



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
March 5, 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 February 06, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2305-003 Lien Nails**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION;

PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

D32-173

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from Low Medium Density Residential R-1 (City) to Institutional (City) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request CP 2305-003. **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.**

2. **RZ 2402-001 Evolve at Wildwood**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

D17-065

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from commercial (Sumter County) to R-5 (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001. **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.**

3. **PLAT 2207-002 New Horizon Plaza Improvement Plan**

Parcels G18-009 & G18-039

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of 8 commercial lots on 14.28 acres, MOL. **Project Review Committee recommends approval.**

4. **PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan**

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

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) Volleyball Court, One (1) Tennis/Multi-use Court, Two (2) Pickleball Courts, Restroom Facilities, seven parking spaces including one (1) ADA Florida Accessible Parking Space, retention pond areas, landscaping buffers and associated utilities and grading

infrastructure on 28.75 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

5. **PLAT 2305-004 Tillman Villas Improvement Plan**
Parcel C36-005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 160 single-family attached lots with associated infrastructure on 20.21 acres, MOL. This project will be sharing amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which includes a playground, two dog parks, and a recreation area. **Project Review Committee recommends approval.**

6. **SP 2305-002 Premier Psychological Services**
Parcel G07D085

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,000 SF professional office building with associated infrastructure on 0.63 acres, MOL. **Project Review Committee recommends approval.**

7. **SP 2305-007 Convenience Store with Gas (Wawa)**
Parcels G07-076, G07-078, and G07-250

The applicant is seeking a favorable recommendation from the City of Wildwood Planning Zoning/Special Magistrate for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking space, landscaping buffers, and associated utilities and drainage infrastructure improvements on 3.82 MOL, as per the attached plans. **The Project Review Committee recommends approval contingent upon the resolution of an outstanding comment.**

8. **SP 2306-007 Trailwinds Village - The Wilds Phase 3**
G04LRI-002

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units, 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on 21.02 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

9. **SP 2308-005 House of Hope**
D29B006

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Faith-based Recovery Facility consisting of a 5,408-square-foot Lodge/Dormitory Building, a 3,171-square-foot Administration Building, and a 2,700-square-foot

Warehouse Building, providing four parking spaces including one (1) Florida ADA Accessible Parking Spaces, landscaping buffer, wet retention pond area, associated utilities and drainage infrastructure improvements on 5.66 acres MOL, as per the attached plans. **The Project Review Committee recommends approval contingent upon resolution of the outstanding comments.**

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.

March 5, 2024 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 6, 2024 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Jessica Barnes	City Clerk	Present
Michael Cosseboom	Police Officer	Present
James McMann	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 2:03 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 January 2, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the January 2, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2306-001 Oxford Commons

Special Magistrate Holt read aloud the title of RZ 2306-001 Oxford Commons. The item was presented by Planner Bondi. The applicant, William Ray, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map

Amendment to change the zoning district from R6C (County) and R-3 (City) to C-3 (City) for parcels D18-019, D18-020, D18-022, and D18-122 on 2.10 acres MOL. The owner/applicant was not present. No comments were offered or received.

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

2. SP 2210-003 Cleveland Health Center

Special Magistrate Holt read aloud the title of SP 2210-003 Cleveland Health Center. Before proceeding with the case, Special Magistrate Holt disclosed that she was familiar with the applicant, Dr. Florian Gegaj, MD, as he had been a client in an unrelated case. She asked the city and the applicant, who was present on behalf of the project, if there was any objection to her hearing the case. Neither were opposed. The item was then presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 4,500 SF medical office with associated infrastructure on parcel G16M005, consisting of 0.77 acres MOL. No comments were offered or received.

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

3. PLAT 2306-004 Wildwood Landing Final Plat

Special Magistrate Holt read aloud the title of PLAT 2306-004 Wildwood Landing Final Plat. The item was presented by Planner Bondi. The applicants, Wildwood Landing (FL) Owner IV, LLC and Wildwood Landing II (FL) Owner IV, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Wildwood Landing Final Plat, a subdivision consisting of 101 single-family lots with two amenity tracts and associated infrastructure on parcels D33-014 and D33-045, consisting of 26.75 acres MOL. The project had outstanding City Attorney comments. The owner/applicant was not present. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon the resolution of the outstanding City Attorney's comments.

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

4. PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat. The item was presented by Planner Bondi. The applicant, James P. Harvey of Kolter Group, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure on parcels D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, D31-036, and D31-039, consisting of 404.167 acres MOL. Stephanie Vaughn of Kolter Land was present on behalf of the applicant.

No comments were offered or received. Special Magistrate Holt recommended approval contingent upon resolution of the outstanding comments.

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

5. Text Amendment to the City's Land Development Regulations

Special Magistrate Holt read aloud the text amendment to the City's Land Development Regulations. The item was presented by Assistant Development Services Director Then. Development Services staff sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed text amendments to the Land Development Regulations made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan. 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 2:17 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: RZ 2305-003 Lien Nails

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2305-003 Lien Nails LLC
Ordinance #	O2024-6
Applicant	Ryan Solscite with LPG Urban & Regional Planner, LLC
Owners	Lien Nails, LLC
Property Location	North of C 462, West of CR 121, and South of CR 128
Parcel Number	D32-173
Date	02/27/2024

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from Low Medium Density Residential R-1 (City) to Institutional (City) for the parcel listed above on 9.92 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2305-003.

ANALYSIS: The applicant is proposing an institutional development that will consist of a 200-Bed Assisted Living Facility.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to IN should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to IN is consistent with the proposed Future Land Use Map designation of Public Facilities (PF) and the intent of the Comprehensive Plan as stated in

FLU Policy 1.2.8. The Public Facilities FLU and the Institutional zoning designations of surrounding properties are appropriate to achieve a transition between Industrial and Low Density Single Family homes. The proposal contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services, and utilities.

(b) The existing land use pattern of the surrounding area:

The land use pattern of the surrounding area is residential and institutional. The proposed IN zoning designation will serve as a transition in this area to cultivate a sustainable balance between residential and non-residential development. The area immediately East of County Road 127 has Institutional Zoning designations with Public Facilities Future Land Uses. The City of Wildwood's JPA Future Land Use Map found within the City of Wildwood's Comprehensive Plan designates this area along County Road 462 as Industrial adjacent to Low Density Residential and Rural Residential FLU.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc:

Schools:

The institutional zoning change will have no effect on the Sumter County Schools' capacity as no students will be generated from this proposed amendment.

Potable Water & Sewer:

There is an existing 8-inch water main on the south side of E C 462 and a 4-inch sanitary sewer forcemain on the south side of E C 462 approximately 665 linear feet east of the subject parcel. The City's 2019 Utility Master Plan indicates there is sufficient City's water capacity and wastewater capacity for the project. The owner will need to work with the City to service the property with utilities.

Streets:

Access to the property is proposed from the south side via E C 462, with another access off of CR 121. The traffic impact statement provided shows a total of 124 p.m. hour trips and 1,086 daily trips, a net increase of 82 pm peak hour trips and 652 daily trips from the new development. .

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary:

Development pressure has been increasing in the city as a result of the growth of The Villages®. An assisted living facility is necessary for the transition of local residents progressing from single family and independent living facilities to more assisted care typically needed with disability due to advanced age and/or health related issues.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety:

The applicant has received an accepted TIA from Sumter County Public Works and the developer will be required to coordinate the creation of a 145-foot westbound right turn lane to be constructed on CR 121 at E C 462 as a condition to site plan approval.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property:

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES

NORTH	R-1 (City) & RR1C (Sumter County)
SOUTH	ROW E C 462 & AG10 (Sumter County)
EAST	RR1 (Sumter County) and R-1 (City)
WEST	RR1C and RR5C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

Staff recommends approval and a favorable recommendation of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 2/27/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-6

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel D32-173
Lien Nails, LLC
9.92 +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD AND CAP MARKED "LB 6514" AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST 1/2 OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N89°50'14"E A DISTANCE OF 82.70 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN S00°13'05"W A DISTANCE OF 211.60 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE S89°48'57"E A DISTANCE OF 325.60 FEET AN IRON ROD AND CAP MARKED "LB 4709"; SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3542, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE RUN S00°10'25"W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3522" AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S87°05'31"E A DISTANCE OF 252.76 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE RUN S00°11'22"W A DISTANCE OF 92.59 FEET

TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE RUN N89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S00°07'36"W A DISTANCE OF 629.98 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN N89°40'41"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N79°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N15°24'57"E; THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'53" TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N00°13'05"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.

CONTAINING 10 ACRES, MORE OR LESS.

This property is to be reclassified from R-1 (City) to IN (City)

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

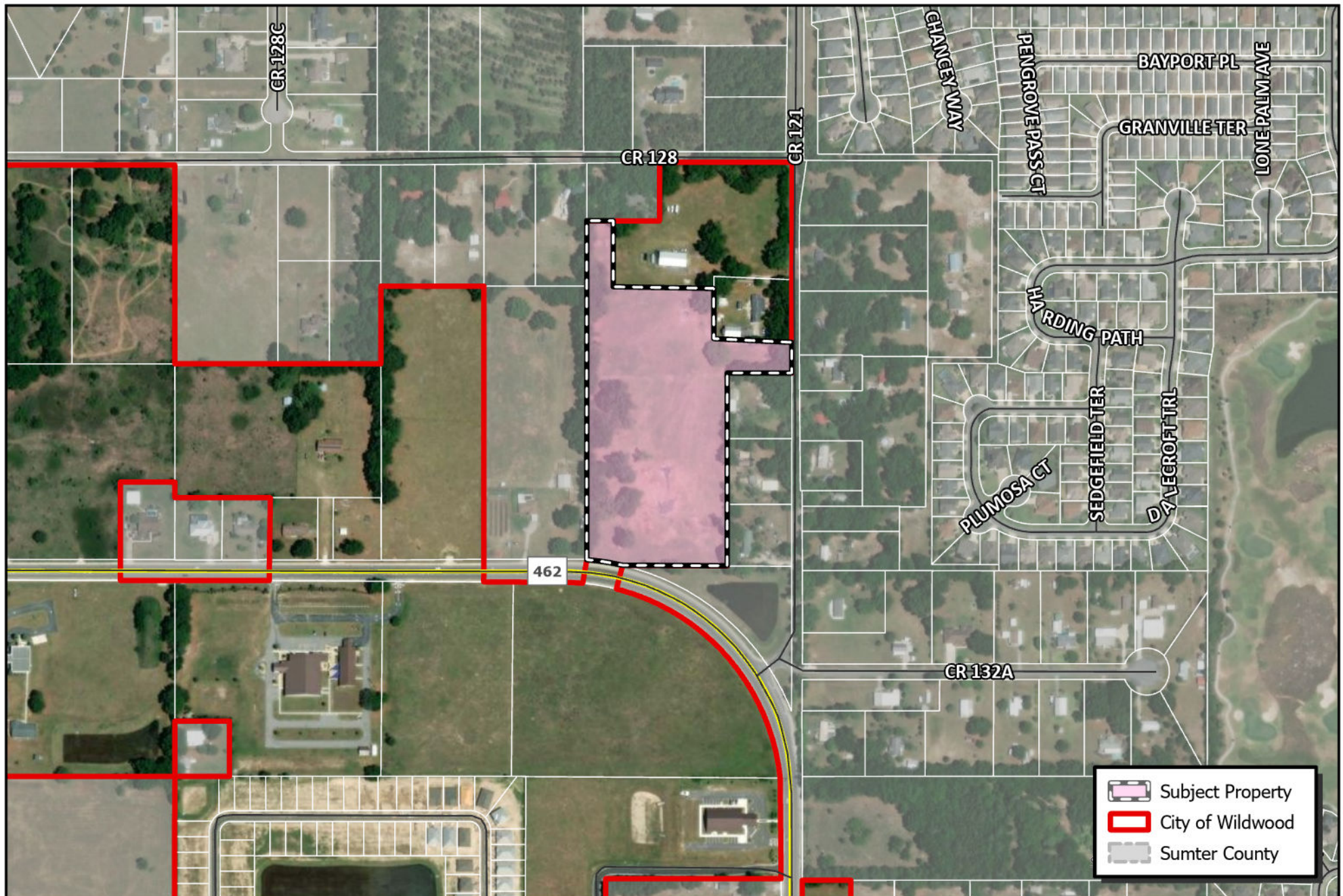
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

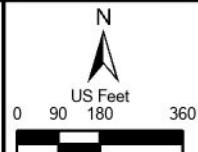
Second Reading: _____

Approved as to form:

City Attorney

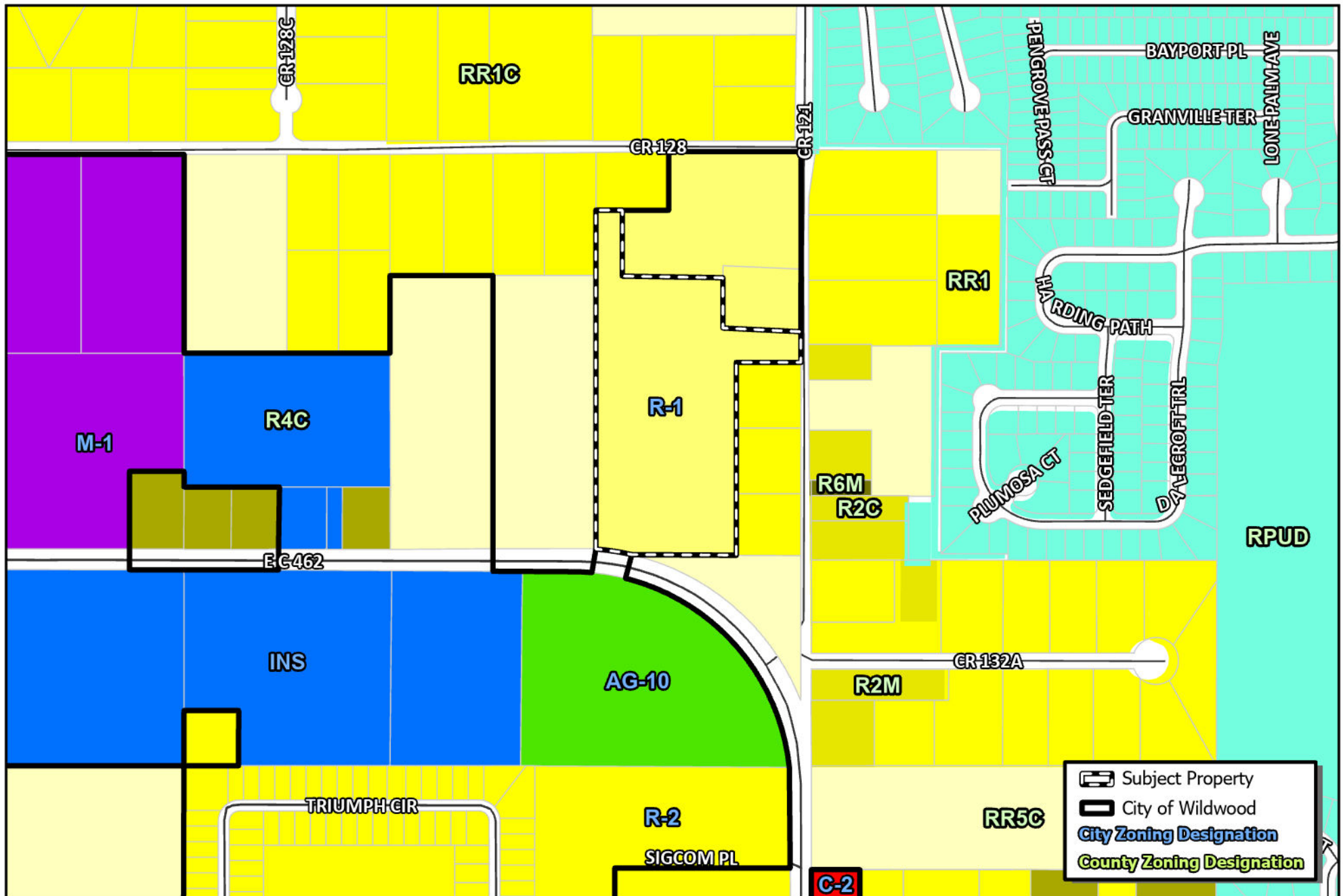


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

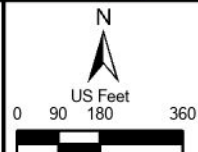


RZ 2305-003
LIEN NAILS LLC
 PARCEL D32-173

MAP 1B
LOCATION
MAP
FEB 2024



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



RZ 2305-003

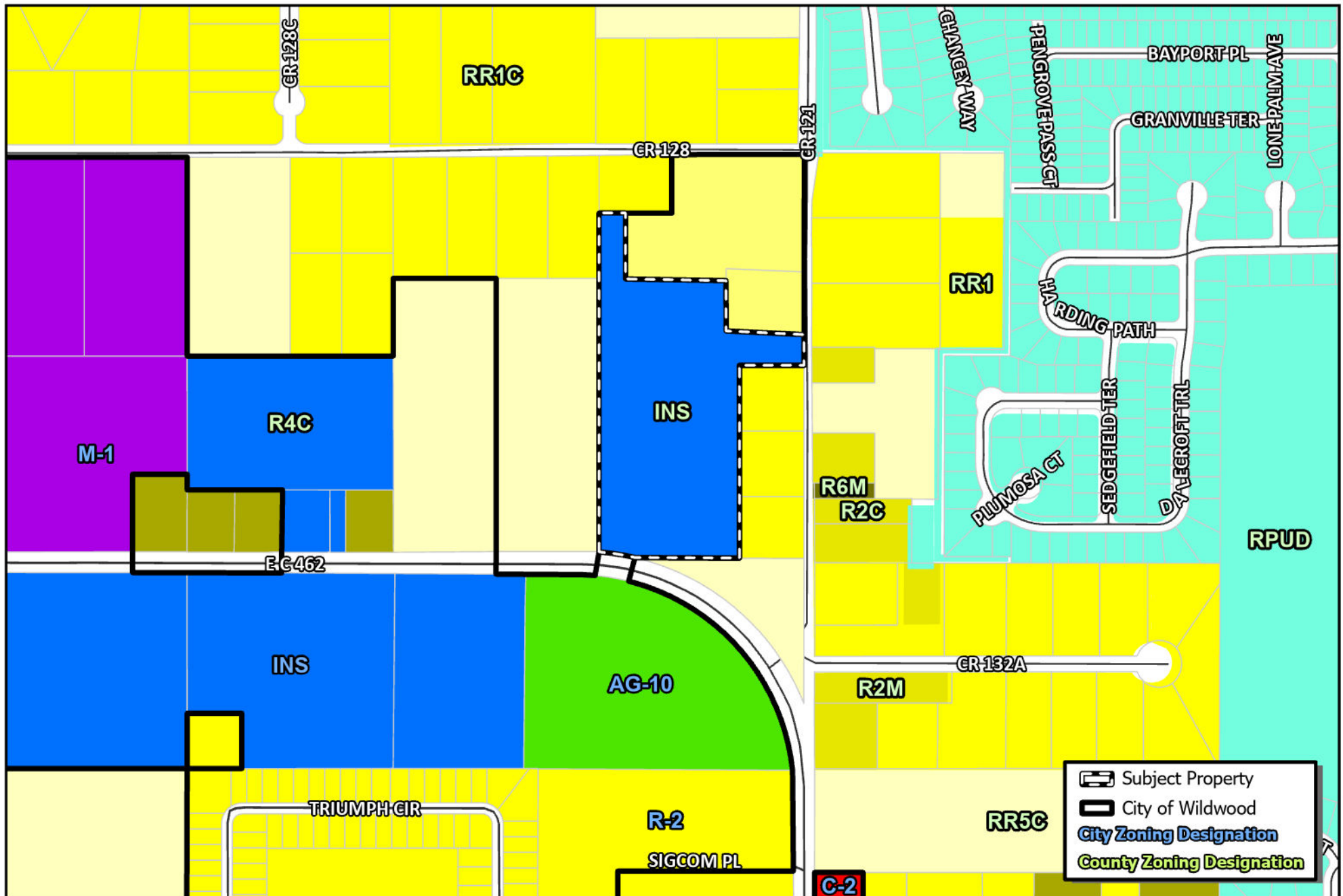
LIEN NAILS LLC

PARCEL D32-173

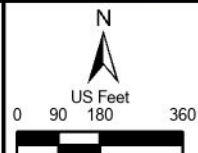
MAP 3A

**EXISTING
ZONING**

FEB 2024



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



RZ 2305-003

LIEN NAILS LLC

PARCEL D32-173

MAP 3B

**PROPOSED
ZONING**

FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-6

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2402-001 Evolve at Wildwood

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2402-001 Evolve at Wildwood
Ordinance #	O2024-8
Applicant	Evolve Companies, LLC
Owner	Evolve Wildwood Amenity, LLC
Property Location	Located at 4117 CR 108, Wildwood, FL 34785, approximately 0.11 miles east of the intersection of N US Hwy 301 and CR 108.
Parcel Number	D17-065
Date	02/27/2024

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for A Zoning Map amendment to change the zoning district from RR5C (Sumter County) to High Density Residential (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2402-001.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-5 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan:

The applicant intends to develop a multi-family residential development on the subject property consisting of 248 dwelling unit which was approved under the project name of SP 2303-005 Evolve at Wildwood on October 9, 2023, by the City Commission. The proposed rezoning to R-5 is consistent with the proposed Future Land Use Map designation of High Density Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.3,

and Policy 1.1.10. The proposed changes also coincide with Objective 1.9 of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such this change is consistent with the 2035 Comprehensive Plan.

(b) The existing land use pattern of the surrounding area:

The proposed rezoning to R-5 is compatible with the current zoning in this area along US 301. The property is intended to be used as a high-density residential development and is within range of other properties designated with an R-3 & R-5 zoning designation. The proposed development would abide by Policy 1.9.1 and directly counteract urban sprawl.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc:

Schools: The residential development is proposed to add 74 students to Wildwood Schools. The school district advises that capacity is available. No additional increase in dwelling units is requested at this time.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner has worked with City utilities at the site plan stage and has provided utility easements.

Streets: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 108 (Perry Street), which is a minor local road maintained by the county. US 301 is currently a four-lane divided principle arterial roadway that operates at a LOS C. The intersection of US 301/CR 472 is projected to operate at LOS F, however Sumter County plans to improve the existing intersection within two years which is expected to alleviate these concerns.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary:

The surrounding area is a mix of commercial and low density residential developments, which could be considered urban sprawl which would contradict Objective 1.9 of the 2035 Comprehensive Plan in the Future Land Use Element section. The rezoning is necessary to accommodate the proposed use of the property for additional parking and amenity areas associated with the multi-family development and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety:

Transportation: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 108 (Perry Street), which is a minor local road maintained by the county. US 301 is currently a four-lane divided principle arterial roadway that operates at a LOS C. The proposed Future Land Use change to HDR and proposed development is estimated to add 1,768 daily trips, 105 A.M. & 134 P.M. peak hour trips to the intersection of US 301 and CR 108. A full traffic impact analysis has been conducted for maximum density and was approved by Sumter County. The intersection of US 301/CR 472 is projected to

operate at LOS F, however Sumter County plans to improve the existing intersection within two years which is expected to alleviate these concerns. The increase in acreage proposes zero net dwelling units.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along US 301 & CR 108 are a mix of residential and Commercial development. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

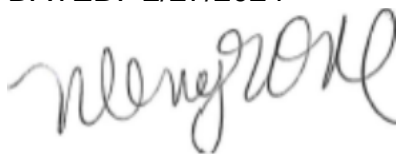
ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	ROW CR 108 & CH (Sumter County)
SOUTH	R-5 (City)
EAST	R-5 (City)
WEST	CL (Sumter County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

Staff recommends approval and a favorable recommendation of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 2/27/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-8

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel D17-065
Evolve Wildwood Amenity, LLC
0.553 +/-

LEGAL DESCRIPTION:

THAT PORTION OF LANDS FROM OFFICIAL RECORDS BOOK 80, PAGE 639, BEING A PART OF LOTS 3 AND 4, PERRY PLAT, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IN THE SOUTH 1/2 OF THE NORTHWEST 1/4, OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE 415 FEET EAST AND 50 FEET NORTH OF THE QUARTER CORNER ON THE WEST LINE OF SECTION 17, THENCE RUN NORTH 261 FEET, THENCE RUN EAST 165 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 185.2 FEET, THENCE RUN SOUTH 89 DEGREES 23'51" EAST 135 FEET, THENCE RUN SOUTH 185.2 FEET, THENCE RUN NORTH 89 DEGREES 23'51" WEST 135 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT-OF-WAY FOR PERRY STREET AS SHOWN ON PERRY PLAT OF OXFORD.

