



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
January 2, 2024 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 December 05, 2023, at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. SP 2205-006 Chesterfield Villages Plaza Phase 2
Portion of Parcel G17A009A**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 15,054 SF retail

building with associated infrastructure on 3.36 acres, MOL. **The Project Review Committee recommends approval 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 Planning and Zoning Board/Special Magistrate for the construction of a 51,945 SF hotel consisting of 122 guest rooms and associated infrastructure on 2.66 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of the outstanding utility comment, the submission of the performance bond, and the mill and overlay to CR 106.**

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

D32-172

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

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

Parcel G16M002

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 5,067 SF medical office building with associated infrastructure on 0.77 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of the outstanding utility comments. Utility comments were cleared on December 12, 2023.**

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

G06L074

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate 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 Project Review Committee recommends approval subject to coordination of a couple 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 City of Wildwood Planning and Zoning Board/Special Magistrate 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. **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.

January 2, 2024 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 5, 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
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	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 November 07, 2023, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the November 7, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. SP 2302-012 The Casablanca at Wildwood

Special Magistrate Holt read aloud the title of SP 2302-012 The Casablanca at Wildwood. The item was presented by Planner Amanda Bondi. The applicant, Highland Engineering, Inc.,

sought 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. There were outstanding utility comments that were cleared after the posting of the agenda, and the City Attorney was finalizing the easement documents needed for the project. Jeff Banker, of Highland Engineering, Inc., was present on behalf of the project. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon the utility easement being cleared with the City and agreed upon with the City Clerk.

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

2. SP 2304-007 Storage at Powell

Special Magistrate Holt read aloud the title of SP 2304-007 Storage at Powell. The item was presented by Assistant Development Services Director Wendy Then. The applicant, Samy Cohen / Storage at Powell, LLC, sought 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. Tom Skelton of American Civil Engineering was present on behalf of the project. No comments were offered or received.

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

3. SP 2305-008 7 Eleven @ Wildwood

Special Magistrate Holt read aloud the title of SP 2305-008 7 Eleven @ Wildwood. The item was presented by Assistant Development Services Director Wendy Then. The applicant, Ronald Brown/Sered Wildwood, LLC, sought 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. 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. All city staff comments have been cleared, and the applicant was working with Sumter County to memorialize the ROW Dedication document(s). Herb Green of Cadjazz Engineering was present on behalf of the project. No other comments were offered or received. Special Magistrate Holt recommended approval contingent upon the resolution of the ROW Dedication document.

RESULT:	Recommends Approval
----------------	----------------------------

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

4. SP 2307-006 Lucky U Cycles

Special Magistrate Holt read aloud the title of SP 2307-006 Lucky U Cycles. The item was presented by Assistant Development Services Director Wendy Then. The applicant, Lucky U Landholding, LLC, sought 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. 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. There was an outstanding utility comment as well as a developer's agreement being finalized, but the City did not request resolution of those items prior to approval. Keith Riddle of Riddle Newman Engineering was present on behalf of the project. No other comments were offered or received.

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

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

Special Magistrate Holt read aloud the title of SP 2309-010 VOSO PH 31A, 31B, and 31C Master Plan. The item was presented by Assistant Development Services Director Wendy Then. The applicant, The Villages Development Company, LLC, sought 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. Steve Campbell of Clymer Farner Barley was present on behalf of the project. No comments were offered or received.

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

V. ADJOURNMENT

The meeting was adjourned at 2:33 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 2205-006 Chesterfield Villages Plaza Phase 2

REQUESTED ACTION: The Project Review Committee recommends approval 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

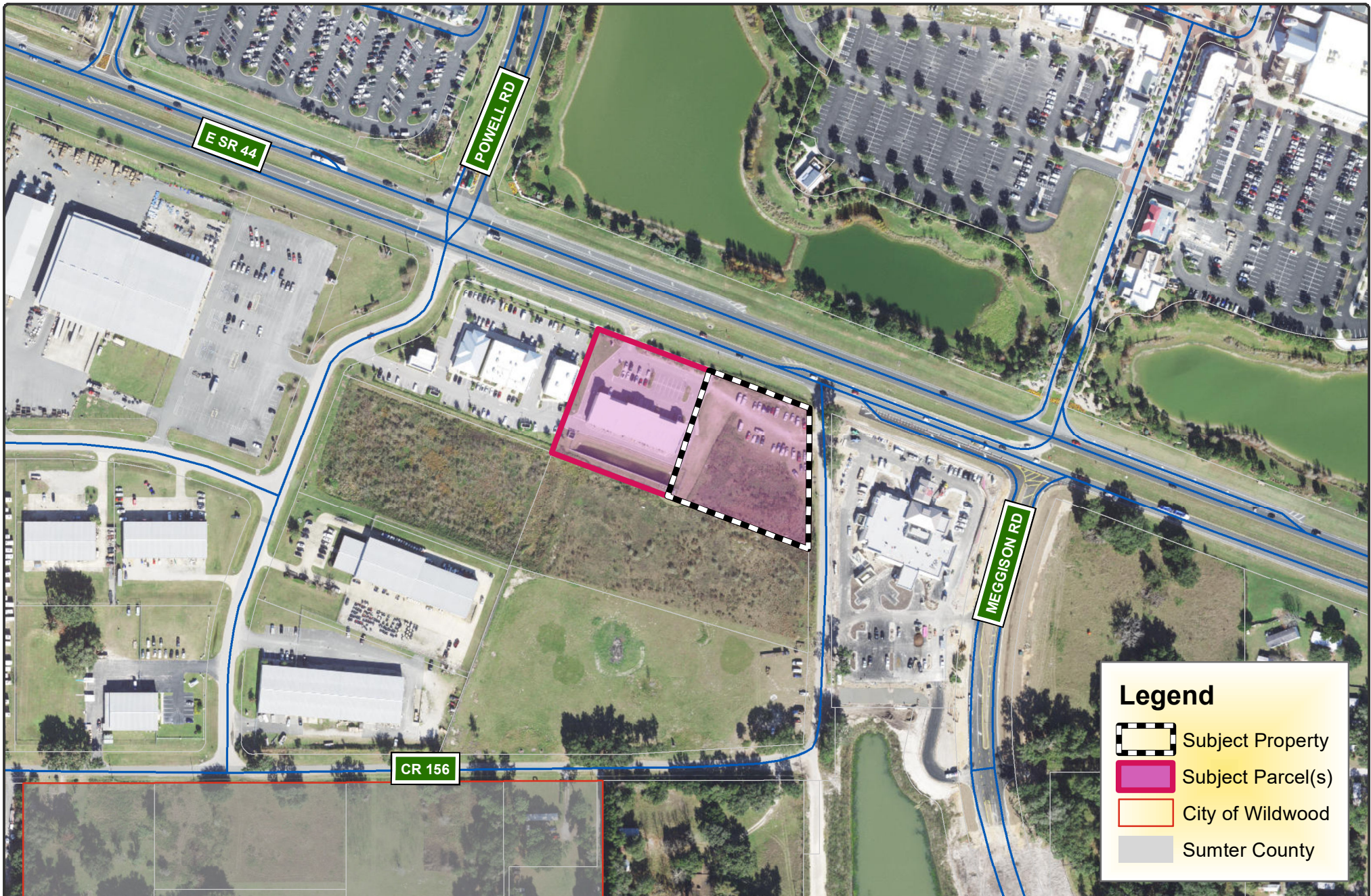
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 15,054 SF retail building with associated infrastructure.

