



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

March 12, 2024 10:00 AM

Commission Conference Room 124
100 N Main Street

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

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting February 13, 2024
at 10:00 AM**

IV. OLD BUSINESS

- 1. SP 2305-013 SmarterSpace Storage at Twisted Oaks
Portion of Parcel D31-007**

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of a self-storage facility consisting of a two-story

114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, landscaping buffers, and associated infrastructure improvements on 2.27 acres MOL, as per the attached plans. **Staff recommends approval with associated technical waivers for a reduction in parking spaces and an execution of a drainage easement.**

V. NEW BUSINESS

1. SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2

Parcel G30E005A

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,592 square foot warehouse with 360 square feet used as office space with associated infrastructure on 1.85 acres, MOL within the South Wildwood Industrial Park Subdivision on Lot 5A. **Staff recommends approval.**

2. SP 2307-009 Wawa Wildwood - Turkey Run

Parcels G05V007, G05V008, & G05V009

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 6,119 square foot convenience, a 7,150 square foot gas canopy with 8 gas pumps (16 dispensers) and associated infrastructure on 2.25 acres, MOL within the Turkey Run Subdivision on lots 7, 8, and a portion of 9. **Staff recommends approval contingent on the resolution of the city attorney's comment.**

3. SP 2309-007 Gresco North Lot Expansion

Parcel F12-022

The applicant is seeking a favorable recommendation from the Project Review Committee for the North Lot Expansion of the Gresco Utility Supply Facility consisting of a 21,000-square-foot New Shed Structure and associated infrastructure improvements, which project area is 2.48 acres MOL on an M-1 zoned parcel, as per the attached plans. **Staff recommends approval.**

4. SP 2311-009 Trailwinds Retirement Community

Parcel G04LRI-001

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of an Independent Living Facility consisting of a three-story building with a total of 130 dwelling units featuring a mix of studio, one, two, and three bedroom units with 148 parking spaces featuring eight (8) Florida ADA Accessible parking spaces, including 128 surface spaces and 20 garage spaces, providing amenities consisting of a Dog Park, Pool and Pool House, Horseshoe Pits, and Pickleball Courts, with Landscaping Buffers, and associated infrastructure improvements on 7.361 acres MOL, as per the attached plans. **Staff recommends approval along with requested technical**

waiver fo a reduction of parking spaces and resolution of the outstanding comments.

VI. ADJOURNMENT

March 12, 2024 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 13, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10:01 a.m.

II. Roll Call

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

III. APPROVAL OF SUMMARY MINUTES

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

Items III.1. and III.2. were voted on together. The summary minutes from the December 12, 2023, meeting were approved. No comments were offered or received. Vote 4-0.

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

2. Project Review Committee Regular Meeting January 09, 2024, at 10:00 AM.

Items III.1. and III.2. were voted on together. The summary minutes from the January 9, 2024, meeting were approved. No comments were offered or received. Vote 4-0.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2305-002 Premier Psychological Services

Development Services Director Strickland read aloud case number SP 2305-002 Premier Psychological Services. The applicant, Brad Palermo of With Leah's Love, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 2,000-square-foot professional office building with associated infrastructure on parcel G07D085, consisting of 0.63 acres, MOL. Ed Absher, the engineer of record for the project, was present. No comments were offered or received. Vote 4-0.

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

2. SP 2305-007 Convenience Store with Gas (Wawa)

Development Services Director Strickland read aloud case number SP 2305-007 Convenience Store with Gas (Wawa). The applicants, John Burrows and Dominic Raffin of Bowman, sought a favorable recommendation by the Project Review Committee 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 spaces, landscaping buffers, and associated utilities and drainage infrastructure improvements on parcels G07-076, G07-078, and G07-250, consisting of 3.82 MOL. Development Services Assistant Director Then explained the outstanding comments, and a short discussion was held regarding such. Harold Dodd of LG Investments, the developer for the project, was present. Dominic Raffin, the engineer of record and applicant, was present by phone and advised he was working on resolution of the outstanding issues. No further comments were offered or received. Vote 4-0.

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

3. SP 2305-013 SmarterSpace Storage at Twisted Oaks

Development Services Director Strickland read aloud case number SP 2305-013 SmarterSpace Storage at Twisted Oaks. The applicant, Erik Henson of SmarterSpace Storage, LLC, sought a favorable recommendation by the Project Review Committee for the construction of a self-storage facility consisting of a two-story 114,700-square-foot commercial building, featuring 57,350 square feet on each floor, with 14 parking spaces including one (1) Florida ADA Accessible parking space, landscaping buffers, and associated infrastructure improvements on a portion of parcel D31-007, the southern half of tract C-2 within the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 2.27 acres MOL. Strickland then explained the technical waivers requested by the applicant. A discussion was held regarding the technical waivers and outstanding comments. Strickland advised that the project would need to be held until a later meeting as the plat that the site plan was for had not yet been approved. City Manager McHugh shared the same concerns. Additionally, City Attorney Bills advised he had an outstanding comment regarding lack of easement documentation for the drainage portion of the site plan. Chris Potts, the project engineer, and Erik Henson, the applicant, were both present by phone. Another discussion was held regarding the outstanding issues with the project. Potts requested that the project be tabled until the next Project Review Committee meeting. No further comments were offered or received. Vote 4-0.

RESULT:	Continued to a Date Certain
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

4. SP 2306-007 Trailwinds Village - The Wilds Phase 3

Development Services Director Strickland read aloud case number SP 2306-007 Trailwinds Village - The Wilds Phase 3. The applicant, Nick Herring of Framework Group, LLC, sought 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 parcel G04LRI-002, consisting of 21.02 acres MOL. Alex Love was present on behalf of the project, and Chris Potts, the engineer, was present by phone. No comments were offered or received. Vote 4-0.

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

5. SP 2308-005 House of Hope

Development Services Director Strickland read aloud case number SP 2308-005 House of Hope. The applicant, Mary Starkey, President of City of Hope International, Inc., sought a favorable recommendation from the Project Review Committee 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 space, landscaping buffer, wet retention pond area, associated utilities, and drainage infrastructure improvements

on parcel D29B006, consisting of 5.66 acres MOL. Strickland advised that though there were outstanding comments, the engineer was working with the applicant to get them cleared. City Manager McHugh advised the comments were not included in the packet, so he requested clarification on them. City Attorney Bills stated he had a comment regarding a possible right of way easement needed. David Springstead of Springstead Engineering was present, and provided an update on the easement. Strickland advised there were three technical waivers that had been submitted the morning of the committee meeting, and provided an explanation of each. The first request was to allow that the administration and warehouse buildings have metal siding and block/stucco mix as the property had no road frontage, a thick tree buffer, and was only visible from the railway and Duke facility. The second request was to allow the existing access road (CR 126) without improvement. Strickland stated there had been a traffic analysis completed, and it had not warranted any improvements to CR 126 due to the minimal number of added trips. The third request was to allow gravel drive and parking in lieu of paved parking/drive areas. No further comments were offered or received. Strickland advised that because the waivers came in the morning of the meeting, there would need to be a motion to amend the agenda to include those waivers. Vote 4-0.

RESULT:	Agenda Amended
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

Further, the committee voted to approve the project subject to the resolution of all outstanding comments and the inclusion of the three submitted technical waivers. Vote 3-1.

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

6. SP 2311-004 Home Depot Minor Modification

Development Services Director Strickland read aloud case number SP 2311-004 Home Depot Minor Modification. The applicant, Home Depot U.S.A., Inc, sought approval from the Project Review Committee for a modification to the approved Home Depot site plan, SP 2210-002, updating curb lines, parking, open space, tie-in grades, rim elevations, grading, sanitary sewer structures, and repositioning of light poles and a fire hydrant on parcel G05X001, consisting of 19.53 acres MOL. Peter Van Rens of Kimley-Horn and Associates, was present by phone. No comments were offered or received. Vote 4-0.

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

7. PLAT 2207-002 New Horizon Plaza Improvement Plan

Development Services Director Strickland read aloud case number PLAT 2207-002 New Horizon Plaza Improvement Plan. The applicant, 1200 New Horizon, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a subdivision consisting of eight (8) commercial lots on parcels G18-009 and G18-039, consisting of 14.28 acres MOL. Keith Riddle of Riddle-Newman Engineering was present. Planner Bondi provided an explanation of the two minor outstanding comments. Riddle stated he had the updated documents in-hand which resolved the comments. He also requested clarification on the bond requirements for the lift station comment, which was received from Strickland. No further comments were offered or received. Vote 4-0.

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

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

Development Services Director Strickland read aloud case number PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan. The applicant, Dennis Ferguson of Densan Partners, LLC, sought a favorable recommendation from the Project Review Committee for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, volleyball court, tennis/multi-use court, two (2) pickleball courts, restroom facilities, seven (7) parking spaces including one (1) ADA Florida Accessible parking space, retention pond areas, landscaping buffers, and associated utilities and grading infrastructure on parcels D08-016, D08-018, D08-040, D09-016, D09-016, D09-046, and D09N071, consisting of 28.75 acres MOL. David Springstead of Springstead Engineering was present and advised the outstanding Utilities comment had been satisfied just prior to the meeting. No further comments were offered or received. Vote 4-0.

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

9. PLAT 2305-004 Tillman Villas Improvement Plan

Development Services Director Strickland read aloud case number PLAT 2305-004 Tillman Villas Improvement Plan. The applicant, Kim Fischer, sought a favorable recommendation from the Project Review Committee for the construction of 160 single-family attached units with associated infrastructure on parcel C36-005, consisting of 20.21 acres MOL. The project shared amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which included a playground, two dog parks, and a recreation area. Strickland clarified with Planner Bondi that PLAT 2210-003 had previously been approved, which Bondi confirmed. No further comments were offered or received. Vote 4-0.

RESULT:	Approved
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury

AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer
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VI. ADJOURNMENT

The meeting was adjourned at 10:56 a.m.

RESULT:	Adjourned
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-013 SmarterSpace Storage at Twisted Oaks

REQUESTED ACTION: Staff recommends approval with associated technical waivers for a reduction in parking spaces and an execution of a drainage easement.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2305-013 SmartSpace Storage at Twisted Oaks
Parcel Number:	Portion of Parcel D31-007, the southern half Tract C-2 within the Twisted Oaks Phase 1 & Final Plat
Acreage:	2.27 +/-
Property Location:	Located west of Hwy 301 and south of E C 4 within the Twisted Oaks Development
Owner:	SmarterSpace Storage, LLC
Applicant:	Erik Henson with SmarterSpace Storage, LL

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Self Storage Facility consisting of a two-story 114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, Landscaping Buffers, and associated infrastructure improvements on 2.27 acres MOL, as per the attached plans.

The applicant has submitted a technical waiver to address parking within the site. The waiver is to establish on the record that while they are just providing 14 parking spaces, the traffic study and similar storage facilities support it. Additionally, the applicant had requested a waiver for the planting of the landscaping buffer along the north property, but has since provided the

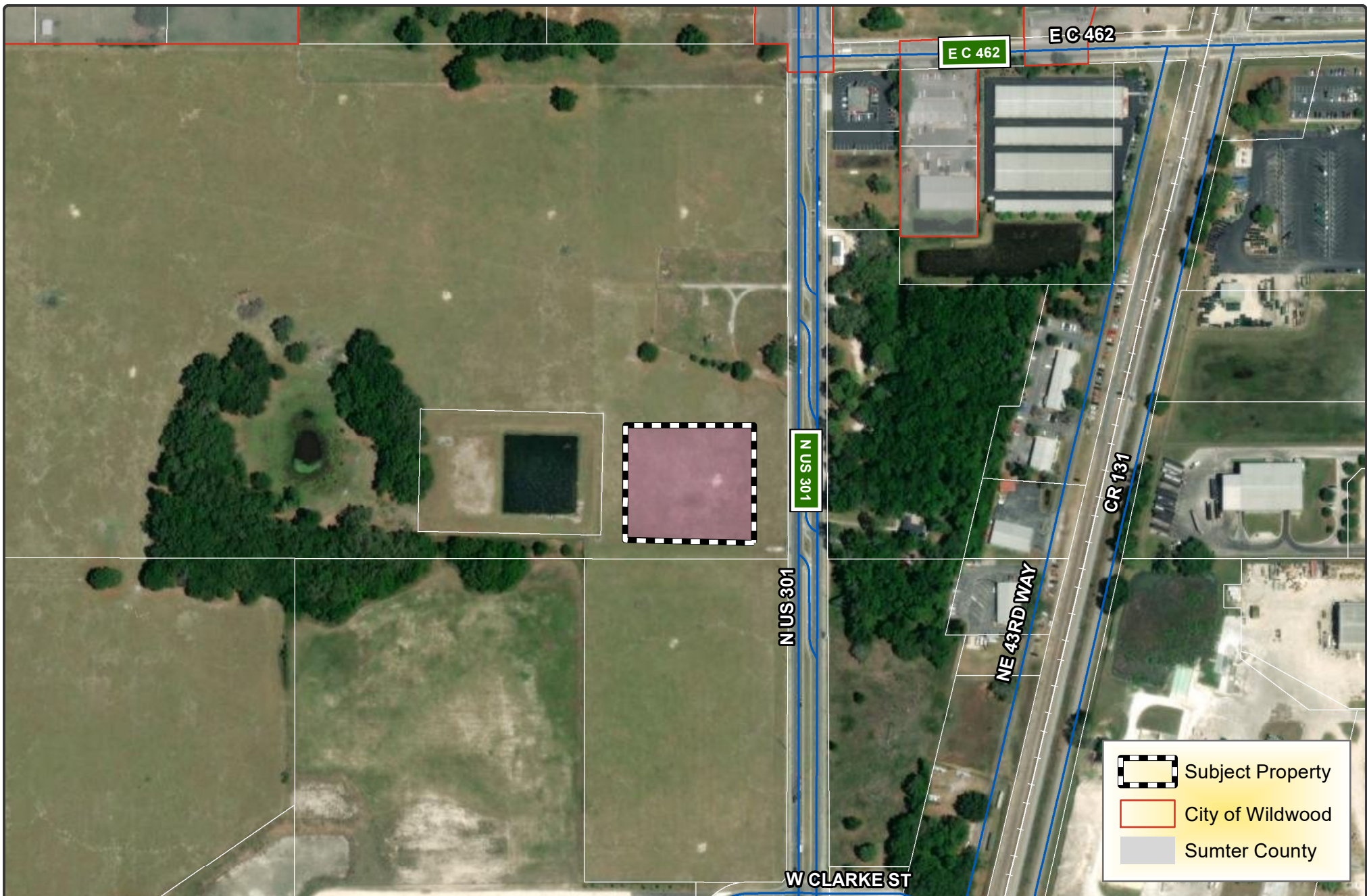
buffer. Lastly, the applicant has been requested to provide a fully executed drainage easement prior to site plan approval. As of the writing of this report, the executed drainage easement has not been received. This application was tabled at the last regular PRC Meeting held on February 13, 2024.

SP 2305-013 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.

