



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

**PRC Chairperson – Melanie Strickland**

### **Agenda**

#### **Regular Meeting**

**December 12, 2023 10:00 AM**

Commission Conference Room 124

100 N Main Street

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Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

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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.

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

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

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

1. **Project Review Committee Regular Meeting November 14, 2023 at 10:00 AM.**

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

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

1. **SP 2205-006 Chesterfield Villages Plaza Phase 2**

### **Portion of Parcel G17A009A**

The applicant is seeking approval from the Project Review Committee for a technical waiver to the Design District Standards Chapter 1, Section G(3) regarding the minimum landscape material within the northern landscape buffer. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 15,054 SF retail building with associated infrastructure on 3.36 acres, MOL. **Staff recommends approval of the technical waiver. Staff recommends approval of the site plan contingent on the completion of the developer's agreement.**

2. **SP 2208-006 Woodspring Suites Wildwood  
Parcel D17-060**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 51,945 SF hotel consisting of 122 guest rooms and associated infrastructure on 2.66 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding utility comment and the submission of the performance bond.**

3. **SP 2307-010 A-1 Block and Ready Mix Plant  
D32-172**

The applicant is seeking a favorable recommendation from the Project Review Committee for the development of a concrete batch plant consisting of a 21,875-square-foot Metal Building, a 1,200-square-foot office building, outdoor block storage area, block and concrete plant aggregate storage bins areas, truck washout pits, 22 parking spaces including two Florida ADA accessible parking spaces, and associated infrastructure in 7.506 acres MOL, as per the attached plans. **Staff recommends approval**

4. **SP 2308-007 Gabriel Medical Office  
Parcel G16M002**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of 5,067 SF medical office building with associated infrastructure on 0.77 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding utility comments. A resubmittal was received on December 4, 2023, to address outstanding comments.**

5. **SP 2310-007 Wildwood Main Street Parking Garage  
G06L074**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Four-story Parking Garage Building providing a total of 126 parking spaces, including five Florida ADA Accessible parking spaces and four Electrical Vehicle Charging Stations, Landscaping, Stormwater Vault, Site Lighting and associated infrastructure on .412 acres MOL, as per the attached plans. **Staff recommends approval subject to**

**coordination of outstanding comments discussed with EOR.**

**6. PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat  
G04LCO-008**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Replat of Parcel CO-8 of Trailwinds Village Replat One (PLAT 1809-005), creating two lots, Lot 1 being 1.30 acres and Lot 2 being .64 acres MOL, on the proposed Trailwinds Outparcel Subdivision Final Plat, containing a total of 1.94 acres MOL per the attached final plat plans. **Staff recommends approval.**

**VI. ADJOURNMENT**

**December 12, 2023 10:00 AM**

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
November 14, 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 10:04 a.m.

**II. Roll Call**

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

**III. APPROVAL OF SUMMARY MINUTES**

1. Project Review Committee Regular Meeting October 10, 2023 at 2:00 PM.

The summary minutes from the October 10, 2023, meeting were approved. No comments were offered or received. Vote 3-0.

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                  |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                 |
| <b>SECONDER:</b> | Police Chief Parmer                                                                              |
| <b>AYES:</b>     | Development Services Director Strickland , Public Works Director Hockenbury, Police Chief Parmer |



#### IV. OLD BUSINESS

None.

#### V. NEW BUSINESS

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

Development Services Director Melanie Strickland read aloud case number SP 2302-012 The Casablanca at Wildwood, parcels D32-093 and D32-090. The applicant, Highland Engineering Inc, sought 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. Jeff Banker, Civil Engineer with Highland Engineering, was present by phone, as well as Gordon Davis, a development representative for the project. There were outstanding comments regarding right-of-way dedication documents and easement documents. Mr. Banker advised easement documentation had been forwarded to city staff for review by the city attorney, and Sumter County was waiting on the dedication documentation from the project attorney. Mr. Banker believed those documents would be delivered within a week. No further comments were offered or received. Vote 3-0.

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                 |
| <b>MOVER:</b>    | Police Chief Parmer                                                                             |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                |
| <b>AYES:</b>     | Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer |

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

Development Services Director Melanie Strickland read aloud case number SP 2304-006 Right at Home - 504 Stanley, parcel G05G011. The applicant, Glenn Fechtenburg/GLEM Properties LLC, sought 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. David Springstead of Springstead Engineering was present as a representative for the project. All comments on the project were resolved. No further comments were offered or received. Vote 3-0.

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                 |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                |
| <b>SECONDER:</b> | Police Chief Parmer                                                                             |
| <b>AYES:</b>     | Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer |

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

Development Services Director Melanie Strickland read aloud case number SP 2304-007 Storage at Powell, parcel G04-018. The applicant, Samy Cohen / Storage at Powell, LLC, 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. Tom Skelton of American Civil Engineering was present as a representative for the project. A discussion was held regarding a technical waiver for the parking on the project. All other comments on the project were resolved. No further comments were offered or received. Vote 3-0.

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                 |
| <b>MOVER:</b>    | Police Chief Parmer                                                                             |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                |
| <b>AYES:</b>     | Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer |

4. SP 2305-008 7 Eleven @ Wildwood

Development Services Director Melanie Strickland read aloud case number SP 2305-008 7 Eleven @ Wildwood, parcel D32-144. Ronald Brown/Sered Wildwood, LLC, sought 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. This project submitted a technical waiver request regarding landscaping buffers and landscape tree mitigation and preservation. City staff coordinated with Sumter County for the county to obtain right-of-way dedication to accommodate the request as well as a turn lane on CR 462. There was no representative present for the project. No comments were offered or received. Vote 3-0.

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                 |
| <b>MOVER:</b>    | Police Chief Parmer                                                                             |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                |
| <b>AYES:</b>     | Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer |

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

Development Services Director Melanie Strickland read aloud case number SP 2307-005 Densan Park Phase 2 Mass Grading, parcels D08-016, D08-018, D08-040, D09-042, D09-046, and D09N071. The applicant, Dennis Ferguson/Densan Partners LLC, sought approval from the Project Review Committee for a mass grading on 28.75 acres MOL per the attached plans. David Springstead of Springstead Engineering was present as a representative for the project. No comments were offered or received. Vote 3-0.

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                 |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                |
| <b>SECONDER:</b> | Police Chief Parmer                                                                             |
| <b>AYES:</b>     | Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer |

6. SP 2307-006 Lucky U Cycles

Development Services Director Melanie Strickland read aloud case number SP 2307-006 Lucky U Cycle, parcels D29-024 and D29-023. The applicant, Lucky U Landholding, LLC, sought 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 stated the future development depicted on the Civil Site Plan was not part of the scope and would be reviewed separately under another project. Keith Riddle of Riddle Newman Engineering and the property owner, Jeremy Coon, were present as representatives of the project. The project had a technical waiver request for the requirement for the planting of canopy trees along the western and southern boundary lines due to the existing overhead power lines. A discussion was held regarding the need for a developer's agreement for the water and sewer connections. Assistant Development Services Director Wendy Then advised that easement documents were also needed per the plans. No further comments were offered or received. Vote 3-0.

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                 |
| <b>MOVER:</b>    | Police Chief Parmer                                                                             |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                |
| <b>AYES:</b>     | Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer |

7. SP 2309-004 Townhomes at Powell Mod

Development Services Director Melanie Strickland read aloud case number SP 2309-004 Townhomes at Powell Modification, parcel G04-009. The applicant, Samy Cohen/T.H. at Powell, LLC, sought approval from the Project Review Committee for a number of modifications to the previously approved plan SP 2211-006. Improvements included the replacement of dumpsters, addition of a mail kiosk, and grade revisions on 9.65 acres MOL per the attached plans. Tom Skelton of American Civil Engineering was present as a representative for the project. There were outstanding utility comments on the project pending resubmitted plans. No further comments were offered or received. Vote 3-0.

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                 |
| <b>MOVER:</b>    | Police Chief Parmer                                                                             |
| <b>SECONDER:</b> | Public Works Director Hockenbury                                                                |
| <b>AYES:</b>     | Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer |

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

Development Services Director Melanie Strickland read aloud case number SP 2309-010 VOSO PH 31A, 31B, & 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, and K36-001. The applicant, The Villages Development Company, LLC, sought 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. Marty Goodwin of Clymer Farner Barley, Inc., was present as a representative for the project. All comments on the project were resolved. No comments were offered or received. Vote 3-0.

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                  |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                 |
| <b>SECONDER:</b> | Police Chief Parmer                                                                              |
| <b>AYES:</b>     | Development Services Director Strickland , Public Works Director Hockenbury, Police Chief Parmer |

## VI. ADJOURNMENT

The meeting was adjourned at 10:32 a.m.

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>                                                                                |
| <b>MOVER:</b>    | Public Works Director Hockenbury                                                                |
| <b>SECONDER:</b> | Police Chief Parmer                                                                             |
| <b>AYES:</b>     | Development Services Director Strickland, Public Works Director Hockenbury, Police Chief Parmer |

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

SEAL

\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date

# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2205-006 Chesterfield Villages Plaza Phase 2

**REQUESTED ACTION:** Staff recommends approval of the technical waiver. Staff recommends approval of the site plan contingent on the completion of the developer's agreement.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Case Number       | SP 2205-006 Chesterfield Villages Plaza Phase 2                                                                                      |
| Owner(s)          | Wildwood Enterprise, LLC                                                                                                             |
| Applicant(s)      | Alpesh Patel                                                                                                                         |
| Acreage           | 3.36 +/-                                                                                                                             |
| Property Location | The subject property is generally located at the southwest corner of E SR 44 and CR 179, approximately 0.07 miles east of Powell Rd. |
| Parcel(s)         | Portion of G17A009A                                                                                                                  |

The applicant is seeking approval from the Project Review Committee for a technical waiver to the Design District Standards Chapter 1, Section G(3) regarding the minimum landscape material within the northern landscape buffer. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 15,054 SF retail building with associated infrastructure.

SP 2205-006 meets the criteria set forth within the Land Development Regulations and Design District Standards with the approval of the technical waiver.



**DATED:** 12/05/2023

Amanda Bondi, Planner II, Development Services



# Project Review Committee Technical Standards Waiver Request

Project Name Chesterfield Villages Plaza Phase II

Project # SP 2205-006

1. Briefly describe your waiver request.

We are requesting a waiver from the current landscaping requirements along SR 44.

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

We are requesting a waiver to DDS Chapter 1(G)(3).

3. Please provide the justification for your waiver request.

The proposed project is the final phase of a 2-phase project. Both phases are on the same parcel, will utilize the same entrances and exits, and will appear as one development. In order to create a cohesive landscape, we would like to landscape Phase II in a similar manner as Phase I.