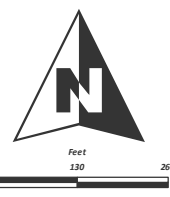
SP 2205-006 meets the criteria set forth within the Land Development Regulations and Design District Standards. A technical waiver was approved at the Project Review Committee meeting on December 12, 2023, which waived the Design District Standard Chapter 1, Section (G)(3) regarding the minimum landscaping material within the northern landscape buffer.



DATED: 12/20/2023

Amanda Bondi, Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 130 260	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
ALPHAR CONTACT: ALPHAR PATEL
WILWOOD ENTERPRISE, LLC
2701 COOPER CREEK CT.
WESLEY CHAPEL, FL 32084
PH: (407) 234-7744
FAX: (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 C-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 SCARPATE P.E. 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.

SITE LAYOUT PLAN FOR:

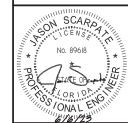
CHESTERFIELD VILLAGE

PLAZA PH II

PORTION OF LOT 9A, BUS. PARK 44 LOT 9
CITY OF WILWOOD, SUMTER COUNTY, FL

ASA ENGINEERING & SURVEYING, LLC

100 S. PATTERSON ST. - AUSTIN, TX 78704
PH: (512) 844-0500 - FAX: (512) 844-0501



WORK ORDER: 5092

SHEET

C2.0



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.

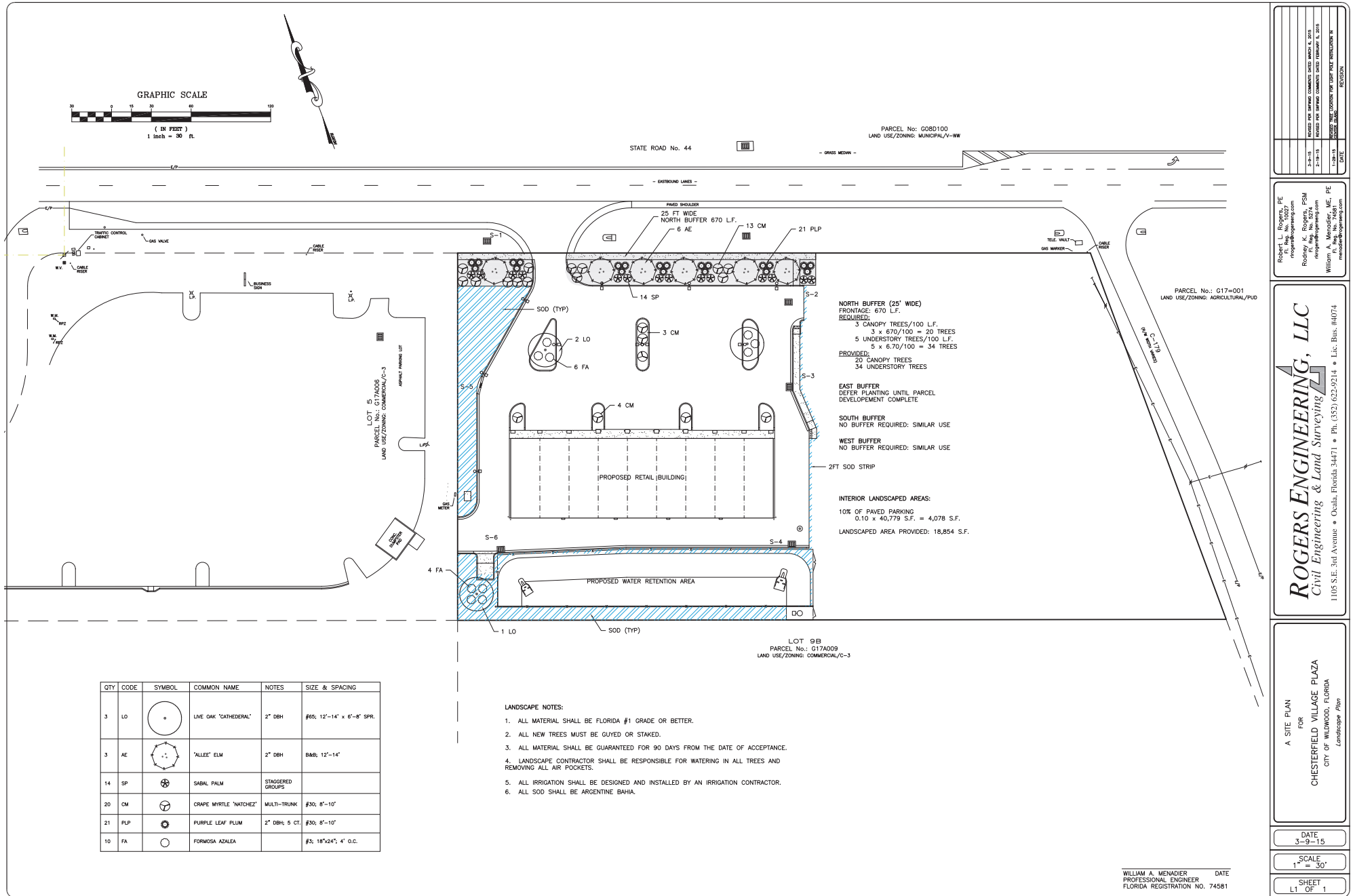
Name (Print) Thomas Humphrey, PLA

Date 12/5/22

Signature Thomas Humphrey

Chesterfield Plaza Village Existing Conditions





PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2208-006 Woodspring Suites Wildwood