This property is to be reclassified from Commercial (Sumter County) to R-5 (City)

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby

amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

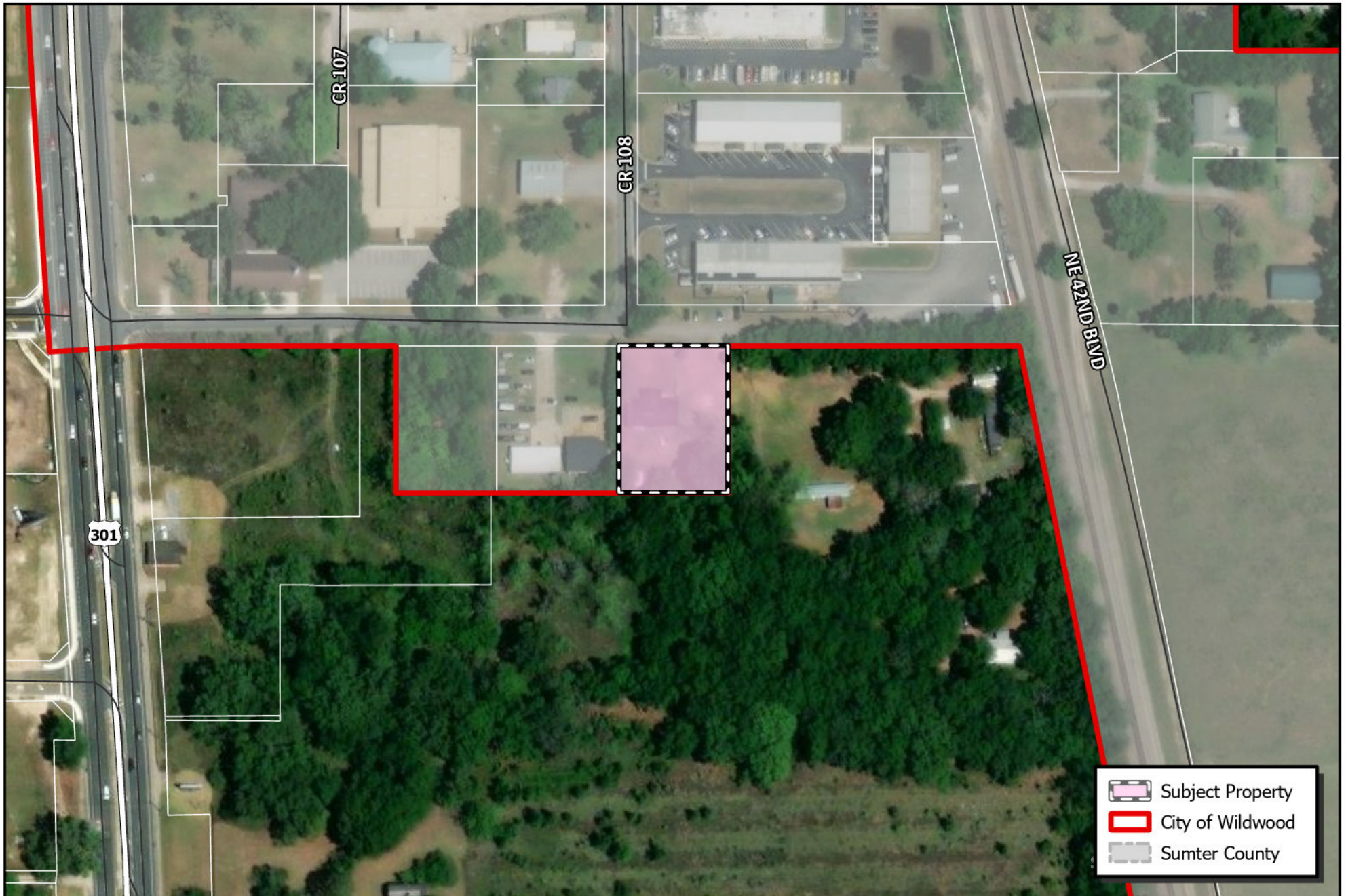
ATTEST: _____
Jessica Barnes, City Clerk

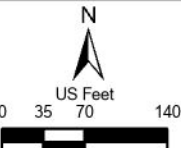
First Reading: _____

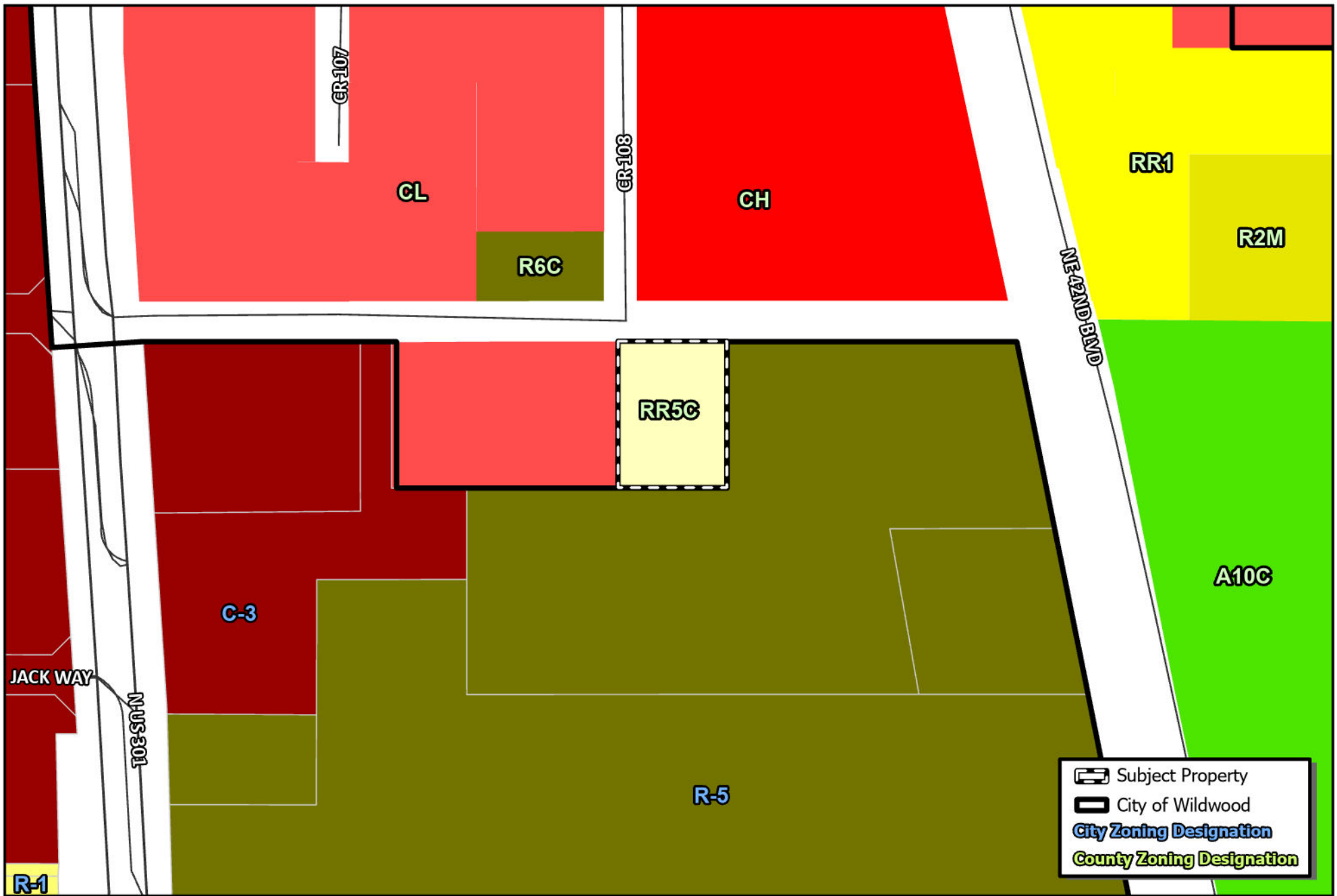
Second Reading: _____

Approved as to form:

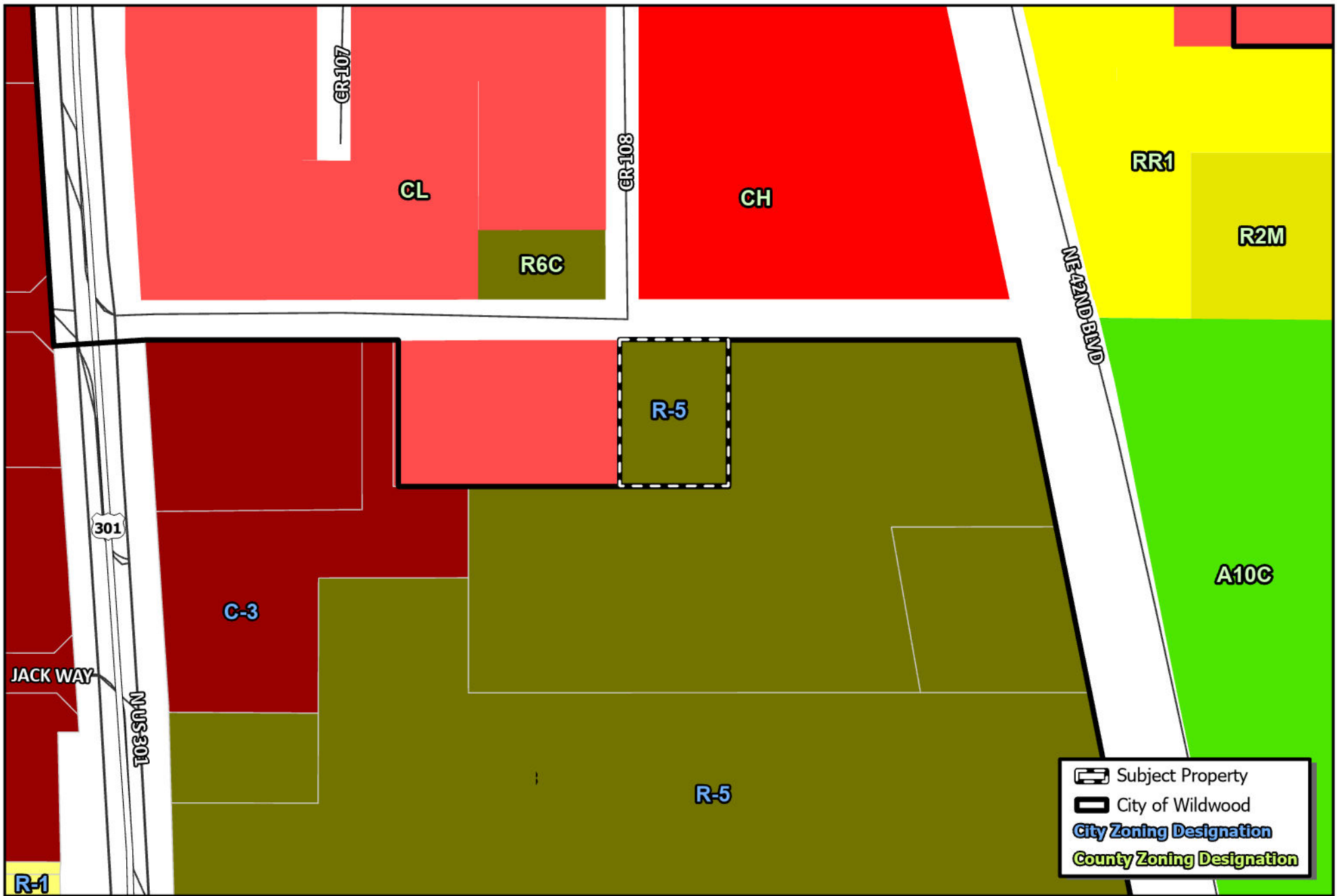
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	RZ 2402-001 EVOLVE AT WILDWOOD PARCEL D17-065	MAP 1B LOCATION MAP FEB 2024
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Subject Property
 City of Wildwood
 City Zoning Designation
 County Zoning Designation



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 35 70 140 	RZ 2402-001 EVOLVE AT WILDWOOD PARCEL D17-065	MAP 3B PROPOSED ZONING FEB 2024
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Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-8

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2207-002 New Horizon Plaza Improvement Plan

REQUESTED ACTION: Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2207-002 New Horizon Plaza Improvement Plan
Owner/Applicant(s)	1200 New Horizon, LLC
Acreage	14.28 +/-
Property Location	The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main Street, and approximately 0.09 miles north of the Florida Turnpike.
Parcel(s)	G18-009 & G18-039

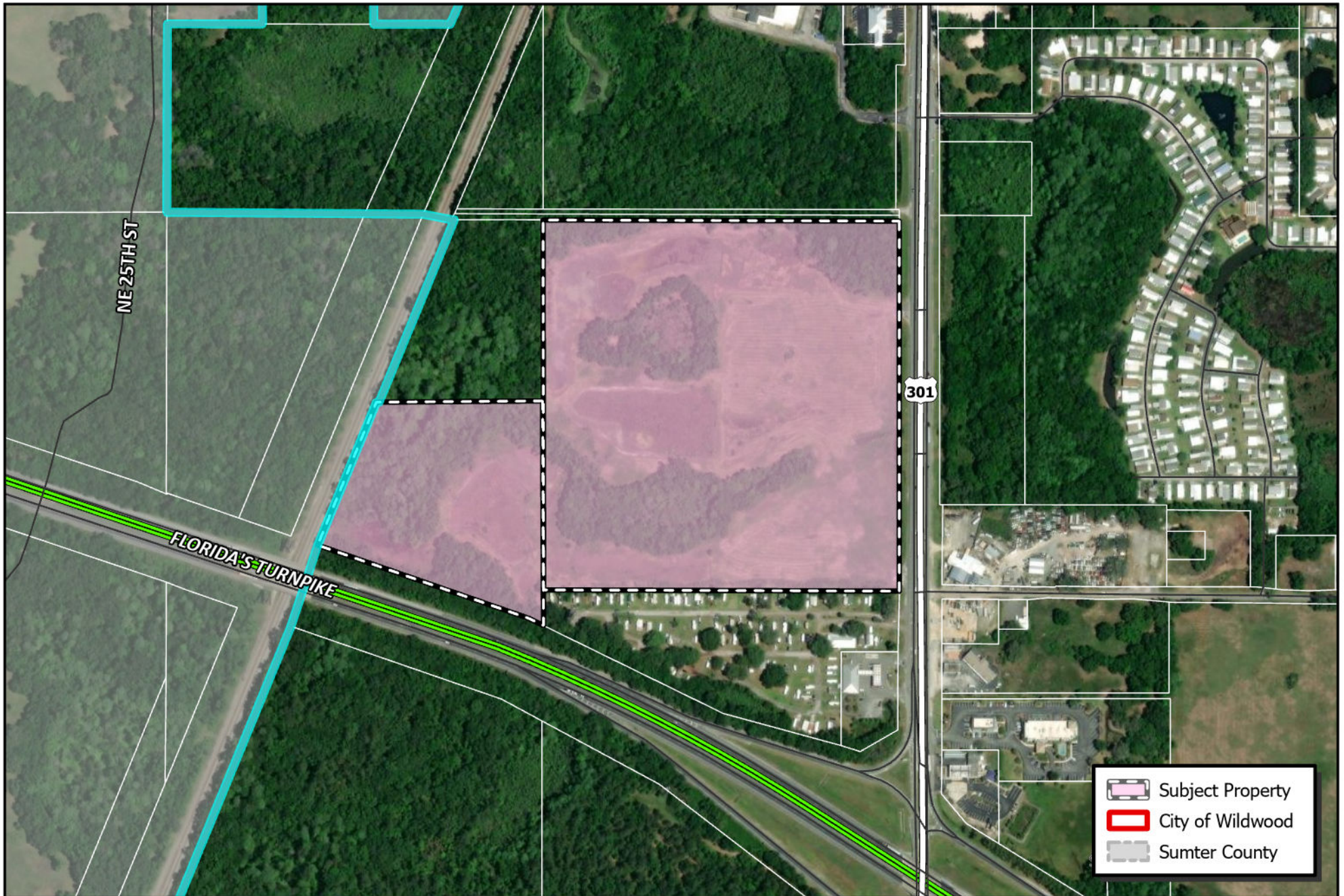
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of 8 commercial lots, per the attached plan.

At the regularly scheduled Project Review Committee (PRC) meeting on February 13, 2024, the PRC recommended approval contingent on the resolution of the outstanding utility and city attorney comments. A resubmittal was submitted at the PRC meeting and all comments cleared on February 28, 2024. There are no outstanding comments.

PLAT 2207-002 meets the criteria set forth within the F.S. 177 and the Land Development Regulations.



Dated: 02/28/2024
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	N US Feet 0 100 200 400	PLAT 2207-002 NEW HORIZON IMPROVEMENT PLAN PARCEL G18-009 & G18-039	MAP 1B LOCATION MAP FEB 2024
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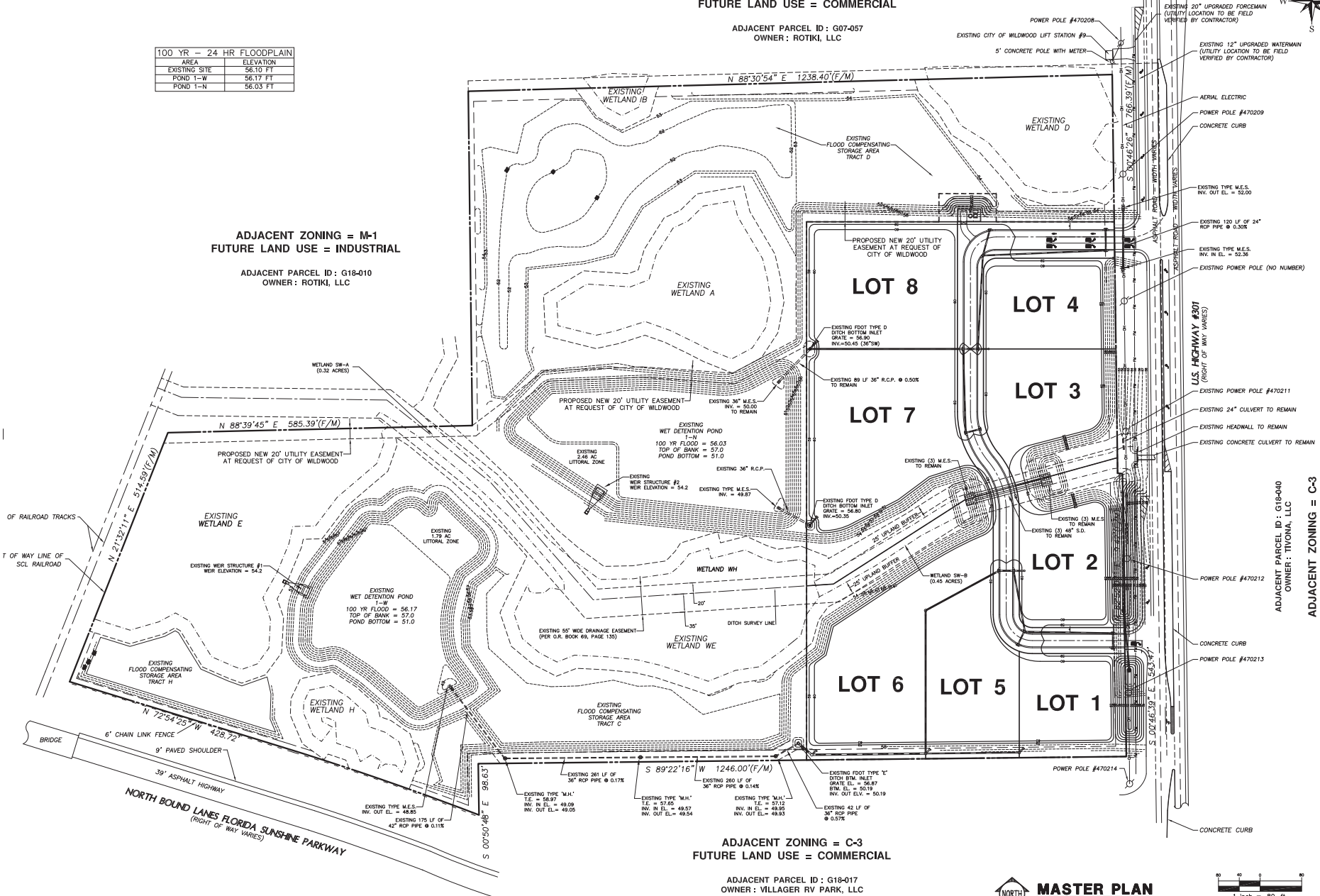
ADJACENT ZONING = C-3
FUTURE LAND USE = COMMERCIAL

ADJACENT PARCEL ID: G07-057
OWNER: ROTIKI, LLC

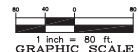
100 YR - 24 HR FLOODPLAIN	
AREA	ELEVATION
EXISTING SITE	56.10 FT
POND 1-W	56.17 FT
POND 1-N	56.03 FT

ADJACENT ZONING = M-1
FUTURE LAND USE = INDUSTRIAL

ADJACENT PARCEL ID: G18-010
OWNER: ROTIKI, LLC



MASTER PLAN
SCALE: 1"=80'



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34448
TEL: (352) 767-7448
FAX: (352) 767-7412
keith@riddle-nm.com
C-00000003

RIDDLE NEWMAN ENGINEERING INC.

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

REV # REVISED LAYOUT 1/11/24
REV # REVISED PER FOOT 3/21/23
REV # REVISED PER SHOWN, WILLOW & FOOT 3/21/23
REV # REVISED PER SHOWN & WILLOW 1/26/23

MASTER PLAN

NEW HORIZON PLAZA
FLORIDA
WILLOW

DATE: 6/30/22
PROJECT NO: 18.09

C1.4

SHEET NO.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	PLAT 2207-003
Parcel Number(s):	D08-016, D08-018, D08-040, D09-016, D09-D09-046 & D09N071
Acreage:	28.75 +/-
Property Location:	Generally located along CR 101, just north o Parkwood Subdivision
Owner:	Densan Partners, LLC
Applicant:	Dennis Ferguson with Densan Partners, LLC

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning/Special Magistrate for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) Volleyball Court, One (1) Tennis/Multi-use Court, Two (2) Pickleball Courts, Restroom Facilities, seven parking spaces including one (1) ADA Florida Accessible Parking Space, retention pond areas, landscaping buffers and associated utilities and grading infrastructure on 28.75 acres MOL, as per the attached plans.

The applicant proposes a typical lot width of 55 feet by 120 feet or 0.15 acres in size.