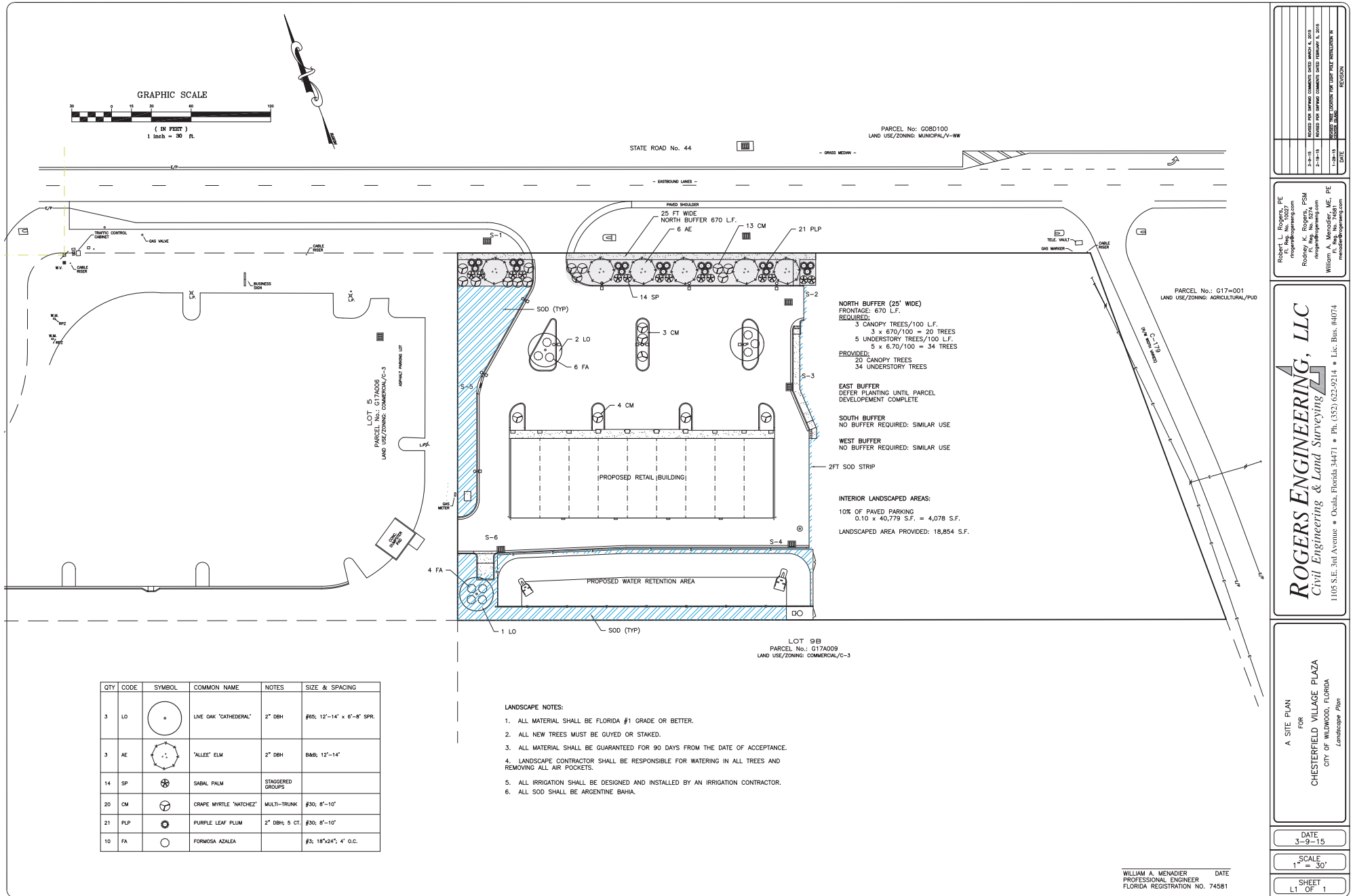
Name (Print) Thomas Humphrey, PLA

Date 12/5/22

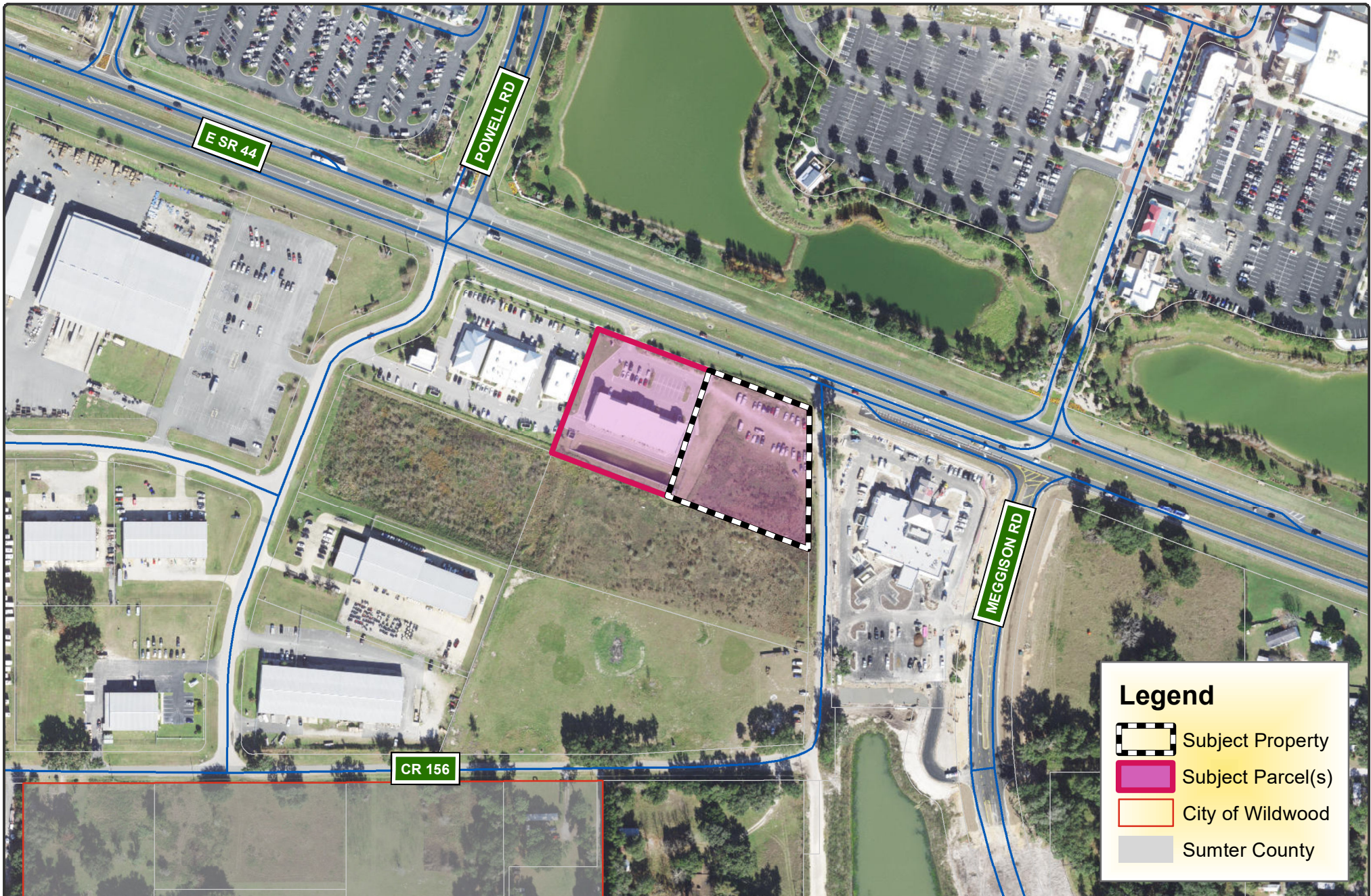
Signature Thomas Humphrey

## Chesterfield Plaza Village Existing Conditions









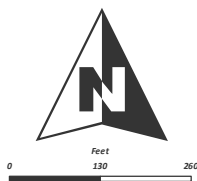
### Legend

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



### CITY OF WILDWOOD

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



SP 2205-006

## CHESTERFIELD VILLAGES PLAZA PHASE 2

PORTION OF PARCEL G17A009A

MAP 1B

LOCATION  
MAP

MAY  
2022



# **NEW ASPHALT PAVING SECTION**

ASPHALT PAVING FOR NEW DRIVEWAYS AND PARKING SHALL BE 2" OF 9.5MM SUPERPAVE ASPHALT ON A 8" GRADED AGGREGATE BASE OVER COMPACTED SUBGRADE. CONTRACTOR TO VERIFY DESIGN WITH GEOTECH REPORT.

## **DUMPSTER PAD NOTES:**

DUMPSTER PAD AND APRON SHALL BE 6" THICK 3000 PSI FIBER REINFORCED CONCRETE ON A COMPACTED BASE.

## **CONCRETE NOTE:**

CURB & GUTTER, SIDEWALKS, PICNIC PADS, AND A/C PADS TO BE 4" 3,000 PSI FIBER MESH REINFORCED CONCRETE.

USE PREFORMED NEOPRENE OR EPDM COMPRESSION SEALS AT ALL LOCATIONS WHERE PAVEMENT ABUTS CURB AND GUTTER, SIDEWALK AND ALL OTHER FIXED OBJECTS.

CONSTRUCTION AND JOINTING PRACTICES TO BE IN ACCORDANCE WITH ACI 330R-01.

# **STATE ROAD NO. 44**

(SOUTH SIDE)

## **ACCESSIBLE ROUTE & PARKING NOTES**

1. ALL ACCESSIBLE PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN 2.0% SLOPE IN ALL DIRECTIONS. ACCESSIBLE PARKING SPACES SHALL MEET UFAS REQUIREMENTS AND SHALL BE CONSTRUCTED PER DETAILS SHOWN ON DETAIL SHEET.

2. ACCESSIBLE ROUTE SHALL BE 36" WIDE (MIN.) AND HAVE A SLOPE OF LESS THAN 5%. CROSS SLOPE SHALL BE LESS THAN 2%. CHANGES IN LEVEL ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". SEE UFAS FOR LANDING REQUIREMENTS.

3. DOOR CLEAR APPROACH, SPACE REQUIREMENTS AND LANDINGS SHALL BE PER UFAS.

4. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO PLACING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

5. ANY CHANGES TO THE ACCESSIBILITY ROUTE SHOWN ON THESE PLANS MUST BE APPROVED BY ARCHITECT.

## **PROPERTY DATA SUMMARY**

ADDRESS: 470 E 50th AVE.  
ZONING: C-1  
TOTAL LOT AREA: 3.567 ACRES

BUILDING DATA:  
EXISTING BUILDING: 0,880 SQ. FT.  
PROPOSED BUILDING: 14,800 SQ. FT.  
TOTAL PARCEL BUILDING: 15,680 SQ. FT.

PARKING DATA:  
REQUIRED SPACES:  
4 SPACES PER 1,000 SQ. FT. = 102 SPACES  
EXISTING PARKING: 37 REGULAR AND 3 HANDICAP SPACES  
PROPOSED PARKING: 68 REGULAR AND 3 HANDICAP SPACES  
PER ADA STANDARDS, 8 MUST BE HANDICAPPED ACCESSIBLE & HANDICAP SPACES  
TOTAL PARKING SPACES: 105

STORMWATER MANAGEMENT:  
DIRECT STORMWATER TO ON-SITE FACILITY

PROPERTY OWNER:  
WILWOOD ENTERPRISE, LLC  
2701 COOPER CREEK CT.  
WESLEY CHAPEL, FL 32084  
PH: (407) 234-7744  
PR: (407) 234-7744

ALPHACOR CONTACT:  
ALPHACOR PATEL  
PH: (407) 234-7744

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

NOTE:  
DUMPSTER MUST NOT BE CLOSER THAN 10 FEET FROM ANY STRUCTURE.

NOTE:  
ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED

BUILDING FOOTPRINT IS GIVEN FOR REFERENCE ONLY AND HAS BEEN ESTABLISHED USING AN ELECTRONIC FILE OF THE FOOTPRINT PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL USE THE ARCHITECT'S FLOOR PLAN, FOUNDATION PLANS, ETC. TO ESTABLISH THE TRUE BUILDING CORNERS. THE CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS AND THESE PLANS PRIOR TO CONSTRUCTION OF THE BUILDING.

NOTE:  
COORDINATE W/ POWER COMPANY & OWNER FOR EXTERIOR LIGHT POLE LOCATIONS

NOTE:  
THE CONTRACTOR IS TO VERIFY ALL PROPOSED ELEVATIONS AS SHOWN TO ENSURE POSITIVE DRAINAGE PRIOR TO CONSTRUCTION.

NOTE:  
CONTRACTOR TO USE SPILL CURB ON HIGH SIDE OF PARKING AREAS AND CATCH CURB ON LOW SIDE OF PARKING AREAS. COORDINATE WITH GRADING PLAN FOR ELEVATIONS.

NOTE:  
INSTALL TREE PROTECTION FENCE AT DRIP LINE FOR A MINIMUM OF 2' SAVED TREES ON-SITE.

SEE SHEET C4.0 FOR GENERAL CONSTRUCTION NOTES

NOTE:  
ALL PARKING STALLS AND DIRECTIONAL ARROWS ARE TO BE PAINTED WHITE. NO PARKING AREAS PAINTED YELLOW. AND HANDICAP SPACES AND SYMBOLS PAINTED BLUE. ALL SIGNS AND STRIPING SHALL BE PER M.U.T.C.D.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON SCARFATE PE, ON 6/16/23. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GRAPHIC SCALE: 1 INCH = 20' FT.

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| 1         |      | AS |             |
| 2         |      | AS |             |
| 3         |      | AS |             |
| 4         |      | AS |             |
| 5         |      | AS |             |
| 6         |      | AS |             |
| 7         |      | AS |             |
| 8         |      | AS |             |
| 9         |      | AS |             |
| 10        |      | AS |             |

**SITE LAYOUT PLAN FOR:**  
**CHESTERFIELD VILLAGE**  
**PLAZA PH II**  
**PORION OF LOT 9A, BUS. PARK 44 LOT 9**  
**CITY OF WILWOOD, SUMTER COUNTY, FL**



WORK ORDER: 5092

SHEET

C2.0

# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2208-006 Woodspring Suites Wildwood

**REQUESTED ACTION:** Staff recommends approval contingent on the resolution of the outstanding utility comment and the submission of the performance bond.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                    |                                                                                                                                                                                |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number        | SP 2208-006 Woodspring Suites Wildwood                                                                                                                                         |
| Owner/Applicant(s) | DI Development of Florida, LLC                                                                                                                                                 |
| Acreage            | 2.66 +/-                                                                                                                                                                       |
| Property Location  | The subject property is generally located approximately 0.36 miles east of N US 301, approximately 0.05 miles south of E C 466, with portions of the parcel east along CR 106. |
| Parcel(s)          | D17-060                                                                                                                                                                        |

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 51,945 SF hotel consisting of 122 guest rooms and associated infrastructure.