REQUESTED ACTION: The Project Review Committee recommends approval contingent on the resolution of the outstanding utility comment, the submission of the performance bond, and the mill and overlay to CR 106.

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 Planning and Zoning Board/Special Magistrate 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 and the current condition as outlined in the TIA.

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



DATE: 12/20/2023

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.*****

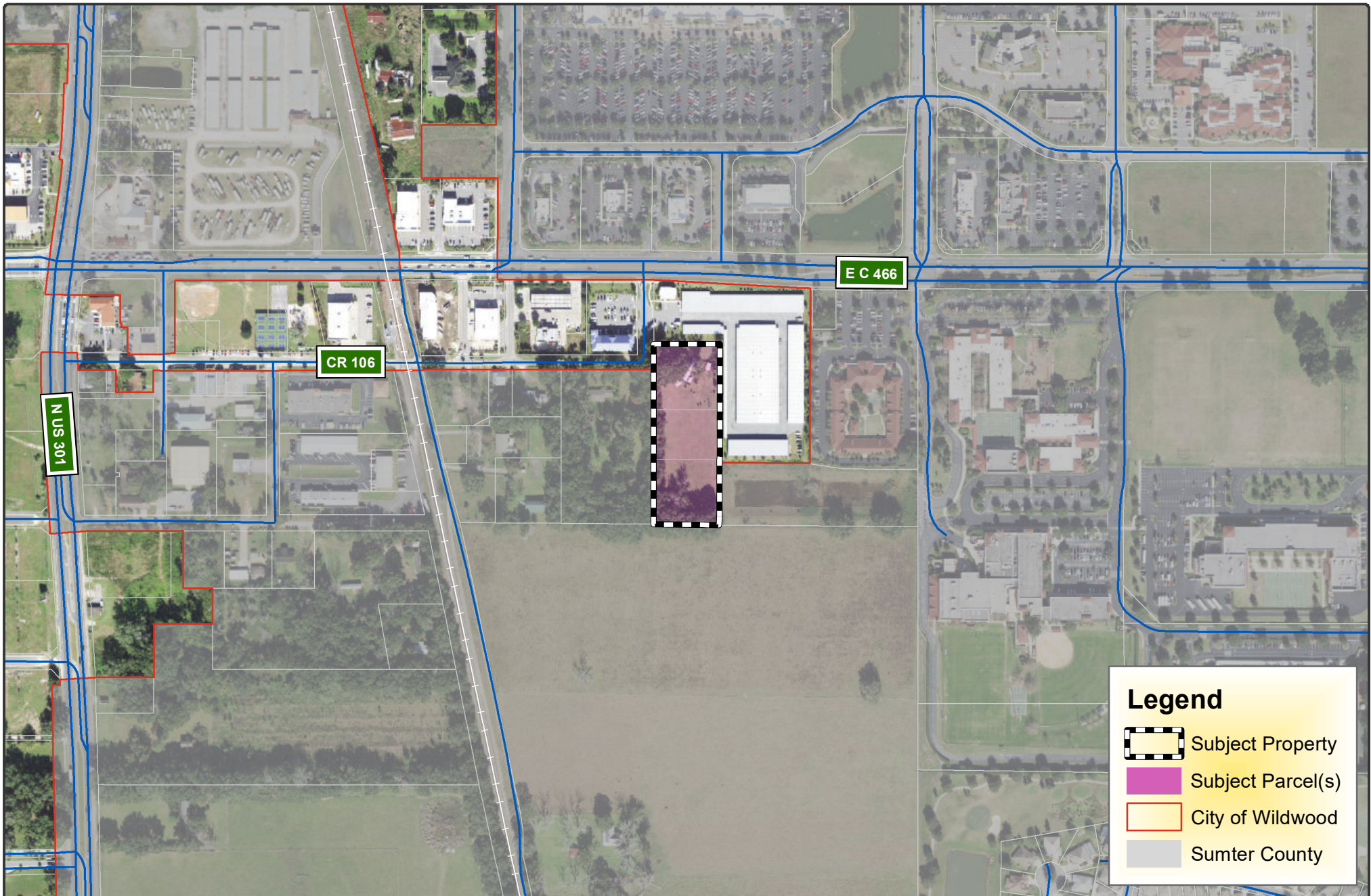
DEVELOPMENT SERVICES

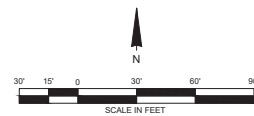
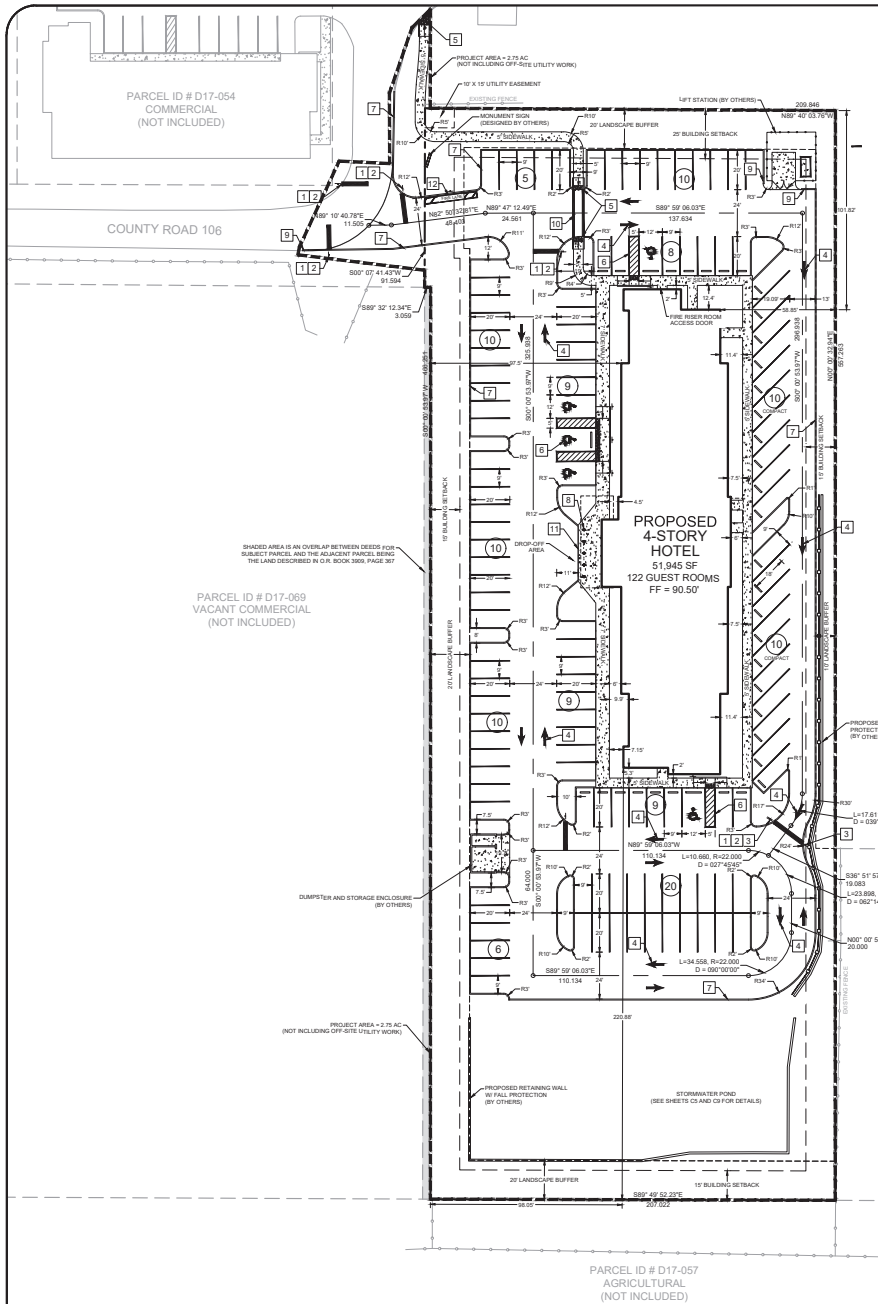
1. LDR4.4(E)(1) All infrastructure being dedicated to the City shall provide a surety of 120% of the construction costs.

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.





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: D17-060
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 ISR: 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' (WAVES REQUIRED) / 10' PROVIDED
EAST BUFFER (STORMWATER POND): 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 (ISR = 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 C9)

This document is the property of Germaine M. Germaine, P.E. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Germaine M. Germaine, P.E.

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



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

SITE PLAN

WOODSPRING SUITES VILLAGES, FL

WILDLAND, FLORIDA

PROJECT # GE0000201

GERMAINE ENGINEERING
AND ASSOCIATES, LLC
1120 WEST WYATT AVENUE
SUITE 200
OXFORD, FLORIDA 34464
WWW.GERMAINEENGINEERING.COM
CONTACT: 813.221.1221

SCALE: 1" = 30'

DATE: 08-05-2022

SHEET

C4

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

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

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 2307-010 A-1 Block and Ready Mix Plant

Parcel Number: D32-172

Acreage: 7.506 +/-

Property Location: 8214 NE 44th Drive, Wildwood, FL 34785, in the vicinity of NE 82nd Avenue and dead ends at NE 44th Drive

Owner: RMC Wildwood LLC

Applicant: Adam Freeman, Manager – RMC Wildwood, LLC

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

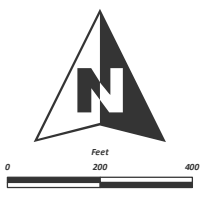
Regulations and the City's Comprehensive Plan.