PLAT 2207-003 meets the criteria set forth in the F.S. Chapter 177, the City's Design District Standards, the City's Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

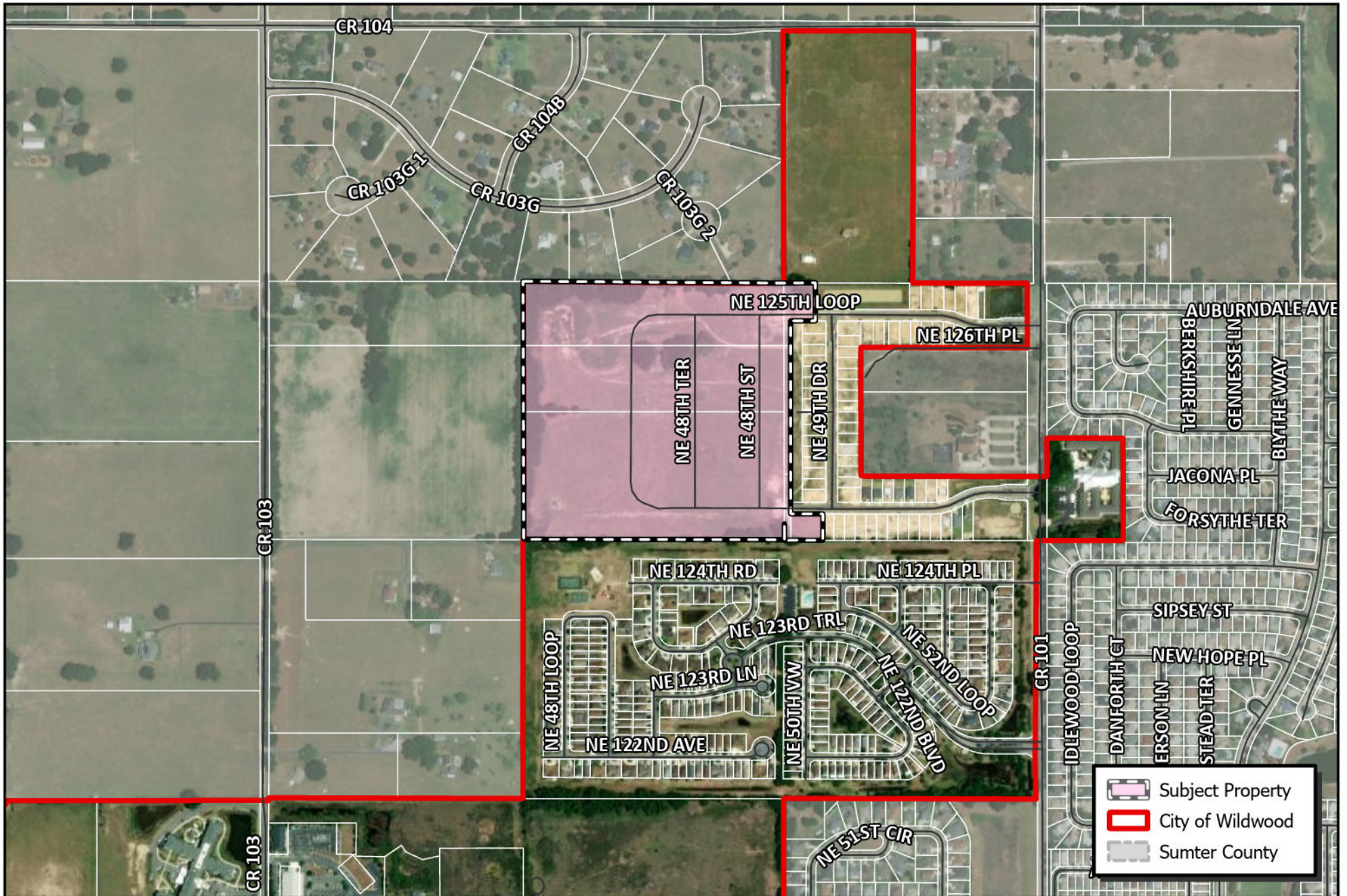
The Improvement plan also abides by the terms of the Planned Development Agreement

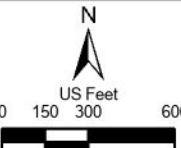
Ordinance O2019-54 for the Densan Park Development Phases 1 and 2.

DATED: 2/27/2024

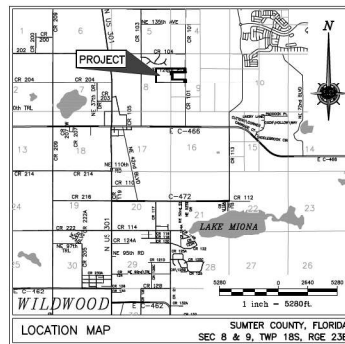
A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 150 300 600	PLAT 2207-003 DENSAN PARK PHASE 2 IMPROVEMENT PLAN PARCEL D08-06, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071	MAP 1B LOCATION MAP FEB 2024
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STEP PLAN	4	TURM LANE CR 101 CROSS SECTIONS	11.4
COMMUNITY AMENITIES- SITE PLAN & GRADING	5	TURM LANE CR 101 NOT PLAN	11.5
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PHOTOGRAPHY PLAN	1 of 1		
PH-INTERVIEW	1 of 1		
PHOTO-GRAPHS	1 of 1		
BOUNDARY SURVEY	1 of 1		

OWNER/DEVELOPER:
DENSA PARTNERS, LLC
668 WILLOW ROAD
FRANKLIN SQUARE, NY 11010
PHONE: (516) 668-3467

ENGINEER:
SPRINGSTEAD ENGINEERING, INC.
DAVID SPRINGSTEAD, P.E.
727 S. 14TH STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-1414
FAX: (352) 787-7221

SURVEYOR:
BOHANON & ASSOCIATES LAND SURVEYING, LLC
JIMMY LEE BOHANON
P.O. BOX 5477
OCALA, FLORIDA 34478
PHONE: (352) 236-2212

PERMITTING AGENCIES:
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT - ERP
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - WATER DISTRIBUTION & WASTEWATER COLLECTION
CITY OF WILDWOOD - WATER, WASTEWATER
SUMTER COUNTY - DEVELOPMENT ORDER

NOTE:
THE DRAINAGE SYSTEM, IF CONSTRUCTED AND MAINTAINED AS DESIGNED CAN PROVIDE FOR THE 100-YEAR, 24-HOUR DESIGN STORM OR GREATER WITHOUT ADVERSELY AFFECTING THE ADJOINING PROPERTIES. THE CONVEYANCE SYSTEM IS DESIGNED FOR THE 10-YEAR STORM EVENT PER FDOT I-D-F CURVES.

MASS GRADING NOTE:
MASS GRADING INCLUDES DIRT EARTHWORK AND PIPE INSTALLATION
ALONG WITH THE EXCAVATION OF THE WRA'S.

Digitally signed
by David W
Springstead
Date: 2024.01.12
'12:50:17 -05'00



**Springstead
Engineering, Inc.**



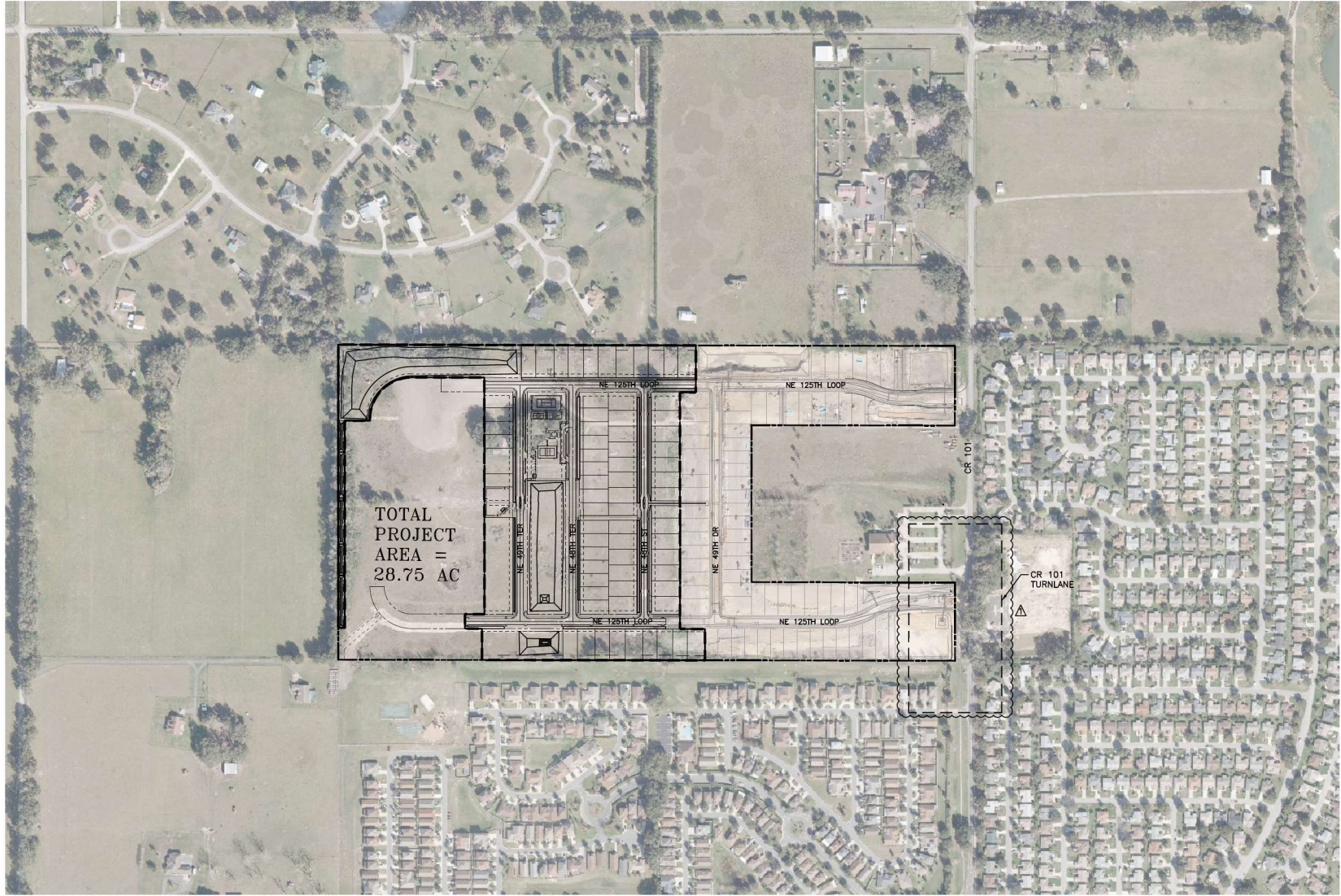
**Consulting Engineers
Planners**
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(952) 262-1414

SCALE:	FILE:	DATE:
AS SHOWN	1 COVER	3/2020
DESIGN:	DRAWN:	CHECKED:
<i>MD</i>	SKK	<i>MD</i>

DRAWING:	
COVER	
CLIENT:	
DENSAN PARTNERS, LLC.	
DENSAN PARK PHASE 2	
JOB NO.:	SHEET:
0410025.007	1
	OF: 35

REV.	REV. BY	DESCRIPTION	DATE	DRAWN
DWS		REV PER CITY COMMENTS	01-11-24	VL
DWS		REV PER CITY COMMENTS	10-02-23	SKK
DWS		COMPLD SET FOR MASS GRADING	08/24/23	SKK
DWS		REV PER CITY GRADING COMMENTS	08/01/23	VL
DWS		REV PER SHIMADZU RA-1	01/12/23	VKB

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CLIENT: DENSAN PARTNERS, LLC.		REV. BY: DATE:	
PROJECT: DENSAN PARK PHASE 2		DESCRIPTION:	
DRAWING: AERIAL		3 of 35	
Springstead Engineering, Inc. Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414			
SCALE: 3"=100'	FILE: 4/11/2022	DATE: 4/11/2022	
AS SHOWN: 3	ADNL: 4/11/2022	CHECKED: [Signature]	
DESIGN: [Signature]	DRAWN: SKK	DATE: 1-12-23	
DRAWING: AERIAL		DATE: 1-12-23	
CLIENT: DENSAN PARTNERS, LLC.		DATE: 1-12-23	
JOB NO.: 0410025.007		SUBSET: 3	
DATE: 04/10/25.007		DATE: 04/10/25.007	

NE 125TH LOOP

NE 49TH TER

NE 48TH TER

MULTI-USE OPEN AREA

COMMUNITY AMENITIES/RECREATION AREA

KEYPAD GATE

CLAMPSTER

RESTROOMS

PICKLEBALL COURT

VOLLEYBALL COURT

FAMILY PICNIC AREA

KIDS PLAY

UTILITY EASEMENT

TYP AT FENCE

BONE WAY SIGN (R6-2)

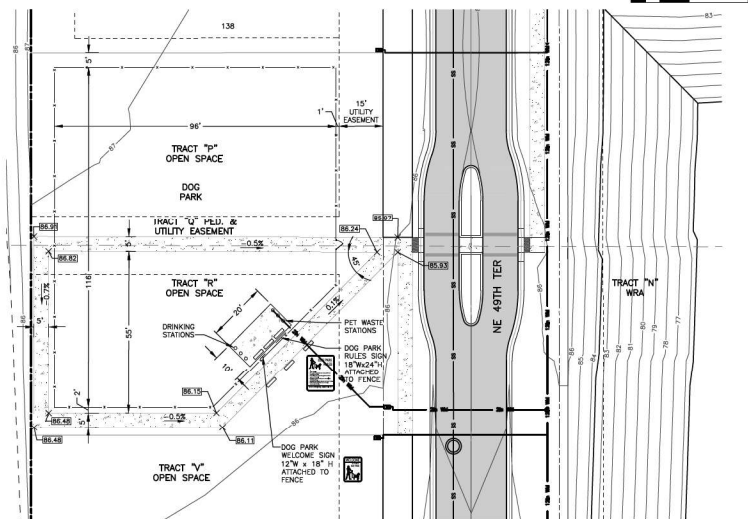
STOP SIGN (R1-1) ONE WAY DO NOT ENTER SIGN (R6-3)

MAIL BOX LOOP

EXISTING TREE CANOPY

TRACT 44 WRA

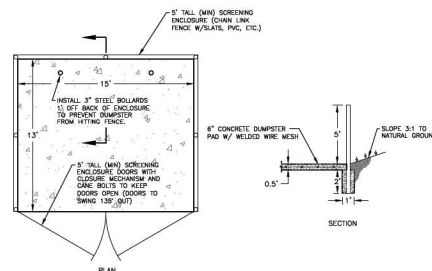
TRAIL



CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED ACCESSIBLE) COMPONENTS FOR THIS SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA REGULATIONS. TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO THE BUILDING ENTRANCE SHALL BE PROVIDED. THE FOLLOWING ARE THE MINIMUM REQUIREMENTS. THE REQUIREMENTS, THESE INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING:

- 1. PARKING SPACES AND PARKING ACCESS-SLOPE SHALL NOT EXCEED 1.4% PER FOOT OR NORMALLY
- 2. CURB RAMP-SLOPE SHALL NOT EXCEED 1:12 (8.33%) FOR A MAXIMUM OF 5/8" PER FEET.
- 3. SIDEWALK-SLOPE SHALL NOT EXCEED 1:20 (5%) FOR A MAXIMUM OF 1/4" PER FOOT, AND SHALL NOT EXCEED 1.4% PER FOOT OR NORMALLY 2:00 CROSS SLOPE.
- 4. DRIVEWAY-SLOPE ALONG DRIVEWAY SHALL NOT EXCEED 1:20 (5%) OR GREATER UNDESIGNED WITH 0% TRAVEL (CAR OVERHANGS) CAN REDUCE THIS MINIMUM VALUE, THE SLOPE SHALL BE NO GREATER THAN 1:20 (5%) OR 5/8" PER FOOT IN THE DIRECTION OF TRAVEL, SHALL NOT EXCEED 1.4% PER FOOT, AND SHALL NOT EXCEED 2:00 CROSS SLOPE.
- 5. ADA RAMP WITH MAXIMUM SLOPE OF 1:12 (8.33%), FOR A MAXIMUM DISTANCE OF 1/4" PER FOOT, SHALL BE PROVIDED FOR ALL RAMP SLOPE.
- 6. DRIVEWAY-SLOPE SHALL NOT EXCEED 1.4% PER FOOT OR NORMALLY 2:00 FOR POSITIVE DRAINAGE.
- 7. DRIVEWAY-SLOPE SHALL NOT EXCEED 1.4% PER FOOT OR NORMALLY 2:00 FOR POSITIVE DRAINAGE.
- 8. DRIVEWAY-SLOPE SHALL NOT EXCEED 1.4% PER FOOT OR NORMALLY 2:00 FOR POSITIVE DRAINAGE. THIS LANDING SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ACCESSIBILITY.

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH A LOCAL BUILDING



DUMPSTER PAD DETAIL
NTS

DUMPSTER.DWG

[illegible]

LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

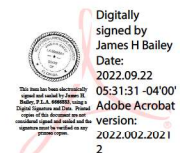
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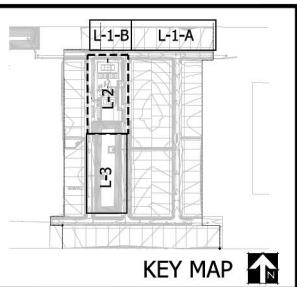
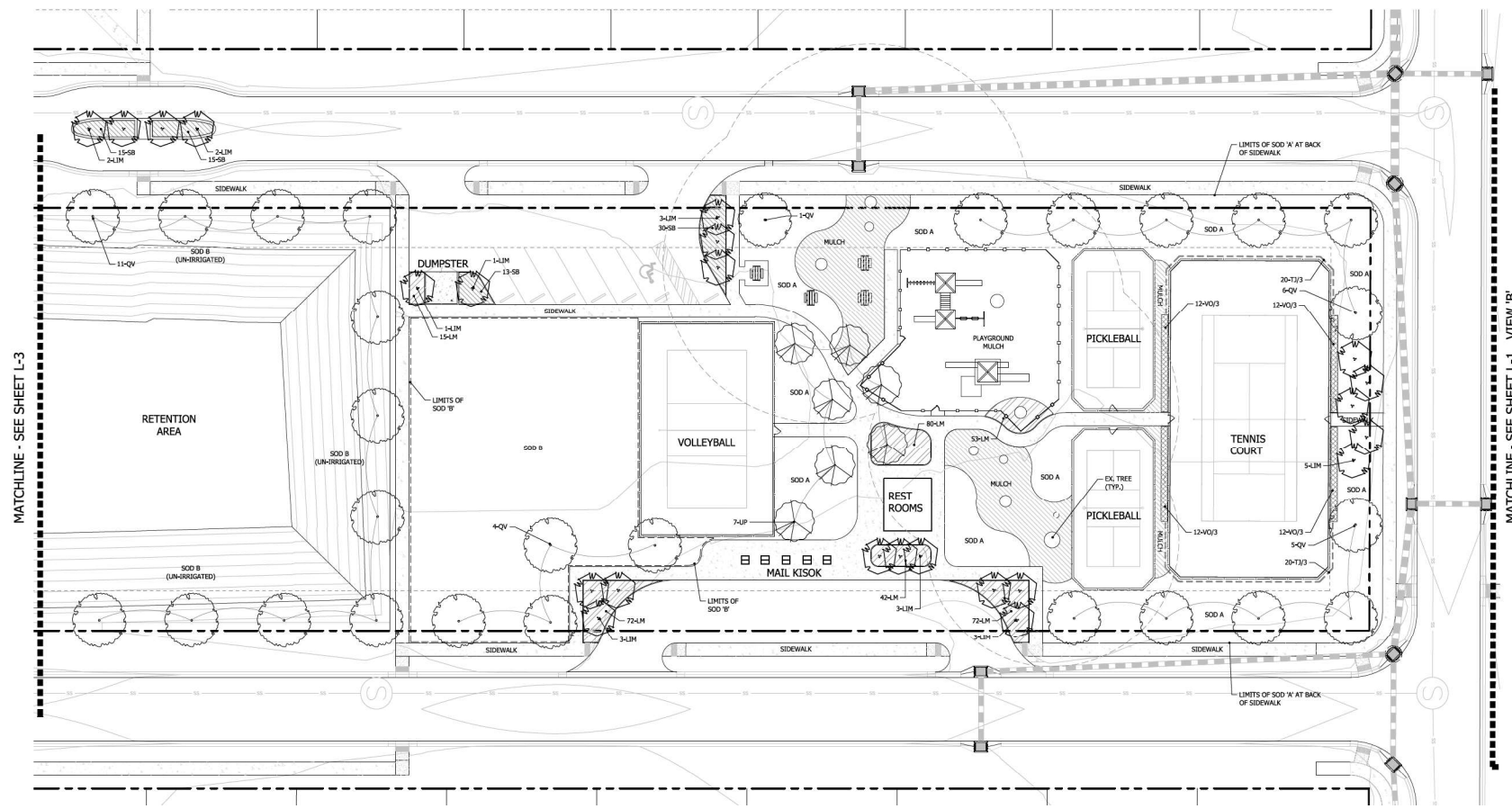
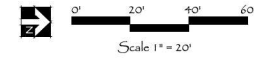
DENSAN PARK - PH. 2

July 07, 2022

SHEET INDEX

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L-2	Landscape Plan
L-3	Landscape Plan
L-4	Notes, Details, and Plant Schedule
L-5	Landscape Specifications
IR-1	Irrigation Plan
IR-2	Irrigation Plan
IR-3	Irrigation Plan
IR-4	Irrigation Notes, Details, and Irrigation Schedule





Landscape Architect
 In Charge:
 James H. Bailey

LA 6666883
 09/22/2022
 Registration # LA0666883

NO.	
DATE	07-07-2022
DRAWN BY	JA
CHECKED BY	JA
REVISION NO.	
SHEET	L-2

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-004 Tillman Villas Improvement Plan

REQUESTED ACTION: Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

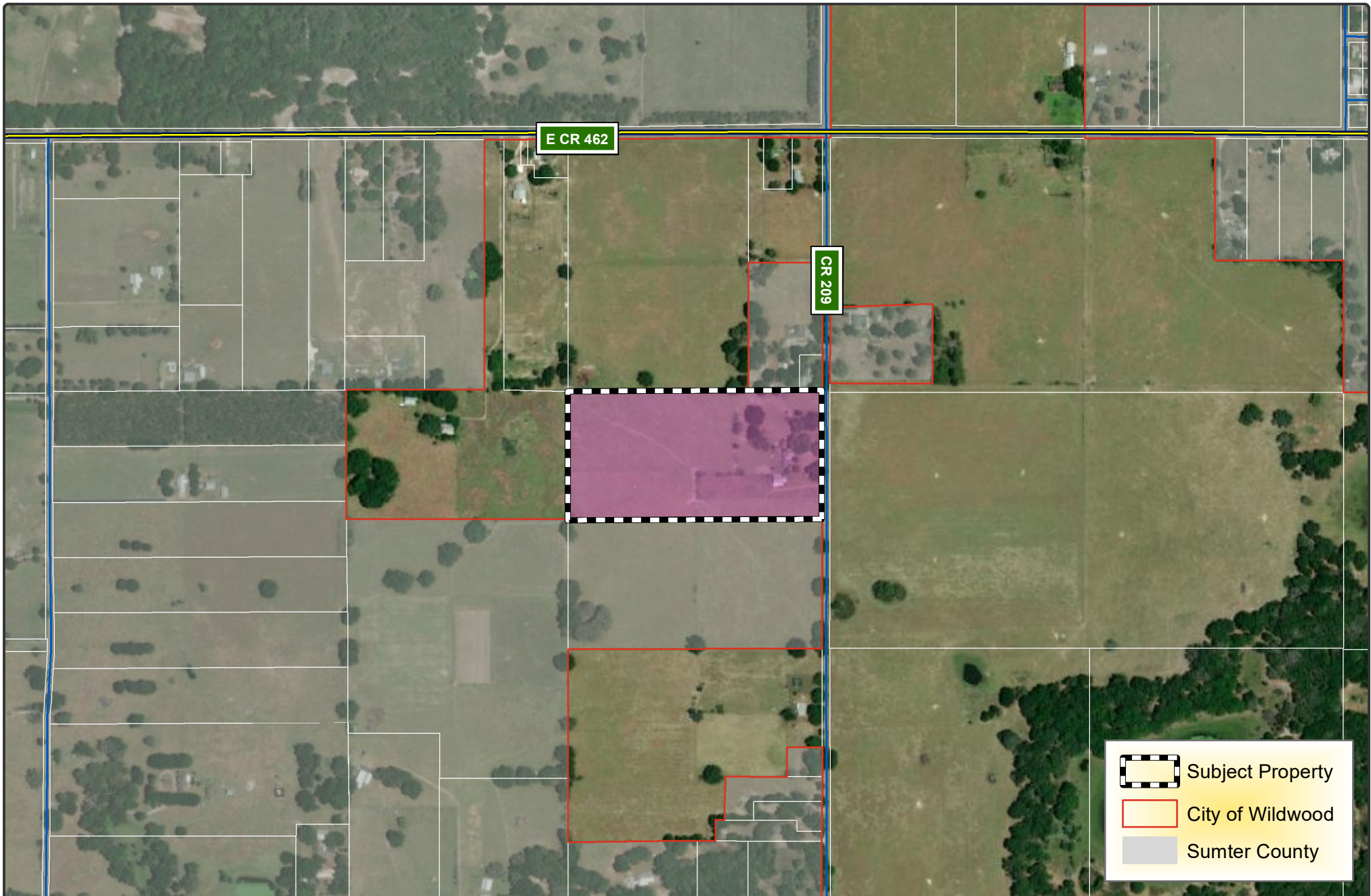
Case Number	PLAT 2305-004 Tillman Villas Improvement Plan
Owner(s)	Tillman Oaks Investments, LLC
Applicant(s)	Kim Fischer
Acreage	20.21 +/-
Property Location	The subject property is generally located west along CR 209, approximately 0.25 miles south of E C 462, and approximately 0.62 miles north of CR 232.
Parcel(s)	C36-005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 160 single-family attached lots with associated infrastructure, per the attached plans. This project will be sharing amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which includes a playground, two dog parks, and a recreation area, per the attached approved plan.

