



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

December 5, 2023 2:15 PM

City Hall Commission Chamber
100 N Main Street

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

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Regular Meeting November 07, 2023, at 2:15 PM.**

III. OLD BUSINESS

IV. 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 City of Wildwood Planning and Zoning Board/Special Magistrate 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. **Project Review Committee recommends approval contingent upon the clearing of remaining comments and the receipt of easement documents.**

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

Parcel(s) G04-018

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a one 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. **Project Review Committee recommends approval.**

3. **SP 2305-008 7 Eleven @ Wildwood**

D32-144

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate 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. **The Project Review Committee recommends approval upon the clearing of the remaining utility comments and subject to Right-of-Way Dedication Requirements with Sumter County for the CR 462 Turn Lane Improvements.**

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

D29-024 & D29-023

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 14,792-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 the scope and will be reviewed separately under another project. **The Project Review Committee recommends approval.**

5. **SP 2309-010 VOSO PH 31A, 31B, AND 31C Master Plan**

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 City of Wildwood Planning and Zoning/Special Magistrate 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. **The Project Review Committee recommends approval.**

V. ADJOURNMENT

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

December 5, 2023 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 7, 2023 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bush	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:15 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting October 03, 2023 at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 3, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. SP 2303-008 Mister Car Wash - Wildwood

Special Magistrate Holt read aloud the title of SP 2303-008 Mister Car Wash - Wildwood. The

item was presented by Planner Amanda Bush. The applicant, Boos Development, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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 on parcel G04LCO-011. The owner/applicant was not present. No comments were offered or received.

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

2. PLAT 2210-003 Tillman Oaks Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2210-003 Tillman Oaks Improvement Plan. The item was presented by Assistant Development Services Director Wendy Then on behalf of Planner Shaun Raja. The applicant, Gillio Development LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of two hundred three (203) single-family dwelling units, parking, drive aisles, and associated infrastructure on parcels C36-001, C36-082, C36-056, C36-032, C36-034, and C36-080, consisting of 61.88 acres MOL per the attached plans. The applicant, Kim Fisher, the engineer of record for the project, was present representing the owner. No comments were offered or received.

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

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

Special Magistrate read aloud the title of PLAT 2305-011 Wildwood Landing Phase 1 Improvement Plan Modification. The item was presented by Planner Amanda Bush. The applicant, Langan Engineering & Environmental Services, Inc, sought approval from the Planning and Zoning Board/Special Magistrate 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 parcel D33-014, consisting of 19.4 acres, MOL. The owner/applicant was not present. No comments were offered or received. Special Magistrate Holt gave a recommendation of approval of the plat contingent upon the resolution of the outstanding fire comment.

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

V. ADJOURNMENT

The meeting was adjourned at 2:23 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2302-012 The Casablanca at Wildwood

REQUESTED ACTION: Project Review Committee recommends approval contingent upon the clearing of remaining comments and the 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

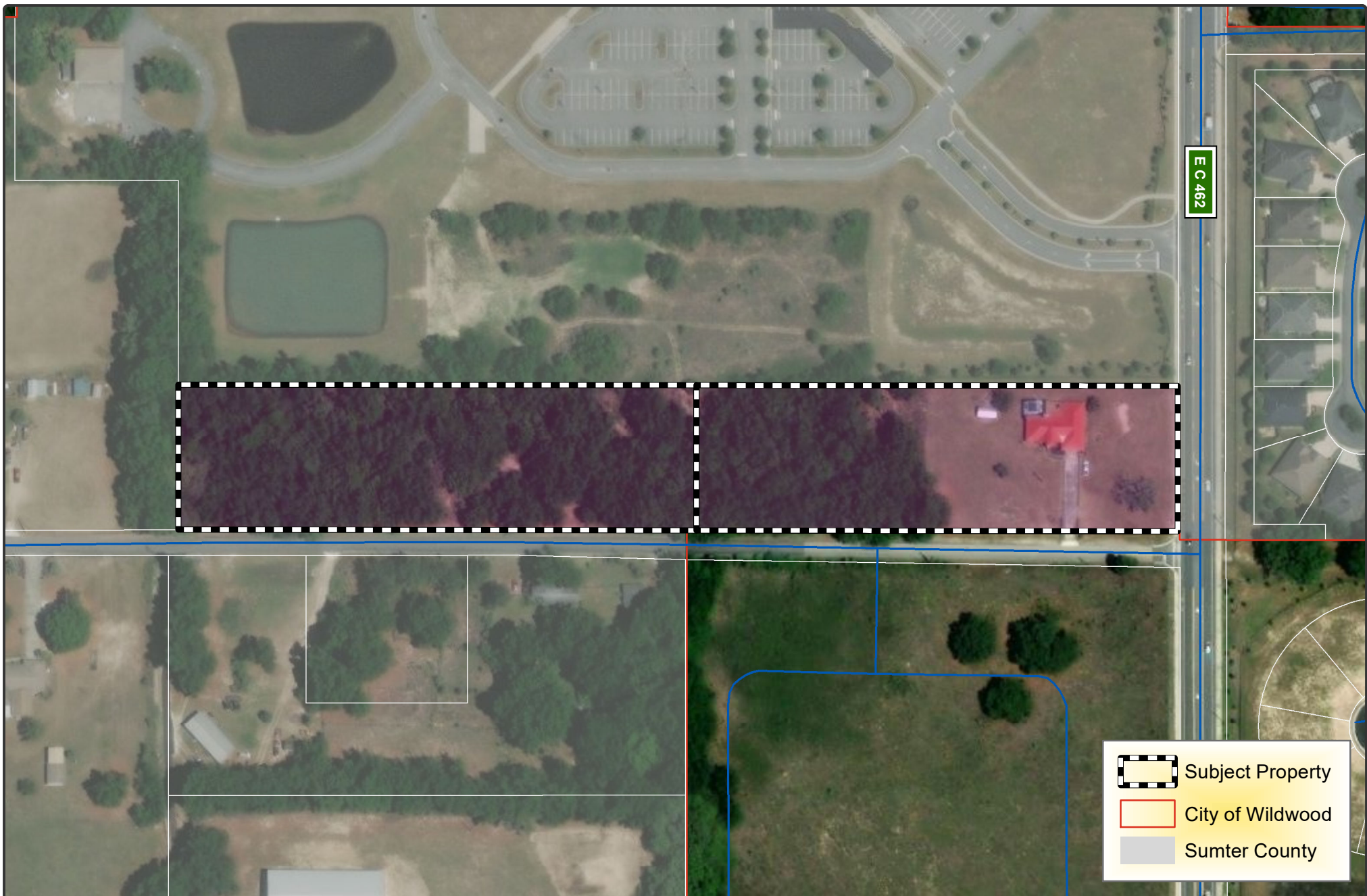
The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of fifty-four (54) multi-family dwelling units, parking, drive aisles, and associated infrastructure on 6.11 acres MOL per the attached plans.