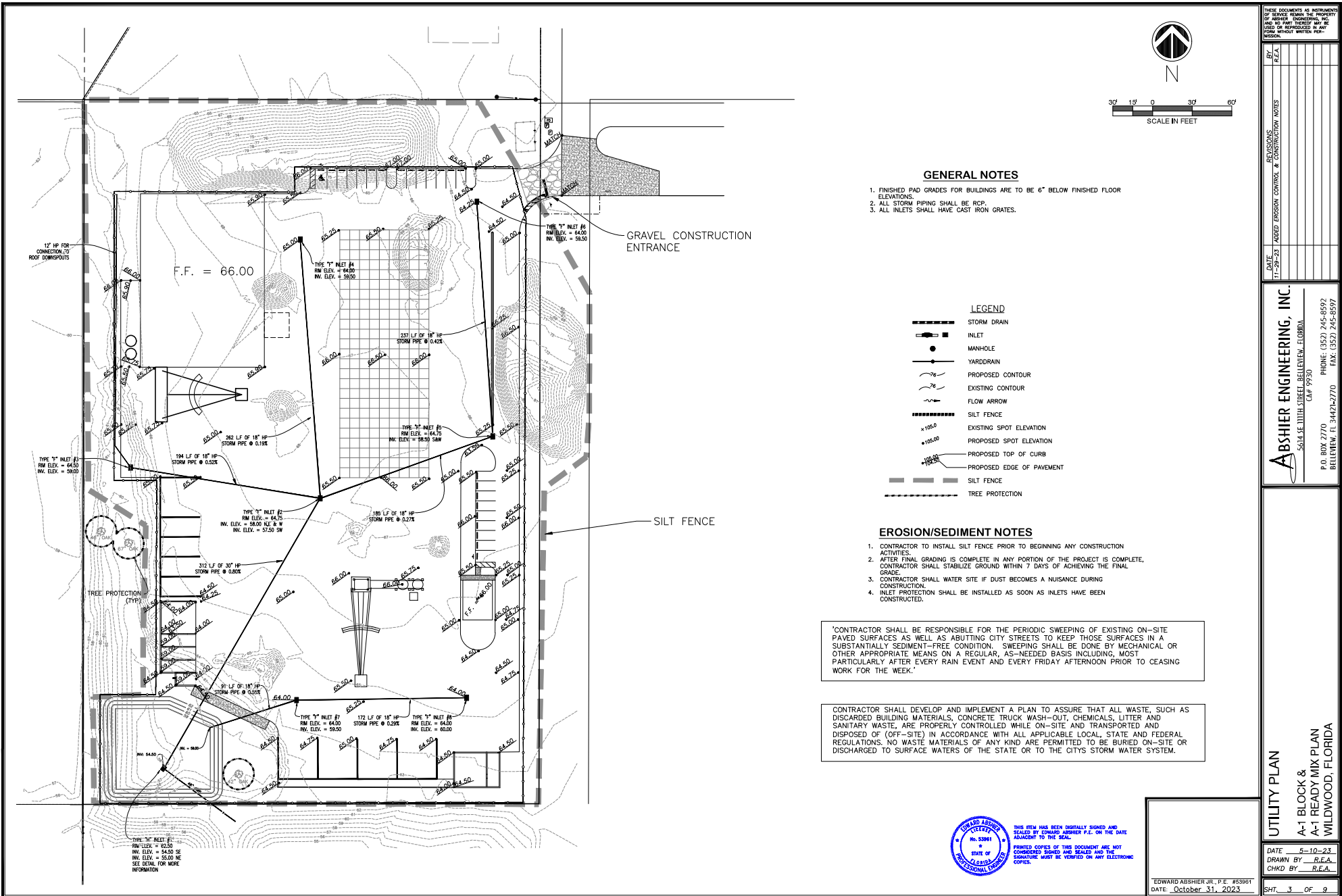
DATED: 12/19/2023

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

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 2307-010 A-1 BLOCK AND READY MIX PLANT PARCELS D32-172	MAP 1B LOCATION MAP AUGUST 2023
--	--	---	--	--



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

EDWARD ABSHIER JR., P.E. #50961
DATE: October 31, 2023

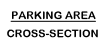
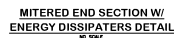
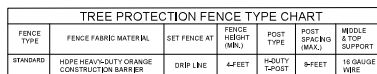
THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, REMAINING THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION.

DATE	BY	REVISIONS
11-29-23	RE.A.	ADDED EROSION CONTROL & CONSTRUCTION NOTES

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

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

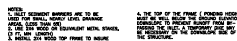
DATE	5-10-23
DRAWN BY	RE.A.
CHKD BY	RE.A.
SHT	3 OF 9



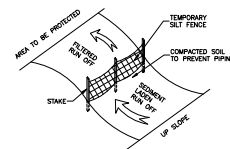
NOTES
1. LIMEROCK BASE MAY BE REPLACED
WITH CRUSHED CONCRETE



DETAIL DISCHARGE INLET TYPE "H"



SILT FENCE INLET SEDIMENT BARRIER



- [illegible]

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL



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

EDWARD ABSHIER JR., P.E. #53961
DATE: October 31, 2023

SHT. 5 OF 9

[illegible]

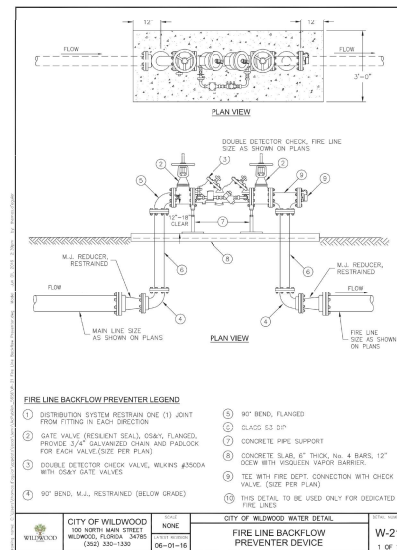
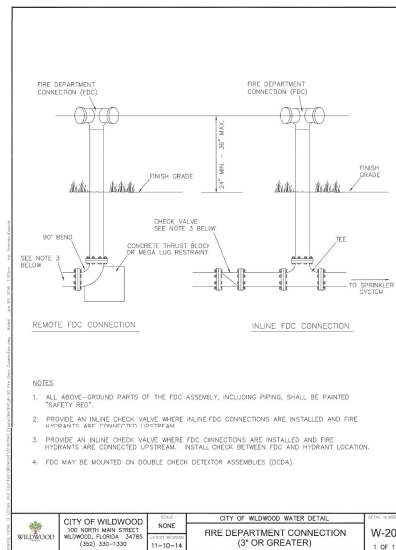
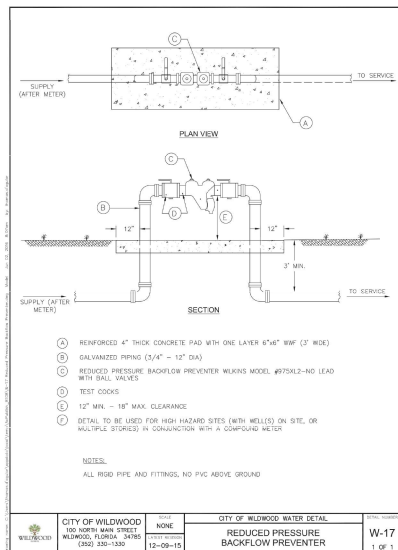
ABSHIER ENGINEERING, INC.
5614 SE 11TH STREET, BELLEVUE, FLORIDA
CA# 9930
PHONE: (352) 245-8592
FAX: (352) 245-8029
P.O. BOX 2770
BELLEVUE, FL 32003

DETAILS

DATE 5-10-23

DRAWN BY R.E.A.
CHKD BY R.E.A.