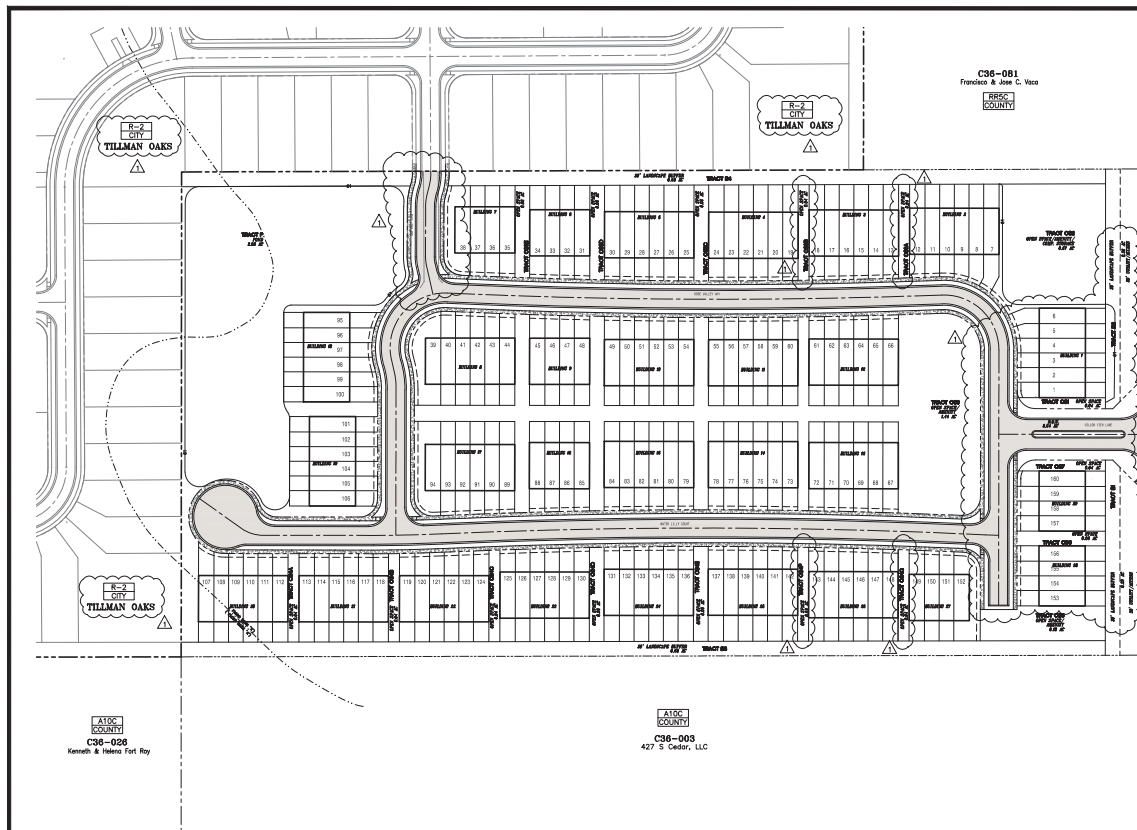
PLAT 2305-004 meets the criteria set forth within the Land Development Regulations and Design District Standards.



Dated: 02/27/2024
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		PLAT 2305-004 TILLMAN VILLAS IMPROVEMENT PLAN PARCEL C36-005	MAP 1B LOCATION MAP AUGUST 2023
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C36-001
Francisco & Jose C. Vaca

C36-003
427 S Cedar, LLC

C36-006
Kathleen & Helen Fort Ray

C36-001
Francisco & Jose C. Vaca

C36-003
427 S Cedar, LLC

C36-006
Kathleen & Helen Fort Ray

GRAPHIC SCALE

1 inch = 40 ft

1 (IN FEET)

1 inch = 40 ft

SITE DATA

TOTAL AREA = 30.71 ACRES

PROPOSED DEVELOPMENT = MULTI-FAMILY RESIDENTIAL

PARCEL ID = C36-005

CURRENT ZONING = R-3

CURRENT FID = MOR

MINIMUM LOT WIDTHS = 20 FT

MINIMUM LOT DEPTHS = 120 FT

PROPOSED DENSITY = 7.92 UNITS / ACRE

MINIMUM LOT AREA = 2,400 SF

LOT SIDE SETBACKS = 10 FT

LOT FRONT SETBACKS = 30 FT

LOT REAR SETBACKS = 27 FT

STREET SIDE SETBACK = 15 FT

MAX BLDG HEIGHT = 35 FT (3 STORIES)

MAX ALLOWABLE DENSITY = 9 UNITS PER ACRE

TERRACE MAX ALLOWED = 8 X 20.21 = 162 UNITS

SITE NOTES

- PROJECT IS WITHIN THE JURISDICTION OF THE CITY OF WILDWOOD.
- PROJECT WILL COMPLY WITH CITY OF WILDWOOD LDR & DSS.
- THE STORMWATER MGMT SYSTEM WILL COMPLY WITH SWFMD.
- WATER, SEWER AND REUSE WILL COMPLY WITH THE CITY OF WILDWOOD REQUIREMENTS.
- FIRE PROTECTION WILL COMPLY WITH THE CITY OF WILDWOOD.
- ROADS WILL BE PRIVATE.
- A MANDATORY HOA SHALL BE CREATED.
- FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS; POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 INCHES MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OF THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- A LEGAL INSTRUMENT WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
- ALL OPEN SPACE WILL BE PLACED IN TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF CITY OF WILDWOOD LDR & DSS.
- 20% OF COMMON USABLE OPEN SPACE, INCLUDING UP TO 50% OF ALL RETENTION AREAS WILL COUNT TOWARDS THE REQUIRED OPEN SPACE.
- NOT LESS THAN 100% OF THE LANDSCAPING IN THE COMMON AREAS THAT ARE REQUIRED TO BE LANDSCAPED BY THE LDR & DSS WILL BE FLORIDA FRIENDLY LANDSCAPING. FLORIDA FRIENDLY LANDSCAPING SHALL BE DEFINED AS LANDSCAPING THAT COMPLIES WITH THE FLORIDA FRIENDLY LANDSCAPING ORDINANCES, AND MUST BE REFLECTED IN THE HOMEOWNERS ASSOCIATION BYLAWS. THE HOMEOWNERS ASSOCIATION DEED RESTRICTIONS AND GOVERNING DOCUMENTS WILL REQUIRE FLORIDA FRIENDLY LANDSCAPING ON INDIVIDUAL LOTS.
- THE PROJECT LIES WITHIN THE 100 YR FLOOD ZONE-AE AND X, PER FEMA PANEL NO. 12177C0009, DATED SEP. 28, 2007.
- ALL UNSUITABLE SUBSOIL SUCH AS MUCK, CLAY, AND/OR ROCK WILL BE REMOVED BEFORE PLACING OF FILL.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATUTES REGARDING THE INSTALLATION.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FHDI, TO INCLUDE BUT NOT LIMITED TO SIGN SIZE AND HEIGHT.
- CORNER LOTS IN RESIDENTIAL DEVELOPMENT WITH FRONTAGE ON AN ARTERIAL AND ANOTHER ROAD SHALL BE ALLOWED A DRIVEWAY CONNECTION TO THE ROAD WITH THE LOWEST FUNCTIONAL CLASSIFICATION.
- NON-RESIDENTIAL CORNER LOTS WITH FRONTAGE ON AN ARTERIAL OR COLLECTOR AND ANOTHER ROAD MAY BE ALLOWED A DRIVEWAY ON THE ARTERIAL ROAD.
- 100 YR FLOOD ELEVATION = 54.49

CYCORP ENGINEERING INC.

CA 30526

CIVIL ENGINEERS LAND PLANNERS

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

KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER

Engineer: KTC

Technician: CC

TILLMAN VILLAS

SECTION: 36 TOWNSHIP: 13 RANGE: 22 EAST

CONSTRUCTION PLANS

CITY OF WILDWOOD

REVISIONS			
Description	Date	By	
1 PER CITY OF WILDWOOD	9/28/23	KF	

Date: **NOVEMBER 2022**

Scale: **1" = 80'**

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

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12/2/22
K. FISCHER, P.E. #56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: **7**

LEGEND

--- PROPOSED ROW

--- PROPOSED DRAINAGE INLET

--- PROPOSED CURB INLETS

--- PROPOSED CURB

--- SITE BOUNDARY LINE

--- EXISTING EDGE OF PWT

--- DRAINAGE PIPE

--- PROPOSED EASEMENT

--- SANITARY MAN

--- WATER MAIN

--- RECLAIM WATER MAIN

--- FORCE MAIN

--- STORM MANHOLE

--- SANITARY MANHOLE

--- CONCRETE SIDEWALK

--- TYPICAL

--- SIDEWALK

--- 5' RADIUS

--- LINEAR FEET

--- SQUARE FEET

--- WATER SERVICE (DOUBLE/SINGLE)

--- RECLAIM SERVICE (DOUBLE/SINGLE)

--- SANITARY SERVICE (DOUBLE/SINGLE)

--- ZONING

--- COUNTY OR CITY

TYPICAL 4-UNIT LOT LAYOUT

NOT TO SCALE

TYPICAL 6-UNIT LOT LAYOUT

NOT TO SCALE

TH TRACT DATA

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
RW	3.54 AC	ROW	CITY OF WILDWOOD
B1	0.29 AC	LANDSCAPE BUFFER/UTIL. EASEMENT/OPEN SPACE	HOA
B2	0.36 AC	LANDSCAPE BUFFER/UTIL. EASEMENT/OPEN SPACE	HOA
B3	0.58 AC	LANDSCAPE BUFFER/OPEN SPACE	HOA
B4	0.58 AC	LANDSCAPE BUFFER/OPEN SPACE	HOA
OS1	0.04 AC	OPEN SPACE	HOA
OS2	0.57 AC	OPEN SPACE/AMENITY RECREATION	HOA
OS3A-OS3C	0.32 AC	OPEN SPACE	HOA
OS4A-OS4D	0.32 AC	OPEN SPACE	HOA
OS5	0.18 AC	OPEN SPACE/AMENITY RECREATION	HOA
OS6	0.06 AC	OPEN SPACE	HOA
OS7	0.04 AC	OPEN SPACE	HOA
OS8	1.44 AC	OPEN SPACE/AMENITY RECREATION	HOA
P	2.08 AC	POND	HOA
	9.87 AC	M.F. LOTS	PRIVATE
	20.21 AC	TOTAL SITE	

OPEN SPACE REQUIRED: 20% (20.21 / 100) = 2.02 ACES

OPEN SPACE PROVIDED: 27.8% (9.87 / 35.4) = 2.78 ACES

(9.87 - 2.02) = 7.85 ACES

7.85 ACES + 2.02 ACES = 9.87 ACES

4.72 AC + 1.04 AC = 5.76 AC

TRAFFIC GENERATION:

ITE CODE	LAND USE	# UNITS	DAILY RATE	PM PEAK HOUR RATE
230	RESIDENTIAL TOWNHOMES	160	6.62	1,059
			0.52	83

CALCULATED PER THE TRIP GENERATION MANUAL, 9TH EDITION

SCHOOL DEMANDS

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	160	0.249	40
MIDDLE	160	0.114	19
HIGH	160	0.124	20
		TOTAL = 79	

SERVICE DEMANDS:

SEWER SERVICE DEMANDS

LAND USE	UNIT	OPD/UNIT	# UNITS	ADD OPD	ADD OPD	ADD OPD	PMF OPD
TOWNHOMES	DWELLING UNIT	276	160	44,160	30.7	61.3	122.7

WATER SERVICE DEMANDS

LAND USE	UNIT	OPD/UNIT	# UNITS	ADD OPD	ADD OPD	ADD OPD	PMF OPD
TOWNHOMES	DWELLING UNIT	255.5	160	40,880	28.4	56.8	113.6

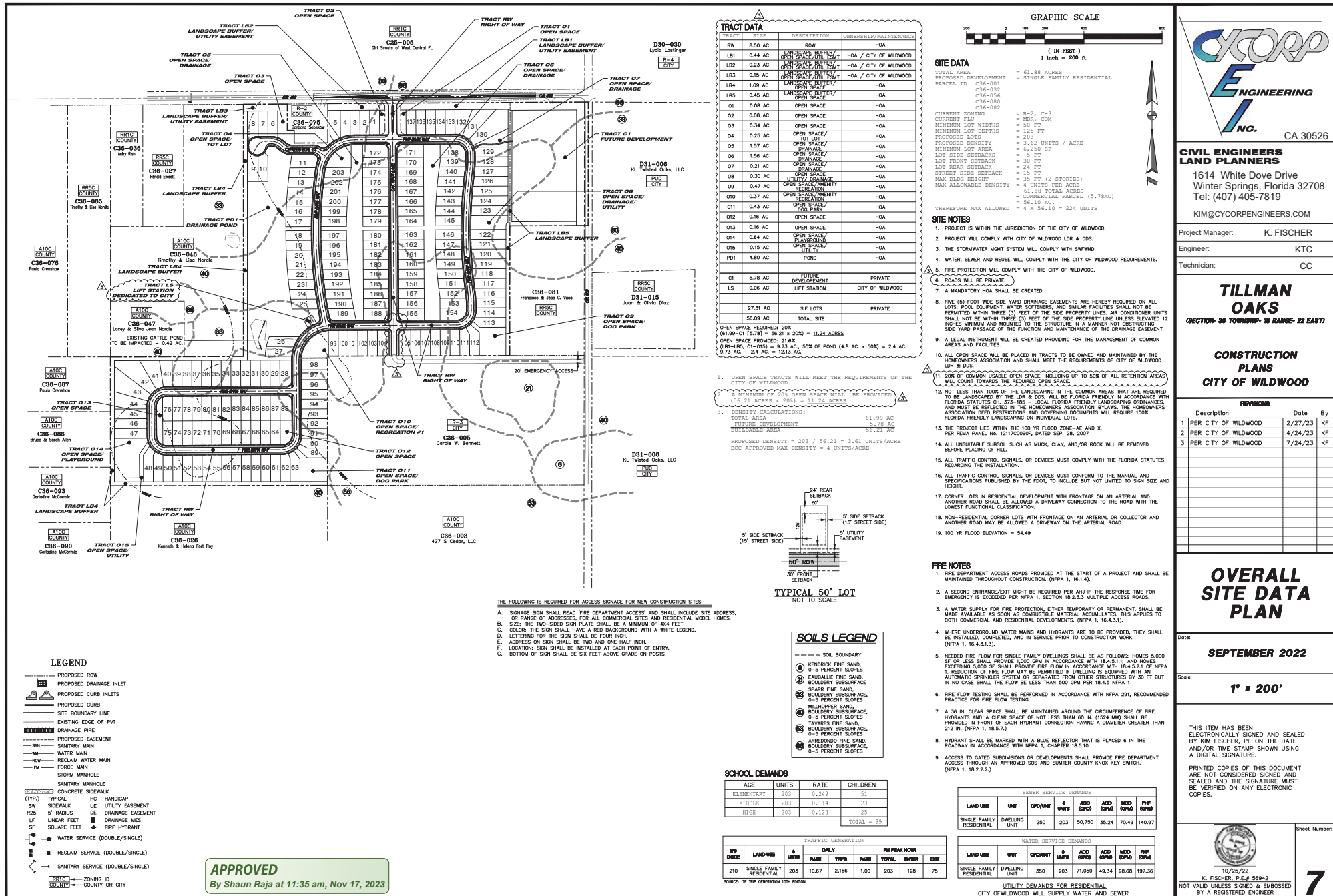
SERVICE DEMANDS EACH UNIT:

	1ST BEDROOM	128 GPD
SEWER	ADDITIONAL BEDROOMS	69 GPD
WATER	ADDITIONAL BEDROOMS	64 GPD

UTILITY DEMANDS FOR RESIDENTIAL

CITY OF WILDWOOD WILL SUPPLY WATER AND SEWER

PLAT 2210-003 Tillman Oaks approved site plan showing amenities.



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2305-002 Premier Psychological Services

REQUESTED ACTION: Project Review Committee recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2305-002 Premier Psychological Services
Owner/Applicant(s)	Brad Palermo - With Leah's Love, LLC
Acreage	0.63 +/-
Property Location	The subject property is generally located southeast along S Main St, approximately 0.45 miles north of E SR 44 and approximately 0.25 miles south of C 44A.
Parcel(s)	G07D085

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,000 SF professional office building with associated infrastructure, per the attached plans.

SP 2305-002 meets the criteria set forth within the Land Development Regulations and Design District Standards.



DATED: 02/27/2024

Amanda Bondi

Planner II, Development Services

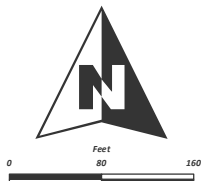


-  Subject Property
-  City of Wildwood
-  Sumter County



**CITY OF
WILDWOOD**

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



SP 2305-002

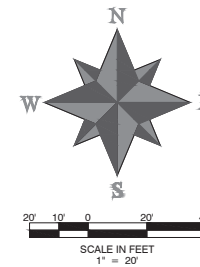
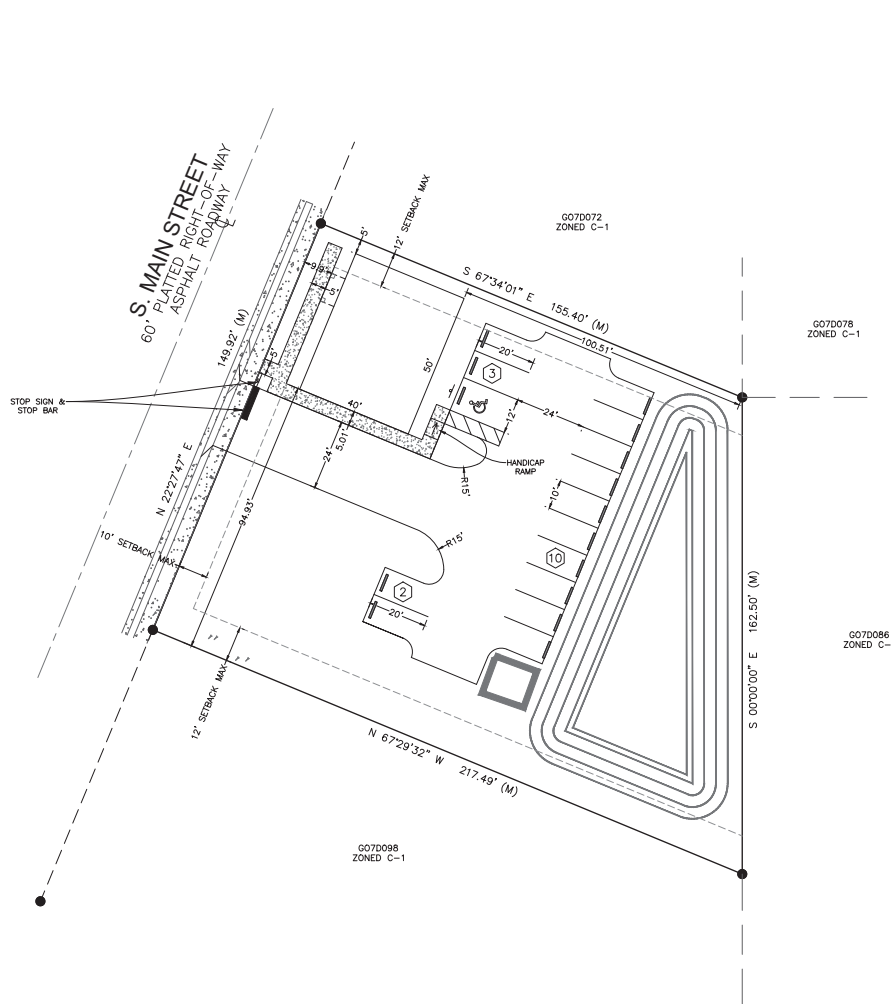
PREMIER PSYCHOLOGICAL SERVICES

PARCEL G07D085

MAP 1B

**LOCATION
MAP**

**AUGUST
2023**



SITE DATA

- TOTAL ACRES = ±0.63 ACRES (27,433sf)
- PARCEL # = G07D086
- ZONING = C-1
- PROJECT ADDRESS = 526 S. MAIN STREET
- BUILDING TYPE = BLOCK
- BUILDING(ALL) HEIGHT = 20'
- PARKING SPACES:
SPACES REQUIRED = 8 SPACES (1/250sf) MEDICAL
PROVIDED = 15 SPACES
- HANDICAP PARKING SPACES:
HANDICAP SPACES REQUIRED = 1
HANDICAP SPACES PROVIDED = 1
- OWNER/DEVELOPER = BRAD PALERMO - MANAGER
WITH LEAH'S LOVE, LLC
322 BEARSS AVENUE
WILLOWOOD, FL 34785
(786) 683-8866
- ENGINEER = ABSHIER ENGINEERING, INC.
ED. ABSHIER, P.E.
P.O. BOX 2770
BELLEVUE, FL 34421-2770
(352) 245-8592
- SOIL TYPE = SPARR
- PERMITTING AGENCIES:
-CITY OF WILLOWOOD
-F.D.E.P.
-FDOT
- WATER AND SANITARY PROVIDED BY CITY OF WILLOWOOD.
- ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
- LOCATED IN SECTION 7, TOWNSHIP 19S, RANGE 23E, WILLOWOOD, FL.
- AREAS FOR TOTAL SITE:
PROPOSED BUILDING AREA = 2,000sf
PROPOSED OTHER IMPERVIOUS = 8,862sf
TOTAL IMPERVIOUS AREA = 10,862sf (39.6%)
DRA AREA = 6,468sf
OPEN AREA = 17,113sf (60.4%)
OPEN AREA WITH DRA OUT = 10,644sf (28.8%)
F.A.R. = 0.073
I.S.R. = 0.396
- INTENDED USE FOR SITE = PROFESSIONAL OFFICE
- THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLANE.
- NUMBER OF EMPLOYEES = ESTIMATED AT 6.

NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL RADII SHOWN ARE TO EDGE OF PAVEMENT.
- ALL PARKING LOT STRIPING TO BE 6" PAINT.
- ALL DISTURBED AREA TO BE SOODED.
- ALL SIDEWALKS ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
- ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
- IF CONDITIONS WARRANT HANDICAP SIGN MAY BE MOUNTED ON BUILDING.



THIS ITEM HAS BEEN INITIALLY SIGNED AND SEALED BY EDWARD ABSHIER P.E. ON THE DATE ADJACENT TO THE SEAL.
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DATE	BY	REVISIONS
	R.E.A.	

ABSHIER ENGINEERING, INC.
5614 SE 11TH STREET, BELLEVUE, FLORIDA 34421-2770
P.O. BOX 2770
BELLEVUE, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597
CAP # 9930

SITE PLAN
PREMIER PSYCHOLOGICAL SERVICES
WILLOWOOD, FLORIDA

DATE 3/25/23
DRAWN BY R.E.A.
CHKD BY R.E.A.