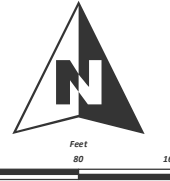
SP 2302-012 meets the criteria set forth in the Design District Standards and Land Development Regulations.

DATED: 11/15/2023

A handwritten signature in black ink that reads "Shaun Raja". The script is fluid and cursive, with the first letters of "Shaun" and "Raja" being capitalized and prominent.

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	 Feet 0 80 160	SP 2302-012 THE CASABLANCA AT WILDWOOD PARCELS D23-090 & D32-093	MAP 1B LOCATION MAP AUGUST 2023
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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2304-007 Storage at Powell

REQUESTED ACTION: Project Review Committee recommends approval.

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

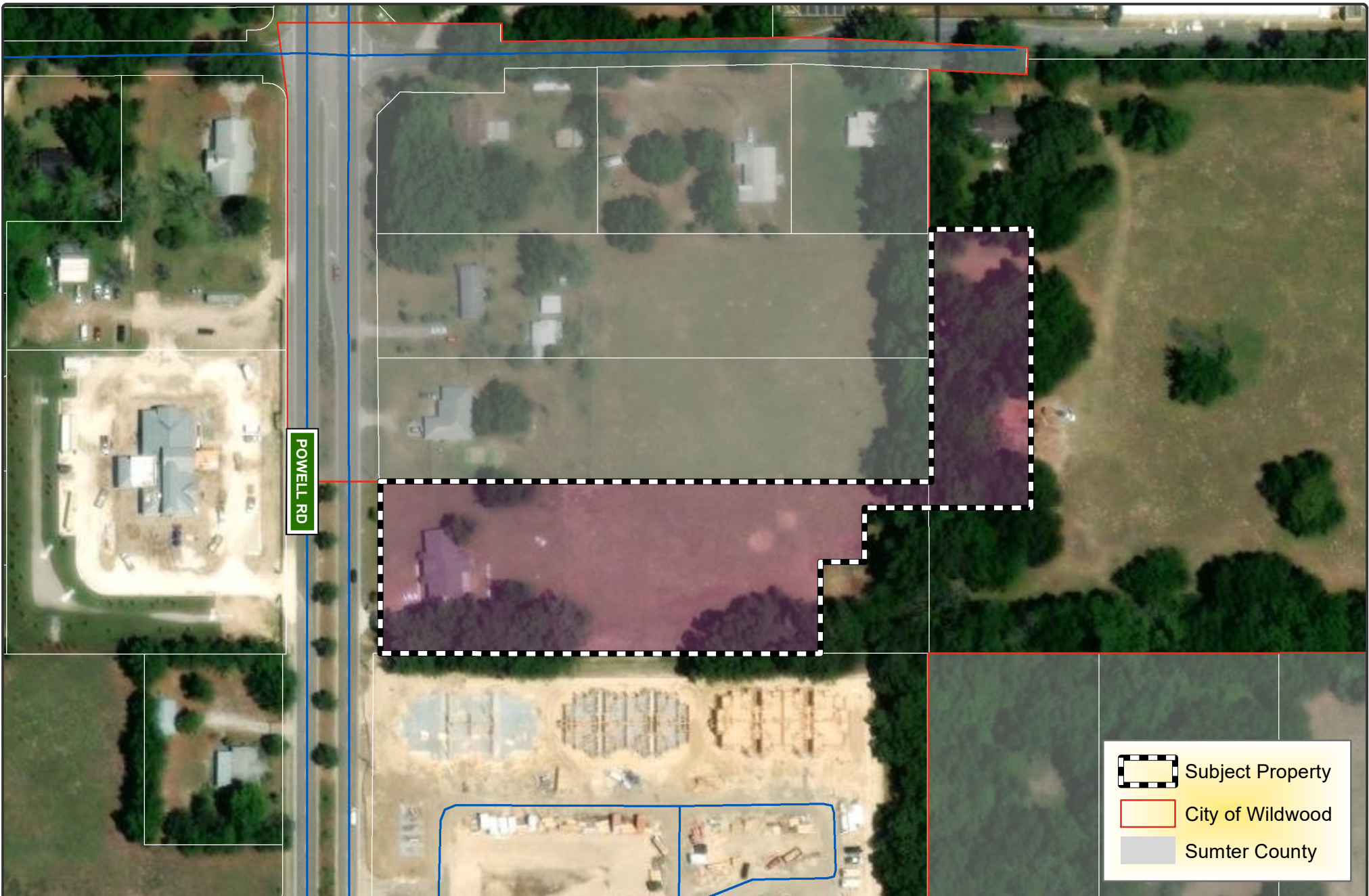
The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a hundred thousand fifty (100,050) square foot multi-floor indoor storage facility, parking, drive aisles, and associated infrastructure on 3.09 acres MOL per the attached plans.