Development services had a conversation with the Engineer of Record, Christopher Germana, regarding the conditions of CR 106 as stated within the Transportation Impact Analysis (TIA). The City requested that the Developer mill and overlay portions of CR 106 due to the increase in daily trips that the project will contribute to this roadway.

SP 2208-006 meets the criteria set forth in the Land Development Regulations and Design District Standards.



DATE: 12/05/2023

Amanda Bondi

Planner II, Development Services





# WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2208-006

Project Name: Woodspring Suites Wildwood

Representative: Christopher Germana – Germana Engineering

Date: 12/5/2023

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

## **DEVELOPMENT SERVICES**

1. LDR4.4(E)(1) All infrastructure being dedicated to the City shall provide a surety of 120% of the construction costs.

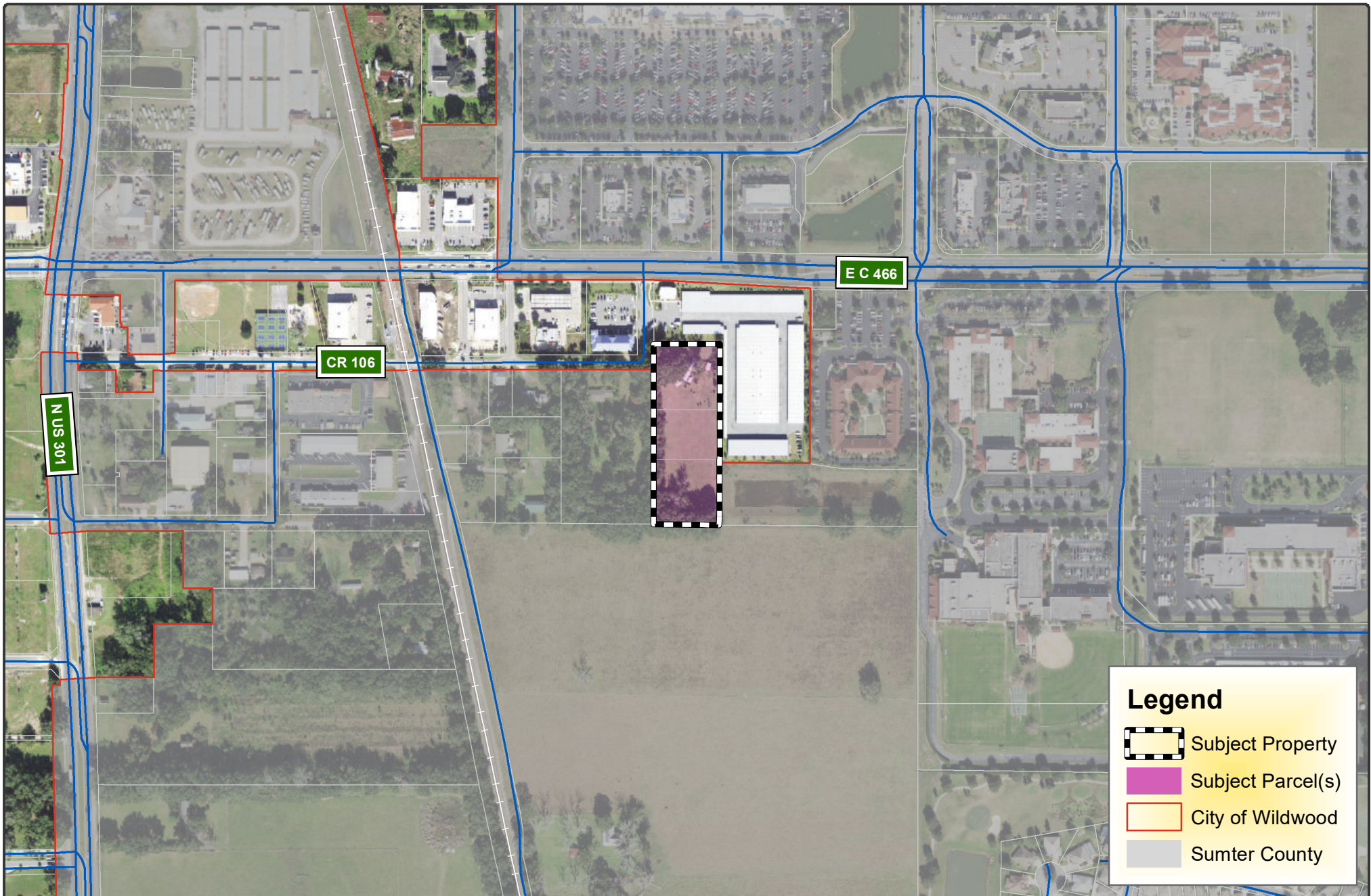
**Response acknowledged. Comment remains until the bond is received.**

**These off-site improvements will require a ROW permit from Sumter County (E C 466). Please submit the approved ROW permit from Sumter County for E C 466 once received.**

## **UTILITIES – WATER/WASTEWATER**

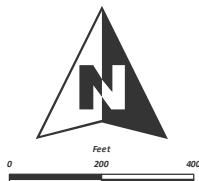
1. Sheet C13: Add all 8 pages of our lift station detail, S-16, and fill out all the information of the details for the station.





**CITY OF  
WILDWOOD**

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



SP 2208-006

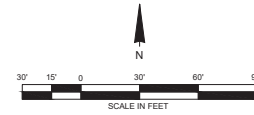
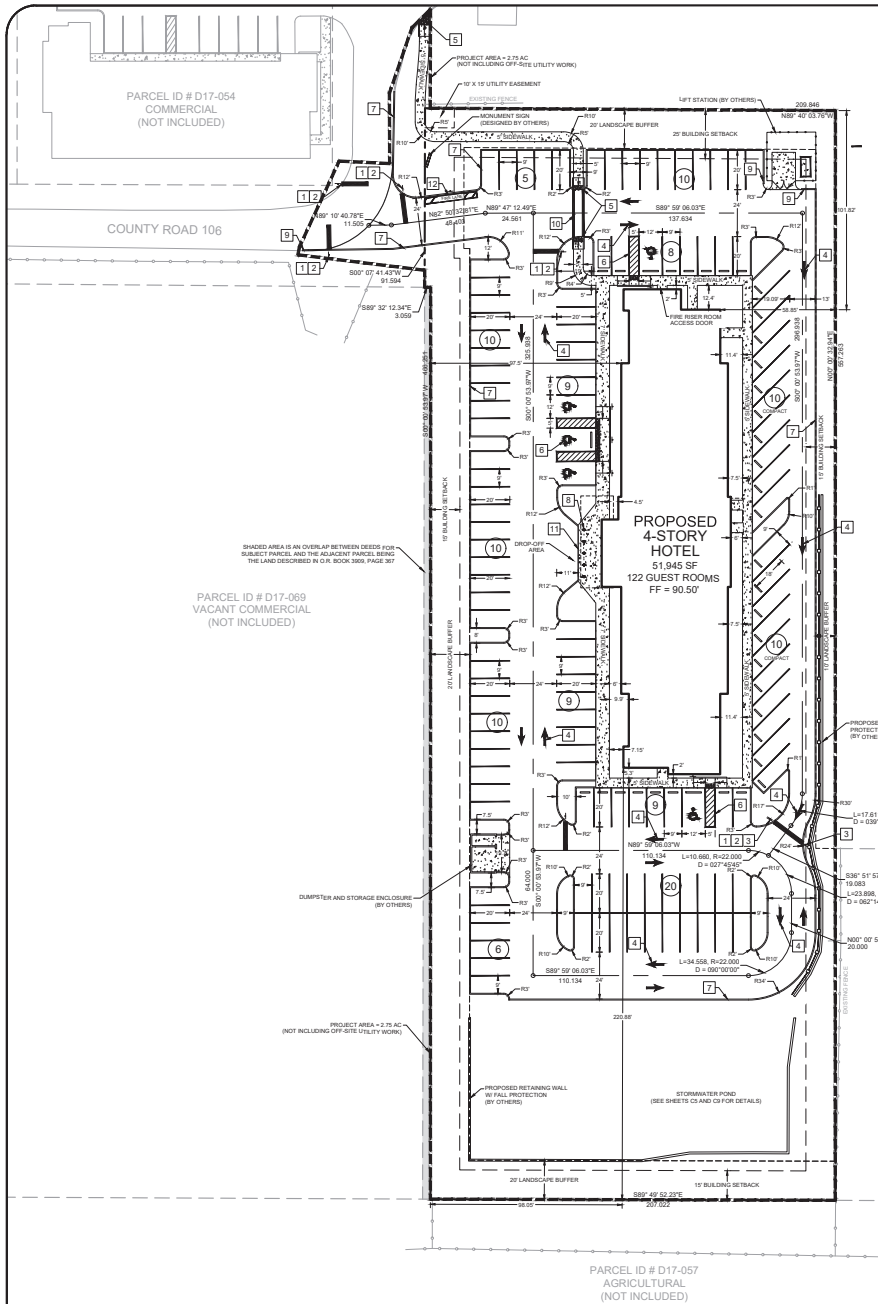
**WOODSPRING SUITES WILDWOOD**

PARCEL D17-060

**MAP 1B**

**LOCATION  
MAP**

**AUGUST  
2022**



# SITE DATA

- SITE AREA** = 2.66 AC / 115,682 SF
- SITE LOCATION**  
11693 COUNTY ROAD 106  
OXFORD, FLORIDA 34464  
SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST
- SITE DESCRIPTION**  
TAX PARCEL: D17-062  
FUTURE LAND USE: COM (WILDLAND)  
ZONING: C-3 GENERAL COMMERCIAL - HIGHWAY (WILDLAND)  
DESIGN DISTRICT: COMMUNITY (WILDLAND)
- UTILITY PROVIDERS**  
WATER: CITY OF WILDLAND  
SEWER: CITY OF WILDLAND  
TELECOMMUNICATIONS: XFINITY  
ELECTRIC: DUKE ENERGY
- SITE REQUIREMENTS**  
MAXIMUM ISIR: 75%  
MIN. OPEN SPACE: 20%  
MAX. FAR: 0.50  
FRONT SETBACK: 25'  
SIDE SETBACK: 15'  
REAR SETBACK: 10'  
NORTH BUFFER: 20' (20' PROVIDED)  
EAST BUFFER (COMPASS STORAGE): 20' (WAVAR REQUIRED / 10' PROVIDED)  
EAST BUFFER (STORMWATER POND): 0' (0' PROVIDED)  
SOUTH BUFFER: 20' (20' PROVIDED)  
WEST BUFFER: 20' (20' PROVIDED)
- BUILDING DATA**  
USE TYPE: 4-STORY HOTEL  
HEIGHT: 146.5'  
DIMENSIONS: VARY  
AREA: 51,945 SF TOTAL  
NUMBER OF GUEST ROOMS: 122  
NUMBER OF EMPLOYEES: 4  
PROPOSED FAR: 0.45
- PARKING DATA**  
HOTEL: 1 SPACE / GUEST ROOM + 1 SPACE / EMPLOYEE  
PARKING REQUIRED = 120 SPACES  
PARKING PROVIDED = 120 SPACES  
COMPACT PARKING MAX. = 63 SPACES  
COMPACT PARKING PROVIDED = 20 SPACES  
(101-150 SPACES PROVIDED)  
HANDICAP REQUIRED = 5 SPACES  
HANDICAP PROVIDED = 5 SPACES
- IMPERVIOUS DATA**  
BUILDINGS = 13,122 SF  
PROPOSED ASPHALT = 81,341 SF  
CONCRETE = 5,179 SF  
IMPERVIOUS = 69,642 SF / 1.60 AC (ISIR = 60.15%)  
OPEN SPACE = 46,040 SF / 1.06 AC (39.85%)  
OFF-SITE PROPOSED ASPHALT = 828 SF  
OFF-SITE PROPOSED CONCRETE = 302 SF

# LEGEND

- PROPOSED CONCRETE
- GUARD RAIL (BY OTHERS)
- RETAINING WALL WITH FALL PROTECTION (BY OTHERS)
- EXTERIOR PARCEL LINE
- PROPERTY LINE
- BUFFER LINE
- SETBACK LINE
- EASEMENT LINE
- CANOPY (BY OTHERS)

# KEY LEGEND

- 30" STOP SIGN (R1-1)
- 24" WIDE WHITE PAINTED STOP BAR
- DO NOT ENTER SIGN (R5-1)
- WHITE PAINTED DIRECTIONAL ARROW
- CURB RAMP WITH EXPOSED AGGREGATE DETECTABLE WARNING
- HANDICAP SPACE STRIPING AND SIGNAGE
- TYPE D CURB (TYPICAL)
- CONCRETE BOLLARDS AT 6' O.C. (DECORATE SLEEVE)
- 3" CURB TRANSITION
- 12" WIDE WHITE PAINTED CROSSWALK
- 6" WIDE EDGE CURB
- FIRE LANE SIGNAGE AND STRIPING (SEE DETAIL SHEET C8)

This document is the property of Germa Engineering and is not to be reproduced or used in any manner without the written consent of Germa Engineering.