EDWARD ABSHIER, P.E. #53961
DATE: January 03, 2024

SHT. 2 OF 6

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-007 Convenience Store with Gas (Wawa)

REQUESTED ACTION: The Project Review Committee recommends approval contingent upon the resolution of an outstanding comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2305-007 Convenience Store with Gas (Wawa)
Parcel Number:	Parcels G07-076, G07-078, and G07-250
Acreage:	Project Area Acreage is 3.82 +/-
Property Location:	Located approximately 350 feet east of the intersection of Hwy 301 and E SR 44 (East C Atlantic Hwy)
Owner:	Martha Pope, Patricia Strickland, and George Sandy Watson
Applicant:	John Burrows/Dominic Raffin with Bowman

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Convenience Store with Gas consisting of a one-story 5,915-square-foot commercial building, featuring eight fueling gas pumps and gas canopy, with 54 parking spaces including three (3) Florida ADA Accessible parking space, landscaping buffers, and associated utilities and drainage infrastructure improvements on 3.82 MOL, as per the attached plans.

The applicant will be required to address the City Attorney's final comments in relation to providing a deed that will address all matters in relation to Cross Access Easements for access along Highway 301 instead of just providing a Purchase Agreement. A deed or cross-access

easements will be needed to advance the application for final consideration before the City Commission.

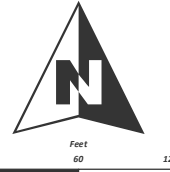
Outside the outstanding deed, all other elements of the SP 2305-007 Site Plan Application meet the criteria set forth in the Design District Standards, Land Development Regulations, and are consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 2/27/2024

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

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 60 120	SP 2305-007 CONVENIENCE STORE WITH GAS PARCELS G07-076, G07-078 & G07-250	MAP 1B LOCATION MAP AUGUST 2023
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE EXACT PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. NOUSE OF ANY INFORMATION RELAYED IN THIS DOCUMENT WITHOUT AUTHORIZATION AND ASSUMPTION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



CIVIL CONSTRUCTION PLANS FOR:

WILDWOOD WAWA #5466 - C STORE

110 E GULF ATLANTIC HWY WILDWOOD, FL 34785

PARCEL ID NUMBER: G07-076

LEGAL DESCRIPTION:

NEW PARCEL A:

A PARCEL OF LAND SITUATED IN WILDWOOD, SUMTER COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 82.83 FEET TO THE FORMER SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE NORTH 89°31'52" EAST ALONG SAID FORMER RIGHT OF WAY LINE 270.19 FEET (SAID POINT A BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 802 PAGE 620 SUMTER COUNTY RECORDS); THENCE SOUTH 89°31'52" EAST 3.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE SOUTH 89°31'52" EAST 48.48 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 839 PAGE 16; THENCE SOUTH 89°31'52" EAST (SAID LINE BEING THE EAST LINE OF THE PARCEL RECORDED IN ORB 438 PAGE 16, 608.38 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL); THENCE NORTH 89°31'52" WEST 123.46 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN ORB 308 PAGE 593); THENCE NORTH 89°31'52" WEST ALONG THE WEST LINE OF SAID PARCEL 123.46 FEET; THENCE NORTH 89°31'52" WEST 219.83 FEET TO THE EAST RIGHT OF WAY LINE OF US 301; THENCE NORTH 01°29'39" EAST ALONG SAID LINE 14.17 FEET; THENCE NORTH 01°29'39" EAST 15.84 FEET; THENCE SOUTH 89°31'52" WEST 8.16 FEET; THENCE NORTH 89°31'52" EAST 10.20 FEET; THENCE NORTH 01°29'39" EAST 54.54 FEET; THENCE SOUTH 89°31'52" EAST 123.46 FEET; THENCE NORTH 00°00'17" EAST 405.84 FEET TO THE SOUTH LINE OF STATE ROAD 44 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.81 ACRES OF LAND, MORE OR LESS.

NEW PARCEL B:

A PARCEL OF LAND IN WILDWOOD, SUMTER COUNTY, FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 82.83 FEET TO THE FORMER SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE NORTH 89°31'52" EAST ALONG SAID FORMER RIGHT OF WAY LINE 270.19 FEET (SAID POINT A BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 802 PAGE 620 SUMTER COUNTY RECORDS); THENCE SOUTH 89°31'52" EAST 3.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE SOUTH 89°31'52" EAST 48.48 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 839 PAGE 16; THENCE SOUTH 89°31'52" EAST (SAID LINE BEING THE EAST LINE OF THE PARCEL RECORDED IN ORB 438 PAGE 16, 608.38 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL); THENCE NORTH 89°31'52" WEST 123.46 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN ORB 308 PAGE 593); THENCE NORTH 89°31'52" WEST ALONG THE WEST LINE OF SAID PARCEL 123.46 FEET; THENCE NORTH 89°31'52" WEST 219.83 FEET TO THE EAST RIGHT OF WAY LINE OF US 301; THENCE NORTH 01°29'39" EAST ALONG SAID LINE 14.17 FEET; THENCE NORTH 01°29'39" EAST 15.84 FEET; THENCE SOUTH 89°31'52" WEST 8.16 FEET; THENCE NORTH 89°31'52" EAST 10.20 FEET; THENCE NORTH 01°29'39" EAST 54.54 FEET; THENCE SOUTH 89°31'52" EAST 123.46 FEET; THENCE NORTH 00°00'17" EAST 405.84 FEET TO THE SOUTH LINE OF STATE ROAD 44 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.15 ACRES OF LAND, MORE OR LESS.

NEW PARCEL C:

A PARCEL OF LAND SITUATED IN WILDWOOD, SUMTER COUNTY, FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND RUNNING THENCE SOUTH 89°31'52" EAST 32.22 FEET (RECORDED AS SOUTH 89°31'52" EAST 62.20 FEET) TO THE EAST LINE OF US HIGHWAY 301; THENCE NORTH 01°29'39" EAST ALONG SAID LINE 125.83 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 302 PAGE 58 AND THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN ORB 448 PAGE 38; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°29'39" EAST 74.17 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 01°29'39" EAST 15.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°29'39" EAST 11.02 FEET TO THE NORTH LINE OF THE PARCEL DESCRIBED IN ORB 382 PAGE 582; THENCE SOUTH 89°31'52" EAST ALONG THE NORTH LINE OF SAID PARCEL 200.47 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN ORB 802 PAGE 620; THENCE SOUTH 89°31'52" EAST 41.00 FEET (SAID LINE BEING THE SOUTH LINE OF THE PARCEL DESCRIBED IN ORB 438 PAGE 16, 608.38 FEET (SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL); THENCE NORTH 89°31'52" WEST 123.46 FEET; THENCE NORTH 01°29'39" EAST 54.54 FEET; THENCE SOUTH 89°31'52" EAST 123.46 FEET; THENCE NORTH 00°00'17" EAST 405.84 FEET TO THE SOUTH LINE OF STATE ROAD 44 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.35 ACRES OF LAND, MORE OR LESS.

GENERAL STATEMENT:

THE PROJECT CONSISTS OF THE COMMERCIAL REDEVELOPMENT OF 3.82 ± ACRES OF PROPERTY. THE PROPOSED DEVELOPMENT INCLUDES THE DEMOLITION OF THE EXISTING INFRASTRUCTURE, PAVEMENT AREAS AND LANDSCAPING, AND CONSTRUCTION OF A 5,819 SF OF ONE STORY GAS STATION CONVENIENCE STORE WITH A FUELING PUMPS AND CANOPY, AND ASSOCIATED UTILITIES, PARKING AND LANDSCAPING.

PLANS ARE BASED UPON INFORMATION PROVIDED ON AN ALTA AS-PS MAP TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD.

PROJECT NUMBER 011148-01-001, DATED: 11/09/2022.

SITE DATA TABLE

BUILDING TYPE:	USG F&B
CANOPY TYPE:	SLOPED
CANOPY CONFIGURATION:	STACKED
NUMBER MPFS:	8
TYPE OF MPFS:	(6) 411 INTERIOR & (2) 311+111 EXTERIOR
NUMBER OF EMPLOYEES:	54
TOTAL NUMBER OF PARKING SPACES:	60 (40 PART-TIME/FULL-TIME)
NUMBER OF STANDARD PARKING SPACES (10' X 20'12" X 30'):	48(1)
NUMBER OF HANDICAP SPACES (12' X 20'):	3
NUMBER OF AIR SPACES (10' X 20'11" X 20'):	1/1
NUMBER OF TRUCKOVERSIZED PARKINGS:	0
SQUARE FEET OF ASPHALT INSIDE OF RIGHT OF WAY (TO BE SEAL COATED):	0
SQUARE FEET OF LAWN AREA (TO BE MOWED):	+73,382 (SEE LANDSCAPING PLAN)
SQUARE FEET OF MULCH AREAS:	+10,000 (SEE LANDSCAPING PLAN)

GOVERNING AND UTILITY AGENCIES CONTACTS

WATERSSEWER	CITY OF WILDWOOD UTILITIES DEPARTMENT 100 N MAIN STREET WILDWOOD, FL 34785 PHONE: (852) 330-1335	TELEPHONE	XFINITY INTERNET SERVICE 870 US HWY 27 LADY LAKE, FL 32159 PHONE: (800) 934-0469
STORMWATER	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 2375 BROAD STREET BROOKSVILLE, FL 34604 PHONE: (852) 768-7211	GAS COMPANY	TECO PEOPLES GAS 316 SW 3800 AVENUE OCALA, FL 34747 PHONE: (352) 622-0111
SOLID WASTE	CITY OF WILDWOOD UTILITIES DEPARTMENT 100 N MAIN STREET WILDWOOD, FL 34785 PHONE: (852) 330-1335	BUILDING DEPARTMENT	CITY OF WILDWOOD DEVELOPMENT SERVICES 100 N MAIN STREET WILDWOOD, FL 34785 PHONE: (852) 330-1334
TRANSPORTATION DEPARTMENT	FLORIDA DEPARTMENT OF TRANSPORTATION-DISTRICT-9 719 S. WOODLAND BLVD SEALAND, FL 32220 PHONE: (850) 785-7102	FIRE DEPARTMENT	SUMTER COUNTY FIRE AND EMERGENCY SERVICES 7275 POWELL ROAD WILDWOOD, FL 34786 PHONE: (850) 584-4600
ELECTRIC	Duke Energy 409 E REMARKS ROAD OCALA, FL 34460 PHONE: (850) 759-6744	PLANNING AND ZONING	CITY OF WILDWOOD DEVELOPMENT SERVICES 100 N MAIN STREET WILDWOOD, FL 34785 PHONE: (852) 330-1334

LAND SURVEYOR:
BOWMAN CONSULTING GROUP, LTD., INC.
SURVEYOR OF RECORD:
MAX R. GEORGE
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
PHONE: (813) 474-7424

CIVIL ENGINEER:
BOWMAN CONSULTING
ENGINEER OF RECORD:
ERIK D. JULIANO
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
PHONE: (813) 736-2114

LANDSCAPE ARCHITECT:
BOWMAN CONSULTING GROUP, LTD.
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
PHONE: (813) 687-4963

DEVELOPER:
IG INVESTMENTS, INC.
5944 CORAL RIDGE DR. PMB 312
CORAL SPRINGS, FL 33076
CONTACT: GENO RAY
PHONE: (724) 875-2975
EMAIL: GENO@IGINVEST.NET

END USER:
WAWA, FL INC
7022 TPC DRIVE
SUITE 200
ORLANDO, FL 32822
CONTACT: RYAN KEIDEL
EMAIL: KEIDEL@WAWA.COM



DATE	DESCRIPTION
MM	MM
DESIGN	DRAWN
SCALE	NONE
JOB No.	011148-01-001
DATE	03/01/2023
FILE	011148-01-01-02-COVING
SHEET	C0.0

CAD file name: V:\011148\011148-01-001 (END) - Comm Dev - Wildwood, FL (3844 and 301)\Engineering\Engineering Plans\For Set\011148-01-001-01-COV.dwg 12/7/2023

SECTION 07, TOWNSHIP 19 SOUTH, RANGE 23 EAST



SITE LOCATION MAP
SCALE 1" = 1,000'

OWNER / DEVELOPER

SUBJECT PROPERTY

1. PARCEL ID: G07-076
OWNER: POPE MELVIN & MARTHA J
ADDRESS: 110 E GULF-ATLANTIC HWY
WILDWOOD, FL 34785
TEL: 352-748-5042
EMAIL: MARTHA093@HOTMAIL.COM

ADJACENT PROPERTY

1. PARCEL ID: G07-077
OWNER: NOELL PROPERTIES ONE, LLC
ADDRESS: 1016 S MAIN ST,
WILDWOOD, FL 34785
2. PARCEL ID: G07-230
OWNER: WATSON GEORGE JR & SANDY C
CO-TRUSTEE
ADDRESS: 106 E SR 44,
WILDWOOD, FL 34785
TEL: 352-748-2305
EMAIL: SANDY@WILDWOODMOVER.COM
3. PARCEL ID: G07-075
OWNER: HATCHER JACK & VERMEL
ADDRESS: 200 E GULF-ATLANTIC HWY,
WILDWOOD, FL 34785
4. PARCEL ID: G07-073
OWNER: HATCHER JACK O & VERMEL
ADDRESS: 500 E GULF-ATLANTIC HWY,
WILDWOOD, FL 34785
5. PARCEL ID: G07-078
OWNER: STRICKLAND PATRICIA A
ADDRESS: 1010 S MAIN ST,
WILDWOOD, FL 34785

FLOOD NOTE:

THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE(S) "X" ACCORDING TO CITY OF WILDWOOD AREAS MAP 120299, FLOOD INSURANCE RATE MAP NUMBER 1215C0131D, DATED 08/27/013.

PERMIT LIST	
PERMIT	PERMIT #
-	-
-	-
-	-
-	-
-	-
-	-
-	-

COVER SHEET

WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785



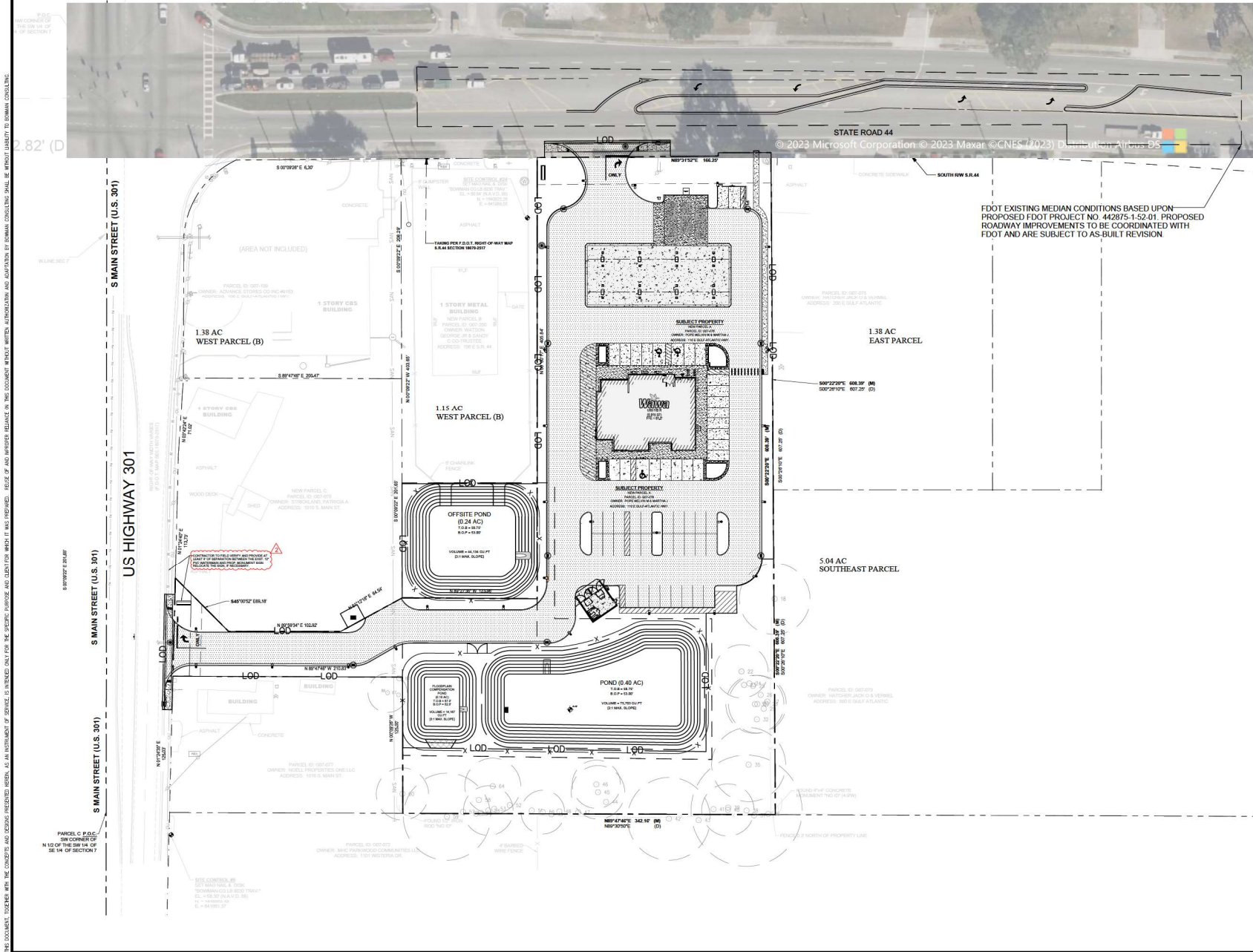
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DESIGN	DRAWN
SCALE	NONE
JOB No.	011148-01-001
DATE	03/01/2023
FILE	011148-01-01-02-COVING
SHEET	C0.0

Bowman
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STATE OF FLORIDA
SUMTER COUNTY, FL

CITY OF WILDWOOD

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS PREPARED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT'S NEEDS, AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOWMAN CONSULTING GROUP, INC. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BOWMAN CONSULTING GROUP, INC. SHALL BE STRICTLY PROHIBITED.



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CONTRACT NO. 011148-01-001
SUTTER COUNTY, FL

OVERALL SITE PLAN
WILDWOOD WAWA
110 E GULF ATLANTIC HWY
WILDWOOD, FL 34785
CITY OF WILDWOOD

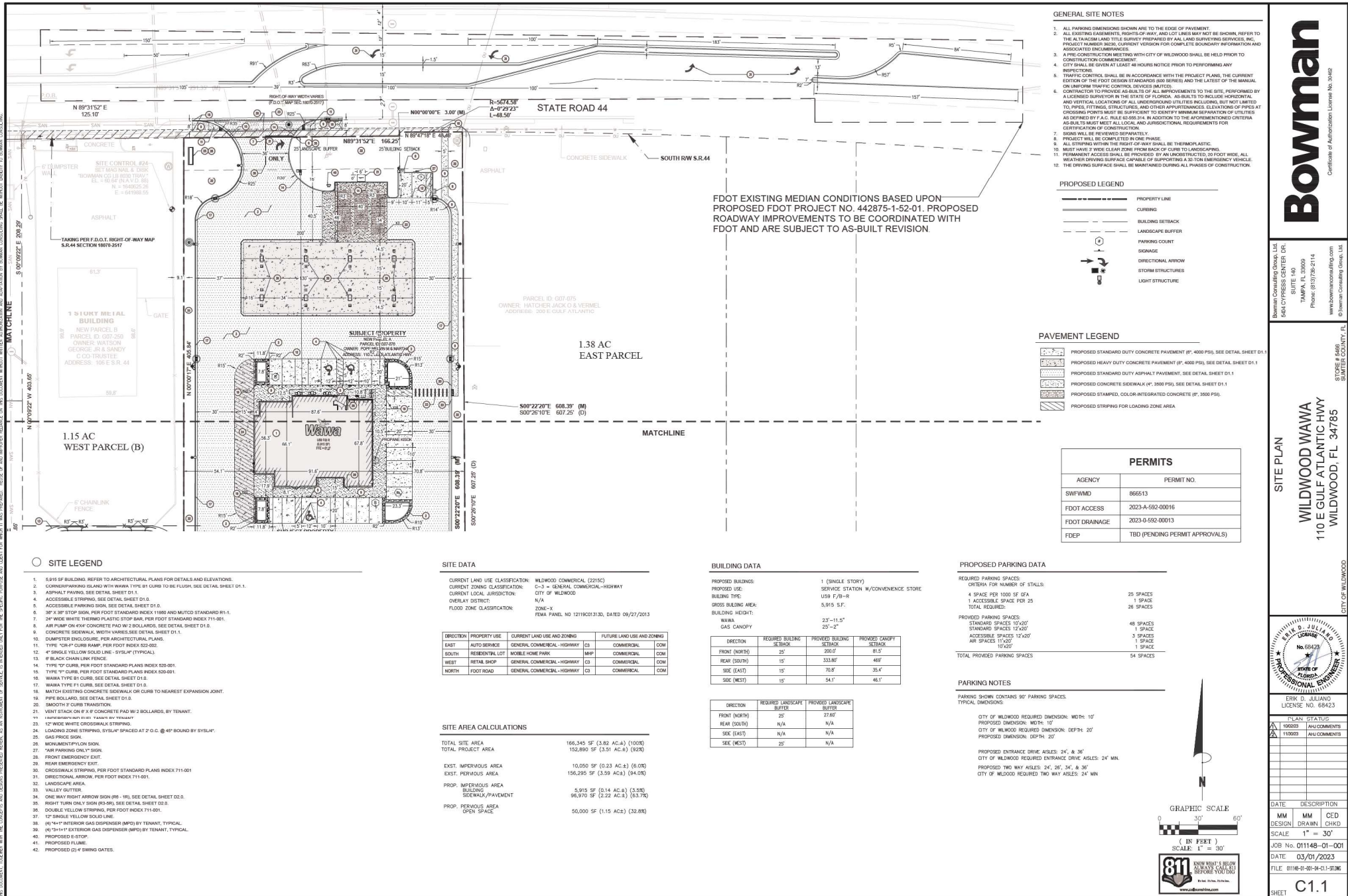
ERIK D. JULIANO
LICENSE NO. 68423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIK D. JULIANO
LICENSE NO. 68423

PLAN STATUS	
110593	REV. COMMENTS
110592	REV. COMMENTS

DATE	DESCRIPTION	
MM	MM	CD
DESIGN	DRAWN	CHKD
SCALE 1" = 40'		
JOB No. 011148-01-001		
DATE 03/01/2023		
FILE 011148-01-001-01-01		

SHEET C1.0



CAD file name: V:\01148\01148-01-001 (CNO) - Comm Dev - Wildwood, FL (SR44 and 301)\Engineering\Engineering Plans\Plan Set\01148-01-001-04-01-0-SW.dwg 12/1/2023

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SITE PLAN
WILDMOOD WAWA
110 E GULF ATLANTIC HWY
WILDMOOD, FL 34785



ERIK D. JULIANO
LICENSE NO. 684423

PLAN STATUS:

11/09/23 REV COMMENTS

11/09/23 REV COMMENTS

DATE DESCRIPTION

MM DESIGN MM DRAWN CED CHKD

SCALE 1" = 30'