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

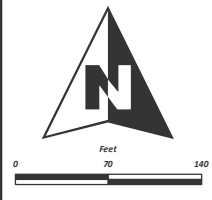
DATED: 11/15/2023

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



**CITY OF
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SP 2304-007
STORAGE AT POWELL
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

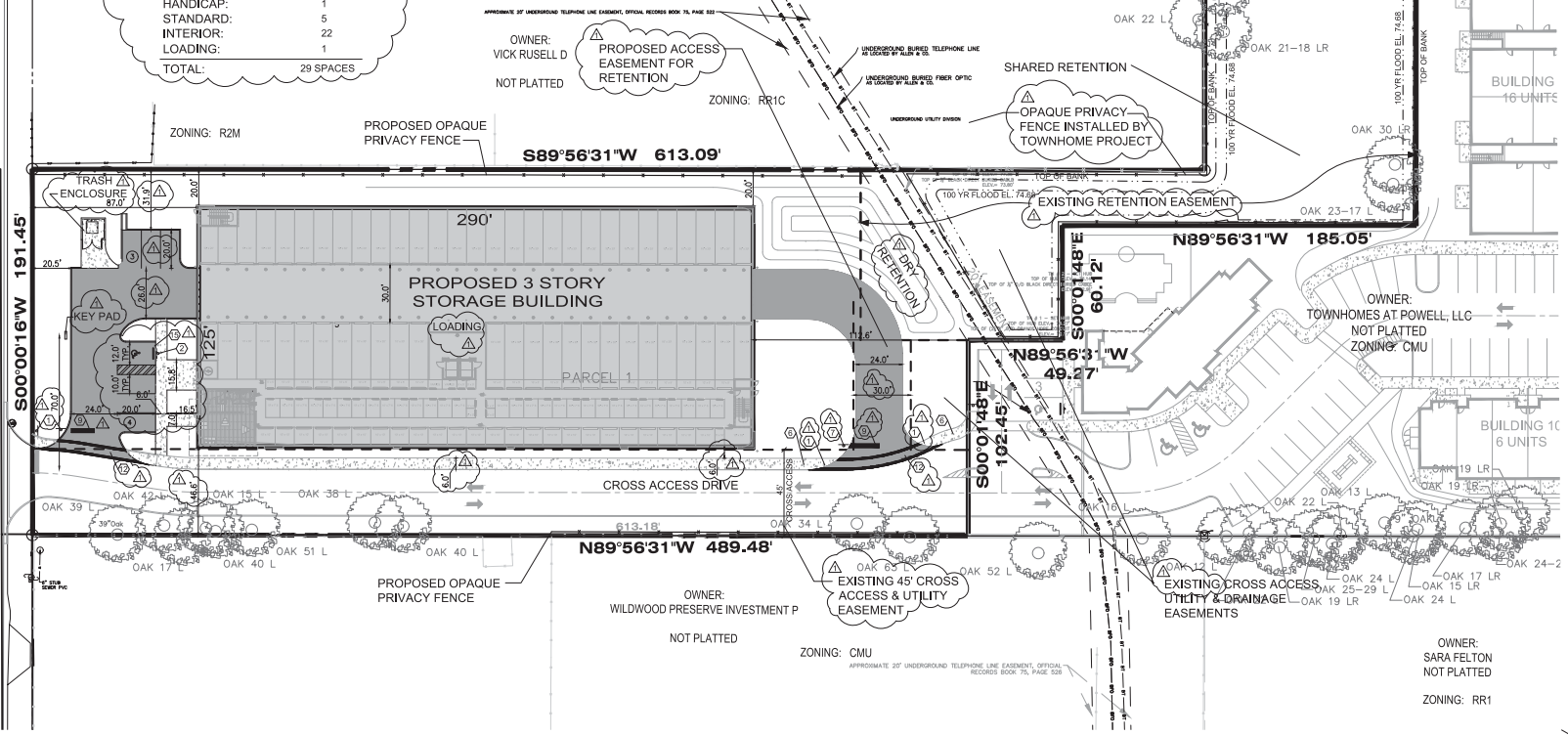
TYPE OF CONSTRUCTION: V-A

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)



LEGEND

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

DATE: APRIL 20, 2023

DESIGNED BY: J. S. SKELTON, P.E.

CHECKED BY: J. S. SKELTON, P.E.

DATE: MAY 10, 2023

PROJECT: STORAGE @ POWELL

LOCATION: WILDLAND, FLORIDA

OWNER: TOWNHOMES AT POWELL, LLC

DATE: APRIL 20, 2023

DESIGNED BY: J. S. SKELTON, P.E.

CHECKED BY: J. S. SKELTON, P.E.

DATE: MAY 10, 2023

PROJECT: STORAGE @ POWELL

LOCATION: WILDLAND, FLORIDA

OWNER: TOWNHOMES AT POWELL, LLC

DATE: APRIL 20, 2023

DESIGNED BY: J. S. SKELTON, P.E.

CHECKED BY: J. S. SKELTON, P.E.

DATE: MAY 10, 2023

PROJECT: STORAGE @ POWELL

LOCATION: WILDLAND, FLORIDA

OWNER: TOWNHOMES AT POWELL, LLC



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 Space / 2000 SF (100,050 SF) = 51 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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-008 7 Eleven @ Wildwood

REQUESTED ACTION: The Project Review Committee recommends approval upon the clearing of the remaining utility comments and subject to Right-of-Way Dedication Requirements with Sumter County for the CR 462 Turn Lane Improvements.

CONTRACT:

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2305-008 7 Eleven @ Wildwood
Parcel Number:	D32-144
Acreage:	2.47+/-
Property Location:	8767 N US Hwy 301, Wildwood, FL 34785
Owner:	Character Oaks Real Estates, Inc.
Applicant:	Ronald Brown/Sered Wildwood, LLC

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate 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.

The following technical waivers were granted by the Project Review Committee: reduction of landscaping buffer widths along the north and south property lines as well as allowing stormwater area within the 20-foot northern landscaping buffer due to site constraints. Additionally, the applicant was granted relief of Tree Mitigation and Preservation of an existing oak tree and two pecan trees within the area designated for ROW Dedication.

With the exception of the requested technical waivers granted by the Project Review Committee 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: 11/21/2023

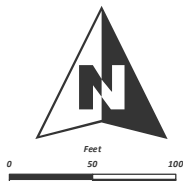
A handwritten signature in black ink, appearing to read 'Wendy Then', with a stylized flourish at the end.

Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

100 North Main Street
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SP 2305-008

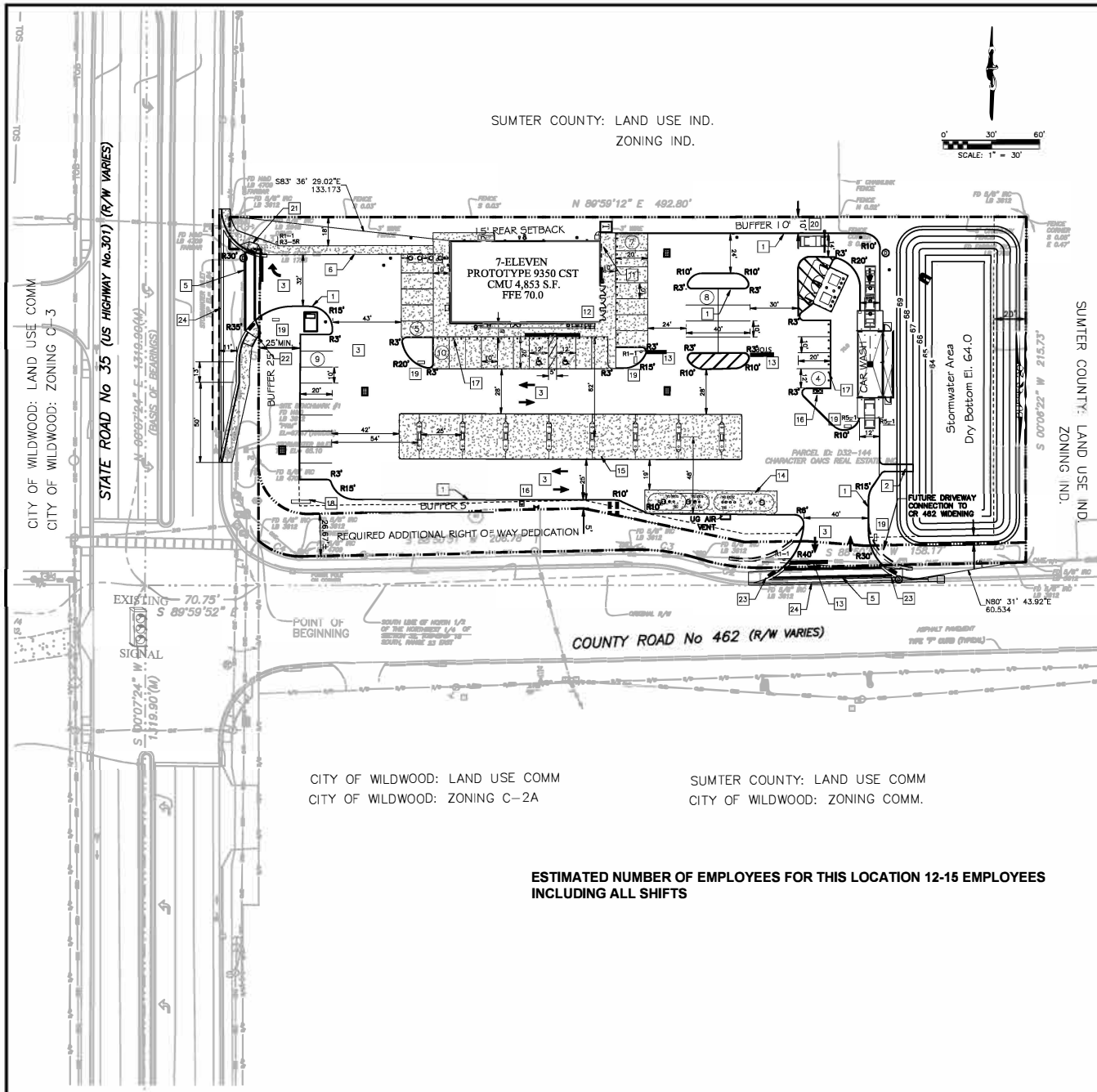
7 ELEVEN WILDWOOD

PARCEL D32-144

MAP 1B

**LOCATION
MAP**

**AUGUST
2023**



LEGEND / ABBREVIATIONS

PROPOSED CURB	EXISTING EDGE OF PAVEMENT	S/W OR SW	# PARKING SPACES
SITE BOUNDARY LINE	CENTER LINE OF ROAD	C2	CURVE NUMBER
RIGHT-OF-WAY LINE	MINIMUM BUFFER LINE	R=	CURVE RADIUS
RIGHT-OF-WAY	RIGHT-OF-WAY	SF OR SQ. FT.	SQUARE FEET
TYP	TYPICAL	EX	EXISTING
NO	HANDICAP PARKING (SEE SIGNING & MARKING SHEET FOR PARKING LAYOUT DETAILS)		
PROPOSED CONCRETE (SEE DETAIL)			
	PAVEMENT MARKINGS (PER FOOT INDEX 17346)		
	EXISTING TREES TO REMAIN		
	PROPOSED SITE LIGHTING (SEE PHOTOMETRIC PLAN)		
	CONSTRUCTION NOTES: PLEASE REFER TO SHEET 2 FOR CONSTRUCTION NOTES LEGEND		
	B-12 SOIL BORING LOCATIONS		
	MIN. 2 LAYERS 8" CONC./ROCK RUMBLE W/ FILTER FABRIC		