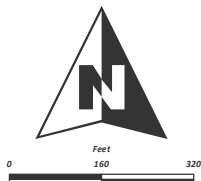
DATED: 3/5/2024

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



SP 2305-013
SMARTER SPACE STORAGE
 PARCEL D31-007

MAP 1B
LOCATION
MAP
AUGUST
2023

GENERAL DEVELOPMENT INFORMATION

1. PROJECT DESCRIPTION: ADDITION OF A TWO (2) STORY 114,700 SF COMMERCIAL STORAGE BUILDING AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.
2. OWNER: KL TWISTED OAKS, LLC, TROY SIMPSON, TSIMPSON@COLTER.COM, (813) 615-1244
ADDRESS: 105 NW 1ST STREET, DELRAY BEACH, FL 33444
3. AUTHORIZED AGENT: CHRISTOPHER A. POTTS, PE
ADDRESS: 3530 NW 43RD ST, GAINESVILLE, FL 32606
PHONE NUMBER: (352) 375-8999
EMAIL: CHRIS.POTTS@JBPRO.COM

4. LOCAL REVIEW AGENCY: CITY OF WILDMOOD
5. ENGINEER: JIBROW PROFESSIONAL GROUP, INC., CONTACT: CHRISTOPHER A. POTTS, P.E. (352) 375-8999
6. PROJECT ADDRESS: 8816 N US 301, WILDMOOD, FL 34785
7. TAX PARCELS: 031-007
8. PROJECT SIZE: 2.27± ACRES
9. SECTION: 32
10. TOWNSHIP: 18 SOUTH
11. RANGE: 23 EAST
12. ZONING: NMU-7
13. LAND USE: RMU (RESIDENTIAL MIXED USE)
14. INTENDED USE: SELF-STORAGE FACILITY
15. DEVELOPMENT DATA FOR MODIFICATION AREA:

A. EXISTING IMPERVIOUS AREA: 0 SF 0.00 AC
B. PROPOSED INCREASE TO IMPERVIOUS AREA: 76,970 SF 1.77 AC
C. TOTAL IMPERVIOUS AREA: 76,970 SF 1.77 AC

16. UTILITIES
POWER: SECO ENERGY - SUMTER COUNTY
330 S HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3801
TELEPHONE CABLE: CENTURY LINK - OCALA
3302 SE BRADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 268-2295
GAS: T&E PEOPLES GAS - OCALA
702 N FRANKLIN ST
P.O. BOX 2562
TAMPA, FL 33601-2562
PHONE: (352) 822-0111 / (877) 832-6747

WATER: CITY OF WILDMOOD WATER DEPT.
100 N MAIN ST
WILDMOOD, FL 34785
PHONE: (352) 330-1346
SEWER: CITY OF WILDMOOD WATER DEPT.
100 N MAIN ST
WILDMOOD, FL 34785
PHONE: (352) 330-1346

17. PARKING
A. PROPOSED PARKING: 14 SPACES BY ON TRAFFIC STUDY
18. PROJECTED NUMBER OF EMPLOYEES: ZERO (0)

19. BUILDING INFORMATION
A. PROPOSED STORIES: 2 STORY
B. PROPOSED HEIGHT: 36 FT
C. TOTAL SF OF BUILDING: 114,700 SF
SF OF FIRST FLOOR: 57,350 SF
SF OF SECOND FLOOR: 57,350 SF

20. STORMWATER
IN ACCORDANCE WITH CITY OF WILDMOOD AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS, THE STORMWATER MANAGEMENT SYSTEM IS CAPABLE OF PROVIDING THE REQUIRED WATER QUALITY TREATMENT AND CONTROLLING THE 100-YEAR 24-HOUR STORM EVENT.

21. LEGAL DESCRIPTION (BY THIS FIRM)

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN N89°51'51"W, ALONG THE SOUTH LINE OF THE AFORESAID SECTION 31, A DISTANCE OF 44.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 301; THENCE CONTINUE ALONG THE AFORESAID SECTION 31, DEPARTING SAID RIGHT-OF-WAY LINE, N89°51'51"W, A DISTANCE OF 81.95 FEET; THENCE DEPARTING SAID SOUTH SECTION LINE, RUN PARALLEL TO THE AFORESAID WEST RIGHT OF WAY OF US HIGHWAY 301, N00°00'14"W, A DISTANCE OF 302.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE PARALLEL TO SAID WEST RIGHT OF WAY N00°00'14"W, A DISTANCE OF 302.19 FEET; THENCE RUN N89°50'24"W, A DISTANCE OF 329.91 FEET; THENCE S00°00'40"W, A DISTANCE OF 285.50 FEET; THENCE RUN S88°40'48"E, A DISTANCE OF 330.85 FEET RETURNING TO THE POINT OF BEGINNING. CONTAINING 2.27 ACRES MORE OR LESS.

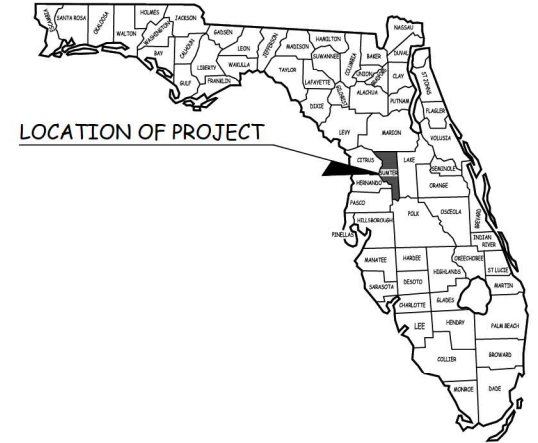
AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDMOOD		12/01/2023	PENDING REVIEW
S.W.F.W.M.D.	43034833.007	12/08/2023	APPROVED

CONSTRUCTION PLANS OF SMARTERSPACE STORAGE FOR SMARTERSPACE STORAGE, LLC



VICINITY MAP

SCALE: 1" = 1000'

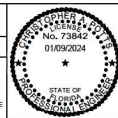


LOCATION OF PROJECT

SMARTERSPACE STORAGE - TWISTED OAKS	
SHEET INDEX	
SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	LEGEND, ABBREVIATIONS, AND NOTES
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION, CROSSON, AND SEDIMENTATION CONTROL PLAN
C2.0	DIMENSION PLAN
C3.0	PAVING, GRADING, AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	UTILITY DETAILS AND NOTES
C4.2	UTILITY DETAILS AND NOTES
C4.3	UTILITY DETAILS AND NOTES
C4.4	UTILITY DETAILS AND NOTES
C5.0	DETAILS AND NOTES
S-1	BOUNDARY AND TOPOGRAPHIC SURVEY
A-1	ARCHITECTURAL SURVEY
L-1	LANDSCAPE SURVEY

REVISIONS		
NO.	DATE	DESCRIPTION

Christopher A. Potts
ENGINEER OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 78462
THIS FIRM HAS BEEN DULY BONDED AND SEALED BY CHRISTOPHER A. POTTS, P.E. ON THE DATE
ADJUDICATED TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MAY NOT BE REPRODUCED ORALY OR ELECTRONICALLY.

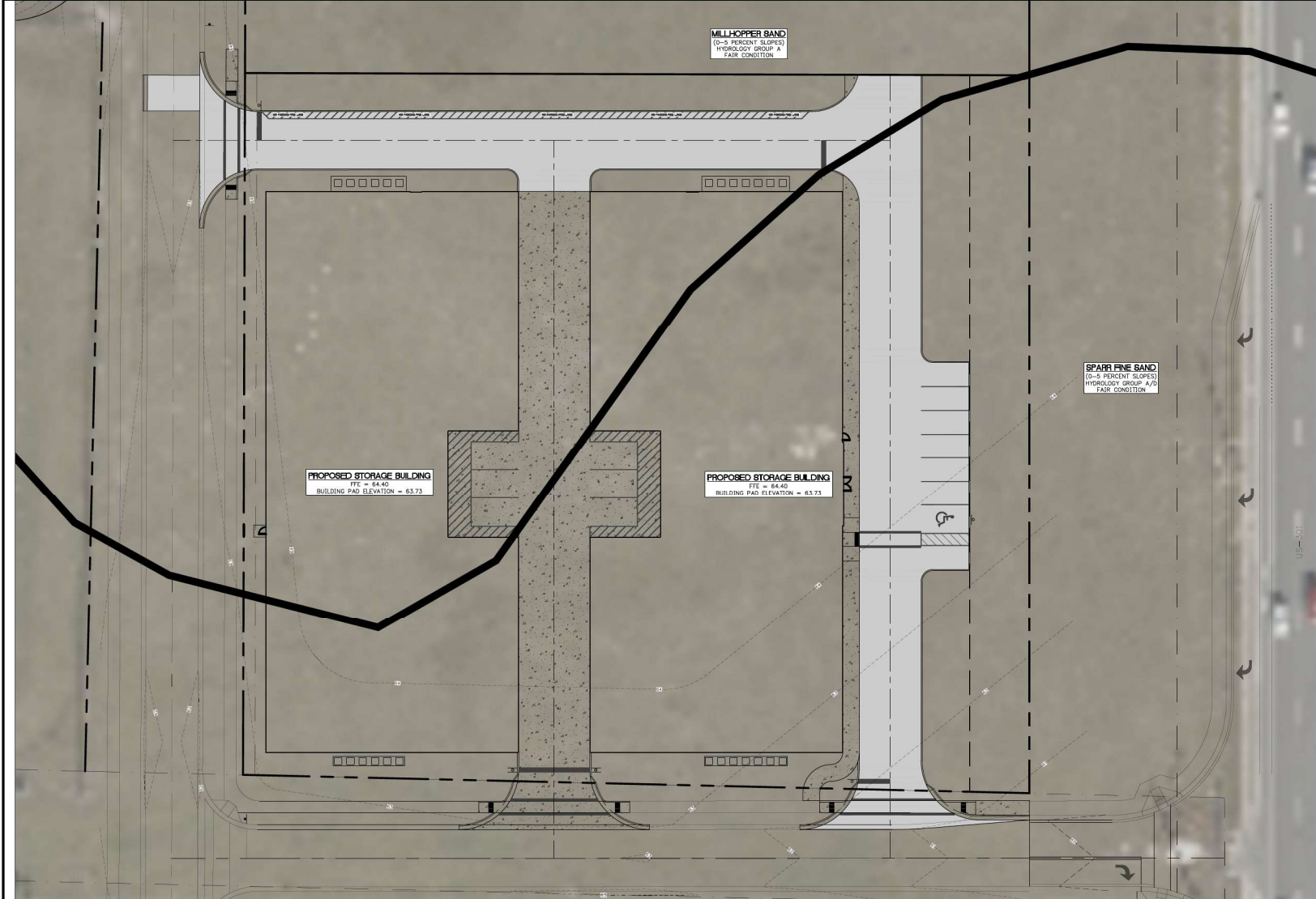


JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
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

COVER SHEET		DATE: JANUARY 2024
SHEET TITLE:		PROJECT NO: 389-22-02
CLIENT: SMARTERSPACE STORAGE, LLC GAINESVILLE, FLORIDA		SHEET NO: C0.0
PROJECT: SMARTERSPACE STORAGE - TWISTED OAKS		

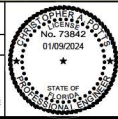


GENERAL NOTES

1. ALL SOIL ON SITE WILL BE BACKFILLED WITH GOOD QUALITY HYDROLOGY GROUP A SOIL.

REVISIONS			DATE	DESCRIPTION	BY	APPV

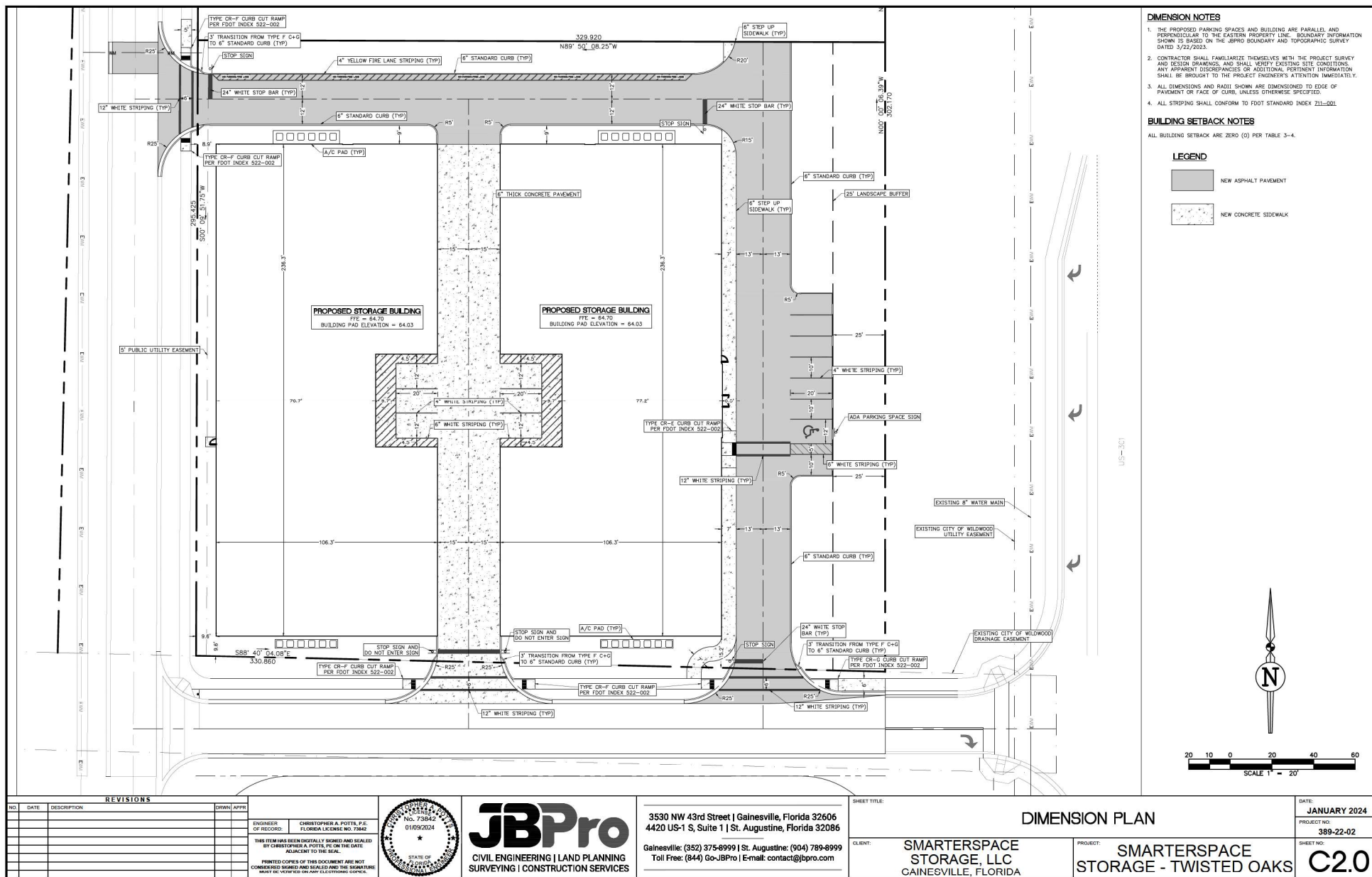
ENGINEER	CHRISTOPHER A. POTTS, P.E.
OF RECORD	FLORIDA LICENSE NO. 78462
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER A. POTTS, P.E. ON THE DATE: 01/09/2024	
ADJUDICATOR TO THE SEAL.	
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	