Digitally signed by  
Christopher M. Germa  
Date: 2023.11.16  
13:47:41 -05'00'



CHRISTOPHER M. GERMA, P.E.  
FLORIDA PROFESSIONAL ENGINEER # 61682  
ENGINEERING FIRM REGISTRY # 23279

# SITE PLAN

# WOODSPRING SUITES VILLAGES, FL

WILDLAND, FLORIDA

PROJECT # GE0000201

# GERMA ENGINEERING AND ASSOCIATES, LLC

1120 WEST WYNTON AVENUE  
SUITE 200  
OXFORD, FLORIDA 34464  
WWW.GERMAENGINEERING.COM  
CONTACT: 813.221.1221

SCALE: 1" = 30'

DATE: 08-05-2022

SHEET

C4

# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2307-010 A-1 Block and Ready Mix Plant

**REQUESTED ACTION:** Staff recommends approval

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**Case No:** SP 2307-010 A-1 Block and Ready Mix Plant

**Parcel Number:** D32-172

**Acreage:** 7.506 +/-

**Property Location:** 8214 NE 44<sup>th</sup> Drive, Wildwood, FL 34785

**Owner:** RMC Wildwood LLC

**Applicant:** Adam Freeman, Manager – RMC Wildwood, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the development of a Concrete Batch Plant consisting of a 21,875-square-foot Metal Building, a 1,200-square-foot Office Building, Outdoor Block Storage Area, Block and Concrete Plant Aggregate Storage Bin Areas, Truck Washout Pits, 22 parking spaces including two Florida ADA Accessible parking spaces, and associated infrastructure in 7.506 acres MOL, as per the attached plans. The subject parcel is zoned M-2 which allows the proposed land use.

SP 2307-010 meets the criteria set forth in the Design District Standards, Land Development Regulations and the City's Comprehensive Plan.



DATED: 12/5/2023

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

Wendy Then, AICP, CFM  
Assistant Director Development Services

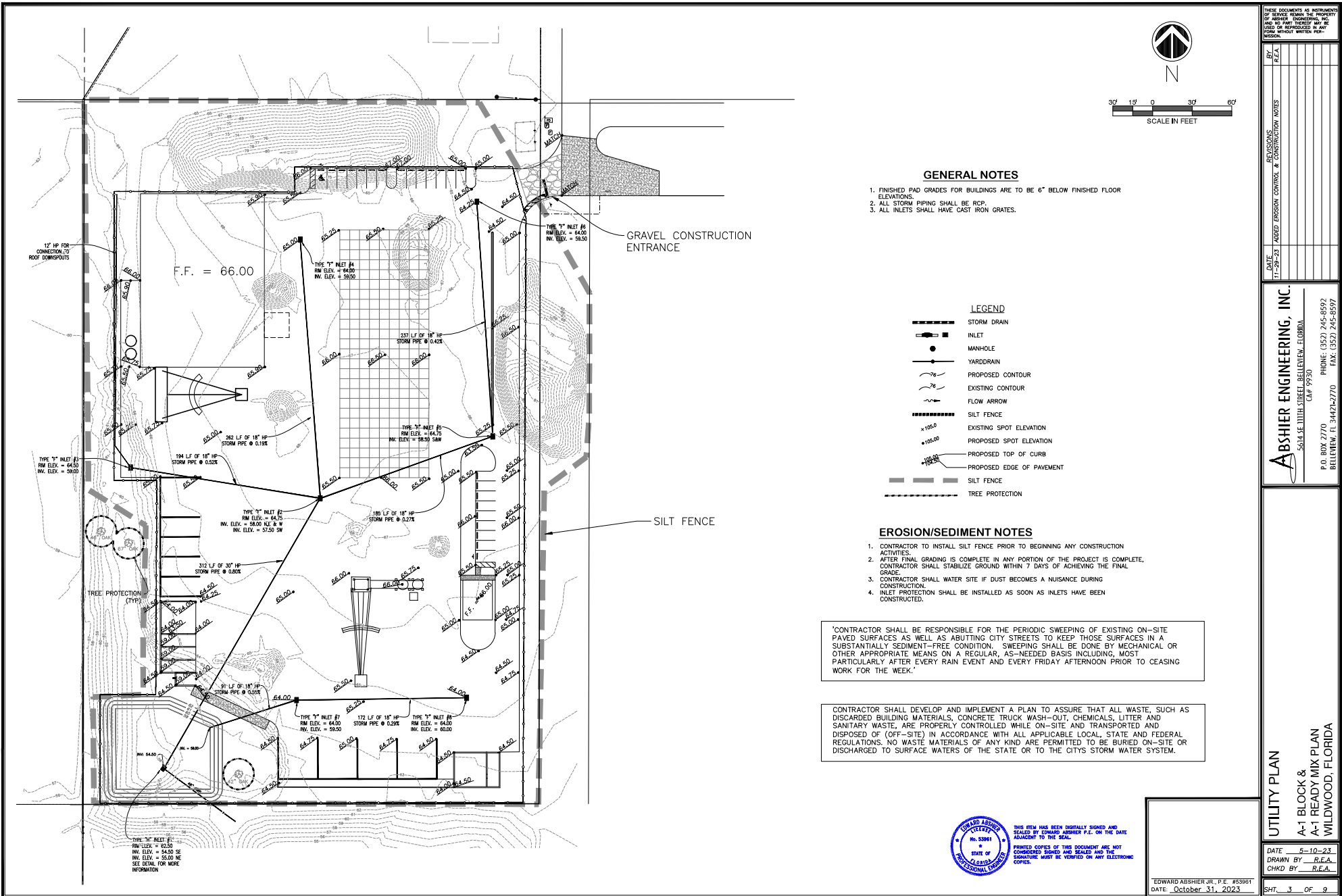


|                                                                                                                        |                                                                                                                                                                            |                                                                                     |                                                                                                                                                  |                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b><br/>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  | <p align="center"><b>SP 2307-010</b></p> <p align="center"><b>A-1 BLOCK AND READY MIX PLANT</b></p> <p align="center"><b>PARCELS D32-172</b></p> | <p align="center"><b>MAP 1B</b></p> <p align="center"><b>LOCATION</b><br/><b>MAP</b></p> <p align="center"><b>AUGUST</b><br/><b>2023</b></p> |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|









GENERAL NOTES

1. FINISHED PAD GRADES FOR BUILDINGS ARE TO BE 6" BELOW FINISHED FLOOR ELEVATIONS.
2. ALL STORM PIPING SHALL BE RCP.
3. ALL INLETS SHALL HAVE CAST IRON GRATES.

LEGEND

- STORM DRAIN
- INLET
- MANHOLE
- YARDDRAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- SILT FENCE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB
- PROPOSED EDGE OF PAVEMENT
- SILT FENCE
- TREE PROTECTION

EROSION/SEDIMENT NOTES

1. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
2. AFTER FINAL GRADING IS COMPLETE IN ANY PORTION OF THE PROJECT IS COMPLETE, CONTRACTOR SHALL STABILIZE GROUND WITHIN 7 DAYS OF ACHIEVING THE FINAL GRADE.
3. CONTRACTOR SHALL WATER SITE IF DUST BECOMES A NUISANCE DURING CONSTRUCTION.
4. INLET PROTECTION SHALL BE INSTALLED AS SOON AS INLETS HAVE BEEN CONSTRUCTED.

"CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF EXISTING ON-SITE PAVED SURFACES AS WELL AS ABUTTING CITY STREETS TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE BY MECHANICAL OR OTHER APPROPRIATE MEANS ON A REGULAR, AS-NEEDED BASIS INCLUDING, MOST PARTICULARLY AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK."

CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD ABSHIER P.E. ON THE DATE ADJACENT TO THE SEAL.  
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EDWARD ABSHIER JR., P.E. #93961  
DATE: October 31, 2023

UTILITY PLAN  
A-1 BLOCK &  
A-1 READY MIX PLAN  
WILDWOOD, FLORIDA

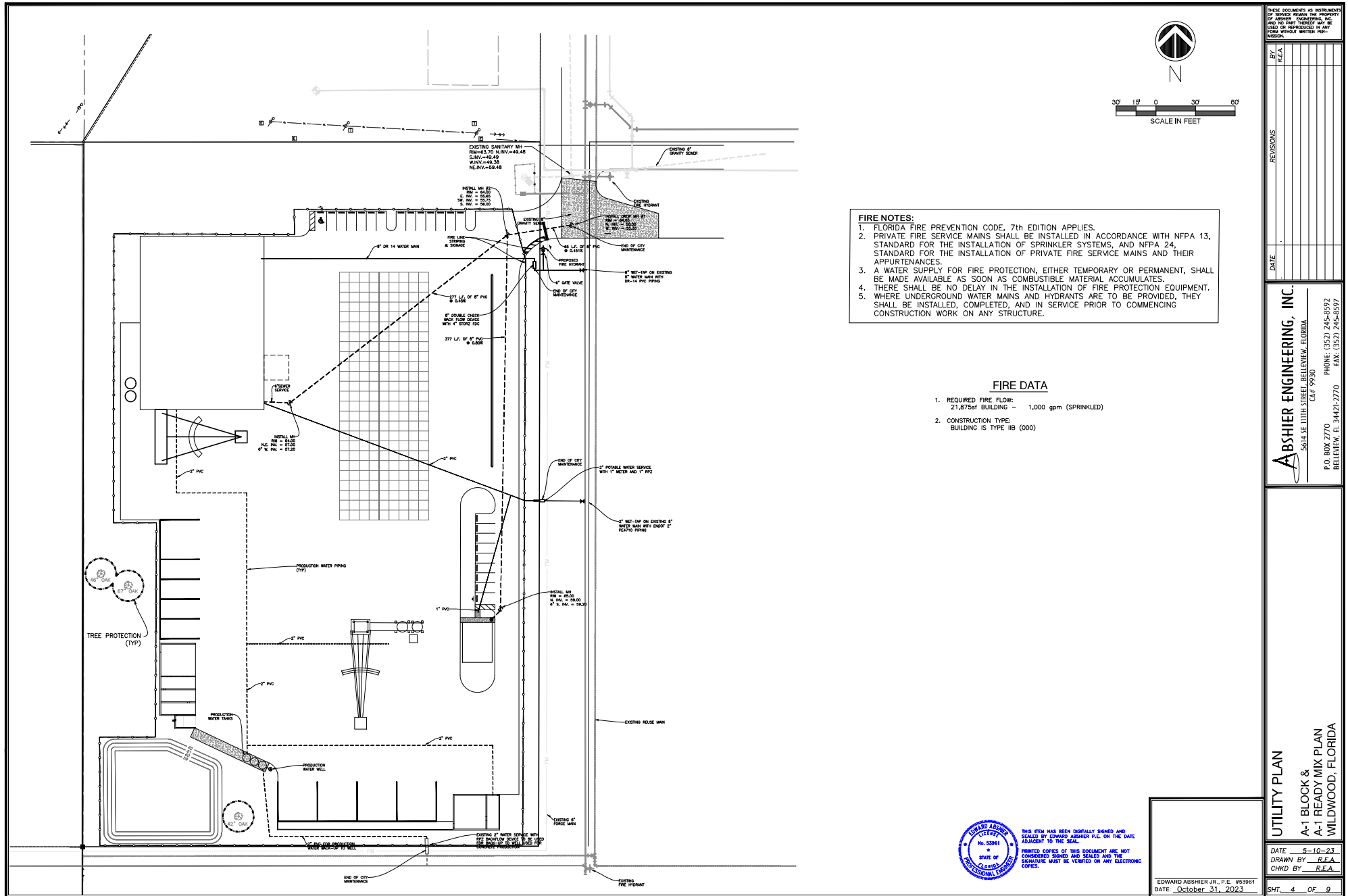
DATE: 5-10-23  
DRAWN BY: R.E.A.  
CHKD BY: R.E.A.