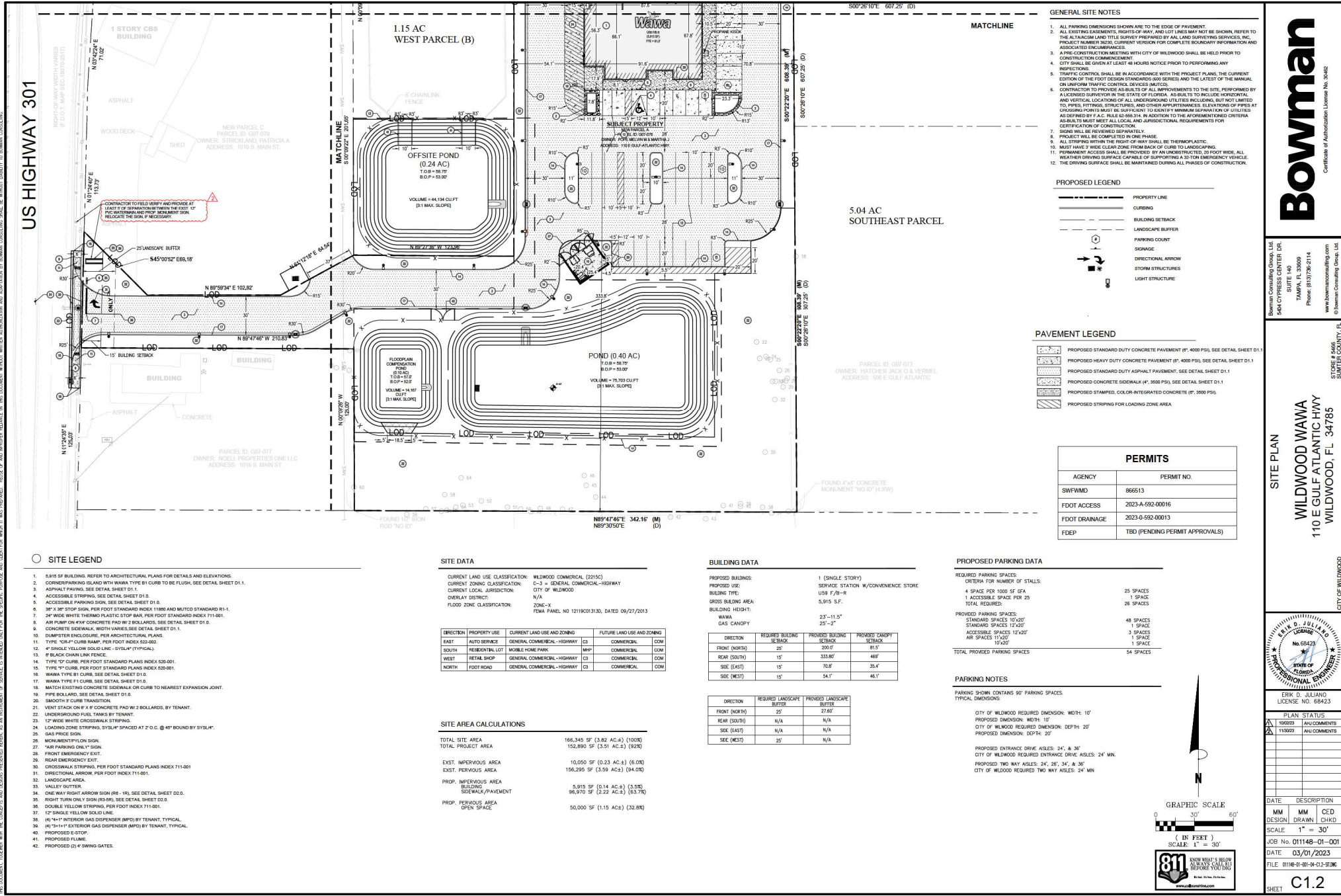
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DATE 03/01/2023

FILE 01148-01-01-01-SW

SHEET

C1.1



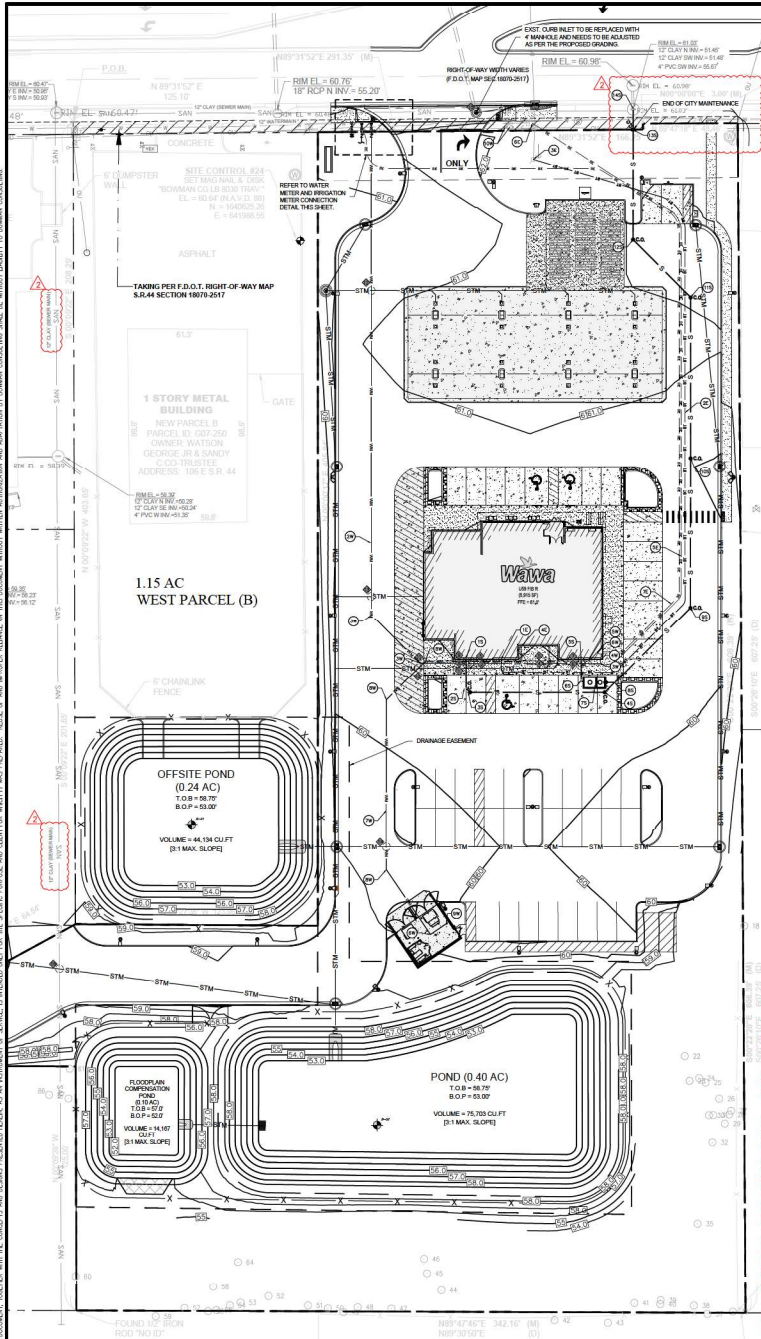
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SITE PLAN
WILDLWOOD WAWA
110 E GULF ATLANTIC HWY
WILDLWOOD, FL 34785
CITY OF WILDLWOOD

ERIK D. JULIANO
LICENSE NO. 68423
MECHANICAL ENGINEERING
STATE OF FLORIDA

DATE	DESCRIPTION
MM	DESIGN
MM	DRAWN
MM	CHKD
MM	IN COMMENTS
MM	APP. COMMENTS
DATE	03/01/2023
JOB No.	011148-01-001
FILE	011148-01-001-94-C-0-SIT.dwg
SHEET	C1.2



UTILITY CONSTRUCTION NOTES

WATER SERVICE

- 1W PROP. POINT OF CONNECTION FOR 2" P POTABLE WATER AND 1" P RECLAIM WATER TO EXISTING WATER MAIN. CONTRACTOR TO IDENTIFY THE SIZE OF EXISTING WATER MAIN. END OF CITY MAINTENANCE.
- 2W 372 OF 2" P DOMESTIC WATER SERVICE
- 3W 2" P E - 45° BEND
- 4W PROPOSED LOCATION FOR 2" P POTABLE WATER TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 5W PROPOSED LOCATION FOR 3/4" POTABLE WATER STUB OUT FOR TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 6W 3/4" - 90° BEND
- 7W 2/4 OF 1" P WATER SERVICE FROM BUILDING TO HOSE BIB @ DUMPSTER
- 8W 3/4" - 45° BEND
- 9W PROPOSED 3/4" HOSE BIB CONNECTION
- 10W EXISTING WATER VALVE AND FIRE HYDRANT
- 11W PROPOSED 2" X 12" TAPPING SLEEVE AND CORP. STOP. REFER TO SHEET D-3 FOR DETAIL.
- 12W PROPOSED 1" X 12" TAPPING SLEEVE AND CORP. STOP. REFER TO SHEET D-3 FOR DETAIL.
- 13W PROPOSED 2" WATER METER POINT OF CONNECTION FOR DOMESTIC WATER SERVICE WITH INTERNAL 2" CURB STOP. REFER TO DETAIL W-14 ON SHEET D-3. CONTRACTOR SHALL COORDINATE WITH THE CITY OF WILKWOOD.
- 14W PROPOSED 1" IRRIGATION WATER POINT OF CONNECTION FOR IRRIGATION WATER SERVICE WITH INTERNAL 1" CURB STOP.
- 15W PROPOSED 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR FOR DOMESTIC WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF WILKWOOD.
- 16W PROPOSED 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR FOR IRRIGATION WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF WILKWOOD.
- 17W PROPOSED 1" PVC IRRIGATION WATER SERVICE. REFER TO LANDSCAPE PLANS FOR CONNECTION.
- 18W PROPOSED FIRE HYDRANT ASSEMBLY WITH A 6" GATE VALVE. SEE SHEET D-4 FOR DETAILS.
- 19W PROPOSED 0.1 P FIRE LINE. SEE SHEET D-4 FOR DETAILS.
- 20W PROPOSED 12" X 8" TAPPING SLEEVE.

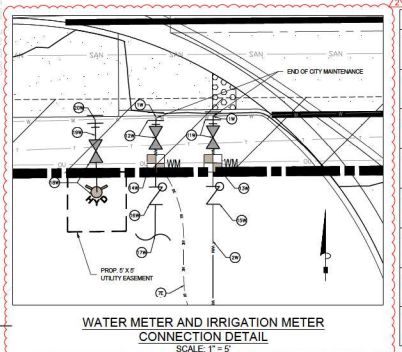
ELECTRIC SERVICE

- 1E PROPOSED LOCATION FOR UNDERGROUND TELEPHONE AND CABLE TIE-IN TO BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 2E CONTRACTOR TO PROVIDE (3) 4" UNDERGROUND CONDUITS FOR TELEPHONE AND CABLE. CONTRACTOR TO COORDINATE WITH TELEPHONE AND CABLE COMPANY FOR CONDUIT SPECIFICATIONS.
- 3E PROPOSED POINT OF CONNECTION FOR TELEPHONE AND CABLE TIE-IN TO BUILDING. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
- 4E PROPOSED LOCATION FOR ELECTRICAL SERVICE TIE-IN TO BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 5E CONTRACTOR SHALL PROVIDE UNDERGROUND ELECTRICAL CONDUITS (3) 4" PVC (1) 2" GRC FOR SERVICE, SPARES AND MONITORING. DEVELOPER TO COORDINATE SERVICE AND NEEDED DEVICES WITH THE UTILITY PROVIDER.
- 6E PROPOSED POINT OF CONNECTION FOR ELECTRICAL SERVICE TO THE EXISTING POLE MOUNTED TRANSFORMER. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY.
- 7E PROPOSED (1) 4" CONDUIT FOR GAS FROM WATER SERVICE ROOM NEEDED. ON-SITE SERVICE AREA 80,000 SF TO BE INSTALLED. REFER TO SHEET D-3 FOR DETAIL. W-4 ON SHEET D-3. CONTRACTOR SHALL COORDINATE WITH THE CITY OF WILKWOOD.

SANITARY SERVICE

- 1S SAN 1: BUILDING CONNECTION @ INV = 55.81, SEE ARCHITECTURAL PLANS.
- 2S SAN 2: 6" CLEANOUT @ INV = 55.65
- 3S 12.5 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%
- 4S SAN 3: 6" CLEANOUT @ INV = 55.67
- 5S 2.5 LF OF 6" PVC SANITARY SERVICE W. WYE CONNECTION @ 1.04%
- 6S SAN 4: 6" CLEANOUT @ INV = 54.90
- 7S 10.5 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%
- 8S SAN 5: BUILDING CONNECTION @ INV = 55.26, SEE ARCHITECTURAL PLANS.
- 9S SAN 6: 6" CLEANOUT @ INV = 55.15
- 10S 10.2 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%
- 11S SAN 7: SAN 8: 120 GALLON GREASE INTERCEPTOR PER DETAIL SHEET D-1, INFL. INV = 55.12, OUTFLOW INV = 54.87, 6" PVC PIPE @ 2.51%
- 12S SAN 9: 6" CLEANOUT @ INV = 54.82
- 13S 9.5 LF OF 6" PVC SANITARY SERVICE W. WYE CONNECTION @ 1.04%
- 14S SAN 10: 6" CLEANOUT @ INV = 55.25
- 15S 7.4 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%
- 16S SAN 11: 6" CLEANOUT @ INV = 55.46
- 17S 7.4 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%
- 18S SAN 12: 6" CLEANOUT @ INV = 55.65
- 19S 8.5 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%
- 20S SAN 13: 6" CLEANOUT @ INV = 55.17
- 21S 4.5 LF OF 6" PVC SANITARY SERVICE W. 45° BEND @ 1.04%
- 22S SAN 14: TWO WAY 6" CLEANOUT @ INV = 51.59
- 23S 98.1 LF OF 6" PVC SANITARY SERVICE @ 1.04%
- 24S SAN 15: 6" CLEANOUT @ INV = 51.49
- 25S 10 LF OF 6" PVC SANITARY SERVICE @ 1.04%

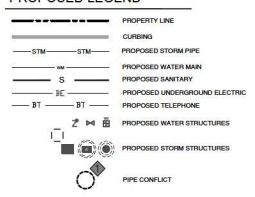
SANITARY STRUCTURE TABLE																		
STRUCTURE NAME	STRUCTURE TYPE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE									
1	BUILDING STUB	61.00			SAN 1 - SAN 2	55.61'	15.79'	6" PVC	1.04%									
2	45° BEND	60.75	SAN 1 - SAN 2	55.64'	SAN 2 - SAN 3	55.64'	2.83'	6" PVC	1.04%									
3	WYE W/CD	60.73	SAN 2 - SAN 3	55.61'	SAN 3 - SAN 4	55.61'	68.78'	6" PVC	1.04%									
4	45° BEND	60.67	SAN 3 - SAN 4	54.90'	SAN 4 - SAN 5	54.90'	7.19'	6" PVC	1.04%									
5	BUILDING STUB	61.00			SAN 5 - SAN 6	55.25'	10.96'	6" PVC	1.04%									
6	45° BEND	60.82	SAN 5 - SAN 6	55.14'	SAN 6 - SAN 7	55.14'	1.41'	6" PVC	1.04%									
7	GL IN	60.91	SAN 6 - SAN 7	55.12'														
8	GL OUT	60.77			SAN 8 - SAN 9	54.87'	4.49'	6" PVC	1.04%									
9	WYE W/CD	60.75	SAN 4 - SAN 5	54.82'	SAN 9 - SAN 10	54.82'	54.92'	6" PVC	1.04%									
10	WYE W/CD	60.38	SAN 9 - SAN 10	54.25'	SAN 10 - SAN 11	54.25'	76.50'	6" PVC	1.04%									
11	TWO WAY CD	60.13	SAN 10 - SAN 11	53.46'	SAN 11 - SAN 12	53.46'	80.03'	6" PVC	1.04%									
12	WYE W/CD	60.80	SAN 11 - SAN 12	52.69'	SAN 12 - SAN 13	52.69'	41.69'	6" PVC	1.04%									
13	WYE W/CD	60.94	SAN 12 - SAN 13	52.17'	SAN 13 - SAN 14	52.17'	56.13'	6" PVC	1.04%									
14	TWO WAY CD	61.47	SAN 13 - SAN 14	51.59'	SAN 14 - SAN 15	51.59'	10.34'	6" PVC	1.04%									
15	EXT. SAN CLEANOUT	61.30	SAN 14 - SAN 15	51.48'														



PIPE CONFLICT DATA

STORM OVER SANITARY PROP. 12" HOPE B.O.P. = 57.32' PROP. 6" PVC T.O.P. = 56.27' CLEARANCE = 1.05'	SEWER OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	WATER OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION	STORM OVER WATER CONTRACTOR TO FIELD VERIFY AND MAINTAIN ONE FOOT MINIMUM SEPARATION
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PROPOSED LEGEND



UTILITY NOTES:

1. APPLICANT TO SUBMIT UTILITIES CONSTRUCTION PERMIT APPLICATION AFTER THE APPROVAL OF THE BUILDING PERMIT.
2. APPLICANT TO PAY ALL REQUIRED FEES AND RECEIVE APPROVED UTILITIES CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION, INCLUDING DEMOLITION.
3. WATER SERVICE TO BE TEMPORARILY DISCONTINUED (EXISTING OR NOT INSTALLED) NEW OF APPLICANT OR ITS AGENT FAILS TO PAY FEES AND ACQUIRE UTILITIES CONSTRUCTION PERMIT PRIOR TO STARTING CONSTRUCTION.
4. APPLICANT MUST COMPLY WITH ALL REQUIRED STANDARDS.
5. DEMOLITION WORK SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION.
6. ANY CONTRACTOR THAT DAMAGES ANY PORTION OF THE CITY'S POTABLE WATER AND WASTEWATER INFRASTRUCTURE SHALL BE TOTALLY FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY SUCH DAMAGED INFRASTRUCTURE. ALL CONTRACTORS PROPOSED TO WORK DIRECTLY ON OR IN CLOSE PROXIMITY OF ANY PORTION OF THE CITY'S POTABLE WATER, WASTEWATER, AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL HAVE THE APPROPRIATE REPAIR MATERIALS (PIPS, FITTINGS, ETC.), TOOLS, AND QUALIFIED STAFF AVAILABLE ON-SITE IN ORDER TO PERFORM IMMEDIATE REPAIRS SHOULD DAMAGE TO SUCH INFRASTRUCTURE OCCUR. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY WUDCO, WUDCO MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH REPAIRS. THE CITY OF WILKWOOD UTILITIES DEPARTMENT, SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
7. CITY OF WILKWOOD UTILITIES SHALL BE NOTIFIED AT LEAST FIVE (5) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ITS FACILITIES.
8. ONLY CITY OF WILKWOOD SHALL OPERATE CITY OWNED WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH CITY OF WILKWOOD UTILITIES.
9. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. VALVES ON ALL WET PIPES SHALL REMAIN CLOSED UNTIL CLEARED BY CITY OF WILKWOOD.
10. ELEVATIONS SHALL REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
11. A FULL DRC REVIEW WILL BE PROVIDED BY CITY OF WILKWOOD UTILITIES UPON UTILITIES PLAN SUBMITTAL OF THE PROPOSED DEVELOPMENT.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, ACTIVITIES, SERVICES, FACILITIES, MISCELLANEOUS ITEMS, AND COSTS NECESSARY TO PROVIDE CITY OF WILKWOOD WATER AND WASTEWATER SERVICES TO THE PROPERTY AND WITHIN THE PROPERTY, AS APPROVED BY THE CITY OF WILKWOOD UTILITIES DEPARTMENT. THIS MAY INCLUDE AN EXTENSION OF THE CITY WATER AND WASTEWATER MAINS TO THE RIGHT OF WAY AREA AROUND THE DEVELOPMENT.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
14. ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION.
15. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND CONFIGURATION REQUIREMENTS.
16. ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS.
17. SEWER PIPE SHALL BE 30" R.P.C.
18. ELECTRICAL SERVICE SHALL BE INSTALLED UNDERGROUND.
19. ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILKWOOD CONSTRUCTION SPECIFICATION AND DETAILS.
20. THE CONTRACTOR SHALL COORDINATE A PIPE CONSTRUCTION MEETING WITH THE CITY OF WILKWOOD TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GENERAL NOTES:

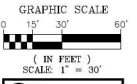
1. RETENTION (DETENTION AREAS MUST BE STABILIZED WITH SOO UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY PERMITTED PRIOR TO PLAN APPROVAL. NO GRADING SHALL BE PERMITTED IN OR ADJACENT TO RETENTION (DETENTION AREA).
2. THE PROJECT OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED ON THE DRAINAGE PLAN.
3. REFER TO COVER SHEET FOR VERTICAL DATUM.

ALL WASTE WATER GRAVITY SYSTEMS ARE PRIVATELY OWNED.
ALL WATER SYSTEMS ARE PRIVATELY OWNED.

ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND ALL AREAS OF CONFLICT WITH PUBLIC MAIN.

HYDRANT FLOW TEST DATA

BUILDING CONSTRUCTION TYPE:	II (000)
BUILDING GROSS FLOOR AREA:	5,915 SF
REQUIRED FIRE FLOW (PER NFPA):	1,750 GPM
HYDRANTS REQUIRED:	EXIST. 1 (PUBLIC) 200 FT, 1110 GPM PROP. 1 (PUBLIC) 200 FT, 1500 GPM
AVAILABLE FIRE FLOW:	2,610 GPM



Bowman Consulting Group, LLC
5504 CYPRESS CENTER DR.
TAMPA, FL 33609
Phone: (813) 726-2114
www.bowmanconsulting.com
BOWMAN CONSULTING GROUP, LLC
SUNTECH CENTER
SUNTECH CENTER
SUNTECH CENTER
SUNTECH CENTER

UTILITY PLAN
WILKWOOD WAWA
110 E GULF ATLANTIC HWY
WILKWOOD, FL 34785

CITY OF WILKWOOD



DATE: 03/01/2023

DESCRIPTION: CED

MM DESIGN: MM DRAWN: CHKD

SCALE: 1" = 30'

JOB NO: 011148-01-001

DATE: 03/01/2023

FILE: 011148-01-01-01-DWG

SHEET: C3.0

SP 2305-007 Convenience with gas

City Attorney

1. Authorized Agent forms from Martha J. Pope should be signed in her capacity as the Trustee (not individually) as it is the trust that owns the property. **(Satisfied)**.

2. Authorized Agent forms are inconsistent in their listing of the agent. Some list "Bowman" as the authorized agent, other list "Bowman Consulting" as the authorized agent and others list "Bowman Consulting and LG Investments" as the authorized agent. Please clarify and explain this discrepancy. **(Satisfied)**.

3. Deeds for LG Wildwood, LLC were provided. However, these deeds, though executed, have not been recorded. Is the intent to record these deeds? Please explain. **(Satisfied)**.

4. LDR 4.4(C)(1)(j) & C(7) – Cross access easements will be needed for by and between all three parcels for the following:

- a. Cross access for pedestrian and vehicular traffic
- b. Cross access for stormwater
- c. Cross access for utilities
- d. Maintenance responsibilities for western access roadway and pond

Note: Response acknowledged, comment will stand until deed provided.

5. LDR 4.4(C)(1)(j) & C(7) – Page 34 of Traffic Impact Statement shows "potential future cross access" with parcel No. G07-075. If this access is deemed essential, a cross access easement would be needed to ensure appropriate access rights. **(Satisfied)**.

6. LDR 4.4(C)(1)(d) – Please list all owners involved in site plan. Provide telephone number of owners. **(Satisfied)**.

7. LDR 4.4(C)(2)(e) – List projected number of employees. **(Satisfied)**.

8. LDR 4.4(C)(3) – On site plan, provide parcel information and zoning information for parcels adjacent to tract(s). **(Satisfied)**.

9. LDR 4.4(C)(1)(h) – Provide vicinity map with appropriate scale. **(Satisfied)**.

10. City attorney reserves the right to make further comments upon resubmittal. **(Standing Comment)**.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2306-007 Trailwinds Village - The Wilds Phase 3

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 2306-007 Trailwinds Village - The Wilds Phase 3

Parcel Number: G04LRI-002

Acreage: 21.02 +/- (Lot RI-2 of the Trailwinds Village Replat One Subdivision)

Property Location: Generally located approximately 0.3 miles north of C 466A and approximately 0.5 miles of east of E C 462

Owner: Wilds Apartments, LLC

Applicant: Nick Herring, with the Framework Group, LLC

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning/Special Magistrate for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units featuring:

- Four (4) 1-bedroom detached units
- Four (4) 2-bedroom attached units
- Two (2) 2-bedroom detached units,
- Four (4) 3-bedroom attached units
- Two (2) 3-bedroom detached units
- Two (2) 4-bedroom detached units
- And 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on 10.66 acres MOL, as per the attached plans.