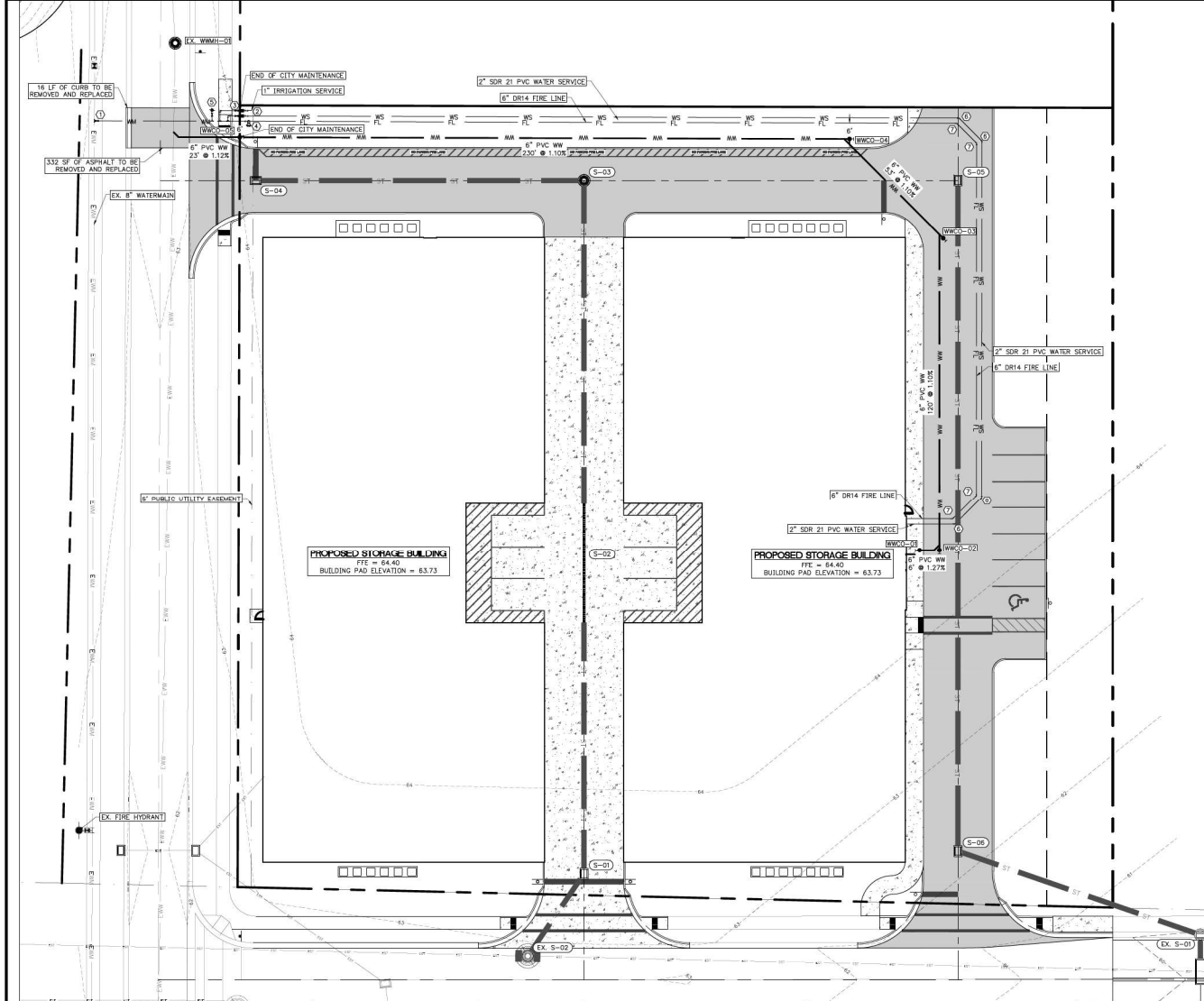


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SURVEYING | CONSTRUCTION SERVICES

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

SHEET TITLE: EXISTING CONDITIONS PLAN		DATE: JANUARY 2024
CLIENT: SMARTERSPACE STORAGE, LLC GAINESVILLE, FLORIDA		PROJECT NO: 389-22-02
PROJECT: SMARTERSPACE STORAGE - TWISTED OAKS		SHEET NO: C1.0

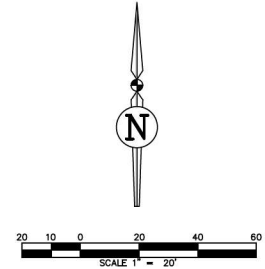




WW CLEANOUT TABLE		
WWCO	TOP EL.	INV EL.
WWCO-01	64.90	61.23
WWCO-02	64.02	61.12
WWCO-03	63.16	59.81
WWCO-04	63.85	59.23
WWCO-05	63.72	56.70

WATER FITTING SCHEDULE

- ① CONNECT TO EX. 8" WATER MAIN BY MET TAP
 - 1 - 8"x4" TAPPING TEE W/ MECH. RESTRAINT
 - 1 - 8" GATE VALVE & BOX
- ②
 - 1 - 8"x2" TEE
 - 1 - 2" GATE VALVE
 - 1 - 1.5" WATER METER
 - 1 - 1.5" BPP
 - 1 - 2" 90° CLOUP RESTRAINED BEND
- ③
 - 1 - 8"x1" TEE
 - 1 - 3/4" WIRE MESH MULCH (BY CITY)
 - 1 - 3/4" RP2BPP (W-17)
 - 1 - BRIGATION POINT OF CONNECTION
 - 1 - 1" 90° CLOUP RESTRAINED BEND
- ④
 - 1 - 6" DOUBLE CHECK BPP PER CITY OF WILWOOD DETAIL W-21
 - 1 - 4" SINGLE STORZ FDC
 - 1 - HORIZONTAL CHECK VALVE WITH VERTICAL AUTOMATIC DRIP
- ⑤
 - 1 - 8"x8" TEE
 - 1 - 6" GATE VALVE AND BOX
 - 1 - FIRE HYDRANT ASSEMBLY
- ⑥
 - 1 - 2" 45° CLOUP RESTRAINED BEND
- ⑦
 - 1 - 6" 45° CLOUP RESTRAINED BEND

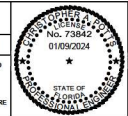


REVISIONS		
NO.	DATE	DESCRIPTION

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY CHRISTOPHER A. POTTS, PE ON THE DATE
ADJUNCT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MAY NOT BE USED FOR ANY CAUTIONING PURPOSE.



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

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:

CLIENT: SMARTERSPACE
STORAGE, LLC
GAINESVILLE, FLORIDA

UTILITY PLAN

PROJECT: SMARTERSPACE
STORAGE - TWISTED OAKS

DATE: JANUARY 2024
PROJECT NO: 389-22-02
SHEET NO: C4.0



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2305-013 SmarterSpace Storage
D31-007

Representative: Erik Henson

February 27, 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.

DEVELOPMENT SERVICES

No comments.

CITY ATTORNEY

1. Satisfied, but see new comment below.
2. Standing comment (City attorney reserves the right to make further comments upon resubmittal).

New Comment

3. Submit fully executed drainage easement agreement prior to site plan approval.

FIRE

Approved with note:

1. Fire flow for 114,700 sf, Type II(000) structure is 7,250 gpm/4 hrs; with 75% reduction for fire sprinklers, 1,812.5 gpm. (FFPC 1:Table 18.4.5.2.1)

PUBLIC WORKS (WILDWOOD)

No comments.

UTILITIES – WATER/WASTEWATER

No Comments.

Utilities Miscellaneous – Standing Comment

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
1. Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.



Project Review Committee Technical Standards Waiver Request

Project Name SmarterSpace Storage D31-007

Project # SP 2305-013

1. Briefly describe your waiver request.

This waiver request is to reduce to the number of required parking spaces to 14, based off historical data and the submitted traffic study.

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

LDR 6.6(G), Table 6-12

3. Please provide the justification for your waiver request.

Based off the information provided in the Traffic Memo provided in a previous submittal, 14 parking spaces are needed based on the historical traffic this type of facility experiences.

Name (Print) Christopher A. Potts, PE

Date _____

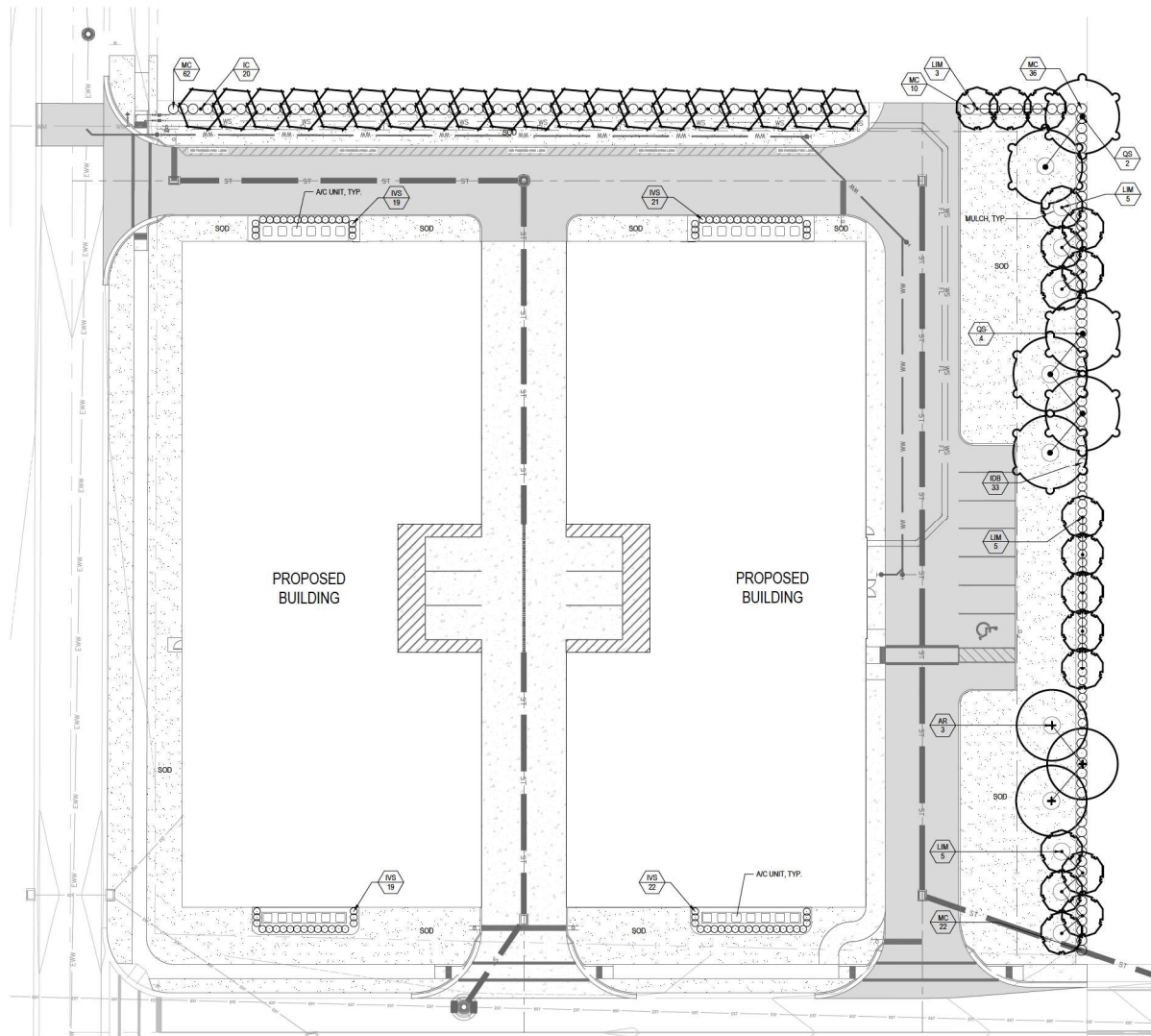
Signature Christopher A Potts

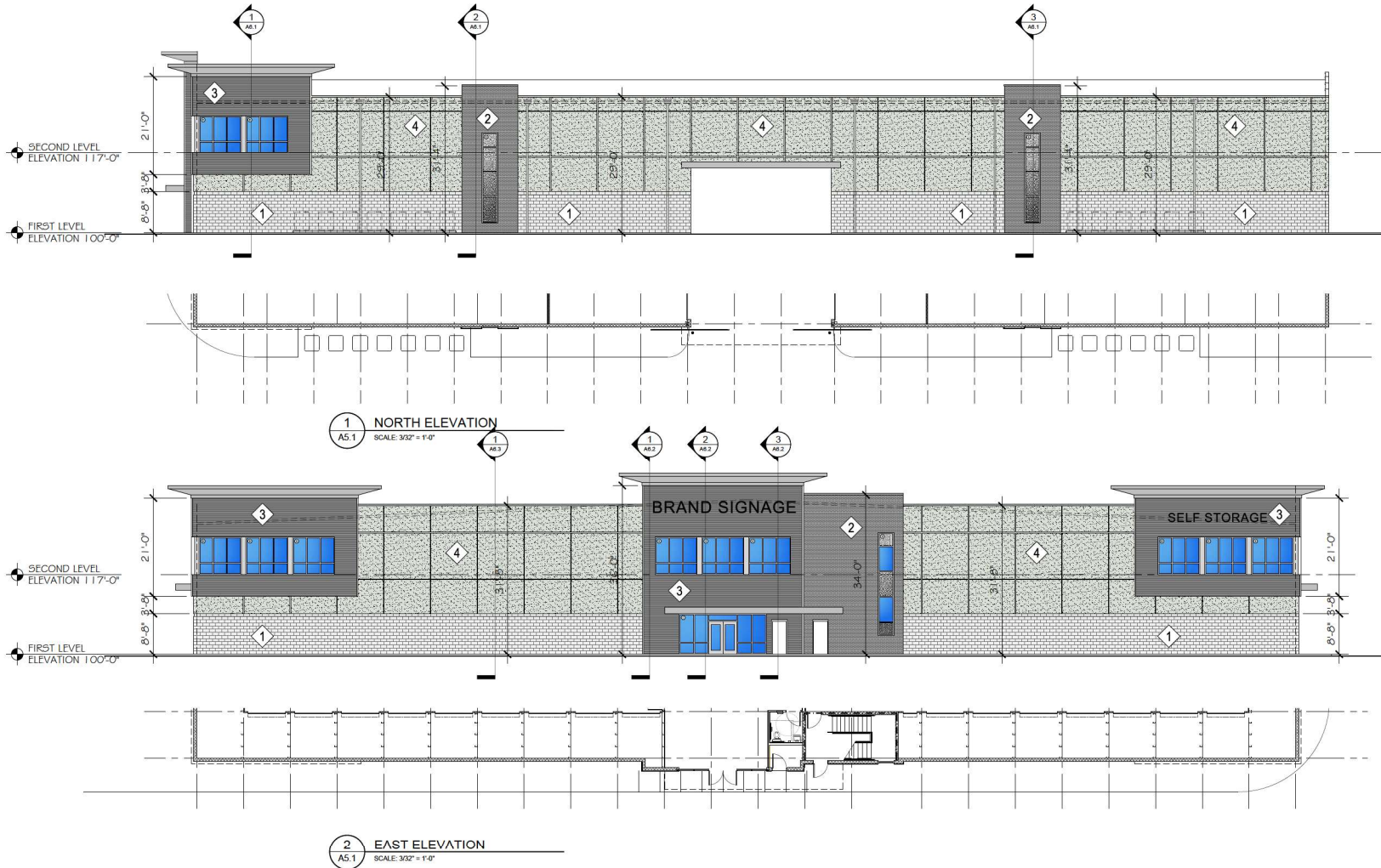
Digitally signed by Christopher A Potts
DN: cn=Christopher A Potts, c=US, o=JBROWN
PROFESSIONAL GROUP INC.,
email=chris.potts@jbpro.com
Date: 2024.01.09 17:23:29 -05'00'