SHT. 3 OF 9

| DATE     | REVISIONS | ADDED EROSION CONTROL & CONSTRUCTION NOTES |
|----------|-----------|--------------------------------------------|
| 11-29-23 |           |                                            |

ABSHIER ENGINEERING, INC.  
5604 SE 10TH STREET, BELLEVUE, FLORIDA  
CA# 9930  
P.O. BOX 2770  
BELLEVUE, FL 34422-2770  
PHONE: (352) 245-8992  
FAX: (352) 245-8997





- FIRE NOTES:**
1. FLORIDA FIRE PREVENTION CODE, 7th EDITION APPLIES.
  2. PRIVATE FIRE SERVICE MAINS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, AND NFPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
  3. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES.
  4. THERE SHALL BE NO DELAY IN THE INSTALLATION OF FIRE PROTECTION EQUIPMENT.
  5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.

- FIRE DATA**
1. REQUIRED FIRE FLOW:  
21,875gpm BUILDING - 1,000 gpm (SPRINKLED)
  2. CONSTRUCTION TYPE:  
BUILDING IS TYPE IIB (000)



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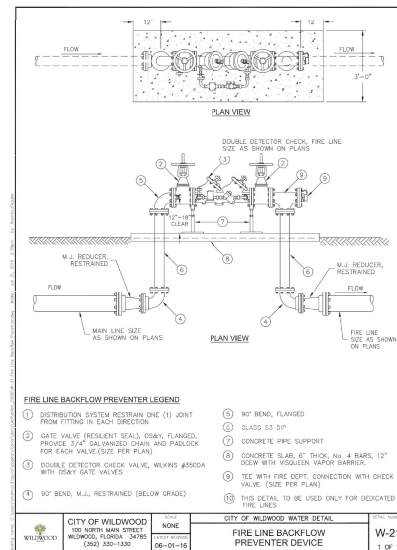
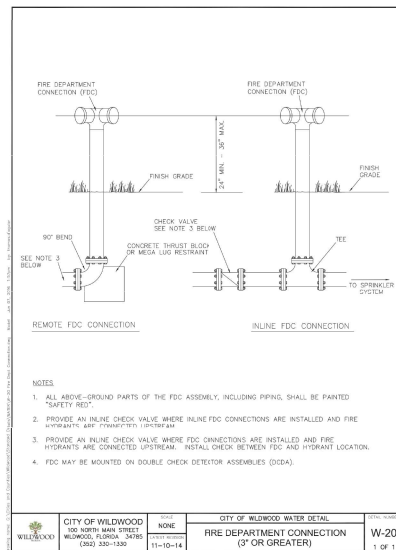
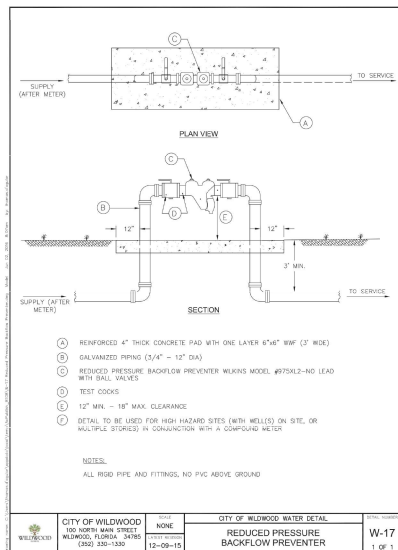
EDWARD ABSHIER, JR., P.E. #53861  
DATE: October 31, 2023

|                                                        |                  |
|--------------------------------------------------------|------------------|
| BY: R.E.A.                                             |                  |
| DATE:                                                  |                  |
| REVISIONS:                                             |                  |
| UTILITY PLAN                                           |                  |
| A-1 BLOCK &<br>A-1 READY MIX PLAN<br>WILDWOOD, FLORIDA |                  |
| DATE: 5-10-23                                          | DRAWN BY: R.E.A. |
| CHKD BY: R.E.A.                                        | SHT. 4 OF 9      |

ABSHIER ENGINEERING, INC.  
5604 SE 10TH STREET, BELLEVUE, FLORIDA  
CALIF 9930  
P.O. BOX 2770  
BELLEVUE, IL 3442-2770  
PHONE: (352) 245-8592  
FAX: (352) 245-8597





[illegible]

**ABSHIER ENGINEERING, INC.**  
5614 SE 111TH STREET, BELLEVUE, FLORIDA  
CA# 9930

P.O. BOX 2770  
BELLEVUE, FL 33421-2770  
PHONE: (352) 245-8592  
FAX: (352) 245-8597

**WATER DETAILS**  
**A-1 BLOCK &**  
**A-1 READY MIX PLAN**  
**WILDWOOD, FLORIDA**

DATE 5-10-23  
DRAWN BY R.E.A.  
CHKD BY R.E.A.

SHT. 7 OF 9

EDWARD ABSHIER JR., P.E. #5396  
DATE: October 31, 2023

SHT. 7 OF 9









# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2308-007 Gabriel Medical Office

**REQUESTED ACTION:** Staff recommends approval contingent on the resolution of the outstanding utility comments. A resubmittal was received on December 4, 2023, to address outstanding comments.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                    |                                                                                                                                                                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number        | SP 2308-007 Gabriel Medical Office                                                                                                                                    |
| Owner/Applicant(s) | Brownwood Plaza, LLC                                                                                                                                                  |
| Acreage            | 0.77 +/-                                                                                                                                                              |
| Property Location  | The subject property is generally located south along E SR 44, approximately 2.1 miles east of S Main St, and approximately 1.16 miles north of the Florida Turnpike. |
| Parcel(s)          | G16M002                                                                                                                                                               |

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of 5,067 SF medical office building with associated infrastructure.

SP 2308-007 meets the criteria set forth in the Land Development Regulations and Design District Standards.



DATE: 12/05/2023  
Amanda Bondi  
Planner II, Development Services



# WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2308-007 Gabriel Medical Office

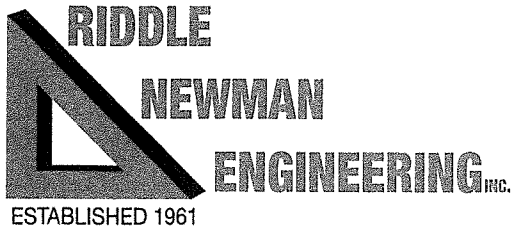
Representative: Keith E. Riddle – Riddle Newman Engineering

DATE: 12/5/2023

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

## **UTILITY DEPARTMENT**

1. Sheet C4.1: Add call out “End of City Maintenance” at potable water meters and FDDC at the edge of the utility easement.
2. Sanitary sewer is available on the south Right of Way on SR 44 8” force main.



November 30, 2023

Amanda Bush, Planner  
City of Wildwood Development Services  
100 North Main Street  
Wildwood, FL 34785

**RE:   *Gabriel Medical Office (Re-approval)***  
***Project #SP2308-007***  
***Commercial Site Plan Resubmittal***

Civil  
Engineering  
  
Structural  
Engineering  
  
Land  
Development  
  
Drinking  
Water  
  
Wastewater  
  
Stormwater  
Management  
  
Environmental  
Permitting

In response to the Request for Additional Information dated 11/14/23, enclosed please find the following items:

- (2) Copies of Revised Site Plan
- CD with Electronic Documents

In response to the specific comments from staff, we offer the following:

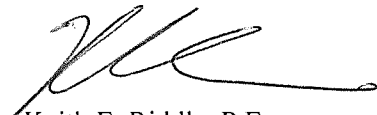
**Utility Department**

1. Sheet C4.1 has been revised to show “End of City Maintenance” as requested.
2. Per communication with Melanie Peavy, this project will be allowed to move forward with the existing Septic Tank permit.

Should you have any questions, please do not hesitate to call.

Respectfully submitted,

**RIDDLE – NEWMAN ENGINEERING, INC.**



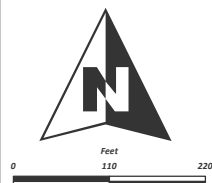
Keith E. Riddle, P.E.

File: K20.10-09





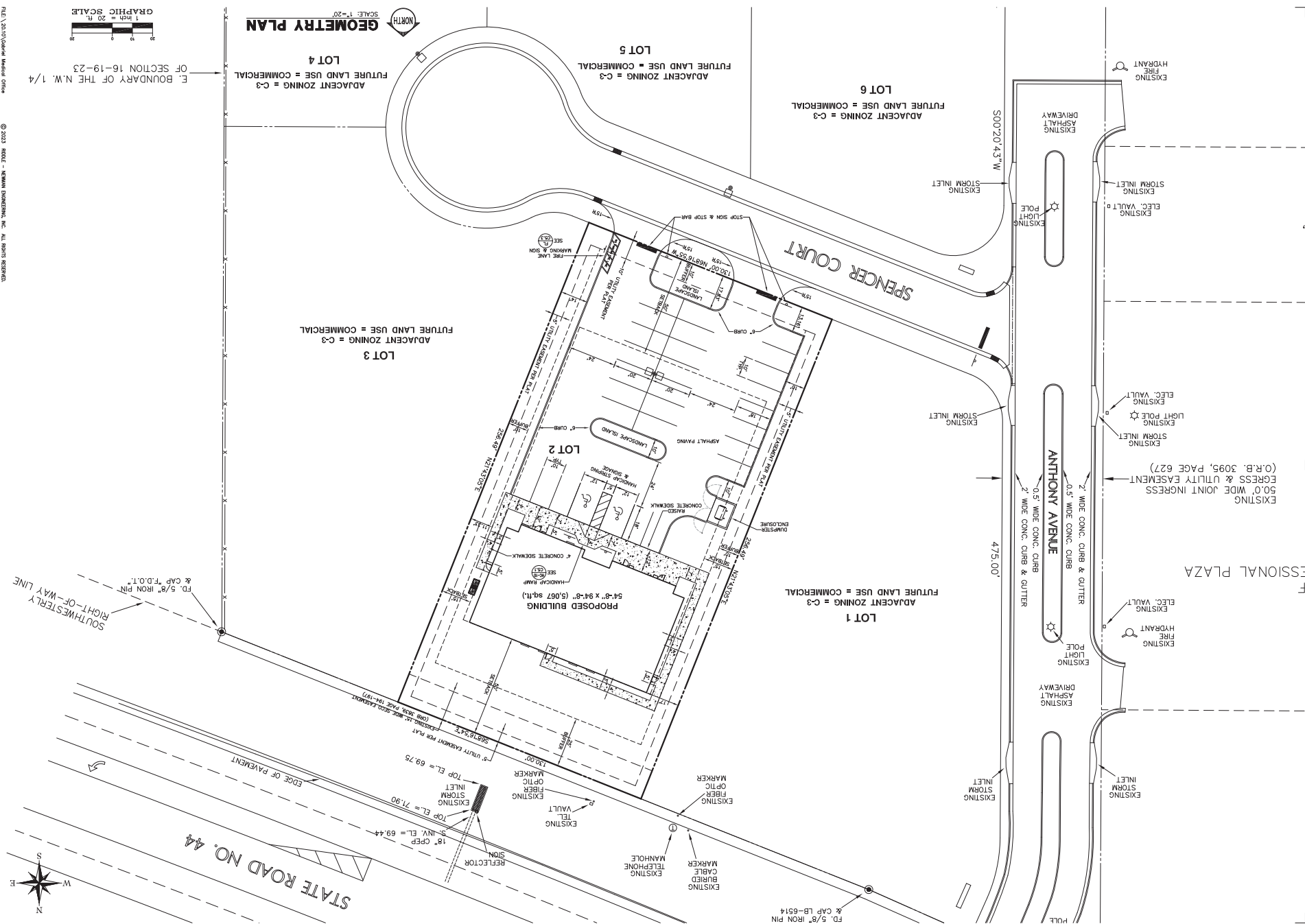
**CITY OF  
WILDWOOD**  
100 North Main Street  
Wildwood, FL 34785  
Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



**SP 2308-007**  
**GABRIEL MEDICAL OFFICE**  
**PARCEL G16M002**

**MAP 1B**  
**LOCATION**  
**MAP**  
**AUGUST**  
**2023**





# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2310-007 Wildwood Main Street Parking Garage

**REQUESTED ACTION:** Staff recommends approval subject to coordination of outstanding comments discussed with EOR.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**Case No:** SP 2310-007 Wildwood Main Street  
Parking Garage

**Parcel Number:** G06L074

**Acreage:** .412 +/-

**Property Location:** 117 Oxford St, Wildwood, FL 34785

**Owner:** City of Wildwood

**Applicant:** Melanie Strickland, CPM, AICP/City  
of Wildwood

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Four-story Parking Garage Building providing a total of 126 parking spaces, including five Florida ADA Accessible parking spaces and four Electrical Vehicle Charging Stations, Landscaping, Stormwater Vault, Site Lighting and associated infrastructure on .412 acres MOL, as per the attached plans. The subject parcel is zoned PEU (Public, Educational, Utilities) which allows the proposed land use.