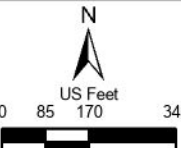
SP 2306-007 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 2/27/2024

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

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 85 170 340	SPM 2402-001 TRAILWINDS VILLAGE - THE WILDS - PHASE 3 PARCEL G04LRI-002	MAP 1B LOCATION MAP FEB 2024
---	--	---	---	--

GENERAL DEVELOPMENT NOTES

1. **TITLE:** TRAILWINDS VILLAGE - THE WILDS - PHASE 3
2. **LAND OWNER:** WILDS APARTMENTS, LLC
2300 GULFVIEW ROAD, SUITE 100
PALM HARBOR, FL 34683
PHONE: (801) 243-0897
3. **APPLICANT:** FRAMEWORK GROUP, LLC
1211 N W SHORE BLVD STE 801
TAMPA, FL 33607
PHONE: (801) 243-0897
4. **ENGINEER:** J.BROWN PROFESSIONAL GROUP INC.
CHRISTOPHER A. POTTS, P.E.
3530 NW 43RD STREET GAINESVILLE, FL 32606
(352) 375-8999
5. **SURVEYOR:** CLYMER FARMER BARLEY INC.
KATIE JAMISON, PROFESSIONAL SURVEYOR
4450 N.E. 53RD RD WILDMOOD, FL 34785
(352) 748-3126
6. **TAX PARCEL NO.:** 00491-002
7. **PROPERTY ADDRESS:** 7730 WILDS LOOP, WILDMOOD, FL 34785
SECTION: 4
TOWNSHIP: 19
RANGE: 23
8. **PRESENT ZONING:** PD
9. **FUTURE LAND USE:** OAU
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION ABOVE OR BELOW GRADING AND/OR UTILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. IMMEDIATELY, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO AVOID DAMAGE TO ADJACENT PROPERTY AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY THAT OCCURS.
11. JBPRO AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
12. ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF WILDMOOD RIGHT OF WAY MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.
13. ELEVATIONS ARE BASED ON VILLAGES DATUM. ADD 2.55 FT TO CONVERT TO NORTH AMERICAN VERTICAL DATUM OF 1988.
14. THE PROPOSED INFRASTRUCTURE WILL BE OWNED AND MAINTAINED BY WILDS APARTMENTS LLC.
15. ALL PROPOSED STRUCTURES ARE ONE (1) STORY.
16. PROPOSED STRUCTURE MAX HEIGHT:
 1. BEDROOM DETACHED UNIT: 20'-0"
 2. BEDROOM ATTACHED UNIT: 20'-0"
 3. BEDROOM DETACHED UNIT: 20'-0"
 4. BEDROOM ATTACHED UNIT: 20'-0"
 5. BEDROOM DETACHED UNIT: 20'-0"
 6. BEDROOM ATTACHED UNIT: 20'-0"

UTILITY PROVIDERS:

ELECTRICITY:
SECO ENERGY - SUMTER COUNTY
330 E HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3601

WASTEWATER:
CITY OF WILDMOOD WATER DEPT.
100 N MAIN ST
WILDMOOD, FL 34785
PHONE: (352) 330-1349

GAS:
TECO PEOPLES GAS - OCALA
102 N FRANKLIN ST
PO BOX 2562
TAMPA, FL 33601-2562
PHONE: (813) 872-0111 / (877) 872-8747

WATER:
CITY OF WILDMOOD WATER DEPT.
100 N MAIN ST
WILDMOOD, FL 34785
PHONE: (352) 330-1349

TELEPHONE/CABLE:
CENTURILINK - OCALA
5002 SE BROWARD ST
OCALA, FL 34471-2128
PHONE: (352) 268-2205

EMPLOYEE INFORMATION:

THIS SINGLE-FAMILY / MULTI-FAMILY RESIDENTIAL DEVELOPMENT HAS ZERO (0) PROJECTED EMPLOYEES.

PARKING INFORMATION:

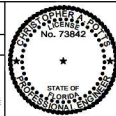
REQUIRED PARKING SPACES:
2 SPACES PER SINGLE FAMILY DETACHED / ATTACHED = 2 SPACES * 18 SINGLE FAMILY DETACHED / ATTACHED = 36 SPACES
PROVIDED PARKING SPACES: 48 SPACES
ADA PARKING SPACES REQUIRED: 0 SPACES
ADA PARKING SPACES PROVIDED: 0 SPACES

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDMOOD	SP 2306-007	1/18/2024	UNDER REVIEW
S.W.F.W.M.D.	878153	1/9/2024	UNDER REVIEW
F.D.E.P.			TO BE SUBMITTED

REVISIONS

NO.	DATE	DESCRIPTION	CHW	APPV

Christopher A. Potts
Professional Engineer
No. 73842
FLORIDA LICENSE NO. 73842
THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY CHRISTOPHER A. POTTS, P.E.
ON JANUARY 16, 2024 USING A DIGITAL SIGNATURE.
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4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

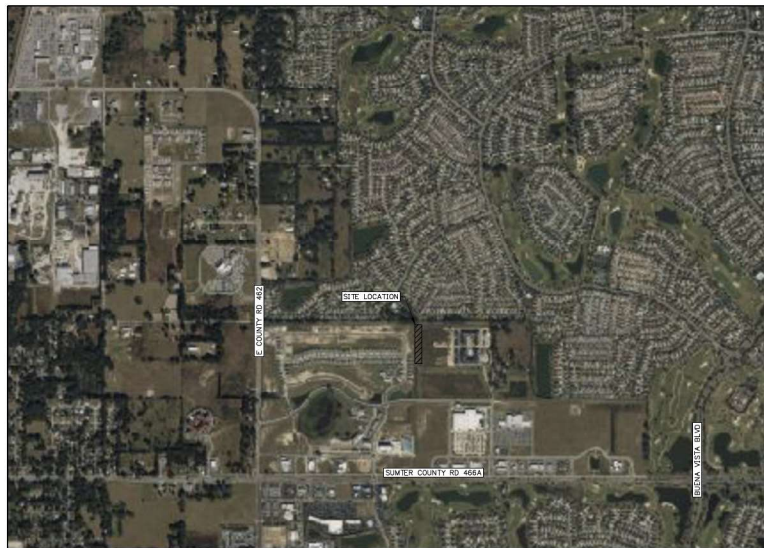
COVER SHEET

CLIENT: FRAMEWORK GROUP, LLC
TAMPA, FL

PROJECT: TRAILWINDS VILLAGE - THE
WILDS - PHASE 3

DATE: JANUARY 2024
PROJECT NO: 537-22-02
SHEET NO: C0.00

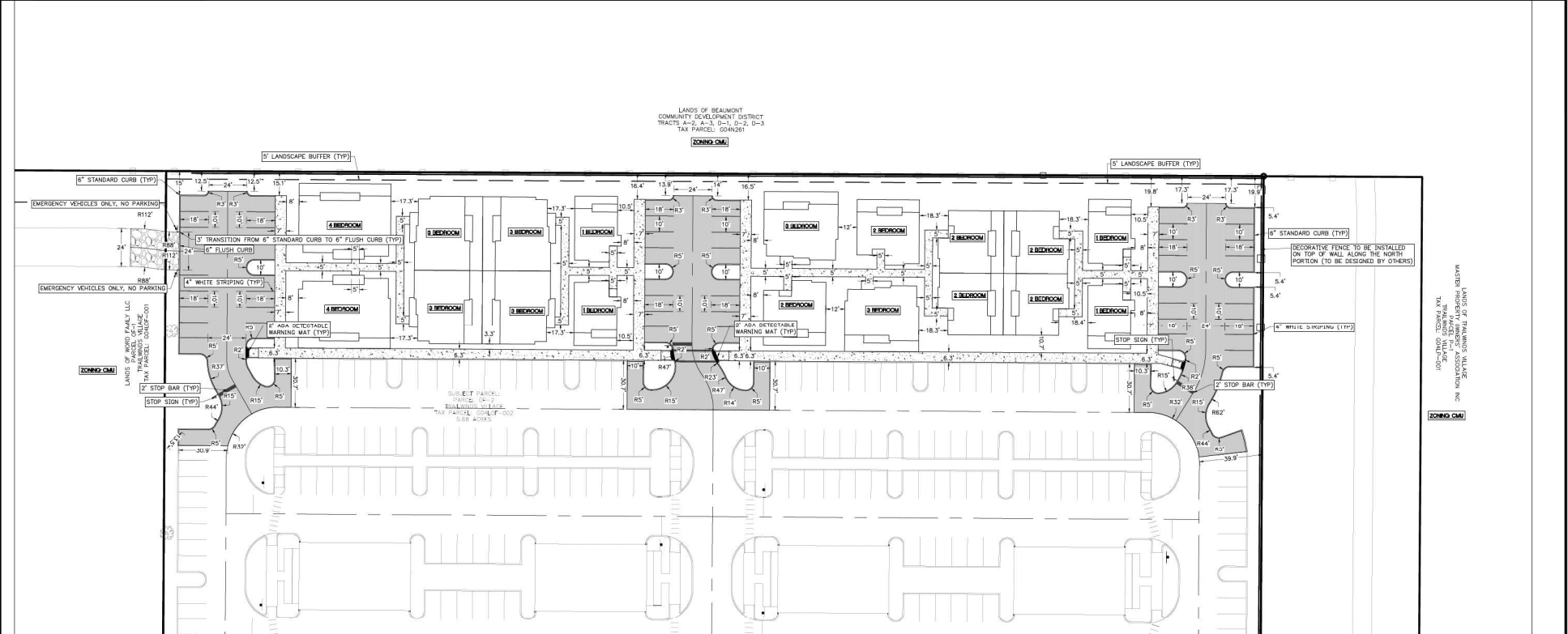
CONSTRUCTION DRAWINGS OF TRAILWINDS VILLAGE THE WILDS - PHASE 3 FOR FRAMEWORK GROUP, LLC



VICINITY MAP
1" = 1,000'

LEGAL DESCRIPTION:
PARCEL 80-2 OF TRAILWINDS VILLAGE REPLAT ONE,
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17,
PAGE(S) 4A, 4A-4 THROUGH 4A-11, INCLUSIVE, OF
THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

TRAILWINDS VILLAGE - THE WILDS - PHASE 3	
SHEET INDEX	
SHEET NO.	TITLE
C0.00	COVER SHEET
C0.01	LEGEND, ABBREVIATIONS AND NOTES
C0.02	STORMWATER POLLUTION PREVENTION PLAN
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION EROSION AND SEDIMENTATION CONTROL PLAN
C2.00	DIMENSION PLAN
C2.01	THE WILDS - OVERALL SITE PLAN
C3.00-C3.02	PAVING GRADING AND DRAINAGE PLAN
C4.00-C4.01	RETAINING WALL DETAIL PLAN
C5.00	UTILITY PLAN
C5.01 - C5.04	UTILITY DETAILS AND NOTES
C6.00	DETAILS AND NOTES



EMPLOYEE INFORMATION:

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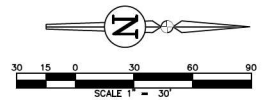
LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK

--- SAWCUT LINE

DIMENSION NOTES:

- BUILDING & SITE LAYOUT IS DESIGNED WITH A PARALLEL AXIS PERPENDICULAR TO THE NORTH PROPERTY LINE.
- ALL PARKING SPACES SHALL BE 10' WIDE UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND RECORD DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
- ARCHITECTURAL DRAWINGS SHALL BE REFERENCED FOR ALL BUILDING DIMENSIONS AND FOR ADDITIONAL INSTALLING OF SITE SPECIFIC FEATURES INCLUDING STAIRWAYS, RAMPS, HANDRAILS, OVERHANGS, CANOPIES, HANDSCAPE, AND ALL GROUND FLOOR SURFACE FEATURES UNDER THE BUILDING ROOF.
- ALL PARKING & STRIPING SHALL MEET THE LATEST FDOT AND MUTCD STANDARDS.

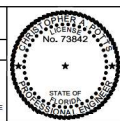


REVISIONS			
NO.	DATE	DESCRIPTION	ORIGIN / APPROVED

ENGINEER
OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

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SIGNED AND SEALED BY CHRISTOPHER A. POTTS, PE
ON JANUARY 16, 2024 USING A DIGITAL SIGNATURE.

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3530 NW 43rd Street | Gainesville, Florida 32605
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:		DATE:
DIMENSION PLAN		JANUARY 2024
CLIENT:		PROJECT NO:
FRAMEWORK GROUP, LLC TAMPA, FL		537-22-02
PROJECT:		SHEET NO:
TRAILWINDS VILLAGE - THE WILDS - PHASE 3		C2.00

LANDS OF TRAILWINDS VILLAGE
MASTER PROPERTY OWNERS' ASSOCIATION INC.
PARCEL P-1
TRAILWINDS VILLAGE
TAX PARCEL: 004LP-001

LANDS OF BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
TRACTS A, B, A-2, D, V, D-2, D-3
TAX PARCEL: 0040501

LANDS OF LOWE'S HOME CENTERS LLC
PARCEL 001-10
TRAILWINDS VILLAGE
TAX PARCEL: 004LCO-019

LANDS OF WOOD FAMILY LLC
PARCEL OF-1
TRAILWINDS VILLAGE
TAX PARCEL: 004LP-001

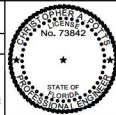
30 15 0 30 60 90
SCALE 1" = 30'



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER
OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842
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3530 NW 43rd Street | Gainesville, Florida 32605
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

THE WILDS - OVERALL SITE PLAN

CLIENT:

FRAMEWORK GROUP, LLC
TAMPA, FL

PROJECT:

TRAILWINDS VILLAGE - THE
WILDS - PHASE 3

DATE:

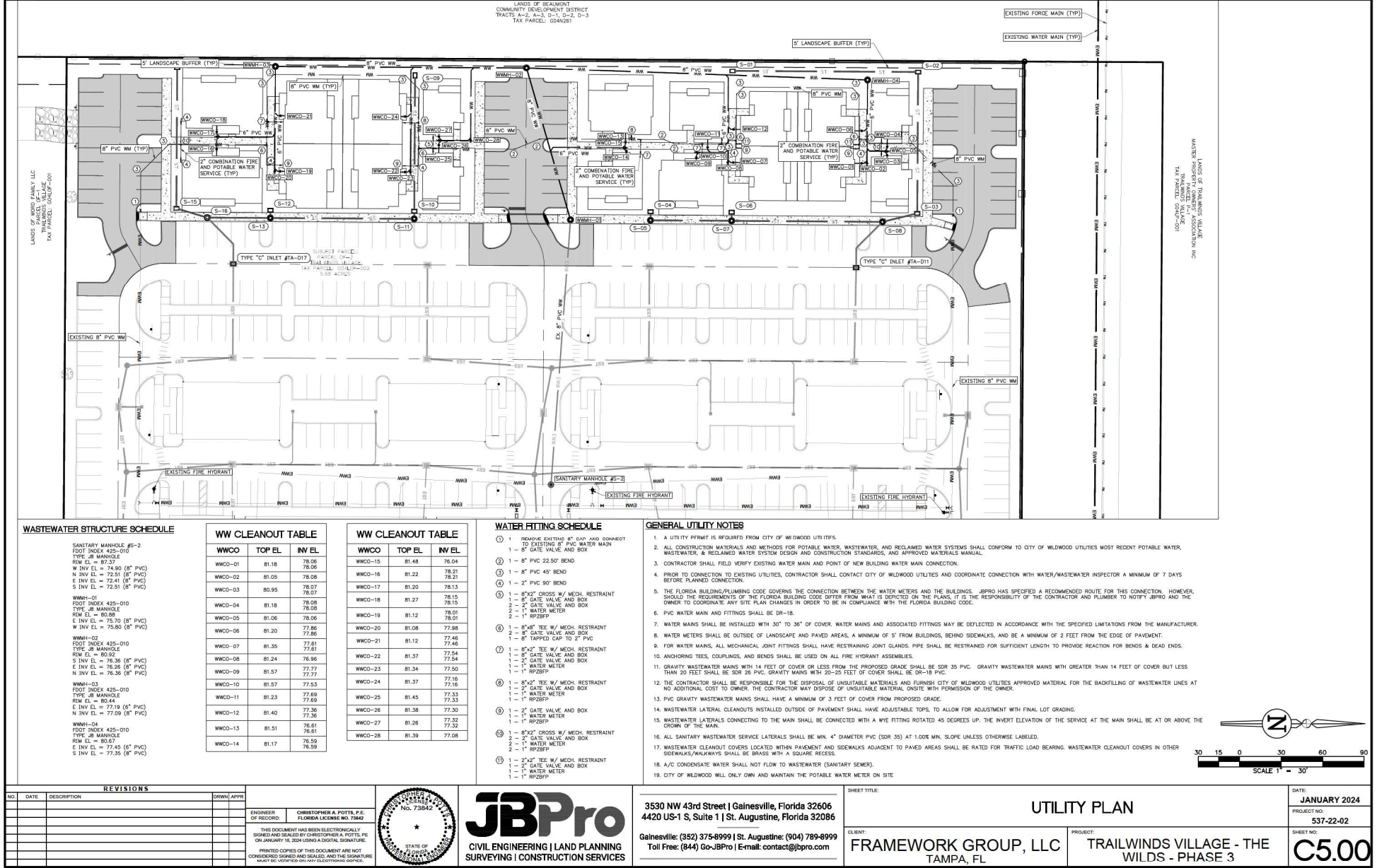
JANUARY 2024

PROJECT NO:

537-22-02

SHEET NO:

C2.01



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2308-005 House of Hope

REQUESTED ACTION: The Project Review Committee recommends approval contingent upon resolution of the outstanding comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2308-005 House of Hope

Parcel Number: D29B006

Acreage: 5.66 +/-

Property Location: Generally located approximately 0.2 miles east of the intersection of Hwy 301 and CR 126

Owner: City of Hope International, Inc.

Applicant: Mary Starkey, President of City of Hope International, Inc.

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Faith-based Recovery Facility consisting of a 5,408-square-foot Lodge/Dormitory Building, a 3,171-square-foot Administration Building, and a 2,700-square-foot Warehouse Building, providing four parking spaces including one (1) Florida ADA Accessible Parking Spaces, landscaping buffer, wet retention pond area, associated utilities and drainage infrastructure improvements on 5.66 acres MOL, as per the attached plans.

The applicant submitted waivers to be exempted from Paving CR 126, to allow Metal Siding on a Warehouse Building, and to waive the requirement for paving parking and drive aisle areas due to the use of the site. The waivers were approved at the February 13 PRC Meeting.

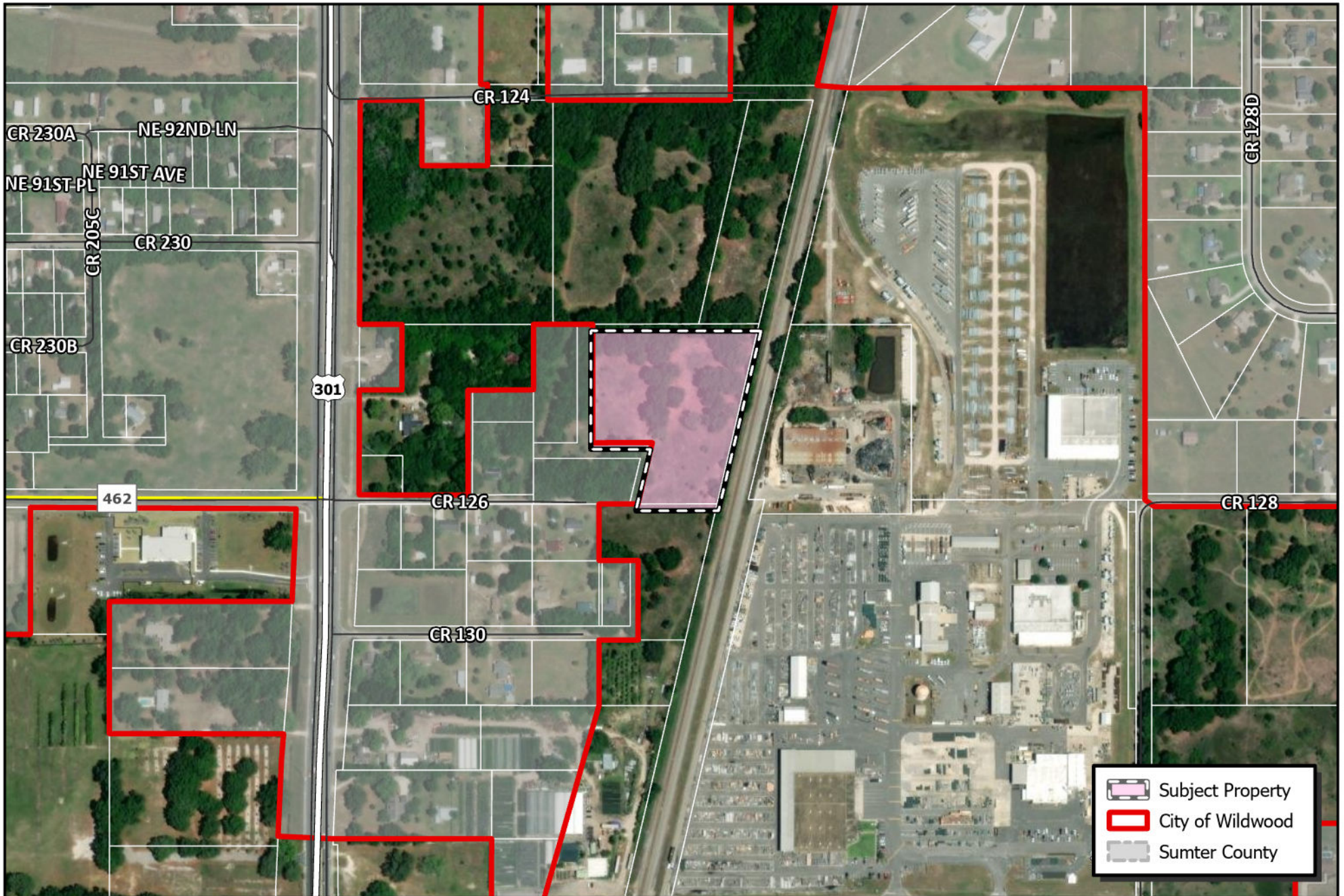
The project has a couple of minor outstanding comments from the Fire reviewer and potentially from Wildwood Public Works; however, the applicant is actively working on addressing the comments prior to taking the application for final consideration before the City Commission.