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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





SELF STORAGE PROJECT FOR:
SmarterSpace Storage
Twisted Oaks Self Storage
 US - 301
 Wildwood, Florida 31785

75% Submittal Set
 04/14/2023

JOB NO.: GA1182
 PA: JCR
 DATE: XX.XX.20XX

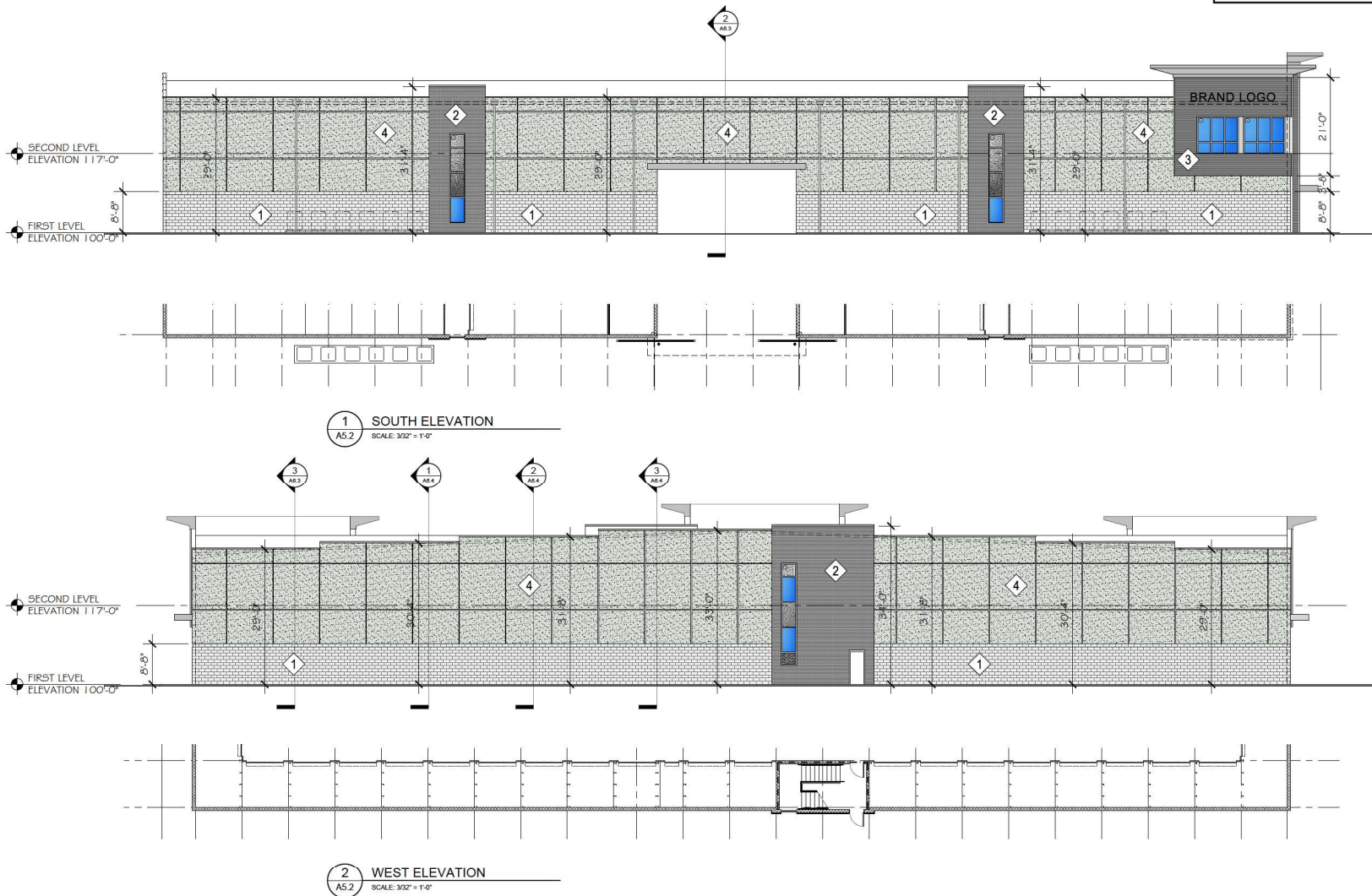
REVISIONS

SHEET NUMBER
A5.1
 ELEVATIONS

CONSULTING ENGINEERS
ARCHITECT **DESIGN/BUILDER**
GMA **ARCO MURRAY**
 1100 N. GULF BLVD., SUITE 100
 FORT WORTH, TEXAS 76104
 WWW.GMA-ARCHITECTS.COM
 4000 GREENVILLE AVE., STE. 105
 DALLAS, TEXAS 75239
 WWW.ARCOMURRAY.COM

Mechanical: HENDERSON ENGINEERS, INC.
 1100 N. GULF BLVD., SUITE 100
 FORT WORTH, TEXAS 76104
Electrical: HENDERSON ENGINEERS, INC.
 1100 N. GULF BLVD., SUITE 100
 FORT WORTH, TEXAS 76104
Plumbing: HENDERSON ENGINEERS, INC.
 1100 N. GULF BLVD., SUITE 100
 FORT WORTH, TEXAS 76104

4/14/2023 1:25:19 PM



MECHANICAL: HENDERSON ENGINEERS, INC.
PHILADELPHIA, PA
ELECTRICAL: HENDERSON ENGINEERS, INC.
PHILADELPHIA, PA
PLUMBING: HENDERSON ENGINEERS, INC.
PHILADELPHIA, PA

CONSULTING ENGINEERS
CIVIL: BLAKE WALTON HARRINGTON
ARCHITECTURAL: HARRINGTON
STRUCTURAL: HARRINGTON
STEEL DETAILER: HARRINGTON

ARCHITECT: GMA
DESIGN/BUILDER: ARCO MURRAY
ONE GREENVILLE AVE, STE. 115
DALLAS, TX 75201
WWW.ARCOMURRAY.COM

SELF STORAGE PROJECT for:
SmarterSpace Storage
Twisted Oaks Self Storage
US - 301
Wildwood, Florida 31785

75%
Submittal Set
04/14/2023

JOB NO: GA1182
PA: JCR
DATE: XX.XX.20XX

REVISIONS
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SHEET NUMBER
A5.2
ELEVATIONS

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

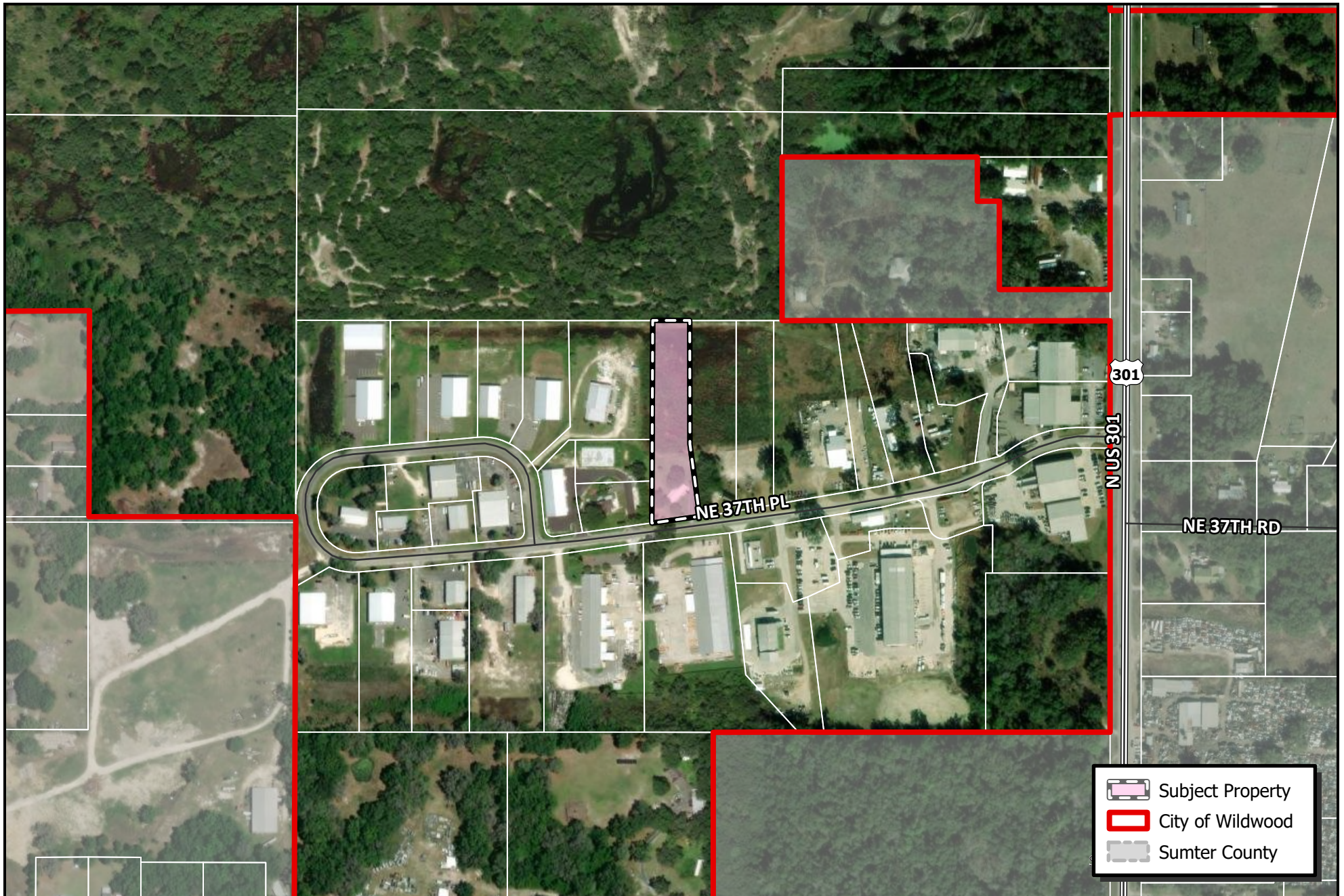
Case Number	SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2
Owner/Applicant(s)	Harry Harmer
Acreage	1.85 +/-
Property Location	The subject property is generally located approximately 0.26 miles west of N US 301 and approximately 0.75 miles north of E Warm Springs Ave
Parcel(s)	G30E005A

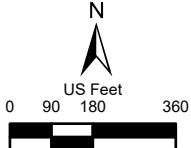
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,592 square foot warehouse with 360 square feet used as office space and associated infrastructure within the South Wildwood Industrial Park Subdivision on Lot 5A, per the attached plans.

SP 2302-010 meets the criteria set forth within the Land Development Regulations, Design District Standards and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Date: 03/05/2024
Amanda Bondi
Planner II, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	SP 2302-010 SOUTH WILDWOOD INDUSTRIAL PARK LOT 5A BLDG 2 PARCEL G30E005A	MAP 1B
			LOCATION MAP
			MAR 2024

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2307-009 Wawa Wildwood - Turkey Run

REQUESTED ACTION: Staff recommends approval contingent on the resolution of the city attorney's comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2307-009 Wawa Wildwood - Turkey Run
Owner(s)	Turkey Run 2, LLC
Applicant(s)	Gregg Zuckerman - Rock Properties
Acreage	2.25 +/-
Property Location	The subject property is generally located at the northwest corner of C 466A and E C 462.
Parcel(s)	G05V007, G05V008, & G05V009

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 6,119 square foot convenience, a 7,150 square foot gas canopy with 8 gas pumps (16 dispensers) and associated infrastructure within the Turkey Run Subdivision on lots 7, 8, and a portion of 9, per the attached plans.

SP 2307-009 meets the criteria set forth within the Turkey Run Planned Development, the Land Development Regulations, and the Design District Standards.



Date: 03/01/2024
Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2307-009 Wawa Wildwood – Turkey Run Lot 7,8. A
portion of 9

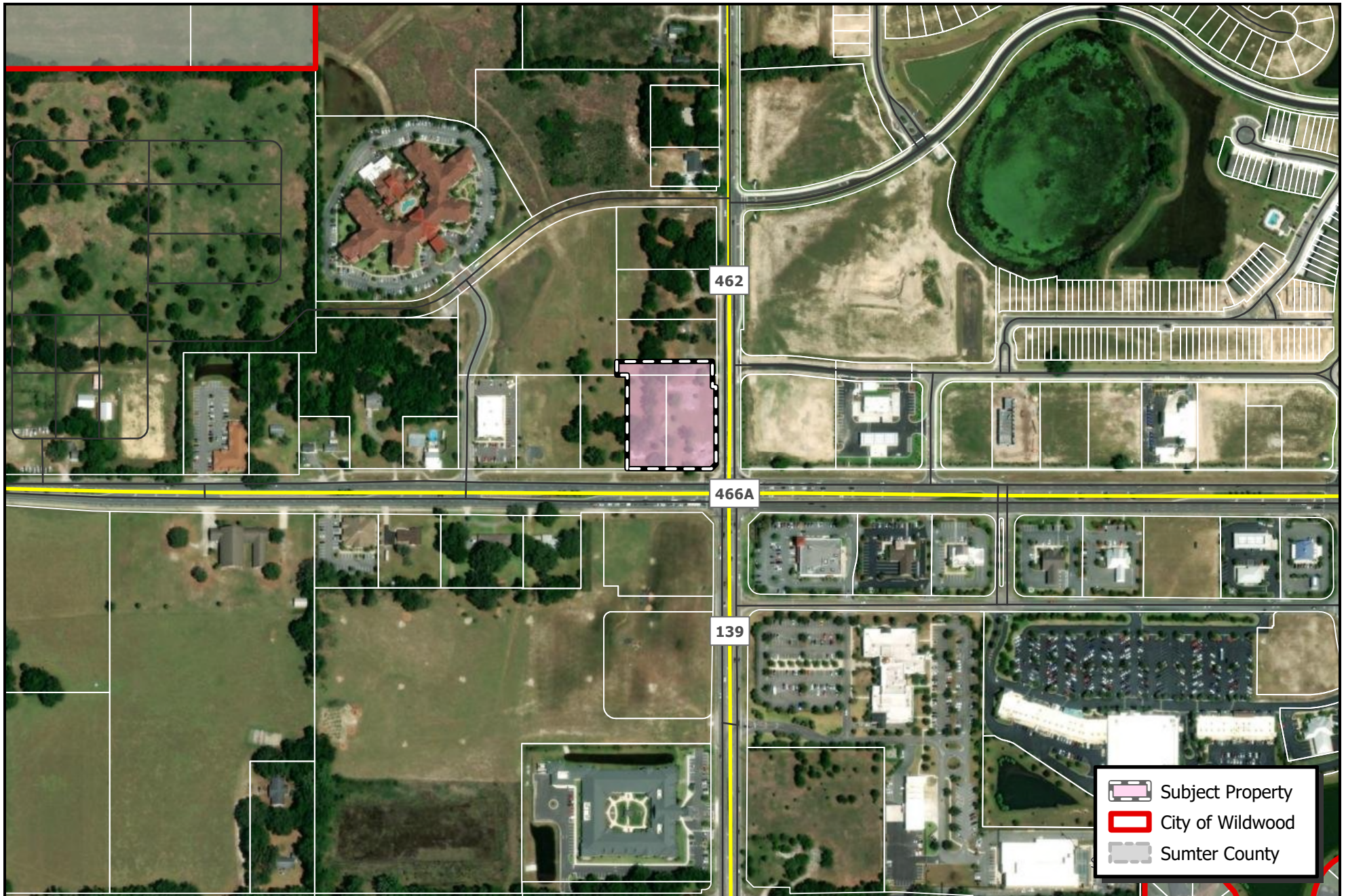
Representative: Stewart Hill – KHA

Date: 03/01/2024

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

CITY ATTORNEY

1. Sheet C6.0 – With respect to water connection, it appears that the backflow preventer/“End of City Maintenance” is outside of any utility easement. A utility easement application for the utility easement up to the end of City maintenance is needed. Please provide the utility easement application.