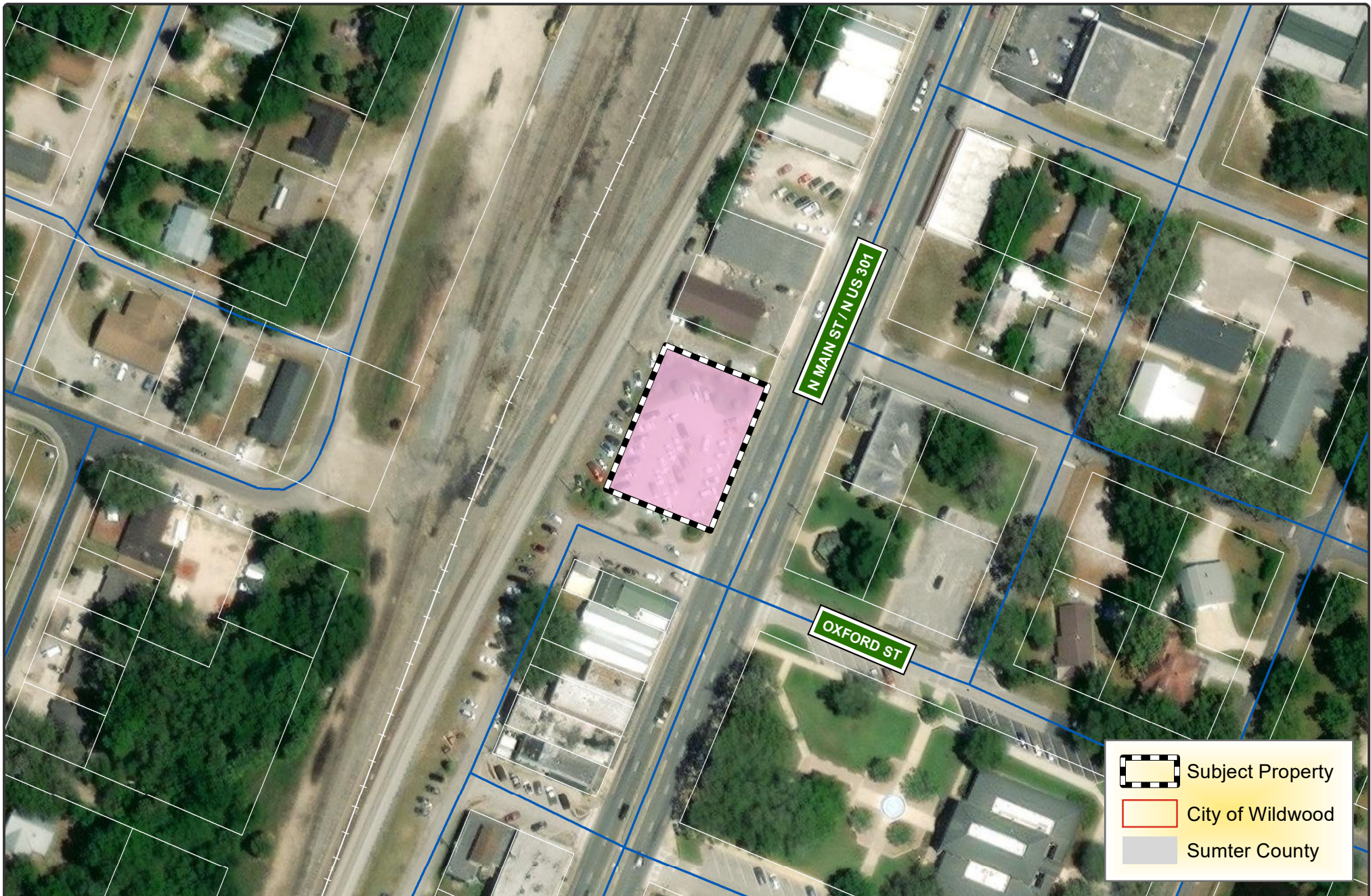
SP 2310-007 meets the criteria set forth in the Design District Standards, Land Development Regulations and the City's Comprehensive Plan.

**DATED:** 12/5/2023

A handwritten signature in black ink, appearing to read 'Wendy Then'.

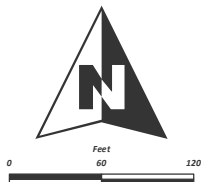
Wendy Then, AICP, CFM  
Assistant Director Development Services





**CITY OF  
WILDWOOD**

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



**SP 2310-007**

**WILDWOOD RAILYARD COMMERCIAL SITE**

**PARCEL G06L074**

**MAP 1B**

**LOCATION  
MAP**

**OCTOBER  
2023**

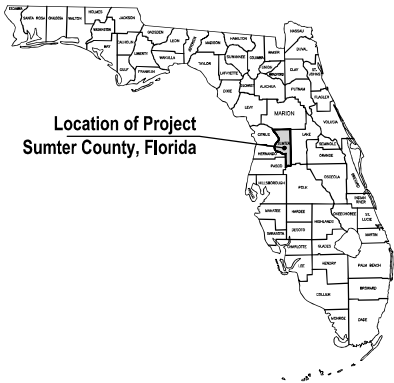


# WILDWOOD COMMERCIAL SITE PARKING GARAGE CONSTRUCTION DOCUMENTS

CITY OF WILDWOOD, FLORIDA  
PARCEL ID: G06L074

PREPARED FOR:  
G3 DEVELOPMENT ON BEHALF OF  
THE CITY OF WILDWOOD  
639 NORTH ALEXANDER STREET  
MOUNT DORA, FL. 32757  
(325) 516-2244

PREPARED BY:  
  
EB 9951  
618 SOUTH STREET, SUITE 700  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398



MAP OF FLORIDA

## CONTACT INFORMATION

### DEVELOPER

G3 DEVELOPMENT  
310 NORTH BAKER ST.  
MOUNT DORA, FL. 32757  
(352) 397-4869  
ATTN: AUSTIN GUENTHER

### ARCHITECT

FINFROCK  
2400 APOPKA BLVD.  
APOPKA, FL. 32703  
(407) 367-2456  
ATTN: AARON GASE

### CIVIL ENGINEER

GAJ CONSULTANTS, INC.  
618 EAST SOUTH STREET, SUITE 700  
ORLANDO, FL. 32801  
(321) 319-0041  
ATTN: AIMEE J. SHIELDS, P.E.

### SURVEYOR

CLYMER FARNER BARLEY, INC.  
4450 NE 83RD RD.  
WILDWOOD, FL 34785  
(352) 748-3126  
ATTN: KAYE M. JAMESON, PSM

### GEOTECHNICAL ENGINEER

UNIVERSAL ENGINEERING SCIENCE, LLC  
4475 SW 35TH TERRACE  
GAINESVILLE, FL. 32608  
(352) 372-3392  
ATTN: TIMOTHY E. KWATKOWSKI, PE

### LANDSCAPE ARCHITECT

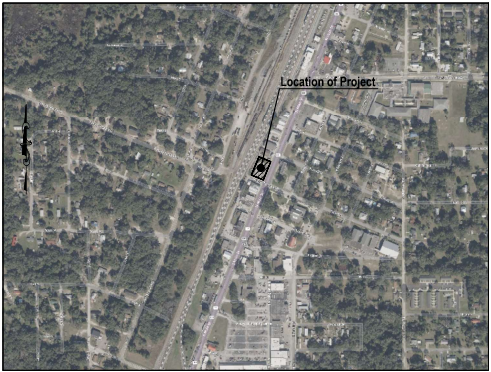
GAJ CONSULTANTS, INC.  
618 EAST SOUTH STREET, SUITE 700  
ORLANDO, FL. 32801  
(321) 445-8034  
ATTN: KEITH OROPEZA

## LOCATION MAP

CITY OF WILDWOOD, FLORIDA

2022 WARDROP CORP. (2022) MAPMAKING (2022) DISTRIBUTION APRIL 05 2022 10:40AM

(NTS)

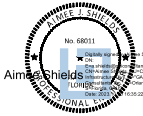


## LEGAL DESCRIPTION:

G06L074  
OFFICIAL RECORDS BOOK 429, PAGE 686  
LOTS 2, 3, 4, 5 AND 6, BLOCK 11, OF MASON'S EXTENSION OF DENHAM  
SURVEY OF WILDWOOD, A SUBDIVISION IN THE CITY OF WILDWOOD, FLORIDA,  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 50,  
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

## INTENDED USE:

126 - SPACE PARKING STRUCTURE



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED  
AND SEALED BY AIMEE J. SHIELDS, P.E.  
USING A DIGITAL SIGNATURE.

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GAJ CONSULTANTS, INC.  
618 EAST SOUTH STREET, SUITE 700  
ORLANDO, FL. 32801

CERTIFICATE OF AUTHORIZATION 9951  
AIMEE J. SHIELDS, P.E. NO. 68011

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE  
RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE  
WITH RULE 61G15-23.004 F.A.C.

| Sheet List Table |                        |
|------------------|------------------------|
| Sheet Number     | Sheet Title            |
| C-000            | COVER SHEET            |
| C-010            | GENERAL NOTES          |
| C-020            | SWPPP NOTES            |
| C-030            | PERMIT DATA PLAN       |
| C-040            | DEMOLITION SWPPP SHEET |
| C-100            | SITE PLAN              |
| C-200            | GRADING & DRAINAGE     |
| C-400            | UTILITY PLAN           |
| C-500            | DETAILS                |
| C-501            | DETAILS                |
| C-502            | DETAILS                |

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USING A DIGITAL SIGNATURE.

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GAJ CONSULTANTS, INC.  
618 EAST SOUTH STREET, SUITE 700  
ORLANDO, FL. 32801

KEITH OROPEZA, R.L.A. NO. 1023

THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL BE  
RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE  
WITH RULE 61G15-23.004 F.A.C.

| Sheet List Table |                              |
|------------------|------------------------------|
| Sheet Number     | Sheet Title                  |
| L-101            | LANDSCAPE PLAN               |
| L-101            | LANDSCAPE SCHEDULE AND NOTES |

COMMUNITY  
SOLUTIONS



618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT  
WILDWOOD  
COMMERCIAL SITE

100 N. MAIN STREET  
WILDWOOD FL. 34785

ISSUED FOR  
PERMIT

CONSULTANTS

| REVISIONS:    |           |
|---------------|-----------|
| FOOT COMMENTS | REVISIONS |
|               |           |
|               |           |
|               |           |
|               |           |
|               |           |
|               |           |
|               |           |
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|----------------|------------|
| PROJECT NUMBER | R210999.02 |
| DATE:          | 06/21/2022 |
| DRAWN:         | CDL        |
| CHECKED:       | JTC        |
| APPROVED:      | AJS        |
| REGISTRATION   | SEAL       |

SHEET TITLE  
**COVER SHEET**

SHEET NUMBER  
**C-000**

A GAI CONSULTANTS, INC. SERVICE GROUP





**SITE TRIANGLE DATA**  
 FDOT "GREENBOOK" 2018 EDITION  
 SIGHT-TRIANGLE DIAGRAM PER FIG. 3-16  
 SIGHT TRIANGLE DISTANCE PER FIG. 3-17  
 POSTED SPEED LIMIT = 35 MPH  
 DESIGN SPEED = 35 MPH  
 REQ. DISTANCE= 425 FT (LEFT)  
 REQ. DISTANCE= 400 FT (RIGHT)

COMMUNITY  
SOLUTIONS



618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9251

PROJECT  
WILDWOOD  
COMMERCIAL SITE

100 N. MAIN STREET  
WILDWOOD FL, 34785

ISSUED FOR  
PERMIT

#### CONSULTANTS

REVISIONS: \_\_\_\_\_

[illegible]