SHT. 5 OF 9

[illegible]

ABSHIER ENGINEERING, INC.
5614 SE TENTH STREET, BELLEVUE, FLORIDA
CA# 9930
PHONE: (352) 245-8592
FAX: (352) 245-8597
P.O. BOX 2770
BELLEVUE, FL 34421-2770

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. #53961
DATE: October 31, 2023

SHT. 7 OF 9

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2308-007 Gabriel Medical Office

REQUESTED ACTION: The Project Review Committee recommends approval contingent on the resolution of the outstanding utility comments. Utility comments were cleared on December 12, 2023.

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 Planning and Zoning Board/Special Magistrate 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.



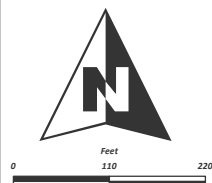
DATE: 12/20/2023

Amanda Bondi

Planner II, Development Services

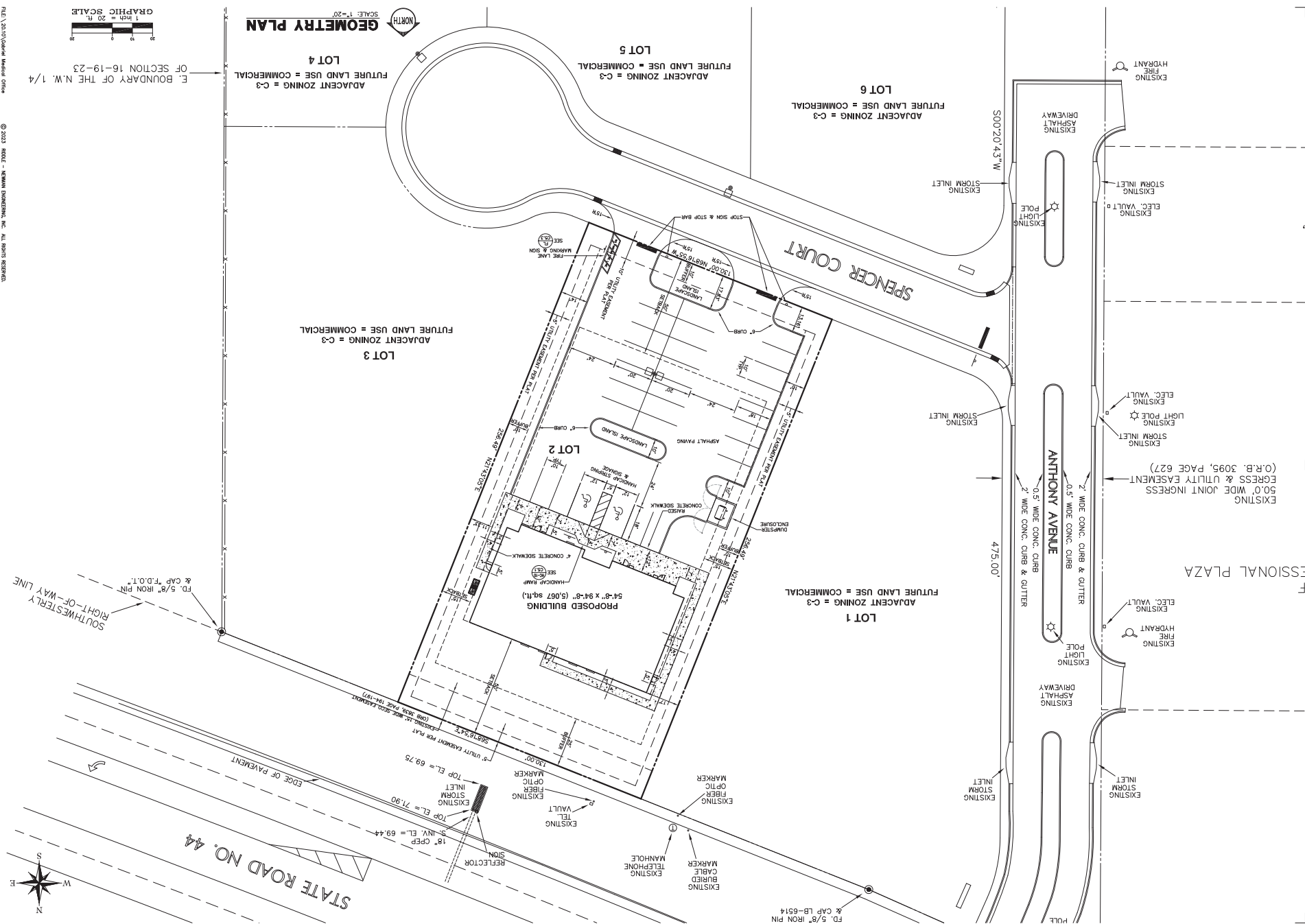


**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



SP 2308-007
GABRIEL MEDICAL OFFICE
PARCEL G16M002

MAP 1B
LOCATION
MAP
AUGUST
2023



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2310-007 Wildwood Main Street Parking Garage

REQUESTED ACTION: The Project Review Committee recommends approval subject to coordination of a couple 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 City of Wildwood Planning and Zoning Board/Special Magistrate 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.