- 1 FOOT "D" TYPE CURB (SEE DETAIL SHEET)
- 2 CONCRETE DRAINAGE FLUME (SEE DETAIL SHEET 8)
- 3 PAINTED TRAFFIC ARROWS (TYPICAL)
- 4 CURB RAMP TRUNCATED DOME DETECTABLE WARNING PER FOOT INDEX 522-002 (SEE DETAIL SHEET)
- 5 PEDESTRIAN CROSSING STRIPING, STANDARD CROSSWALK PER FOOT INDEX 711-001
- 6 CONCRETE SIDEWALK MIN. 4" THICK (REFER TO DETAIL SHEET)
- 7 7" THICK CONCRETE AT DUMPSTER PAD WITH WWF 5X5 10GA (W1.4 X W1.4), 6" THICK AT PARKING ALONG BUILDING
- 8 35'-4" X 12'-8" DUMPSTER ENCLOSURE (SEE DETAIL SHEET 10)
- 9 6" WHITE PVC FENCING
- 10 SIGN TO BE PERMITTED BY SEPARATE SIGN PERMIT SUBMITTAL, TYPICAL FOR ALL SIGNS INCLUDING PROJECT SIGN AND DIRECTIONAL SIGNS, CONTRACTOR TO COORDINATE WITH MEP TO INSTALL CONDUIT/WIRING.
- 11 INSTALL BICYCLE RACK (SEE DETAIL SHEET 10)
- 12 CONSTRUCT ROOF DRAINS, REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND REQUIRED DETAILS AND SPECIFICATIONS, ALSO REFER TO SHEET 3 GRADING PLANS FOR STORM LINE LOCATIONS.
- 13 24" WIDE THERMO PLASTIC STOP BAR, (SEE DETAIL SHEET 7)
- 14 UNDERGROUND TANKS AND CONCRETE PAVEMENT COORDINATE W/MEP PLANS FOR DETAILS, 6" CONCRETE CANOPY AND CONCRETE PAVEMENT COORDINATE W/ARCHITECTURAL AND MEP PLANS FOR DETAILS
- 15 AIR VACUUM LOCATION, AIR ONLY COORDINATE WITH ARCHITECTURAL PLAN FOR POWER AND
- 16 6" DIA. STEEL PIPE BOLLARD 4 FEET HIGH ABOVE PAVEMENT FILLED WITH CONCRETE PAINTED RED OR GREEN TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. AT HANDICAP PARKING SPOTS INSERT ADA PARKING SIGNS PRIOR TO CONCRETE FILL, REFER TO DETAIL SHEET 7 FOR ADA BOLLARD & DEEP MOUNT BOLLARD (COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION) FOR ALL PARKING SPACES ADJACENT TO BUILDING TWO BOLLARDS PER EACH SPACE)
- 18 PROJECT MONUMENT SIGNS REQUIRE SEPARATE SIGN PERMIT TO BE PERMITTED BY OTHERS.
- 19 PROJECT DIRECTIONAL SIGNS REQUIRE SEPARATE SIGN PERMIT TO BE PERMITTED BY OTHERS.
- 20 CAR WASH ENTRY OVER-HEAD CLEARANCE BAR, REFER TO ARCHITECT CAR WASH PLANS FOR DETAILS
- 21 CR-K SIDEWALK CURB RAMP (6" THICK CONCRETE PER FOOT INDEX 522-001) AND DETECTABLE WARNING PER FOOT INDEX 522-002
- 22 CR-D SIDEWALK CURB RAMP (6" THICK CONCRETE PER FOOT INDEX 522-001) AND DETECTABLE WARNING PER FOOT INDEX 522-002
- 23 CR-G SIDEWALK CURB RAMP (6" THICK CONCRETE PER FOOT INDEX 522-001) AND DETECTABLE WARNING PER FOOT INDEX 522-002
- 24 VALLEY GUTTER PER FOOT INDEX 520-001

TRAFFIC CONTROL SIGNS

- R1-1 STOP SIGN MIN. 30"x30" - SEE DETAIL SHEET 8 FOR MINIMUM STANDARDS
- STOP SIGNS AND PUBLIC R/W SHALL BE PER CITY OF WILDWOOD INCLUDING STREET NAME PLACARDS.
- R1-5 YIELD HERE TO PEDESTRIANS
- R3-SR RIGHT TURN ONLY
- R5-1 DO NOT ENTER MIN. 30"x30"
- R6-1R ONE WAY 36" X 12"
- R7-6 NO PARKING LOADING ZONE 12"x18"

1. REFER TO DETAIL SHEET 8 FOR HANDICAP PARKING SPACE SIGNING AND MARKING.
2. ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

NOTE:
STAND ALONE BUILDING PERMITS ARE REQUIRED ON THE PRIMARY STRUCTURE, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.

ALL PEDESTRIAN PATHS (SIDEWALKS, RAMPS AND CROSSWALKS) SHALL BE IN ACCORDANCE WITH ADA ACCESSIBILITY STANDARDS, UNLESS OTHERWISE NOTED. MAXIMUM RAMP SLOPES SHALL BE 1:48, MAXIMUM LONGITUDINAL SLOPES SHALL BE 5:8, AND MAXIMUM CROSS SLOPES SHALL BE 2:1.

WORK IN FDOT ROW NOTE

ALL CONSTRUCTION IN FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

SITE PLAN
7 ELEVEN @ 8767 N U.S. HIGHWAY 301
WILDWOOD, FLORIDA
SERVED WILDWOOD, LLC

CADYAN
Engineering Consultants
PO Box 65068 • Tallahassee, Florida 32345
Phone: (904) 784-1975 Fax: (904) 784-7553

THIS PLAN MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CADYAN ENGINEERING
SEAL

SHEET NUMBER

4

811 Know what's below. Call before you dig.



Project Review Committee Technical Standards Waiver Request

Project Name 7-Eleven @ Wildwood NEC CR 462 and US Hwy 301

Project # _____

1. Briefly describe your waiver request.

Reduction of north buffer to 10' in lieu of 20' for commercial/residential

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

City of Wildwood Design District Standards Chapter 1 paragraph G.

3. Please provide the justification for your waiver request.

Site width is limited due to additional right of way required for CR 462.

Name (Print) RONALD D. BROWN

Date 5-11-23

Signature Ronald D Brown

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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



Project Review Committee Technical Standards Waiver Request

Project Name 7-Eleven @ Wildwood NEC CR 462 and US Hwy 301

Project #

1. Briefly describe your waiver request.

Relief from tree mitigation and preservation; provide code landscaping.

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

City of Wildwood LDR 6.10 Tree Protection

3. Please provide the justification for your waiver request.

limited preservation/mitigation available due to right of way dedication.

Name (Print) RONALD D. BROWN

Date 5-11-23

Signature Ronald D. Brown

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2307-006 Lucky U Cycles

REQUESTED ACTION: The Project Review Committee recommends approval.