**PROJECT NUMBER** R210999.02

DATE: 04/21/2023

**DRAWN:** CDA

CHECKED: JTC

APPROVED: AJS

REGISTRATION \_\_\_\_\_

---

SEAL

SHEET TITLE

**PERMIT DATA  
PLAN**

SHEET NUMBER

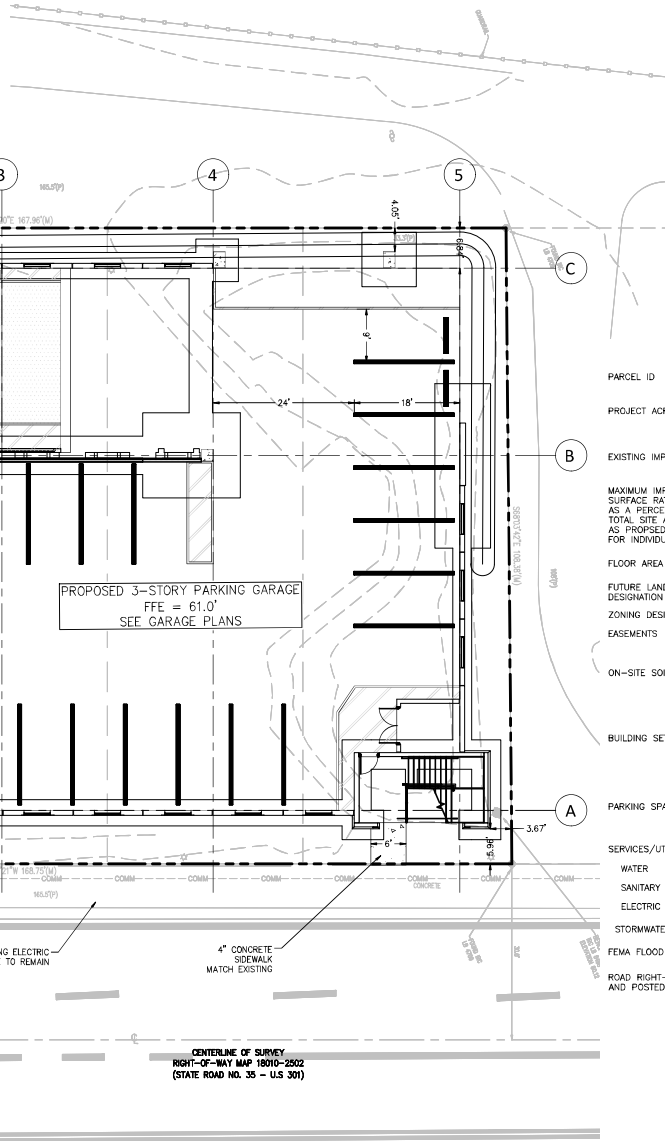
**C-030**

A GAI CONSULTANTS, INC. SERVICE GROUP

- NOTES:**
1. ALL PROPOSED ADA RAMPS TO BE INSTALLED WITH THIS CONTRACT.
  2. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
    - 2.1. RAMPS MAXIMUM SLOPE 1:12 (8.33%).
    - 2.2. SIDEWALK / CROSSWALK MAXIMUM CROSS SLOPE 2.0%.
  3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  4. ALL CROSSWALKS WITH NO STOP CONTROL SHALL BE 6' WIDE SPECIAL EMPHASIS WITH PEDESTRIAN CROSSING SIGNS BOTH SIDES.
  5. WHERE SIDEWALKS AT CURB, CONTRACTOR SHALL

6. INSTALL ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP.
7. PROPER SIGNAGE SHALL BE INSTALLED BY CONTRACTOR AT ALL INTERSECTING AND TERMINATED ROADS WITHIN THE PROJECT BOUNDARIES PER LOCAL GOVERNING REQUIREMENTS.
8. THE RESTORATION OF SIDEWALKS, CONCRETE CURB, DRIVEWAYS AND SIMILAR ITEMS REQUIRES A SAW CUT TO BE MADE AT THE NEAREST JOINTS AND ALL CONCRETE WITHIN THE AREA TO BE REMOVED AND REPLACED. PLEASE REFER TO CITY'S ESM SECTION 4.06.F.1
9. SIDEWALK REQUIREMENTS:
  - THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%
  - IF THE LONGITUDINAL SLOPE OF THE SIDEWALK

- EXCEEDS 1:20 IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.
9. SIDEWALK CURB RAMP REQUIREMENTS:
  - A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
  - THE CROSS SLOPE MUST NOT EXCEED 2%
  - THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
  - THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.



**PLAN LEGEND:**

|      |                                |
|------|--------------------------------|
| ---  | PROJECT PROPERTY LINE          |
| ---  | EXISTING FEATURE               |
| ---  | PROPOSED IMPROVEMENTS          |
| CR-X | PROPOSED CURB RAMP (FDOT TYPE) |
| ○    | PROPOSED STORM STRUCTURES      |
| ---  | CONCRETE SIDEWALK / DRIVES     |

#### SITE DATA NOTES

|                                                                                                                                    |                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL ID                                                                                                                          | G06L074                                                                                                                                                                                                                      |
| PROJECT ACREAGE                                                                                                                    | 0.42 ACRES (18,245.31 SF)                                                                                                                                                                                                    |
| EXISTING IMPERVIOUS AREA:                                                                                                          | 0.28 ACRES (1,1936.24 SF)                                                                                                                                                                                                    |
| MAXIMUM IMPERVIOUS SURFACE RATIO EXPRESSED AS A PERCENT OF THE TOTAL SITE AREA, AS WELL AS PROPOSED STANDARDS FOR INDIVIDUAL LOTS: | 0.75 MAXIMUM ISR                                                                                                                                                                                                             |
|                                                                                                                                    | PROPOSED: 0.34 ACRES (14,801 SF) = 0.81 ISR                                                                                                                                                                                  |
| FLOOR AREA RATIO                                                                                                                   | MIN. = N/A<br>MAX. = 0.50                                                                                                                                                                                                    |
| FUTURE LAND USE DESIGNATION                                                                                                        | PF                                                                                                                                                                                                                           |
| ZONING DESIGNATION                                                                                                                 | PEU                                                                                                                                                                                                                          |
| EASEMENTS                                                                                                                          | SEE SURVEY                                                                                                                                                                                                                   |
| ON-SITE SOILS                                                                                                                      | PER USDA NRCS SOIL SURVEY OF SUMTER COUNTY, THE SITE SOIL ARE MAPPED AS (33) SPARR FINE SAND BOULDERY, 0 TO 5 PERCENT SLOPES & (40) WILKINSON SAND BOULDERY, 0 TO 5 PERCENT SLOPES & (62) URBAN LAND, 0 TO 2 PERCENT SLOPES. |
| BUILDING SETBACKS                                                                                                                  | FRONT YARD - 25'<br>SIDE YARD - 10'<br>REAR YARD - 15'                                                                                                                                                                       |

|                            |                                                                                                                                                                                                                           |                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| PARKING SPACES PROVIDED    | 1ST FL STANDARD - 26<br>2ND FL STANDARD - 31<br>3RD FL STANDARD - 31<br>TOTAL - 121<br>COMBINED TOTAL - 126 SPACES                                                                                                        | 1ST FL ACCESSIBLE - 2<br>2ND FL ACCESSIBLE - 31<br>3RD FL ACCESSIBLE - 1<br>TOTAL - 5 |
| SERVICES/UTILITY PROVISION | CITY OF WILDWOOD<br>CITY OF WILDWOOD<br>DUKE ENERGY<br>PRIVATE ON-SITE STORM SEWERS THAT DISCHARGE TO EXISTING STORMWATER SYSTEM<br>PARCEL IS LOCATED IN ZONE X<br>MAIN ST. = 35 MPH<br>RUTLAND ST. / OXFORD ST. = 25 MPH |                                                                                       |

COMMUNITY SOLUTIONS



618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407 423-8398  
CERTIFICATE OF AUTHORIZATION: EB091  
**PROJECT**  
WILDWOOD  
COMMERCIAL SITE  
100 N. MAIN STREET  
WILDWOOD FL, 34785

ISSUED FOR PERMIT

CONSULTANTS

| REVISIONS: | FOOT COMMENTS | DATE       |
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| 1          |               | 06/21/2022 |
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| PROJECT NUMBER | R210999-02 |
| DATE           | 06/21/2022 |
| DRAWN          | CDL        |
| CHECKED        | JTC        |
| APPROVED       | AJS        |
| REGISTRATION   | SEAL       |

SHEET TITLE  
**SITE PLAN**

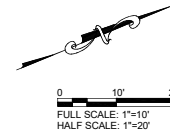
SHEET NUMBER  
**C-100**

A GAI CONSULTANTS, INC. SERVICE GROUP



2/20/21 (10/09/2021) - WILWOOD COMMERCIAL SITE (100 N. MAIN STREET, WILWOOD, FL 34785) - UTILITY PLAN  
This drawing was prepared by GAI CONSULTANTS, INC. and is intended to be used for the project only. It is not to be used for any other purpose without the written consent of GAI CONSULTANTS, INC.

CSX RAILROAD



| LEGEND |                      |
|--------|----------------------|
|        | RIGHT-OF-WAY         |
|        | LIMITS OF WORK       |
|        | EXISTING FEATURE     |
|        | PROPOSED IMPROVEMENT |
|        | WATER SERVICE        |
|        | IRRIGATION SERVICE   |
|        | SANITARY SERVICE     |

#### UTILITIES NOTES:

1. ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2013 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)].
2. ALL FITTINGS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS, PER NFPA 24: 8.6.1.
3. CORROSION PROTECTION FOR ALL UNDERGROUND BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION IN ACCORDANCE WITH NFPA 24: 10.8.3.5.
4. THE MINIMUM DEPTH OF COVER TO PREVENT MECHANICAL DAMAGE SHALL BE 30-INCHES MEASURED FROM THE FINAL GRADE TO THE TOP OF THE PIPE OF ALL UNDERGROUND FIRE AND WATER MAINS. PIPE UNDER VEHICULAR TRAFFIC AREAS SHALL BE BURIED AT A MINIMUM DEPTH OF 3-FEET; IN ACCORDANCE WITH NFPA 24: 10.4.
5. PRIOR TO CONSTRUCTION, ALL MEASURES WILL BE TAKEN TO NOTIFY UTILITY PROVIDER'S TO FIELD MARK UTILITIES IN ACCORDANCE WITH CHAPTER 556 F.S., SUNSHINE STATE ONE CALL.
6. ALL PROPOSED UTILITY POINT OF CONNECTIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS FROM THE APPROVED PLANS WILL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD. ANY DESIGN ALTERATIONS TO ACCOMMODATE THE DISCOVERED FIELD CONDITIONS WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE CONNECTION.

COMMUNITY  
SOLUTIONS



618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB0951

PROJECT  
WILWOOD  
COMMERCIAL SITE

100 N. MAIN STREET  
WILWOOD FL, 34785

ISSUED FOR  
PERMIT

CONSULTANTS

| REVISIONS     |      |
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| FOOT COMMENTS | DATE |
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|----------------|------------|
| PROJECT NUMBER | R210999-02 |
| DATE           | 04/21/2021 |
| DRAWN          | CAA        |
| CHECKED        | JTC        |
| APPROVED       | AJS        |
| REGISTRATION   | SEAL       |

SHEET TITLE  
**UTILITY PLAN**

SHEET NUMBER  
**C-400**

A GAI CONSULTANTS, INC. SERVICE GROUP

US HIGHWAY 301  
(STATE ROAD NO. 35)  
(VIA MAIN STREET, VIA  
SUMMITVILLE STREET)

CENTERLINE OF SURVEY  
RIGHT-OF-WAY MAP 18010-2202  
(STATE ROAD NO. 35 - US 301)

STOP

EXTEND EXISTING WATER  
SERVICE AND INSTALL 1" WATER  
METER AND PRZ TYPE BACKFLOW  
PREVENTER  
SEE IRRIGATION PLAN  
FOR CONTINUATION

PROPOSED 3-STORY PARKING GARAGE  
FFE = 61.0'  
SEE GARAGE PLANS

6" DIP  
PROVIDE FIRE  
HYDRANT ASSEMBLY

FDC. SEE MEP  
PLANS.