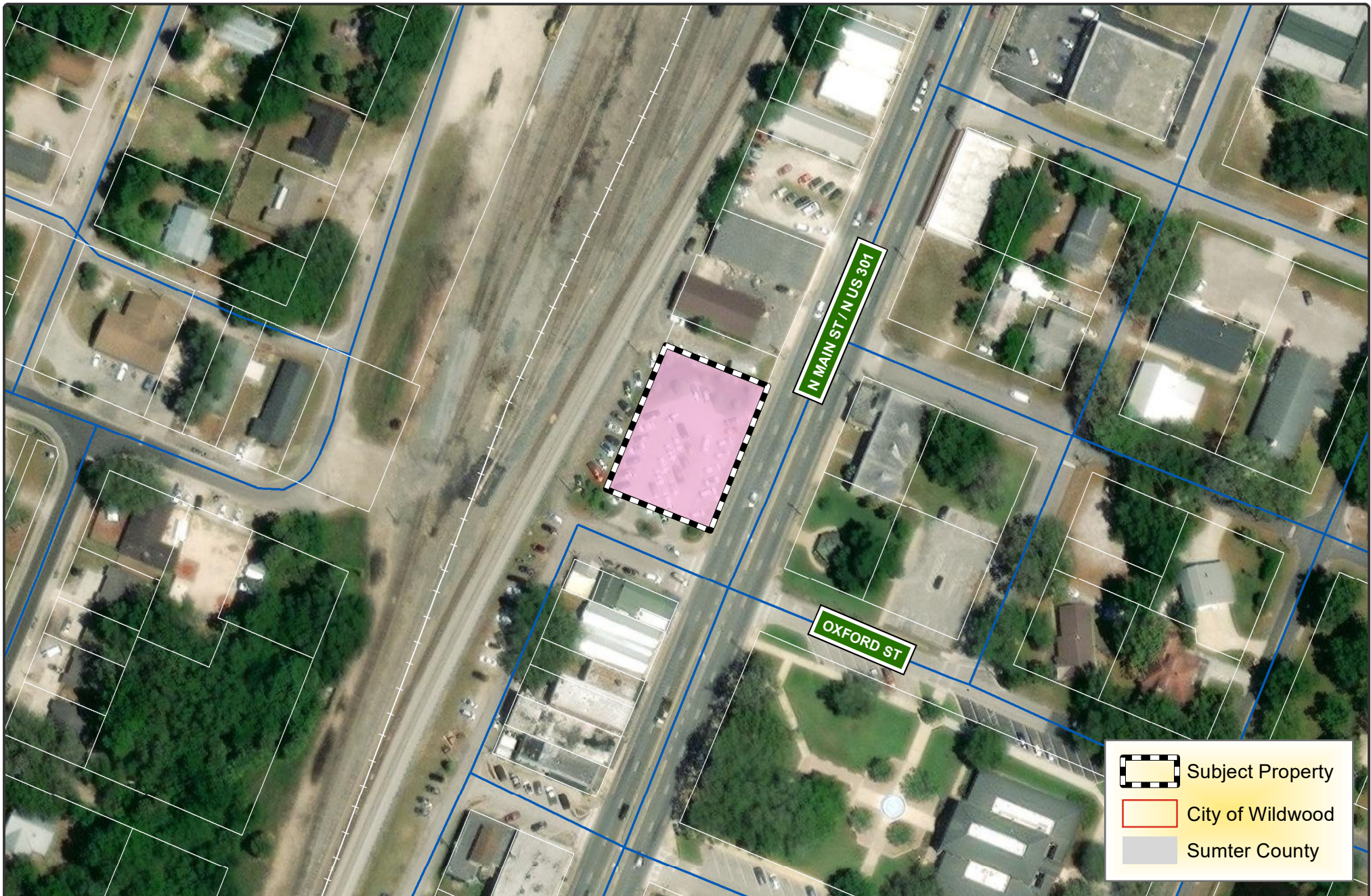
The subject parcel is zoned PEU (Public, Educational, Utilities) which allows the proposed land use.

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

DATED: 12/19/2023

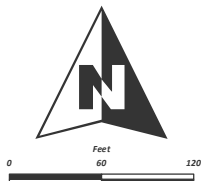
A handwritten signature in dark ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2310-007

WILDWOOD RAILYARD COMMERCIAL SITE

PARCEL G06L074

MAP 1B

**LOCATION
MAP**

**OCTOBER
2023**

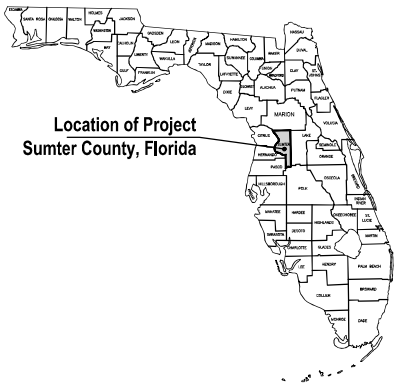
WILDWOOD COMMERCIAL SITE PARKING GARAGE CONSTRUCTION DOCUMENTS

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

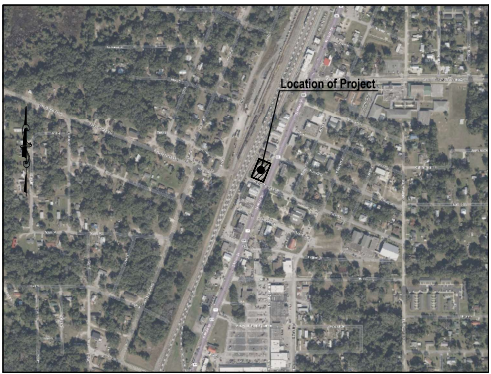
GEOTECHNICAL ENGINEER

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 (NTS)
CITY OF WILDWOOD, FLORIDA
©2021 WILCOPT CORP. (062) MIAMI (062) (022) DISTRIBUTION APPROVED BY 0020 TAYLOR



SEPTEMBER 2023

LEGAL DESCRIPTION:

G06L074
OFFICIAL RECORDS BOOK 429, PAGE 696
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.

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

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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY KEITH OROPEZA, R.L.A.
USING A DIGITAL SIGNATURE.

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

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	
NO.	DESCRIPTION
1	10/08/2023

PROJECT NUMBER	R210999.02
DATE	09/21/2023
DRAWN	CDL
CHECKED	JTC
APPROVED	AJS
RECREATION	SEAL

SHEET TITLE
COVER SHEET

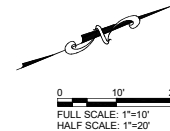
SHEET NUMBER
C-000

A GAI CONSULTANTS, INC. SERVICE GROUP

Page 41 of 49

2/20/21 (10/09/2021) - WILWOOD COMMERCIAL SITE (WILWOOD COMMERCIAL SITE) (WILWOOD COMMERCIAL SITE) - UTILITY PLAN
This drawing was prepared by the undersigned and is intended to be used for the purpose of providing information only. It is not intended to be used for any other purpose.