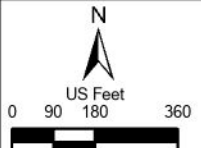
Aside from the outstanding comments, SP 2308-005 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 2/27/2024

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	 N US Feet 0 90 180 360	SP 2308-05 HOUSE OF HOPE PARCEL D29B006	MAP 1B
			LOCATION MAP
			FEB 2024

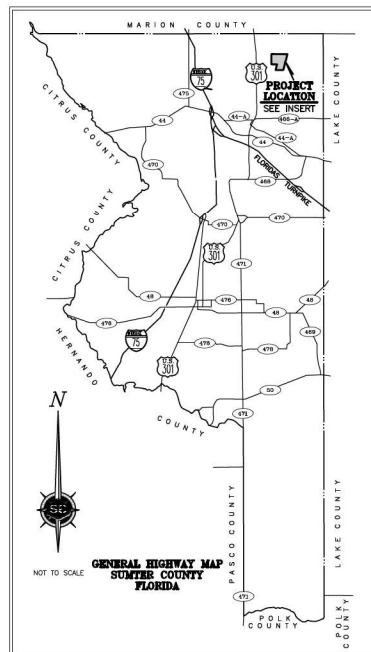
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DEVELOPMENT PLANS FOR HOUSE of HOPE WILDWOOD CAMPUS

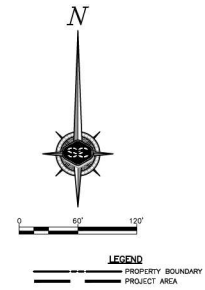
OWNER/DEVELOPER:
CITY OF HOPE INTERNATIONAL, INC.
dba HOUSE OF HOPE OF FLORIDA
MARY STARKY/GENE BARTON
4726 NE 49th BOULEVARD
WILDWOOD, FLORIDA 34785
PHONE: 852-334-1509

ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14th STREET
LEESBURG, FLORIDA 34748
Ph: (352) 787-1414

SURVEYOR:
CLYMER, FARNER AND BARLEY SURVEYING
4450 NE 83rd RD WILDWOOD, FL 34785
OFFICE: (352) 748-3128

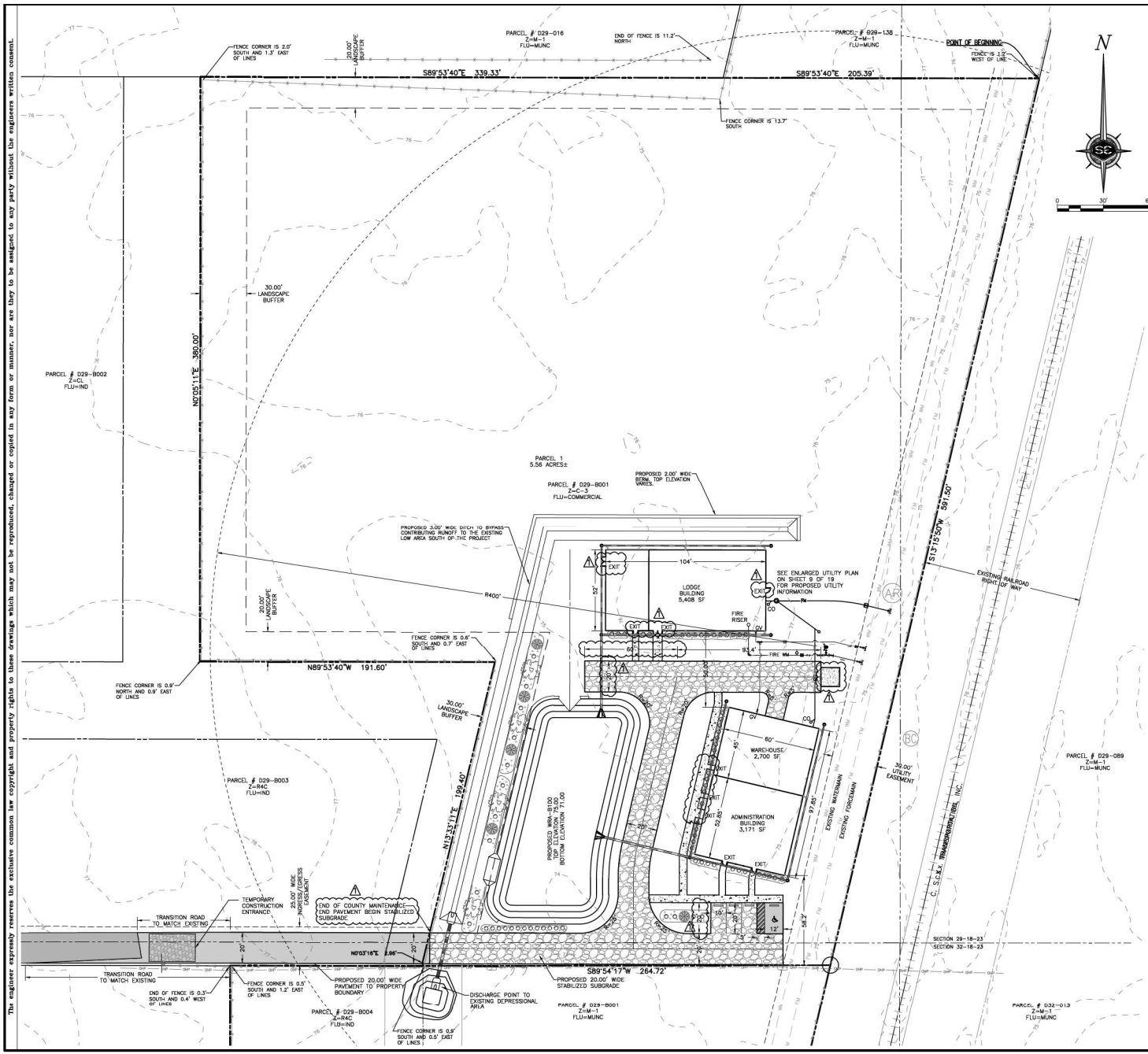


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CLIENT: HOUSE OF HOPE		PROJECT: WILDWOOD CAMPUS		DRAWING: AERIAL		3 of 19	
DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229	
Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.	
Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414	
SCALE: H of N Aerial	DATE: 08/23	DESIGN: H of N Aerial	DRAWN: VKL/SKK	CHECKED: VKL/SKK	DATE: 08/23	DESIGN: H of N Aerial	DRAWN: VKL/SKK
DRAWING: AERIAL		CLIENT: HOUSE OF HOPE WILDWOOD CAMPUS		JOB NO.: 1810018.001		SHEET: 3 of 19	
REV. BY: DWS		REV. BY: DWS		REV. BY: DWS		REV. BY: DWS	
DISCREPANCY		DISCREPANCY		DISCREPANCY		DISCREPANCY	
DATE: 9-28-23		DATE: 9-28-23		DATE: 9-28-23		DATE: 9-28-23	
VVL		VVL		VVL		VVL	
DRAWN		DRAWN		DRAWN		DRAWN	

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LEGAL DESCRIPTION:
LEGAL DESCRIPTION
A PARCEL OF LAND IN THE WEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND LYING WESTERLY OF C.S.A. TRANSPORTATION, INC.'S WESTERLY RIGHT OF WAY LINE, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 29, SAID POINT BEING 50.00 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF C.S.A. TRANSPORTATION, INC.'S MAIN LINE TRACK, SAID POINT, RUN S17°15'00" PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK, 589.53 FEET, THENCE DEPARTING SAID PARALLEL LINE, RUN S89°54'37"W, 264.69 FEET, THENCE CONTINUE S17°15'00" PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK, 589.53 FEET, THENCE DEPARTING SAID PARALLEL LINE OF LOT 4, BLOCK D, ORANGE HEIGHTS, AND TO THE CENTERLINE OF MANICA STREET IN AFORESAID ORANGE HEIGHTS, THE FOLLOWING TWO (2) COURSES BEING ALONG SAID CENTERLINE OF MANICA STREET, RUN N02°23'55"E, 2.28 FEET, THENCE N17°30'07"E, 199.37 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6, BLOCK A, ORANGE HEIGHTS, THENCE RUN N89°51'02"W, 181.53 FEET ALONG SAID EXTENSION LINE AND SOUTH LINE OF LOTS 8 AND 7, BLOCK B, RESPECTIVELY, TO THE SOUTHWEST CORNER OF AFORESAID LOT 7, THENCE, RUN N07°04'02"E, 379.96 FEET ALONG THE WEST LINE OF LOTS 7, 6, 3, AND 2, RESPECTIVELY, BLOCK B, TO THE NORTH LINE OF ORANGE HEIGHTS, THENCE ALONG SAID NORTH LINE OF ORANGE HEIGHTS RUN S89°53'40"E, 544.68 FEET TO THE POINT OF BEGINNING, CONTAINING 5.56 ACRES, MORE OR LESS.

SITE CALCULATIONS:

TOTAL PROPERTY AREA:	242,493 SF	5.56 AC	100.00%
IMPERVIOUS AREA:	23,117 SF	0.53 AC	9.53%
WATER RETENTION AREA:	7,482 SF	0.17 AC	3.08%
OPEN SPACE:	211,814 SF	4.86 AC	87.39%

FLOOR AREA RATIO:

TOTAL PROPERTY AREA:	242,493 SF	5.56 AC	100.00%
BUILDING FLOOR AREA:	11,279 SF	0.26 AC	4.65%
OPEN SPACE:	231,214 SF	5.30 AC	95.35%

PARKING CALCULATIONS:

USE	REQUIRED PARKING	REQUIRED SPACES
OFFICE/WAREHOUSE	3171/1000 SF	3.1 SPACES = 3
LOADING	5408 SF	0 SPACES
WAREHOUSE	2700/2000 SF	SPACE 1

TOTAL PARKING SPACES REQUIRED = 4
TOTAL ALL UNITS PARKING SPACES PROVIDED = 4
TOTAL N.C. ACCESSIBLE SPACES REQUIRED PER PERC = TOTAL H.C. 1
(N.C. IN TOTAL PARKING LOT)
ACCESSIBLE SPACES PROVIDED = 1

- NOTES:**
- PROJECT INVOLVES PROPOSED BUILDINGS FOR USE AS A REHABILITATION FACILITY. THE PROPOSED PARKING & DRIVE WILL SERVE THE NEEDS OF THE NEW USE.
 - SITE SOLS CLASSIFIED AS: (40)-MULCHER SAND, BOLDLY SUBSURFACE, 0 TO 5 PERCENT SLOPES.
 - LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12119C-0068 D, DATED SEPTEMBER 27, 2013.
 - SUBJECT PARCELS: 029-8001, 2-C-3, FLU-COMMERCIAL.
 - SITE ADDRESS OF LOT 1.
 - ANTICIPATED NO. OF EMPLOYEES = (12)
 - ANTICIPATED NO. OF PROGRAM PARTICIPANTS = (12)
 - TRAFFIC IMPACTS NEGLIGIBLE - SEE ATTACHED ANALYSIS.
 - PROPOSED WATER & SEWER SERVICES PROVIDED BY THE CITY OF WILMWOOD.
 - SITE LANDSCAPING SHALL BE IRRIGATED PER CITY OF WILMWOOD STANDARDS.
 - LODGE BUILDING OCCUPANCY TYPE (LOADING).

PERMIT REQUIREMENTS:

AGENCY	PERMIT	STATUS
CITY OF WILMWOOD	MINOR SITE PLAN	PENDING
SWFWMD	Environmental Resource	PENDING

LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT PARCEL LINE
---	RIGHT-OF-WAY CENTERLINE
---	BUILDING SETBACKS
---	PRE-DEVELOPMENT CONTOUR
---	PROPOSED WATERLINE
---	PROPOSED FIRE WATERLINE
---	PROPOSED FLOW DIRECTION
---	PROPOSED SLOPES
---	PROPOSED SANITARY SEWER
---	SILT FENCE
---	SKA
---	PROJECT AREA
---	MATCH SLOPE LINE
---	PROPOSED SPOT ELEVATION
---	PROPOSED CHISEL CONTOUR
---	SOIL DIVIS
---	EXISTING SPOT ELEVATION

HOUSE OF HOPE
WILMWOOD CAMPUS
SITE PLAN

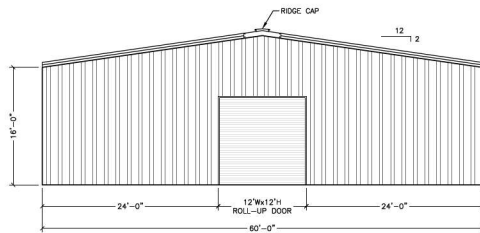
CLIENT: PROJECT: DRAWING: 8 of 19

Springstead Engineering, Inc.
Consulting Engineers Planners
18-0001723
18-0001723
727 South 144th Street
Leesburg, FL 34748
(352) 787-1414

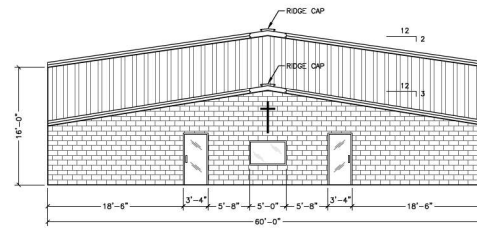
SCALE:	FILE:	DATE:
AS SHOWN	1" = 50' H.W. PLAN	08/23
DESIGN:	DRAWN:	CHECKED:
DWS	SKK/VKL	ALA
DRAWING:	SITE PLAN	
CLIENT:	HOUSE OF HOPE WILMWOOD CAMPUS	
JOB NO.:	SHEET:	8
1810018.001	09:	19

[illegible]

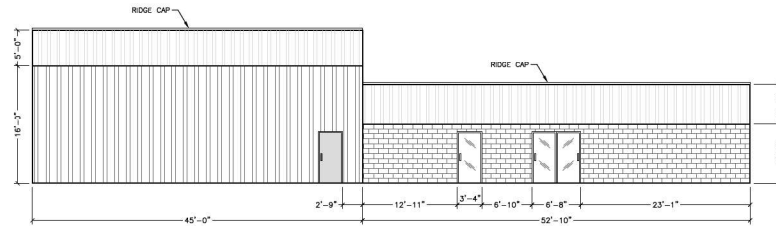
The engineer expressly reserves the exclusive common law copyright and property rights in these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



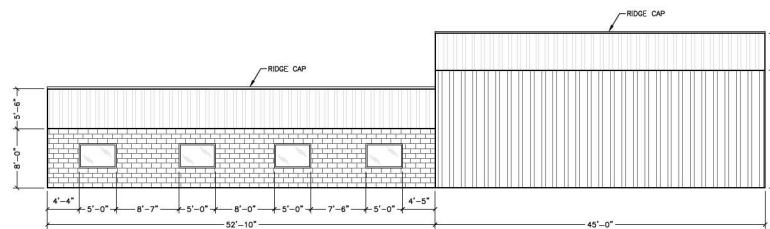
NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

CLIENT: HOUSE OF HOPE		PROJECT: WILDWOOD CAMPUS		DRAWING: WAREHOUSE-ADMINISTRATION BUILDING ELEVATIONS		1 OF 1	
DAVID W. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID W. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID W. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID W. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229	
Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.	
Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414	
SCALE: 1/8"=1'-0"	FILE: 1810018.001	DATE: 08/23	AS SHOWN: 08/23	DESIGN: DWS	DRAWN: SKK	CHECKED: [Signature]	DRAWN BY: [Signature]
CLIENT: HOUSE OF HOPE		WILDWOOD CAMPUS		1810018.001		1 OF 1	



Project Review Committee Technical Standards Waiver Request

Project Name House of Hope - Wildwood

Project # SP 2308-005

1. Briefly describe your waiver request.

Request to allow existing access road (CR 126) without improvement.

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

Section 6.5(A)(3)(a) Roads required to be constructed and paved to City specs

3. Please provide the justification for your waiver request.

HoH is a donation/grant supported facility without the means to improve the access roadway to the facility (see attached).

Name (Print) David Springstead

Date 2/13/2024

Signature 

(G) *Erosion protection.* Standard practices shall be used to prevent erosion and the depositing of soil off-site pursuant to the requirements of the FDEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

(H) *Maintenance.*

- (1) A written operation and maintenance plan shall contain information per SWFWMD regulations as the minimum criteria that shall be accepted by the City.
- (2) The installed stormwater system shall be maintained by the legal entity responsible for maintenance. All permit applications shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities.
- (3) The stormwater management system to be maintained by the legal entity shall have a minimum of twenty foot (20') wide access easement, in accordance with this Code, to permit the City to inspect and, if necessary, to take corrective action should the legal entity fail to maintain the system properly.

6.5. Roads and Sidewalks.

(A) *General.* Roads within a subdivision or other development are classified as either public roads or private roads.

(2) Private roads.

- (a) All private roads are required to be designed, constructed and paved to City specifications within dedicated, rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.
- (b) A Homeowner's Association or other quasi-governmental entity shall be created to perpetually own and maintain the road and drainage system.
- (c) The developer shall be required to design and construct to City specifications, at a minimum one (1) paved road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist.
- (d) Minimum right-of-way width for private roads shall be as outlined in Table 6-8. Inverted crown roadways are allowable on privately maintained roadways classified as local residential.

(3) Public roads.

- (a) As part of the review and approval of a public road subdivision, the City shall require that roads be designed, constructed and paved to City specifications within dedicated, unimproved public rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.
- (b) If a paved, public road on public right-of-way does not exist adjacent to the proposed subdivision, the developer shall construct a paved road within a public right-of-way, to the proposed subdivision.
- (c) Minimum right-of-way width for public roads shall be in accordance with Table 6-8.

(B) *Design standards.*

- (1) Cul-de-sac diameters to the right-of-way line shall not be less than 100 feet with a pavement radius of 40 feet.

Justification and Clarification for Waiver Chapter 6.5(A)(3)(a)

The project developer is requesting a waiver to allow the project to be served by the existing county road (CR 126) without improvement.

House of Hope is a christian-based not-for-profit alcohol and substance abuse addiction treatment program for men over 18. House of Hope is supported by donations and area churches. House of Hope worked from a private facility rent-free until the property was sold in 2019. Since then, they have been working to obtain a new self-owned permanent campus while housing and treating as many as possible in rented residential properties. Finding a suitable location and obtaining the proper zoning/special use approvals for a permanent site has been very difficult. Potential neighbors assume the worst when they hear "treatment facility". Potential neighbors tend to show up at zoning and commission hearings to talk down project approval. This has occurred for proposed county sites and City of Wildwood sites. The current site is fairly remote and has the surrounding neighbor's support. There is significant support from many elected officials. Several were at the groundbreaking ceremony which took place on October 29, 2023.

What there is not, is significant financial funds available to construct all the appurtenant features required by the City of Wildwood Land Development Code. The proposed plans have been assembled and designed to support the facility and the health safety and welfare of the program participants and instructors. As shown in the approved Transportation Impact Assessment, due to the fact that the participants do not have access to their own transportation, daily vehicle trips are limited to once or twice a week delivery, and daily administrator/instructor/counselor trips to and from the project site. The site is located at the end of CR 126. The CSX Railroad right-of way borders the east property line. There is no destination or land for future development beyond the west boundary of the project site, no through-traffic destination. The site plan provides ADA parking and sidewalks, and driveway circulation for deliveries, as well as emergency vehicles.

We ask the PRC committee's support to allow this waiver to the code requirement to improve CR 126 to City standards.



Project Review Committee Technical Standards Waiver Request

Project Name House of Hope - Wildwood

Project # SP 2308-005

1. Briefly describe your waiver request.

Request to allow metal siding mixed with block/stucco on admin/whse bldg

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

Design District Standards Chapter 1(F)(6) Materials

3. Please provide the justification for your waiver request.

HoH is located at the end of CR 126 with no road frontage. Site is surrounded by a thick tree buffer, only visible from the railway and the Duke facility.

Name (Print) David Springstead

Date 2/13/2024

Signature 

wall consistent with the primary building architecture, materials and colors.

Utilities for all new structures are to be located underground.

Utility boxes must be totally screened from view of principal streets, pedestrian walkways, and other public areas.

(6) Materials

Building exteriors shall be constructed from high quality, durable materials that reflect the City's desired 'traditional' character.

The use of brick, stone (cast and natural), split-faced concrete block, glass block, ceramic tile and fiber cement horizontal lap siding is encouraged.

The use of decorative coursing, water tables and quoins in masonry walls is encouraged.

When making a transition from one material to the next, it is recommended that the change occur at a hard edge or "bump out" in the façade.

Acceptable materials for sloped roofs include pre-finished (Kynar 500 or approved equal) metal standing seam, terracotta tile and laminated 'architectural' asphalt shingles.

The following materials are prohibited in visible locations:

- (a) Corrugated or beveled metal siding;
- (b) Corrugated fiberglass;
- (c) Vinyl siding;
- (d) Plywood, OSB or particleboard siding;
- (e) Unfinished smooth concrete block;
- (f) Dark tinted or mirrored glass (as a major building component)

(7) Lighting

Each building project will require the submission of an exterior Lighting Design Plan.

Exterior lighting of the building and site should be designed so that light is not directed off the site and the light source is to be shielded from direct offsite viewing.

All exterior light fixtures should be fully shielded or be designed with light angle cut-offs so as to eliminate spill light, trespass light and glare.

Exterior lighting should be architecturally compatible with the building style, material and colors.

Avoid excessive illumination of signage, building or site.

Down-lighting full building walls and roof lighting is prohibited.

Mounting height of fixtures in parking lots or service areas should not exceed twenty feet (20') with lower heights preferred.



Project Review Committee Technical Standards Waiver Request

Project Name House of Hope - Wildwood

Project # SP 2308-005

1. Briefly describe your waiver request.

Request to allow gravel drive and parking in lieu of paved parking/drive areas.

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

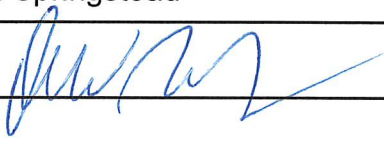
Chapter 6.6(E) (1), while (2) allows other means for private clubs/lodges

3. Please provide the justification for your waiver request.

HoH is a donation/grant supported facility without the need or means to improve the parking/drive areas surrounding the facilities (see attached).

Name (Print) David Springstead

Date 2/13/2024

Signature 

- (1) Each off-street parking space shall at a minimum measure ten feet (10') in width by twenty feet (20') in length. Parking space size may be reduced to increase internal landscaping and provide parking for compact cars as stated in the Design District Standards. Parking spaces for the physically handicapped shall comply with the requirements of the Florida Building Code. Parallel parking spaces shall at a minimum measure eight feet (8') in width from the face of the curb by twenty-two feet (22') in length and may not be eligible for reduction in size.
- (2) Pavement markings in parking lots shall be four inches (4") wide minimum.

(E) *Parking areas.*

- (1) All parking areas and access shall be paved, except as listed below. Alternative parking area improvement standards may be accepted, if the applicant demonstrates that such standards better reflect local and project conditions.
- (2) The following businesses shall provide paved parking for all employees and shall comply with the requirements of the American Disabilities Act, latest edition. All other vehicular parking may be on grass areas or grass pavement systems. The perimeter of a grass parking lot shall be delineated with railroad ties or wheel stops or, other means as may be approved by the City Engineer for:

Churches; private clubs or lodges or community centers; new and used motor vehicle sales and leasing including automobiles, trucks and commercial tractor/trailer units; sales and leasing of new and used motor homes and recreational vehicles; sales of new and used manufactured homes (mobile homes); sales of new and used farm tractors or equipment; or new and used construction equipment.

- (F) *Drive aisle width.* The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

TABLE 6-10: PARKING STALL REQUIREMENTS

Parking Angle (degrees)	Aisle Width (feet)	Aisle Width* (feet)
30	12	22
45	13	22
60	18	22
90	24	24

Notes:

*Two-way traffic

- (G) *Number of spaces.*

TABLE 6-11 MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES

Housing Unit Type and Size	Off-Street Parking Requirements Per Unit
Single-family detached/attached	2.0
Apartment or condominium building	1.5

Justification and Clarification for Waiver Chapter 6.6 (1)

The project developer is requesting a waiver/variance to allow gravel parking and drive area at the initiation of project construction.

House of Hope is a christian-based not-for-profit alcohol and substance abuse addiction treatment program for men over 18. House of Hope is supported by donations and area churches. House of Hope worked from a private facility rent-free until the property was sold in 2019. Since then, they have been working to obtain a new self-owned permanent campus while housing and treating as many as possible in rented residential properties. Finding a suitable location and obtaining the proper zoning/special use approvals for a permanent site has been very difficult. Potential neighbors assume the worst when they hear "treatment facility". Potential neighbors tend to show up at zoning and commission hearings to talk down project approval. This has occurred for proposed county sites and City of Wildwood sites. The current site is fairly remote and has the surrounding neighbor's support. There is significant support from many elected officials. Several were at the groundbreaking ceremony which took place on October 29, 2023.

What there is not, is significant financial funds available to construct all the appurtenant features required by the City of Wildwood Land Development Code. The proposed plans have been assembled and designed to support the facility and the health safety and welfare of the program participants and instructors. As shown in the approved Transportation Impact Assessment, due to the fact that the participants do not have access to their own transportation, daily vehicle trips are limited to once or twice a week delivery, and daily administrator/instructor/counselor trips to and from the project site. The site is located at the end of CR 126. The CSX Railroad right-of way borders the east property line. There is no destination or land for future development beyond the west boundary of the project site, no through-traffic destination. The site plan provides ADA parking and sidewalks, and driveway circulation for deliveries, as well as emergency vehicles.

We ask the PRC committee's support to allow this waiver/variance for the gravel access road and driveways.



WILDWOOD

FLORIDA

City of Wildwood

Project #: SP 2308-005 House of Hope

Representative: David W. Springstead – Springstead Engineering

Parcel(s): D29B001 & D29B006

02/29/2024

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

CITY ENGINEER

No comments.

CITY ATTORNEY

No comments.

DEVELOPMENT SERVICES

No comments.

FIRE

1. Provide exterior fire riser access in compliance with FFPC 1:13.1.5.** Still missing****

POLICE

Standing Comment regarding traffic control devices for all development in the City of Wildwood:

1. All traffic control signals, or devices must comply with the Florida State Statutes regarding the installation.
2. All traffic control signals, or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs size and height.

PUBLIC WORKS (WILDWOOD)

Public Works Road

No comments.

Stormwater / Tree Mitigation

TBD

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES &TRAFFIC ANALYSIS

No comments.

WASTE MANAGEMENT

No Comments.

UTILITIES – WATER/WASTEWATER

No Comments.