25-001, K26-001, K26-002, K35-001, & K36-001	MAP 1B LOCATION MAP SEPTEMBER 2023
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