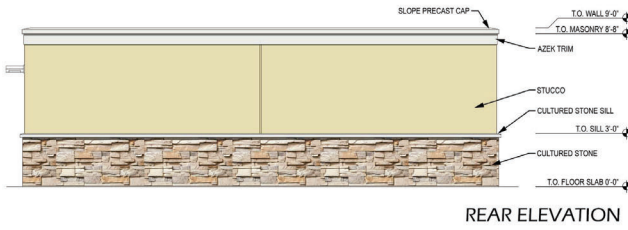
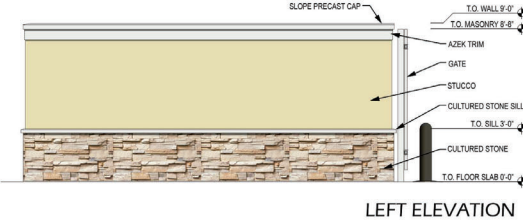
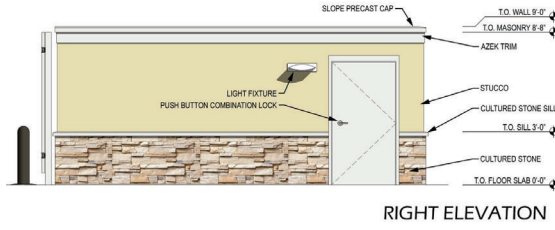
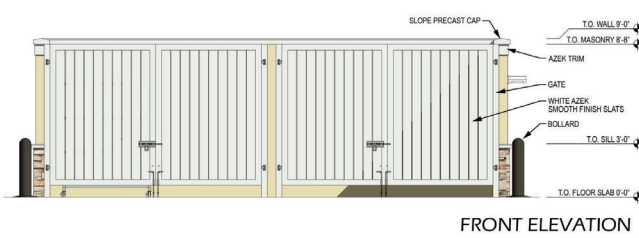


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360 	SP 2307-009 WAWA WILDWOOD - TURKEY RUN PARCELS G05V007, G05V008 & G05V009	MAP 1B LOCATION MAP MAR 2024
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WILDWOOD WAWA PREPARED FOR ROCK PROPERTIES, INC.	SITE PLAN	KWA PROJECT 04274002 DATE JANUARY 2024 SCALE AS SHOWN	KWA DISCREETLY DRAWN BY DSE
		STATE OF FLORIDA PROFESSIONAL ENGINEER KIMLEY-HORN & ASSOCIATES, INC. 62204 KIMLEY-HORN AND ASSOCIATES, INC. 1700 BE 17TH STREET, SUITE 200, COALA A FLORIDA 34471 WWW.KIMLEY-HORN.COM REGISTRY NO. 26106	Kimley»Horn
STEWART L. HILL, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER KIMLEY-HORN & ASSOCIATES, INC. 62204 KIMLEY-HORN AND ASSOCIATES, INC. 1700 BE 17TH STREET, SUITE 200, COALA A FLORIDA 34471 WWW.KIMLEY-HORN.COM REGISTRY NO. 26106		THIS SET OF PLANS WAS PREPARED BY THE ENGINEER AND THE ENGINEER HAS REVIEWED THE PLANS FOR CONSTRUCTION	





PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2309-007 Gresco North Lot Expansion

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2309-007 Gresco North Lot Expansion

Parcel Number: F12-022

Acreage: 2.48 +/- MOL

Property Location: Located approximately 0.16 miles west of Industrial Drive, along the northeast intersection of CR 219 and E SR 44, addresses as 6421 CF Wildwood, FL 34785

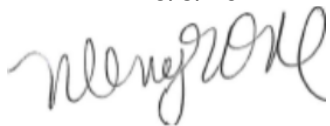
Owner: Gresco Utility Supply Inc.

Applicant: GOMA DBA Wagner Construction Company

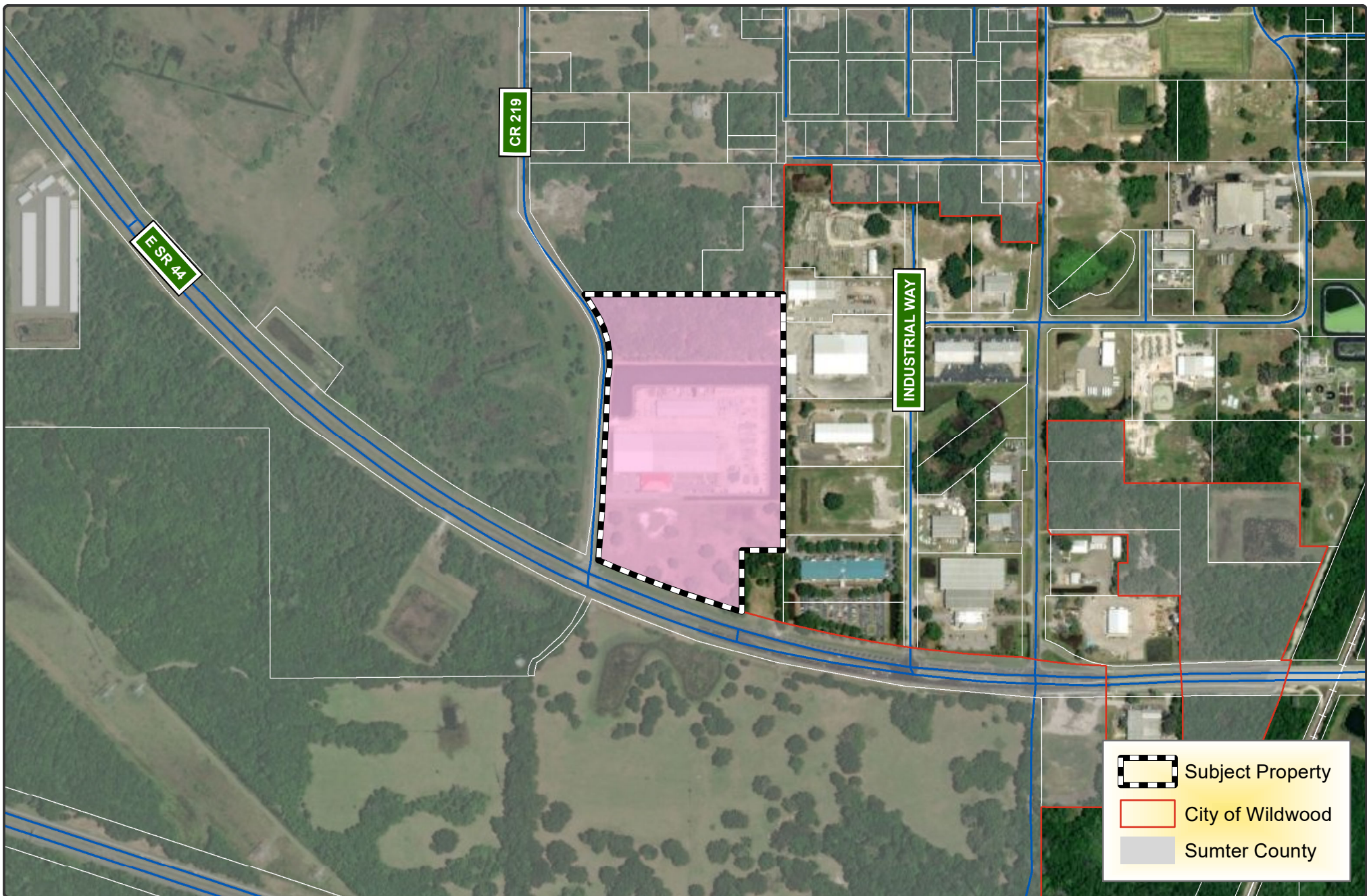
The applicant is seeking a favorable recommendation from the Project Review Committee for the North Lot Expansion of the Gresco Utility Supply Facility consisting of a 21,000-square-foot New Shed Structure and associated infrastructure improvements, which project area is 2.27 acres MOL on an M-1 zoned parcel, as per the attached plans.

SP 2309-007 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: 3/5/2024

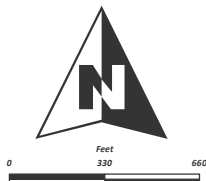


Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2309-007

GRESKO NORTH LOT EXPANSION

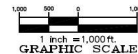
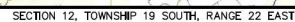
PARCEL F12-022

MAP 1B

**LOCATION
MAP**

**JANUARY
2024**

THIS "NORTH LOT EXPANSION" PROJECT WAS SHOWN ON THE PREVIOUSLY APPROVED PLANS FOR THE "NORTH LOT DEVELOPMENT" AND WAS SHOWN THEREON AS "FUTURE DEVELOPMENT".
PREVIOUS APPROVALS: WILDWOOD SP#2302-001
SWFWMD #43025014.005



1. BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY BOHANNAN & ASSOCIATES LAND SURVEYING, LLC, DATED 12/12/22.
2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
3. CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES.
4. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED.
5. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
6. ALL ON-SITE APPLICABLE CODES BE IN ACCORDANCE WITH THE CITY OF MILWOD, SUNTER COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
7. ALL DISTURBED OPEN AREAS SHALL BE SOODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
8. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
9. CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
10. ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNITED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
11. THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY FDEP DURING THE CONSTRUCTION PERIOD. NPDES PERMIT INFORMATION IS AVAILABLE ON LINE AT WWW.STATE.FL.US/WWW/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.
12. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF MILWOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

BEGIN 170° 77' NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH,
RANGE 22 EAST, FOR A POINT OF BEGINNING, THENCE RUN NORTH 81° 19' 40" E, THENCE RUN WEST 1036.90' TO THE EAST LINE OF THE OLD
MARCH ROAD, THENCE SOUTHERLY ALONG THE EAST LINE OF THE OLD MARCH ROAD TO ITS INTERSECTION WITH THE NORTH LINE
OF LOT 44, BEING 170° 77' NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19
SOUTH, RANGE 22 EAST, FOR A POINT OF BEGINNING, THENCE RUN NORTH 81° 19' 40" E, THENCE RUN WEST 1036.90' TO THE EAST LINE OF THE
OLD MARCH ROAD, THENCE SOUTHERLY ALONG THE ABOVE DESCRIBED PROPERTY MORE PARTICULARY DESCRIBED AS FOLLOWS:
BEGIN 170° 77' NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19
SOUTH, RANGE 22 EAST, FOR A POINT OF BEGINNING, THENCE RUN NORTH 81° 19' 40" E, THENCE RUN WEST 1036.90' TO THE EAST LINE OF THE
OLD MARCH ROAD, THENCE SOUTHERLY ALONG THE ABOVE DESCRIBED PROPERTY MORE PARTICULARY DESCRIBED AS FOLLOWS:
44, 210.00', THENCE NORTH 42° 00', THENCE EAST APPROXIMATELY 210 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4, THENCE SOUTH 42° 00' MORE OR LESS TO THE POINT OF BEGINNING, ALSO LESS ANY PORTION OF THERE LYING WITHIN
THE BOUNDARY OF SURVEY SECTION ROAD 44, AS SHOWN ON STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP, SECTION NO. 18070-2517.

Required Permitting	
Agency	Status
CITY OF WILDWOOD	PENDING
SFWMD	PENDING
DEP	NOT APPLICABLE
FDOT	NOT APPLICABLE
SUMNER COUNTY	PENDING
FWC - GOPHER TORTOISE RELOCATION	PENDING

TOTAL AREA = 1,400,496 sq.ft. (32.15 ac.)
EXISTING IMPERVIOUS AREA = 514,136 sq.ft. (11.80 ac.) *
PROPOSED IMPERVIOUS AREA = 108,000 sq.ft. (2.48 ac.) **
TOTAL IMPERVIOUS AREA = 622,136 sq.ft. (14.28 ac.)
PERCENT IMPERVIOUS AREA = 44.4% (of total area)

* INCLUDES AREA CURRENTLY UNDER CONSTRUCTION
** RETENTION SYSTEM IS SIZED FOR PROPOSED IMPERVIOUS
FLOOD ZONE = "X", FEMA FIRM PANEL #120296-0125B
ZONING = M-1 (INDUSTRIAL)

EXISTING AND PROPOSED USE OF SITE = OFFICE/WAREHOUSE
(STORAGE OF ELECTRICAL COMPONENTS FOR DISTRIBUTION)

EXISTING OFFICE SQUARE FOOTAGE = 11,356 sq.ft.
EXISTING WAREHOUSE SQUARE FOOTAGE = 78,750 sq.ft.
TOTAL EXISTING BUILDING SQUARE FOOTAGE = 90,106 sq.ft.
NEW SHED STRUCTURE SQUARE FOOTAGE = 21,000 sq.ft.
OFFICE BUILDING HEIGHT = 12'
WAREHOUSE BUILDING HEIGHT = 24'
COVERED STORAGE HEIGHT = 24'
ALL BUILDINGS TO BE MAX. 1 STORY HIGH

CONSTRUCTION TYPE = TYPE II-B
REQUIRED FIRE FLOW = 3,000 GPM (2 FIRE HYDRANTS PROVIDED)
PARKING REQUIRED = 95 spaces
PARKING PROVIDED = 95 spaces (INCLUDING 4 HANDICAP SPACES)
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

Steve Gramling, President
Gresco Utility Supply, Inc.
1135 Rumble Road
Forsythe, Georgia 31029
Phone (352) 748-9550

Gannon Olmert
Wagner Construction, LLC
1812 Greenleaf Lane, Suite 2
Leesburg, Florida 34748
Phone (352) 728-2221

Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748
Phone (352) 787-7482
Fax (352) 787-7412

Jimmy L. Bohanon, PSM
Bohanon & Associates Land Surveying, LLC
 5516 S.E. 113th Street
 Belleview, Florida 34420
 Phone (352) 236-2212

RIDDLE

NG INC.