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 northeast intersection of US Hwy 301 and CR 126
Owner:	Lucky U Landholding, LLC
Applicant:	Lucky U Landholding, LLC

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 14,792-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 the scope and will be reviewed separately under another project.

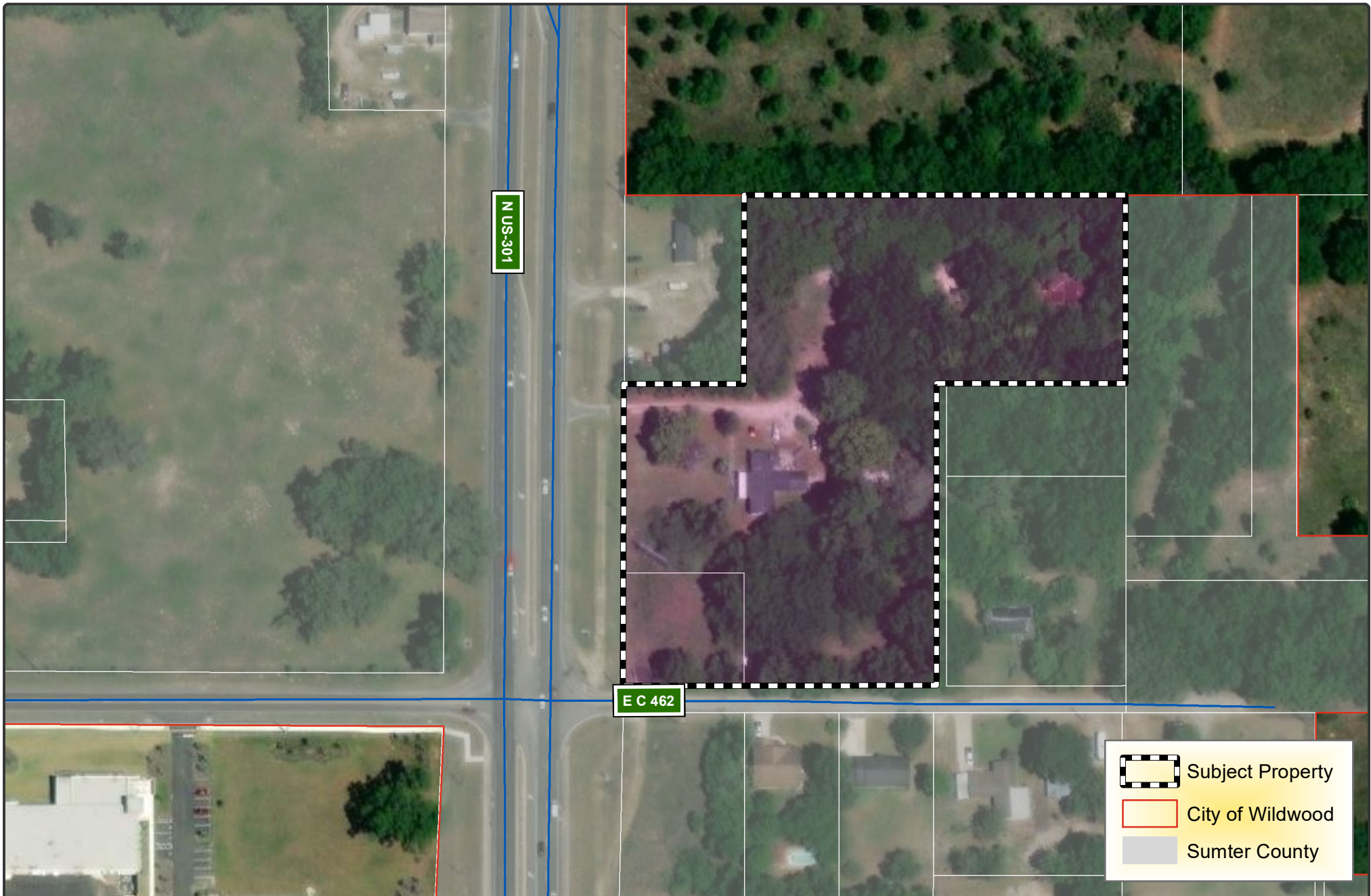
A technical waiver was granted for the request to place understory trees in lieu of canopy trees within the required landscaping buffers along the west (US Hwy 301) and south (CR 126) boundaries of the property due to existing overhead power lines.

SP2307-006 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: 11/21/2023

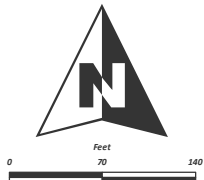
A handwritten signature in cursive script, appearing to read 'Wendy Then'.