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: EB991

PROJECT
WILWOOD
COMMERCIAL SITE

100 N. MAIN STREET
WILWOOD FL, 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS	
FOOT COMMENTS	DATE

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 - U.S. 301)

STOP
(W/ 1/2" DIA.)

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2309-005 Trailwinds Outparcel Subdivision Final Plat

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: 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 City of Wildwood Planning and Zoning Board/Special Magistrate 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: 12/19/2023

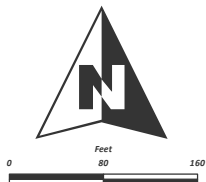
A handwritten signature in cursive script, appearing to read 'Wendy Then', written in dark ink.

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



PLAT 2309-005

TRAILWINDS OUTPARCEL SUBDIVISION FINAL PLAT

PARCEL G04LCO-008

MAP 1B

**LOCATION
MAP**

**SEPTEMBER
2023**

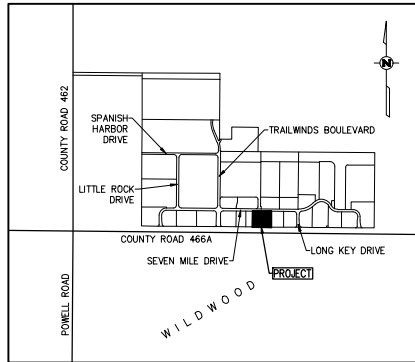
RECIPROCAL EASEMENT AGREEMENT FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. OF BOOK _____ PAGE _____

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-H, 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 _____ SIGNATURE _____
CITY OF WILDWOOD, ATTORNEY CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR PUBLIC WORKS DIRECTOR
MELANIE D. STRICKLAND JEREMY HOCKENBURY

PRINT NAME _____ SIGNATURE _____
CITY OF WILDWOOD, ENGINEER 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 _____ DAY OF _____, 20____, AT _____, FILE NUMBER _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK DEPUTY CLERK

PREPARED BY:



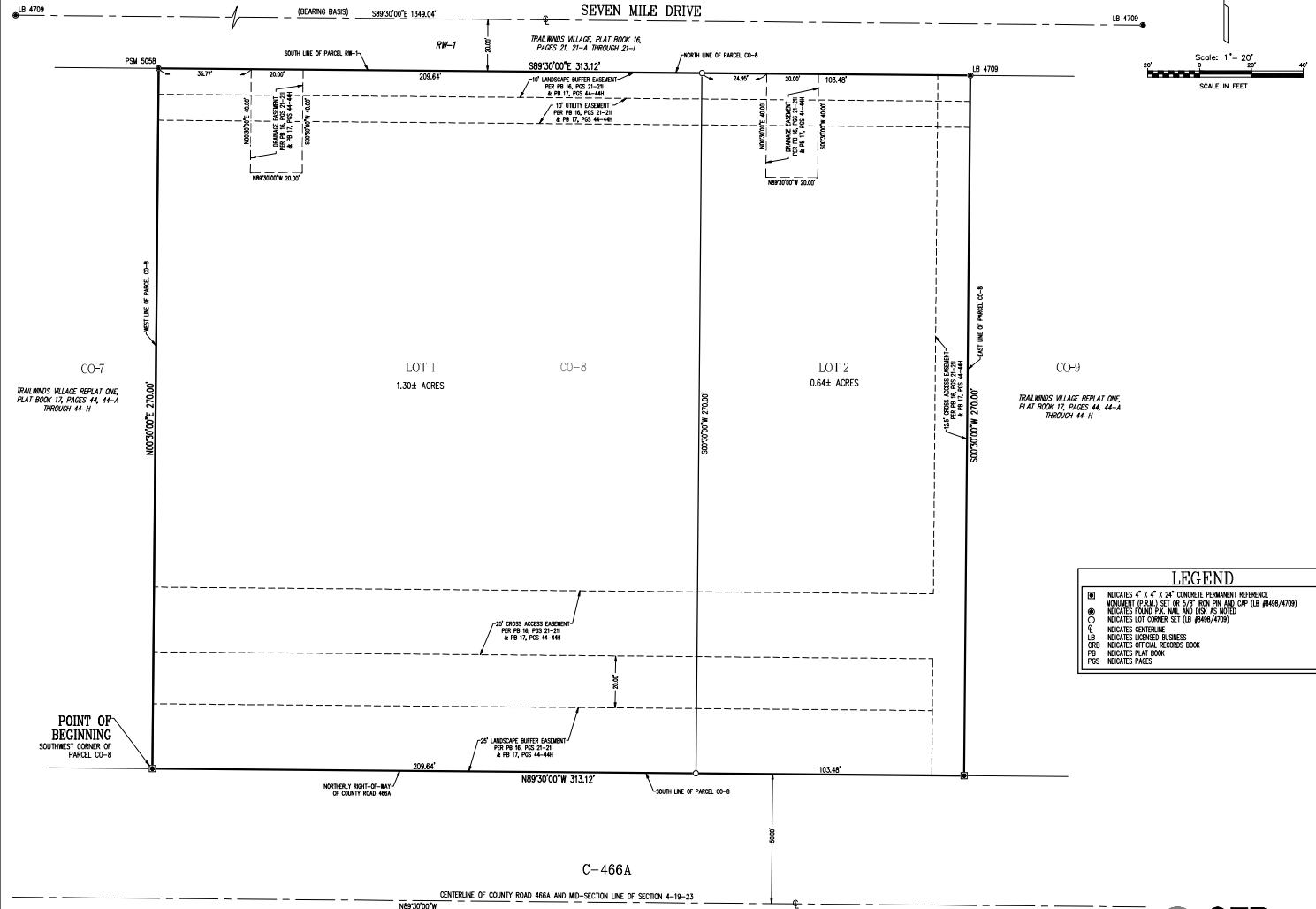
CFB CLYMER
FARNER
BARLEY
SURVEYING
4450 NE 83RD ROAD • WILDWOOD, FL 34785
(352) 462-1218 LB4198

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
SURVEYING
4650 NE EDWARDS ROAD • WILDWOOD, FL 34785
(907) 764-1700 • 150468