**RIDDLE
NEWMAN
ENGINEERING**

ESTABLISHED 1961

REV #5		
REV #4		
REV #3	REVISED PER CITY OF WILMWOOD	2/21/24
REV #2	REVISED PER CITY OF WILMWOOD	2/5/24
REV #1	REVISED PER CITY OF WILMWOOD	1/14/23

Digitally signed by Keith E Riddle
Date: 2024.02.21 11:29:27 -05'00'

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

THIS FORM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY KATH C.
BECKLE, P.E. ON THE DATE INDICATED
BY THE ISSUING A SIGN AUTHENTICATION
CODE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGN
AUTHENTICATION CODE MUST BE

DATE: 9/6/23	PROJECT NO: 02.21A
CHECKED: K.E.R.	
DRAWN: R.S.H.	

**EXPANSION
FLORIDA**

LOT 107

SHEE
- NORTH

OVER
SUPPLY

CC

SCO UT
DWOOC

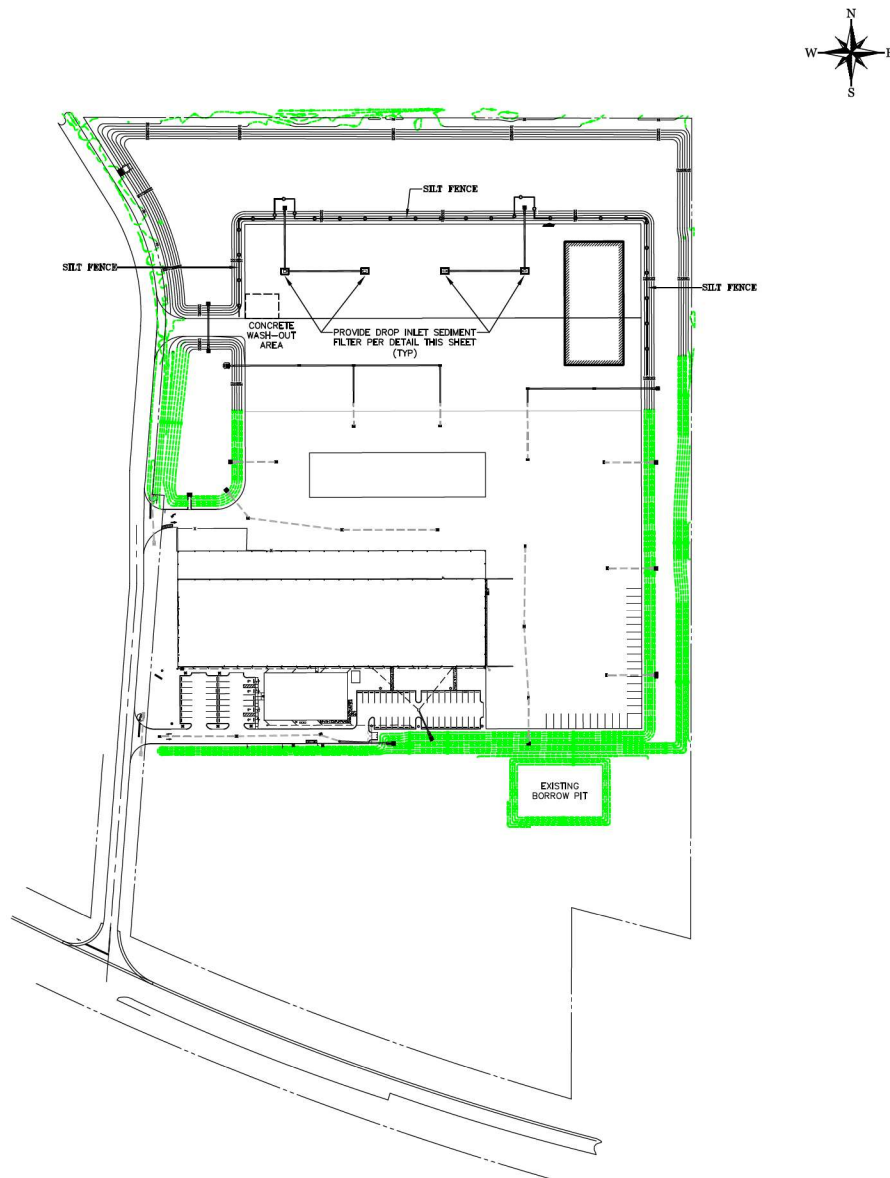
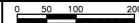
GRE
WILL

SHEET NO.

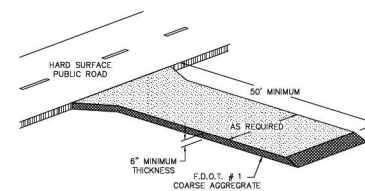
C1.1

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 100'



GRAVEL CONSTRUCTION ENTRANCE DETAIL

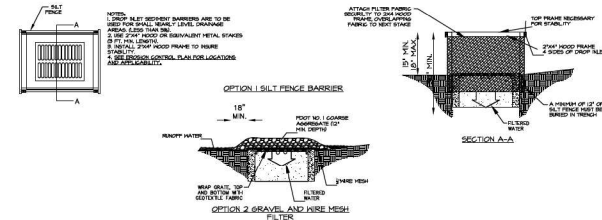


THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDOT NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.

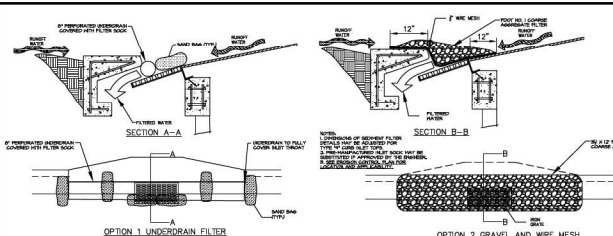
CONTRACTOR TO INSTALL DROP INLET SEDIMENT FILTER ON ALL TYPE "T" INLETS.

FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR MAT GRATES. UNTIL UNDERCUT BASE IS FINISHED AND PRIMED.

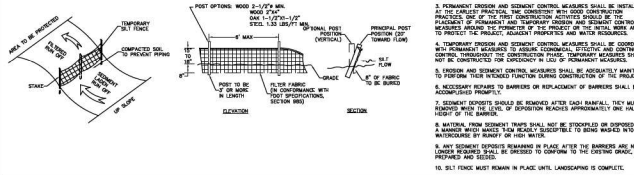
DROP INLET SEDIMENT FILTER DETAIL



CURB INLET SEDIMENT FILTER DETAIL



SILT FENCE & EROSION CONTROL DETAIL

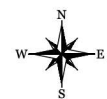
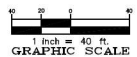
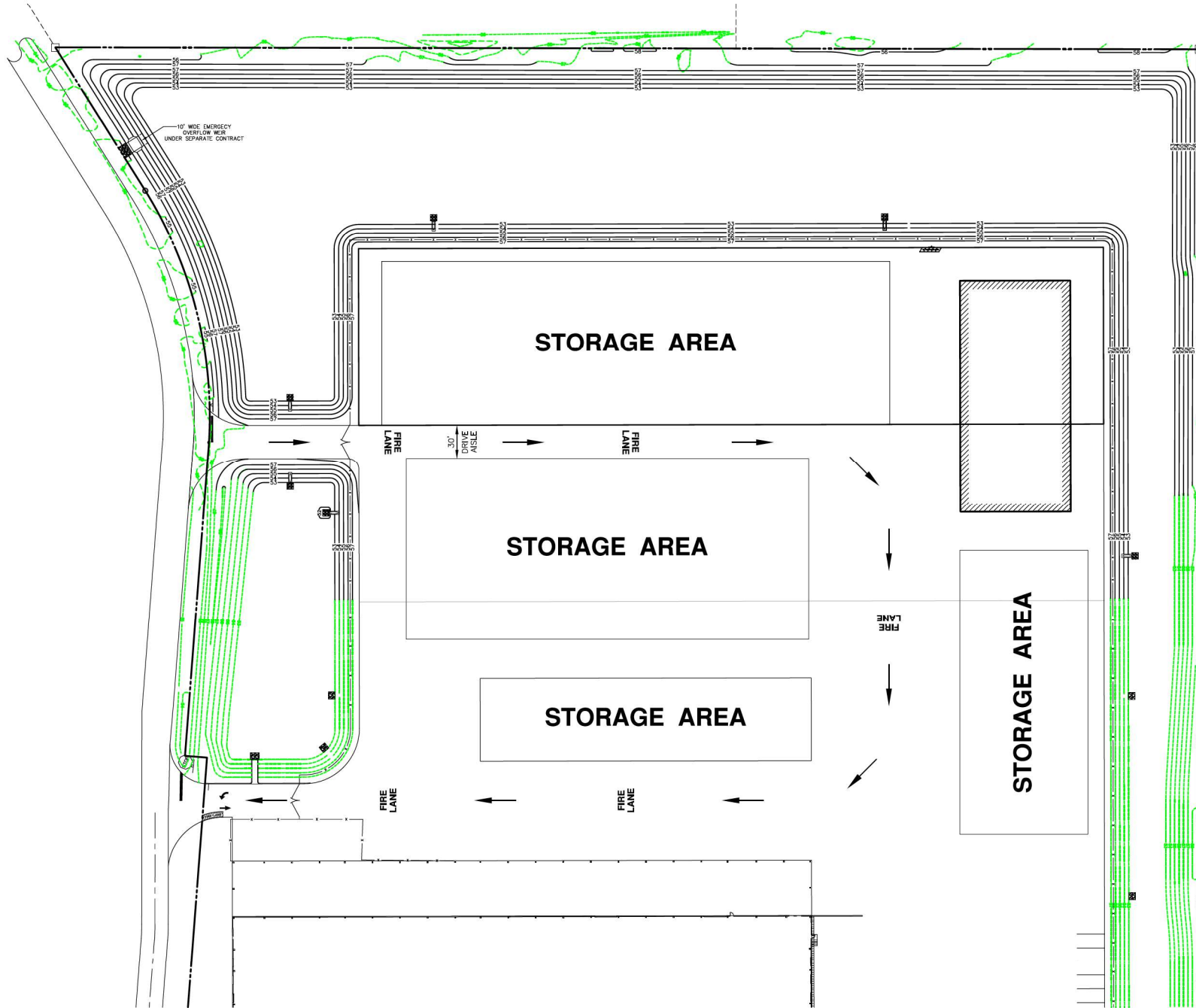


NPDES Requirements

- Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 5 acres) construction activities or small (less than 5 acres and greater than 1 acre) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operators that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4), i.e., Town, City or County, shall obtain coverage either under a Generic permit or an individual permit.
- The Contractor shall obtain the NPDES permit during the permitting process.
- The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPPP). Contractor may obtain information pertaining to the NPDES program online at www.dep.state.fl.us/water/stormwater/index.htm. The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be required to comply with all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Form. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated practices for not complying with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance related activities shall be included in the bid submitted by the Contractor.
- The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5 inch. The Contractor is responsible for the weekly inspections and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWPPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The Contractor can contact the TDEP at (850) 245-7522 for additional information on qualified inspectors or additional information on the NPDES requirements.

NPDES REQUIREMENTS

RIDDLE - NEWMAN ENGINEERING, INC. 115 NORTH CANAL STREET DEERFIELD BEACH, FLORIDA 33448 PHONE: (352) 767-7448 FAX: (352) 767-7412 www.riddle-nm.com C.E. 35000003		RIDDLE - NEWMAN ENGINEERING INC. 115 NORTH CANAL STREET DEERFIELD BEACH, FLORIDA 33448 PHONE: (352) 767-7448 FAX: (352) 767-7412 www.riddle-nm.com C.E. 35000003
SHEET NO. C1.2	PROJECT STORMWATER POLLUTION PREVENTION PLAN GRESO UTILITY SUPPLY - NORTH LOT EXPANSION WILDWOOD, FLORIDA	DATE 9/9/23 DRAWN BY R.S.H. CHECKED BY K.E.R. SCALE 1"=100' PROJECT NO. 02-27A



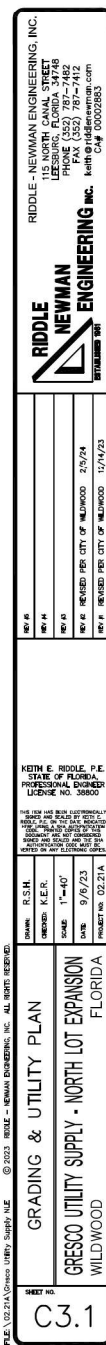
FILE: C221A Gresco Utility Supply, LLC © 2023 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED

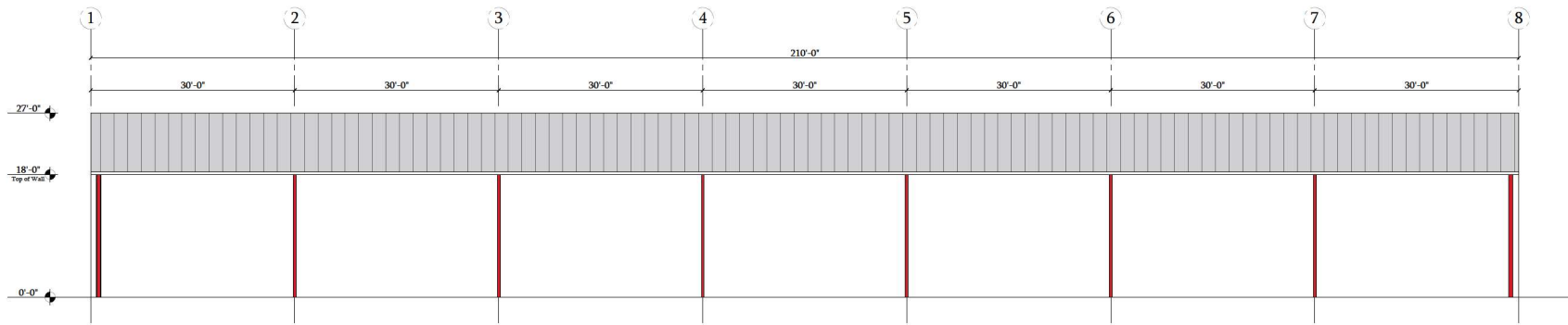
GEOMETRY PLAN	
Gresco Utility Supply - North Lot Expansion	
FLORIDA	
WILDWOOD	
SHEET NO. C2.2	