TAP INTO EXISTING  
WATER MAIN





# PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**Case No:** PLAT 2309-005 Trailwinds Outparcel  
Subdivision Final Plat

**Parcel Number:** G04LCO-008

**Acreage:** 1.94 +/-

**Property Location:** Located along CR 466A,  
approximately one mile east of the  
intersection of C 466A and Powell  
Road

**Owner:** 5833 & 5837 Seven Mile, LLC

**Applicant:** Kaye M Jameson / Clymer Farner  
Barley, LLC

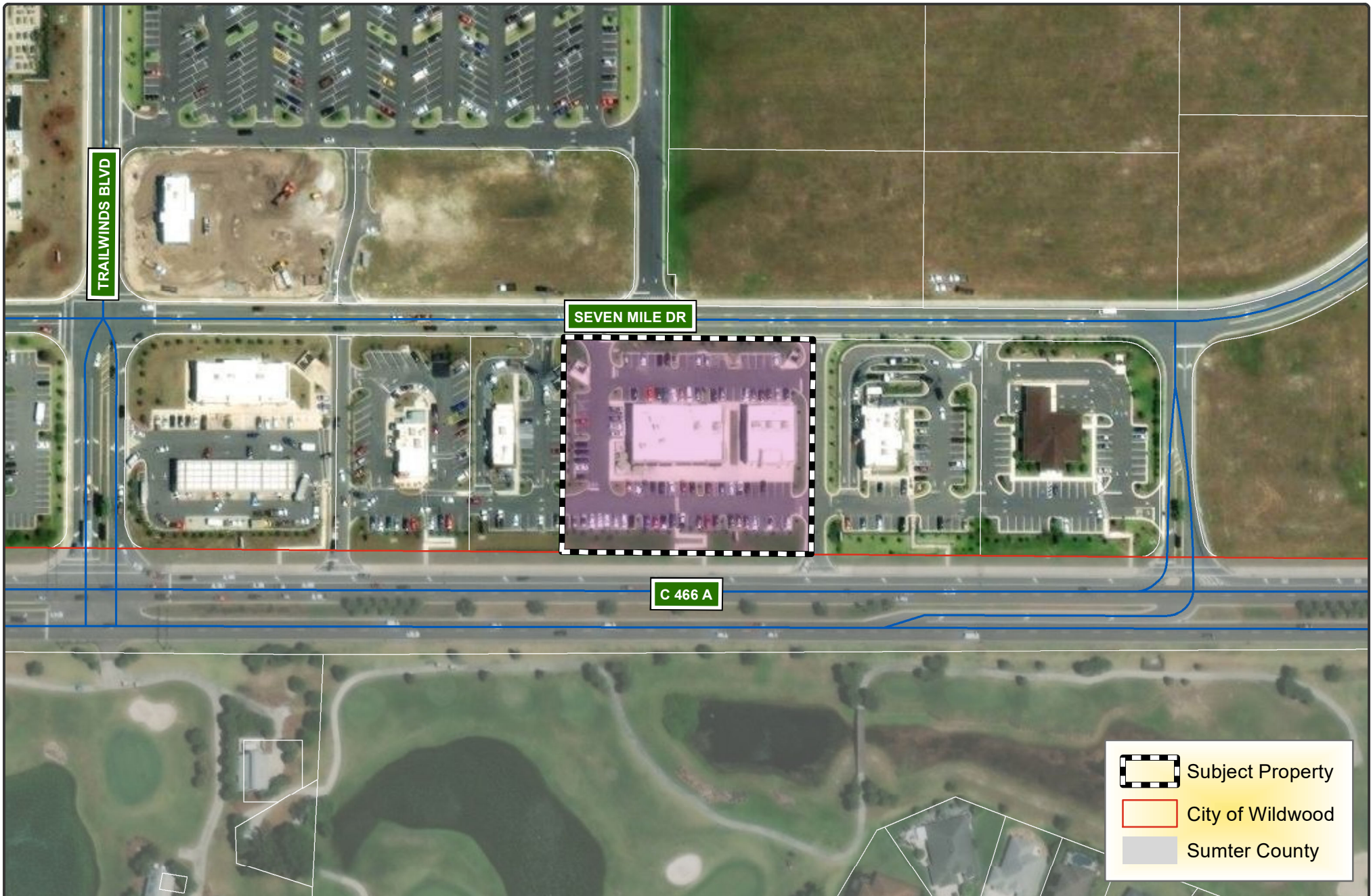
The applicant is seeking a favorable recommendation from the Project Review Committee for the replat of Parcel CO-8 of Trailwinds Village Replat One (PLAT 1809-005), creating two lots, Lot 1 being 1.30 acres and Lot 2 being .64 acres MOL, on the proposed Trailwinds Outparcel Subdivision Final Plat, containing a total of 1.94 acres MOL per the attached plans.

PLAT 2309-005 meets the criteria set forth in the Design District Standards and Land Development Regulations and is in compliance with Florida Statute Chapter 177.

**DATED:** 12/5/2023

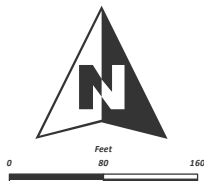
A handwritten signature in cursive script, appearing to read 'Wendy Then'.

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](http://www.wildwood-fl.gov)



**PLAT 2309-005**

**TRAILWINDS OUTPARCEL SUBDIVISION FINAL PLAT**

**PARCEL G04LCO-008**

**MAP 1B**

**LOCATION  
MAP**

**SEPTEMBER  
2023**



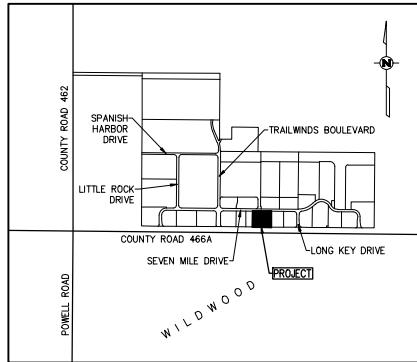
RECIPROCAL EASEMENT AGREEMENT FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OF BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

# TRAILWINDS OUTPARCEL SUBDIVISION

SHEET 1 OF 2

A REPLAT OF PARCEL CO-8, TRAILWINDS VILLAGE REPLAT ONE,  
PLAT BOOK 17, PAGES 44, 44-A THROUGH 44-H,  
IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

VICINITY MAP  
1" = 1000'



2 LOTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## LEGAL DESCRIPTION

PARCEL CO-8, OF TRAILWINDS VILLAGE REPLAT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE(S) 44, 44-A THROUGH 44-H, INCLUSIVE, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID PARCEL CO-8; THENCE ALONG THE WEST, NORTH, EAST AND SOUTH BOUNDARIES OF PARCEL CO-8, RESPECTIVELY, WITH THE FOLLOWING COURSES: RUN N00°30'00"E, A DISTANCE OF 270.00 FEET; THENCE S89°30'00"E, A DISTANCE OF 313.12 FEET; THENCE S00°30'00"W, A DISTANCE OF 270.00 FEET; THENCE N89°30'00"W, A DISTANCE OF 313.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.94 ACRES, MORE OR LESS.

## NOTES:

- 1.) BEARINGS ARE BASED ON THE CENTERLINE OF SEVEN MILE DRIVE HAVING A BEARING OF S89°30'00"E PER THE PLAT OF TRAILWINDS VILLAGE RECORDED IN PLAT BOOK 16, PAGES 21 THRU 21-I, SUMTER COUNTY, FLORIDA.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) LOT CORNERS HAVE BEEN SET AS SHOWN HEREON.
- 5.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 6.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 7.) LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 12119C 0132 D EFFECTIVE DATE: SEPTEMBER 27, 2013.
- 8.) MORTGAGEES' JOINDER AND CONSENT TO PLAT HAS BEEN SUBMITTED BY SEPARATE INSTRUMENT.
- 9.) A SEPARATE RECIPROCAL EASEMENT AGREEMENT FOR LOTS 1 AND 2 WILL BE RECORDED IN THE PUBLIC RECORDS.
- 10.) THOSE EASEMENTS SHOWN HEREON HAVE BEEN PREVIOUSLY CREATED AND/OR GRANTED IN THE PLAT OF TRAILWINDS VILLAGE, AS RECORDED IN PLAT BOOK 16, PAGES 21-20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THESE EASEMENTS ARE ALSO INCLUDED IN THE PLAT OF TRAILWINDS VILLAGE REPLAT ONE, AS RECORDED IN PLAT BOOK 17, PAGES 44-44H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

## REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE

DATE

PRINT NAME

REGISTRATION NO.

## CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF "TRAILWINDS OUTPARCEL SUBDIVISION" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.

FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC  
4450 N.E. 83rd ROAD  
WILDWOOD, FLORIDA 34785  
LICENSED BUSINESS NO. 8498

KAYE M. JAMESON  
REGISTRATION NO. 5912

DATE

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

## DEDICATION - TRAILWINDS OUTPARCEL SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, 5833 & 5837 SEVEN MILE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, HAS CAUSED TO BE MADE THIS PLAT OF TRAILWINDS OUTPARCEL SUBDIVISION, A SUBDIVISION OF LAND HEREIN DESCRIBED.

WITNESSES:

5833 & 5837 SEVEN MILE, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

(1) SIGNATURE

BY:

DOUGLAS A. CLARK, MANAGER

PRINT NAME

(2) SIGNATURE

PRINT NAME

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, BY DOUGLAS A. CLARK, MANAGER OF 5833 & 5837 SEVEN MILE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

MELANIE D. STRICKLAND  
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

JESSICA BARNES  
CITY CLERK

ED WOLF  
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINT NAME  
CITY OF WILDWOOD, ATTORNEY

SIGNATURE  
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR  
MELANIE D. STRICKLAND

PUBLIC WORKS DIRECTOR  
JEREMY HOCKENBURY

PRINT NAME  
CITY OF WILDWOOD, ENGINEER

SIGNATURE  
CITY OF WILDWOOD, ENGINEER

## CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND WAS FILED FOR RECORD ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, FILE NUMBER \_\_\_\_\_.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME  
DEPUTY CLERK

SIGNATURE  
DEPUTY CLERK

PREPARED BY:



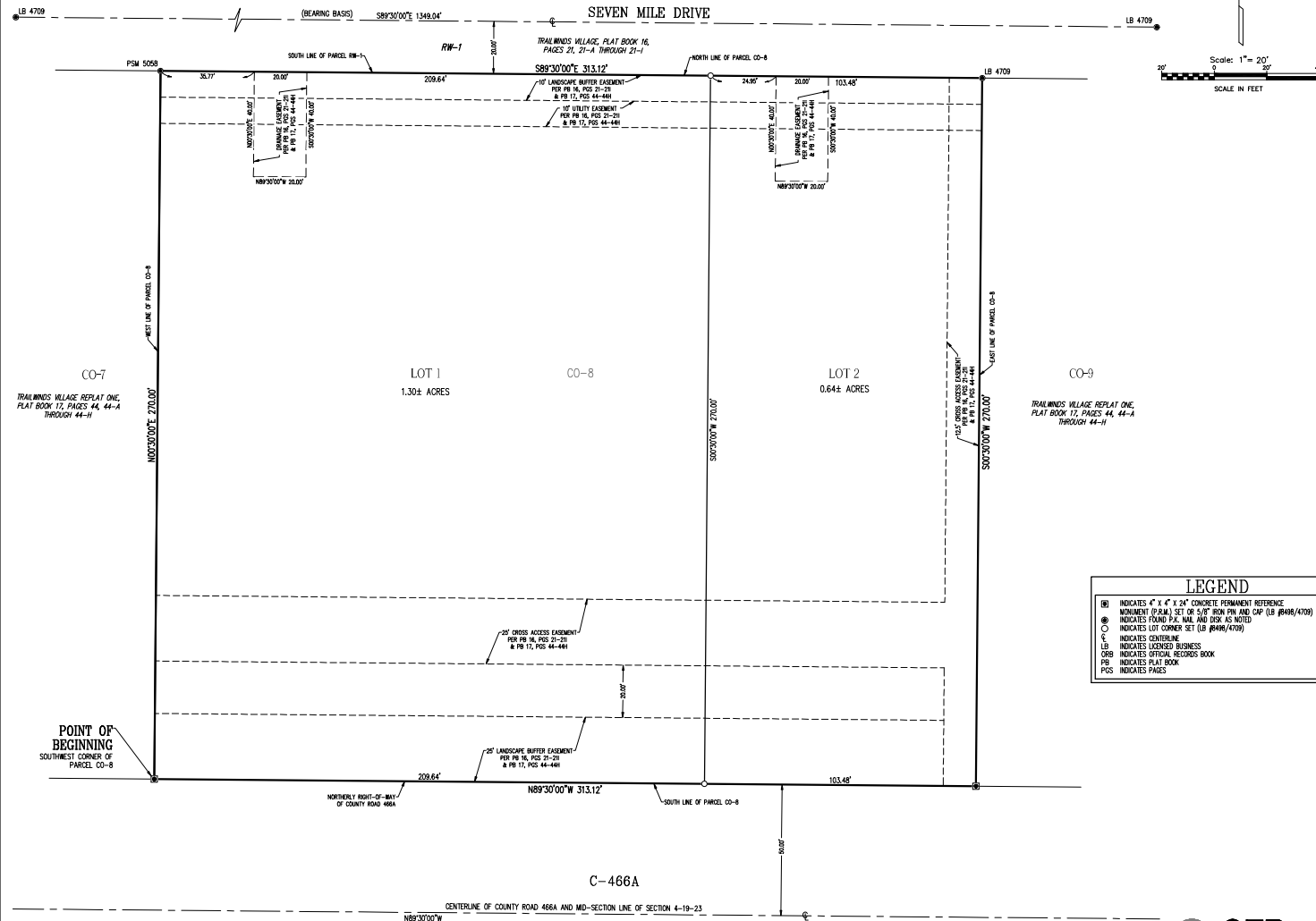
**CFB** CLYMER  
FARNER  
BARLEY  
SURVEYING  
4450 NE 83RD ROAD • WILDWOOD, FL 34785  
(352) 462-1218 LB4198

# TRAILWINDS OUTPARCEL SUBDIVISION

SHEET 2 OF 2

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

A REPLAT OF PARCEL CO-8, TRAILWINDS VILLAGE REPLAT ONE,  
PLAT BOOK 17, PAGES 44, 44-A THROUGH 44-H,  
IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



PREPARED BY: **CFB** CLYMER FARNER BARLEY  
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