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

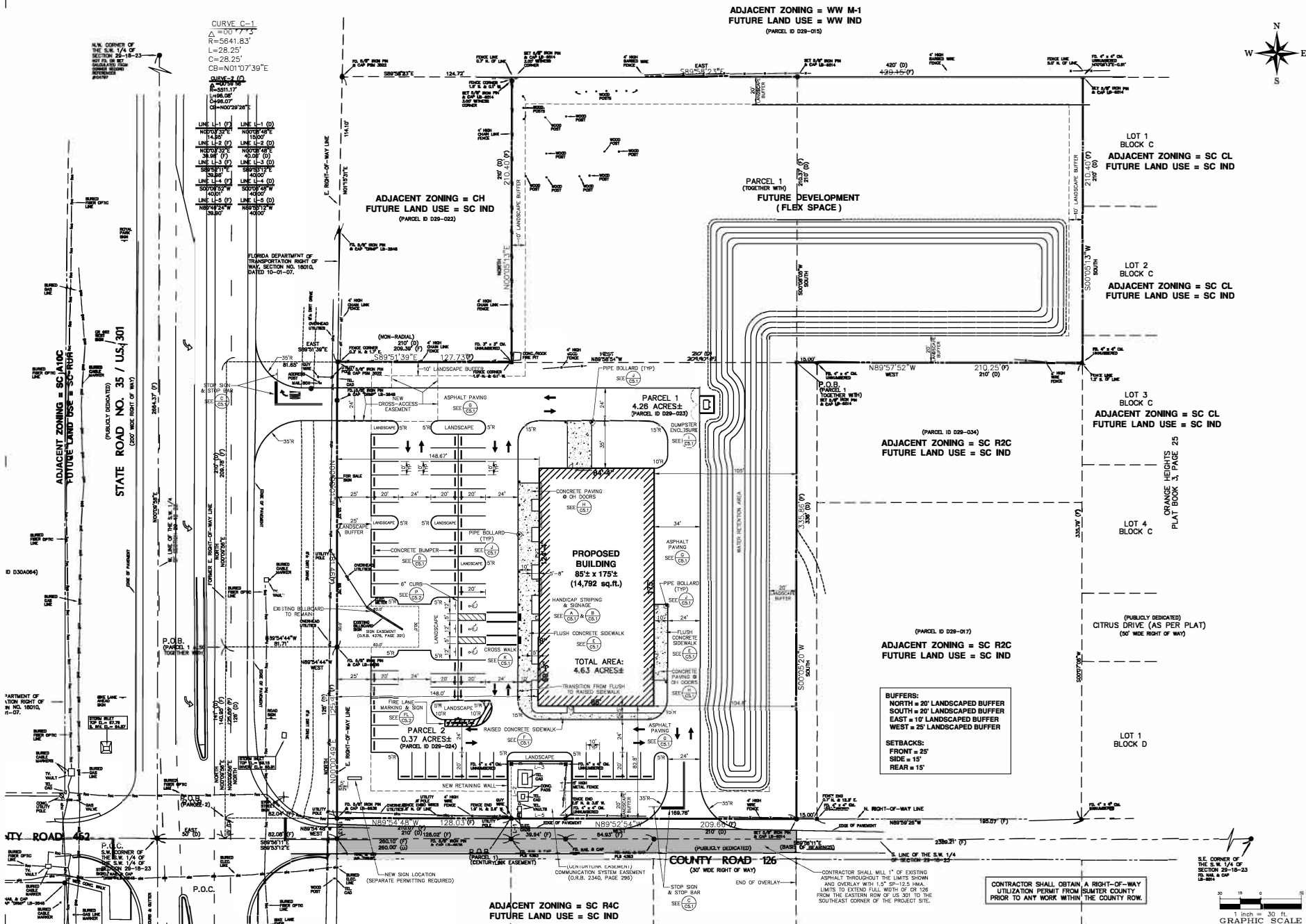
LUCKY U CYCLES

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-n.com
CITY OF SUMTER

RIDDLE
NEWMAN
ENGINEERING
INC.

R.S.H.
OWNER
K.E.B.
SCALE
1"=30'

DATE
7/12/23

DRAWN BY
7/12/23

REVIEWED BY
7/12/23

PROJECT NO.
23102

GEOMETRY PLAN

Lucky U Cycles
FLORIDA
WILDWOOD

C2.1



Project Review Committee Technical Standards Waiver Request

Project Name Lucky U Cycles

Project # 2307-006

1. Briefly describe your waiver request.

Waive the requirement for the planting of Canopy Trees along the West and South boundaries due to existing power lines.

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

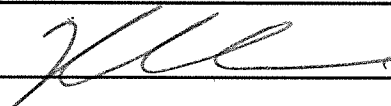
Design District Standards, Chapter 1, (G)(3)

3. Please provide the justification for your waiver request.

The existence of the overhead powerlines precludes the planting of canopy trees .

Name (Print) Keith E. Riddle

Date 11/13/2023

Signature 

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2309-010 VOSO PH 31A, 31B, and 31C
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 portions of Sections 13, 24, 25, 26, 35, and 36, Township 20 South, Range 23 East, in Sumter County, Florida.
Owner:	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Applicant:	The Villages Development Company, LLC

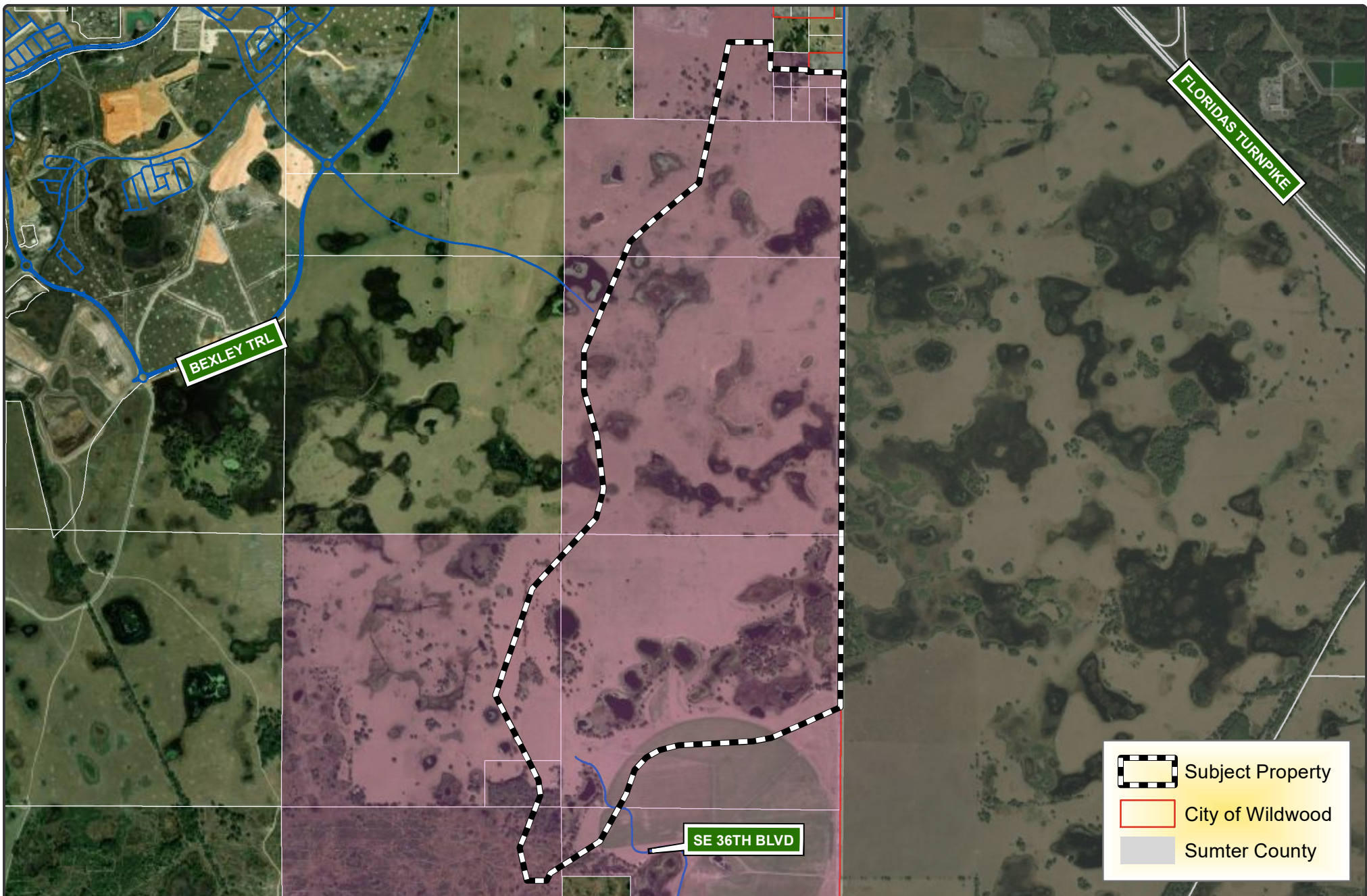
The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning/Special Magistrate for the construction of infrastructure and associated improvements for the Villages of Southern Oaks Phase 31A, 31B, and 31C Master Plan, replacing formerly approved project SP 2303-004,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