DESIGNED BY	R.S.H.
CHECKED BY	K.E.R.
SCALE	1"=40'
DATE	9/9/23
PROJECT NO.	C221A

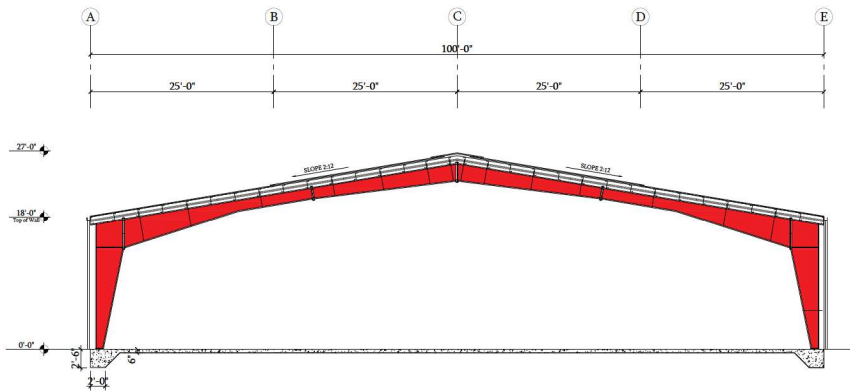
KEITH E. RIDDLE, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 35800	
REV. #	DATE
REV. #	DATE
REV. #	DATE
REV. #	DATE

RIDDLE - NEWMAN ENGINEERING, INC.	
115 NORTH CANAL STREET	
WILMINGTON, DE 19804	
PHONE	(302) 787-7448
FAX	(302) 787-7412
keith@riddle-nm.com	
www.riddle-nm.com	

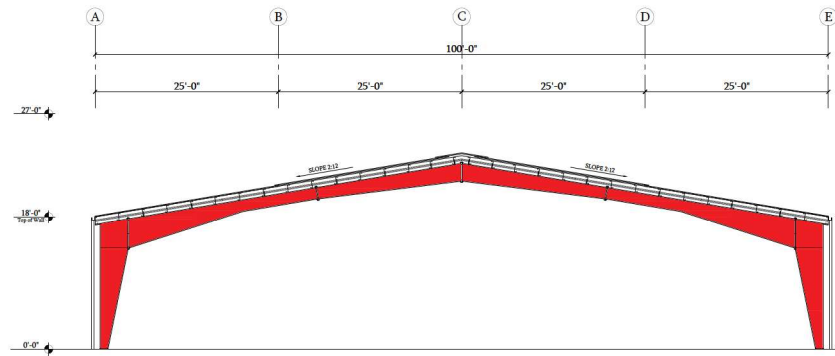




West Elevation
Scale: 1/8" = 1' - 0"

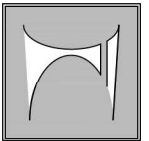


Section 1
Scale: 1/8" = 1' - 0"



North Elevation
Scale: 1/8" = 1' - 0"

Gresco Utility Supply
North Lot Expansion
6421 Co Rd 219,
Wildwood, FL
34785



Marlon Lynn
ARCHITECT PA
A A 2 6 0 0 2 4 7 7

212 E. Pine St.
Lakeland, FL 33801
P: 863.802.5966
marlon@marlonlynn.com
<https://marlonlynn.com/>



This seal has been electronically signed and sealed by Marlon D. Lynn using a digital signature and shall be used in conjunction with the signature and seal of the architect. This seal is not valid if the signature and seal of the architect are not used in conjunction with the signature and seal of the architect.

Project number 23.024
Date September 12, 2023

No.	Description	Date

Schematic Elevations &
Section

Sch3.11

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2311-009 Trailwinds Retirement Community

REQUESTED ACTION: Staff recommends approval along with requested technical waiver for a reduction of parking spaces and resolution of the outstanding comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2311-009 Trailwinds Retirement Commu
Parcel Number:	G04LRI-001
Acreage:	7.361 +/- MOL
Property Location:	Located within the Trailwinds Village Development, just north of C 466A, along Se Mile Drive, about 0.25 miles west of Buena V Boulevard
Owner:	Legacy Lifestyle Trailwinds Property, LLC
Applicant:	Cameron General Contractors, Inc.

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of an Independent Living Facility consisting of a three-story building with a total of 130 dwelling units featuring a mix of studio, one, two, and three bedroom units with 148 parking spaces featuring eight (8) Florida ADA Accessible parking spaces, including 128 surface spaces and 20 garage spaces, providing amenities consisting of a Dog Park, Pool and Pool House, Horseshoe Pits, and Pickleball Courts, with Landscaping Buffers, and associated infrastructure improvements on 7.361 acres MOL, as per the attached plans.

The applicant has submitted a technical waiver to address parking within the site. The waiver is to establish on the record that while they are just providing 148 parking spaces instead of the required 195 parking spaces due to the nature of Independent Living Facilities and historical driving data of residents within these facilities. Additionally, the applicant has

outstanding comments from the utility department. A Utility Easement application is under the City Attorney's review.

SP 2311-009 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.

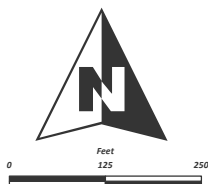
DATED: 3/5/2024

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

Wendy Then, AICP, CFM
Assistant Director Development Services



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



SP 2311-009
TRAILWINDS RETIREMENT COMMUNITY
PARCEL G04LRI-001

MAP 1B
LOCATION
MAP
NOVEMBER
2023

FINAL ENGINEERING PLANS

SITE PLAN SUBMITTAL

FOR

TRAILWINDS RETIREMENT COMMUNITY

6150 SEVEN MILE DR.
WILDWOOD, FL 34785

LEGAL DESCRIPTION

PARCEL R#1, TRAILWINDS VILLAGE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE(S) 21, 21-A THROUGH 21-L OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:
BEGIN AT THE SOUTHEAST CORNER OF PARCEL R#1; RUN THENCE N.00°27'18"E, ALONG THE EAST LINE OF PARCEL R#1, A DISTANCE OF 131.79 FEET; THENCE DEPARTING EAST LINE RUN S.30°59'29"W, A DISTANCE OF 416.58 FEET; THENCE S.00°00'00"E, A DISTANCE OF 131.79 FEET TO A POINT ON THE SOUTH LINE OF PARCEL R#1; THENCE ALONG SAID SOUTH LINE RUN S.80°27'18"E, A DISTANCE OF 416.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE HAS BEEN REPLATTED AND IS NOW DESCRIBED AS FOLLOWS:

PARCEL R#1, TRAILWINDS VILLAGE REPLAT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE(S) 44, 44-A THROUGH 44-H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TOGETHER WITH UTILITY EASEMENTS AND ACCESS AREAS EASEMENTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3288, PAGE 888 AND AS AMENDED AND REINSTATED IN OFFICIAL RECORDS BOOK 3288, PAGE 328, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND BURNING EASEMENT AS SET FORTH IN SECTION 2.10 OF SAID AMENDED AND REINSTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

SUBJECT PARCEL CONTAINS 328.82 FEET OR 7.361 ACRES MORE OR LESS

FLOOD ZONE NOTE

THE LANDS BOUND BY THIS SURVEY LIE WITHIN FLOOD ZONE "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ON FLOOD INSURANCE RATE MAP NUMBER 1219010103, EFFECTIVE DATE: 06/27/2015.

DATUM NOTE

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PUBLISHED BENCHMARKS:

"8001091"
STAMPING: 1091C 8001 091
4.1' X 5.5' CONCRETE DRAINAGE STRUCTURE, 3.1' FOOT BRASS SURVEY CISK
ELEVATION: 82.87 (N.A.V.D. 88)

STATEMENT OF INTENDED USE
PROJECT CONSTRUCTION OF AN 130 UNIT SENIOR
LIVING FACILITY. IN ADDITION, THE LOT
WILL FEATURE CARPORT, GARAGES, PICKLEBALL
COURT, POOL, POLL HOUSE, DOG
PARK, AND HORSESHOE COURTS.



LOCATION MAP

1" = 500'



LOCATION OF PROJECT

OWNER:
LEGACY LIFESTYLES TRAILWINDS
201 BRIDGELAND AVE
TORONTO, ONTARIO M5A1Y7
ALLAN RUTMAN
(416) 861-1487

CIVIL ENGINEER:
BOWMAN CONSULTING GROUP LTD
CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462
910 SE 17TH ST SUITE 300
FORT LAUDERDALE, FL 33316
Phone: (954) 314-4481
WWW.BOWMAN.COM
© 2021 Bowman Consulting Group Ltd

OWNER'S AGENT:
CAMERON GENERAL CONTRACTOR, INC
7101 S. 82nd STREET
LINCOLN, NE 68516
BOB LEWIS
(402) 420-3149

OWNER INFORMATION

OWNER: LEGACY LIFESTYLES TRAILWINDS PROPERTY LLC
ADDRESS: 201 BRIDGELAND AVE
TORONTO, ONTARIO M5A1Y7
PHONE: (416) 861-1487

SITE DATA	
JURISDICTION	CITY OF WILDWOOD
PARCEL ID NUMBER	054LH001
ZONING	CMU (CENTRAL MIXED USE)
DESIGN DISTRICT	TRAILWINDS MIXED USE DEVELOPMENT
PROPOSED USE	COMMUNITY DISTRICT
BUILDING STORIES	INDEPENDENT LIVING FACILITY "LP"
BUILDING HEIGHT	3 STORIES
CARPORT 162 HEIGHT	81.00'
GARAGE 162 HEIGHT	17
CONSTRUCTION TYPE (BUILDING)	TYPE I-A - V(111)
NUMBER OF UNITS	1-BED UNITS: 64, 2-BED UNITS: 66, TOTAL: 130 UNITS
NUMBER OF EMPLOYEES	20 OR MAX SHFT; 20 FULL TIME EQUIVALENTS
POOL CAPACITY	28,000 GALLONS/128 NON-TRANSIENT UNITS

UTILITY SERVICE PROVIDERS

WATER	STORMWATER
CITY OF WILDWOOD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
100 N. MAIN STREET	2570 BROAD STREET
WILDWOOD, FL 34785	BROOKSVILLE, FL 34604
SEWER	CIVIL ENGINEERING
CITY OF WILDWOOD	SUMTER COUNTY FIRE STATION 21
100 N. MAIN STREET	1448 CR 450
WILDWOOD, FL 34785	LAKE PANASOFFKEE, FL 32038
ELECTRIC	(772) 287-1117
TECO TAMPA ELECTRIC	SOLID WASTE
PO BOX 301	SUMTER COUNTY SOLID WASTE
SUMTERVILLE, FL 32589-0301	810 CR 520
352 793-3801	LAKE PANASOFFKEE, FL 32038
	(352) 699-4401

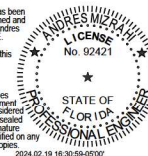
SITE INFORMATION

PROJECT AREA:	47.981 ACRES
PARCEL ID:	054LH001
PROJECT ADDRESS:	6150 SEVEN MILE DR. WILDWOOD, FL 34785
CURRENT ZONING:	CENTRAL MIXED USE "CMU"
SECTION:	03
TOWNSHIP:	19 SOUTH
RANGE:	23 EAST

SHEET INDEX

C-1.0	COVER SHEET
C-2.0	OVERALL EXISTING CONDITIONS PLAN
C-2.1	EXISTING CONDITIONS PLAN
C-2.2	EXISTING CONDITIONS PLAN
C-3.0	DEMOLITION PLAN
C-3.1	DEMOLITION PLAN
C-4.0	OVERALL SITE PLAN
C-4.1	SITE PLAN
C-4.2	SITE PLAN
C-4.3	SALES TRAILER PLAN
C-5.0	SITE DETAILS
C-5.1	PIRE TRACK ROUTE PLAN
C-7.0	PAVEMENT MARKINGS & SIGNAGE PLAN
C-7.1	PAVEMENT MARKINGS & SIGNAGE PLAN
C-8.0	GRADING & DRAINAGE PLAN
C-8.1	GRADING & DRAINAGE PLAN
C-9.0	GRADING & DRAINAGE DETAILS
C-10.0	SEDIMENT & EROSION CONTROL PLAN - PHASE I
C-10.1	SEDIMENT & EROSION CONTROL PLAN - PHASE I
C-11.0	SEDIMENT & EROSION CONTROL PLAN - PHASE II
C-11.1	SEDIMENT & EROSION CONTROL PLAN - PHASE II
C-12.0	SEDIMENT & EROSION CONTROL DETAILS
C-13.0	UTILITY PLAN
C-13.1	UTILITY PLAN
C-14.0	UTILITY DETAILS
C-14.1	UTILITY DETAILS

This item has been
digitally signed and
sealed by Andrew
Murphy, P.E.
on the date
adjacent to this
seal



Know what's below.
Call before you dig.

DATE	DESCRIPTION
KM	DESIGN
DRAWN	CHKD
DATE: 2/15/2024	

C-1.0

SHEET

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462
Bowman Consulting Group Ltd
910 SE 17TH ST.
SUITE 300
FORT LAUDERDALE, FL 33316
Phone: (954) 314-4481
www.bowman.com
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COVER SHEET
TRAILWINDS RETIREMENT COMMUNITY
6150 SEVEN MILE DR.
WILDWOOD
SUMTER COUNTY, FLORIDA