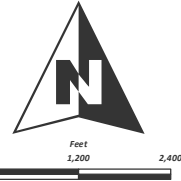
SP 2309-010 meets the criteria set forth in the Design District Standards, Land Development Regulations, is consistent with the goals, objectives and policies of the City's Comprehensive Plan and abides by the Chapter 163 Agreement with the Villages.

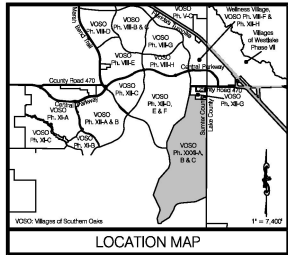
Dated: 11/21/2023

A handwritten signature in cursive script, appearing to read 'Wendy Then'.

Wendy Then, AICP, CFM
Assistant Director Development Services

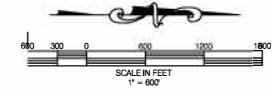


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 1,200 2,400	SP 2309-010 VOSO - PH 31A, 31B, AND 31C MASTER PLAN PARCELS K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, K24-001, K25-001, K26-001, K26-002, K35-001, & K36-001	MAP 1B LOCATION MAP SEPTEMBER 2023
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Master Plan Data

1. Acreage: 1,483.17 ±
2. Dwelling Units: Not to Exceed 3,700
3. Zoning: ARD
4. Parcel ID: K13-001 K13-002
K13-004 K13-005
K13-007 K13-010
K13-013 K13-031
K13-041 K13-051
K13-051 K13-051
K13-051 K13-051
K13-051 K13-051
5. Owner: BUFFALO HIDE CATTLE COMPANY, LLC
3619 KESSLER RD
THE VILLAGES FL 32163
6. Owner: The Villages Development Company, LLC
3619 Kessler Road
The Villages, FL 32163
7. Developer: The Villages Development Company, LLC
3619 Kessler Road
The Villages, FL 32163
8. Open Space: Reference 163 Agreement
9. Buffers: Reference 163 Agreement
10. Setbacks: Reference 163 Agreement
11. Water and Sewer Supplied by: GPU
12. Irrigation Supplied by: GPMCA
13. Electrical Supplied by: SECO
14. Telephone Supplied by: Comcast Spectrum
15. Gas Supplied by: City of Leesburg



Legend

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

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	S00°22'23"W	2652.45'	L21	N01°18'41"E	61.47'
L2	S00°22'23"W	632.04'	L22	N06°57'33"W	1008.90'
L3	S66°17'22"W	1452.18'	L23	N16°00'16"W	896.52'
L4	S78°25'31"W	365.24'	L24	N00°02'31"W	778.46'
L5	S86°46'37"W	1422.95'	L25	N22°50'21"E	2283.30'
L6	S75°58'14"W	383.43'	L26	N47°12'54"E	602.38'
L7	S60°59'27"W	292.94'	L27	N50°33'41"E	1142.47'
L8	S43°30'05"W	324.52'	L28	N12°06'09"E	2766.92'
L9	S19°00'32"W	486.97'	L29	S89°48'42"E	804.39'
L10	S29°06'41"W	1050.72'	L30	S00°50'30"W	510.08'
L11	S57°13'49"W	1137.43'	L31	S88°27'41"E	720.43'
L12	S25°37'16"W	156.58'	L32	S00°08'37"W	38.45'
L13	N80°00'00"W	378.49'	L33	S88°49'03"E	693.10'
L14	N12°30'11"W	649.37'	L34	S00°14'44"W	994.68'
L15	N21°29'26"E	1080.36'	L35	S00°16'48"W	2650.09'
L16	N06°53'59"W	293.66'	L36	S00°18'00"W	2649.12'
L17	N26°54'24"W	1838.34'	L37	S00°16'42"W	2649.51'
L18	N19°07'20"E	2173.75'			
L19	N42°04'45"E	1838.07'			
L20	N14°48'14"E	530.77'			

Village of Southern Oaks Phase XII-D

Village of Southern Oaks Phase XII-G

Village of Southern Oaks Phase XXI-A, B & C Master Plan

This form has been electronically signed and sealed by Woodrow L. Clymer, State of Florida, Professional Engineer, License No. 50395, on September 26, 2023, using a digital authentication code. Printed copies of this document are not considered signed and sealed and the digital authentication code must be verified on any electronic copies.

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

SHEET NUMBER 1