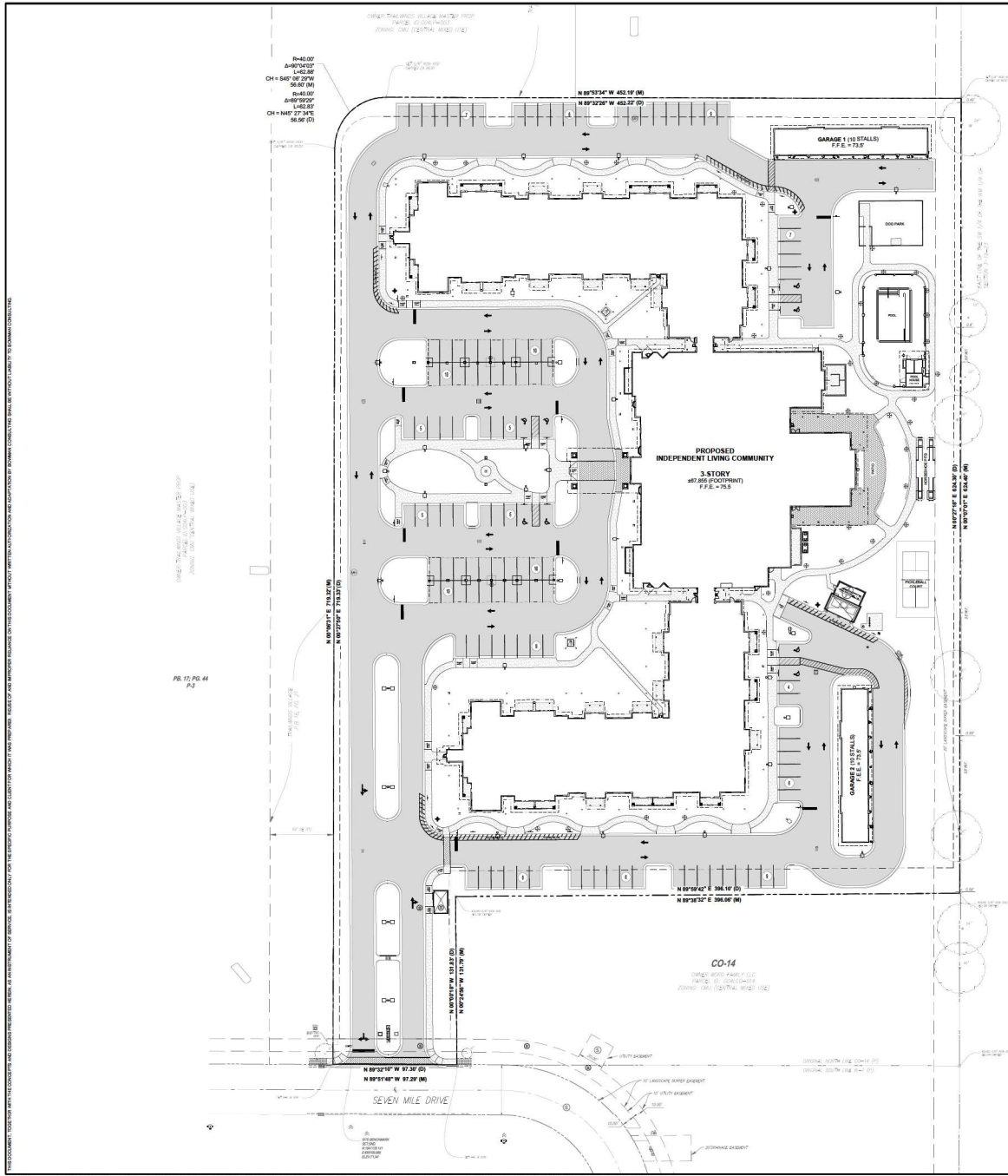
011400-01-001
BOWMAN PROJECT NUMBER

Seal

DATE	DESCRIPTION
KM	DESIGN
DRAWN	CHKD
DATE: 2/15/2024	

C-1.0

SHEET

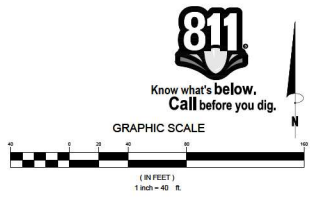


LEGEND	
PROP. ASPHALT DRIVE	EX. CONCRETE SIDEWALK
PROP. CONC. SIDEWALK	EX. CURE AND GUTTER
PROP. STAMPED CONCRETE	EX. ELECTRIC HAND HOLE
PROP. TYPE "Y" CURB	EX. STORM INLET
PROP. PARKING STRIP	EX. STORM MANHOLE
PROP. HANDCAP MARKING	EX. SANITARY MANHOLE
PROP. SITE SIGNAGE	EX. WATER VALVE
PROP. DIRECTIONAL ARROW	EX. WATER SPOUT
PROP. BOLLARD	EX. HYDRANT
PROP. PARKING COUNTER	EX. TREES
PROP. CATCH BASIN	
PROP. SEWER MANHOLE	
PROP. GREASE TRAP	
PROP. HYDRANT	
PROP. WATER METER	
PROP. BACKFLOW PREVENTER	
PROP. FDC	
PROP. DOUBLE DECKER CHECK VALVE	

SITE DATA	
JURISDICTION	CITY OF WILDMOOD
PARCEL NUMBER	04849-001
ZONING	CMU (CENTRAL MIXED USE)
DESIGN DISTRICT	TRAILWINDS MIXED USE DEVELOPMENT
PROPOSED USE	COMMUNITY DISTRICT
BUILDING STORIES	INDEPENDENT LIVING FACILITY "LIP"
BUILDING HEIGHT	3 STORIES
CARPORT 182 HEIGHT	51.00
GARAGE 182 HEIGHT	13'
CONSTRUCTION TYPE (BUILDING)	14.369
NUMBER OF UNITS	TYPE V.A. - 10111
NUMBER OF EMPLOYEES	1 BED UNITS: 64 ; 2 BED UNITS: 46 ; TOTAL: 110 UNITS
POOL CAPACITY	20 OR MAX SHFT / 30 FULL TIME EQUIVALENTS
	20,000 GALLONS/108 NON-TRANSIENT UNITS
SITE CALCULATIONS	
AREA	SF
GROSS SITE AREA	320,653
NET SITE AREA	320,652
TOTAL PAVEMENT AREA	107,146
TOTAL IMPERVIOUS AREA	213,506
PROP. BUILDING FOOTPRINT	187,855
TOTAL PAVEMENT AREA	345,551
BUILDING SETBACKS	
DIRECTION	REQUIRED
NORTH	15 FT
EAST	5 FT
SOUTH	20 FT
WEST	9 FT
PARKING	
120 DWELLING UNITS (1.5 PER UNIT)	180
TOTAL REQUIRED	180
PARKING PROVIDED	180
10' X 18' STANDARD PARKING	120 SPACES
10' X 21.5' GARAGE PARKING	60 SPACES
12' X 18' ACCESSIBLE PARKING	140 SPACES
TOTAL PROVIDED	220 SPACES

- ### GENERAL SITE NOTES
1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURBING SHALL BE PER THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 502.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
 4. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 5. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPOSED MATERIALS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
 7. ALL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT. ALL SIGNS SHALL BE INSTALLED AND MOUNTED PER FDOT STANDARD INDEX 700.010.
 8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 102.613, 102.616, AND 102.666.
 9. ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING PER FDOT STANDARD INDEX 502.
 10. ALL ADA STRIPING AND SIGNAGE SHALL BE PER FDOT STANDARD INDEX 711 AND 700.
 11. ALL UNPAVED DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SOODED.
 12. ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE JURISDICTIONS CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION.
 13. MOT PER FOOT DESIGN STANDARD INDEX 102.612, 102.613 & 102.615.
 14. T.C.P. PER FOOT DESIGN STANDARD INDEX 102.660 AND 102.616.
 15. DAMAGED SIDEWALK AND/OR CURB AND GUTTER SHALL BE RESTORED WITH FULL 4" THICK, USING EXPANSION MATERIAL AND TACTILE FOR HANDICAP RAMPS (INDEX 502).
 16. ASPHALT SHALL BE SAW CUT BEFORE REMOVING SHOULDER OR GUTTER TO PREVENT DAMAGE TO THE EXISTING ASPHALT. DAMAGE TO THE NEW ASPHALT PAVEMENT WILL INCLUDE THE MILLING AND RESURFACING OF A 50-FOOT AREA ON EITHER SIDE OF THE DAMAGE PLUS FULL LANE RESTORATION.
 17. THE ARCHITECT AND DEVELOPER HAVE CALCULATED BASED ON OTHER SIMILAR PROJECTS IN FLORIDA THAT OUR WATER USAGE IS 15,000 GALLONS PER DAY. THIS SQUARES TO 10 GPGS FOR WATER AND 60 GPGS FOR SEWER TO BE USED WHEN CALCULATING THE IMPACT FEES FOR WATER AND SEWER.
 18. DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZs) OF TREES.

LANDSCAPE BUFFERS	
DIRECTION	REQUIRED
NORTH	15 FT
EAST	5 FT
SOUTH (ABUTTING R.O.W.)	5 FT
WEST	0 FT
F.A.R.	
REQUIRED	0.5
PROPOSED	0.2
OPEN SPACE CALCULATIONS	
REQUIRED	10% - 48,068 SF
PROPOSED	33.4% - 107,261 SF



Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462

Bowman Consulting Group Ltd.
910 SE 17TH ST.
Suite 300
Fort Lauderdale, FL 33316
Phone (954) 314-6481
www.bowman.com

OVERALL SITE PLAN

TRAILWINDS RETIREMENT COMMUNITY

6150 SEVEN MILE DR.
WILDMOOD

011400-01-001
BOWMAN PROJECT NUMBER

Print

This form has been digitally signed and sealed by Andrew M. Bowman, P.E. License No. 32421. The signature and seal are visible on this page.

Printed copies are not considered signed and sealed. The signature and seal must be verified on any electronic copies.

03/15/2024

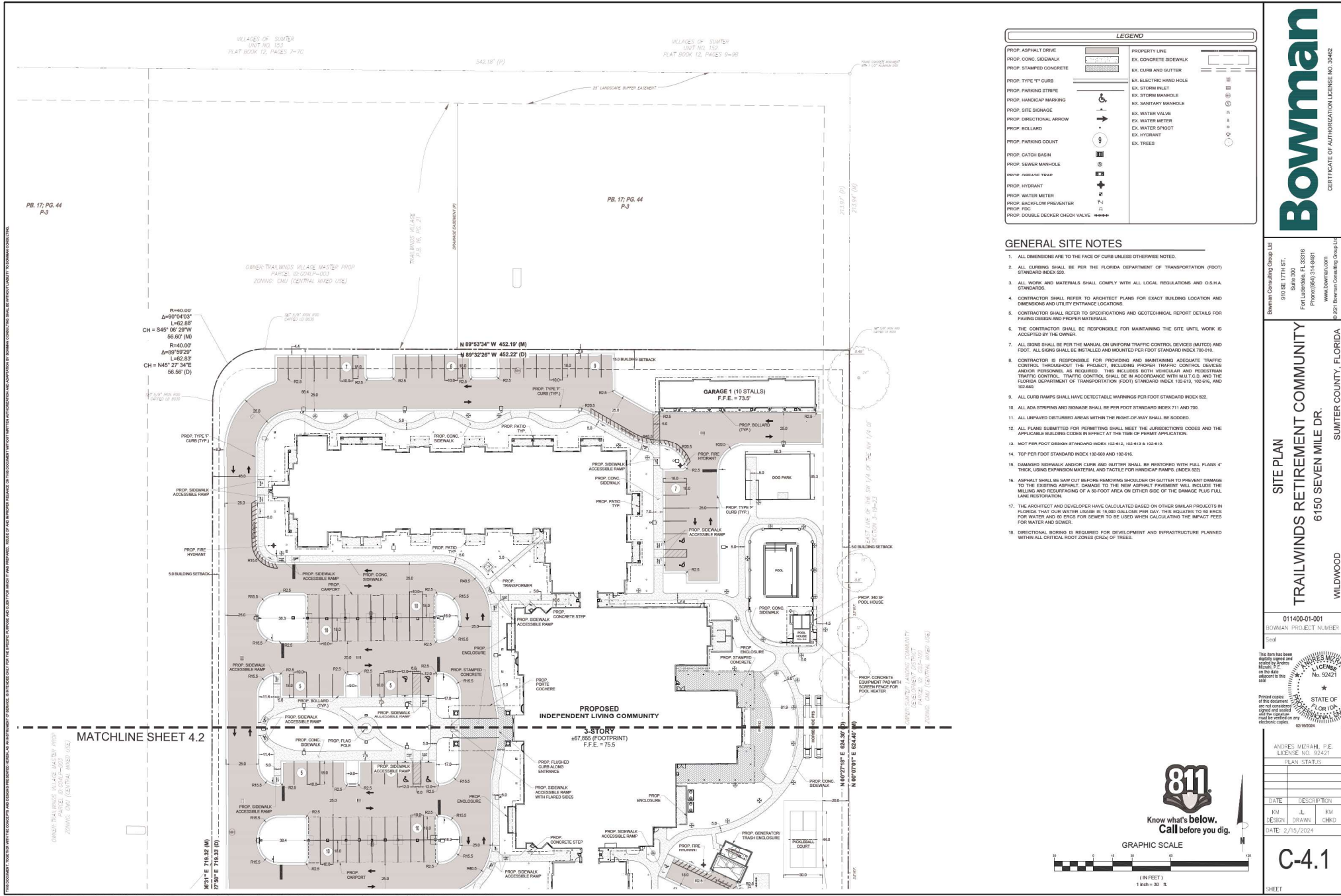
ANDRES MIRAL, P.E.
LICENSE NO. 32421
PLAN STATUS

DATE	DESCRIPTION
KM	L
DATE	DRAWN
DATE	CHKD

2/15/2024

C-4.0

SHEET



LEGEND	
PROP. ASPHALT DRIVE	EX. CONCRETE SIDEWALK
PROP. CONC. SIDEWALK	EX. CURB AND GUTTER
PROP. STAMPED CONCRETE	EX. ELECTRIC HAND HOLE
PROP. TYPE "T" CURB	EX. STORM MANHOLE
PROP. PARKING STRIPE	EX. STORM MANHOLE
PROP. LANDSCAP MARKING	EX. SANITARY MANHOLE
PROP. SITE SIGNAGE	EX. WATER VALVE
PROP. DIRECTIONAL ARROW	EX. WATER METER
PROP. BOLLARD	EX. WATER SPOUT
PROP. PARKING COUNTRY	EX. HYDRANT
PROP. CATCH BASIN	EX. TREES
PROP. SEWER MANHOLE	
PROP. HYDRANT	
PROP. WATER METER	
PROP. BACKFLOW PREVENTER	
PROP. FDC	
PROP. DOUBLE CHECK VALVE	

- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURBING SHALL BE PER THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 520.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
 4. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 5. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPOSED MATERIALS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
 7. ALL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT. ALL SIGNS SHALL BE INSTALLED AND MAINTAINED PER FDOT STANDARD INDEX 700-015.
 8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 102-611, 102-612, AND 102-660.
 9. ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING PER FDOT STANDARD INDEX 520.
 10. ALL ADA STRIPING AND SIGNAGE SHALL BE PER FDOT STANDARD INDEX 711 AND 700.
 11. ALL UNPAVED DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SOGGED.
 12. ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE JURISDICTION CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION.
 13. MOT PER FOOT STANDARD INDEX 102-612, 102-613 & 102-610.
 14. TOP PER FOOT STANDARD INDEX 102-660 AND 102-616.
 15. DAMAGED SIDEWALK AND/OR CURB AND GUTTER SHALL BE RESTORED WITH FULL FLATS 4" THICK, 100% EXPANSION MATERIAL AND TACTILE FOR HANDICAP RAMPS (INDEX 802).
 16. ASPHALT SHALL BE SAW CUT BEFORE REMOVING SHOULDER OR GUTTER TO PREVENT DAMAGE TO THE EXISTING ASPHALT. DAMAGE TO THE NEW ASPHALT PAVEMENT WILL INCLUDE THE MILLING AND REPAVING OF A 50-FOOT AREA ON EITHER SIDE OF THE DAMAGE PLUS FULL LANE RESTORATION.
 17. THE ARCHITECT AND DEVELOPER HAVE CALCULATED BASED ON OTHER SIMILAR PROJECTS IN FLORIDA THAT OUR WATER USAGE IS 15,000 GALLONS PER DAY. THIS EQUATES TO 50 ENCS FOR WATER AND 50 ENCS FOR SEWER TO BE USED WHEN CALCULATING THE IMPACT FEES FOR WATER AND SEWER.
 18. DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZ) OF TREES.

CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462

SITE PLAN

TRAILWINDS RETIREMENT COMMUNITY

6150 SEVEN MILE DR.

WILDLWOOD

011400-01-001

BOWMAN PROJECT NUMBER

Print

This item has been digitally signed and sealed by Andrew M. Bowman, P.E. and is subject to the terms of the license.

Printed copies of this document are not considered signed and sealed and must be verified on any electronic copies.

02/19/2024

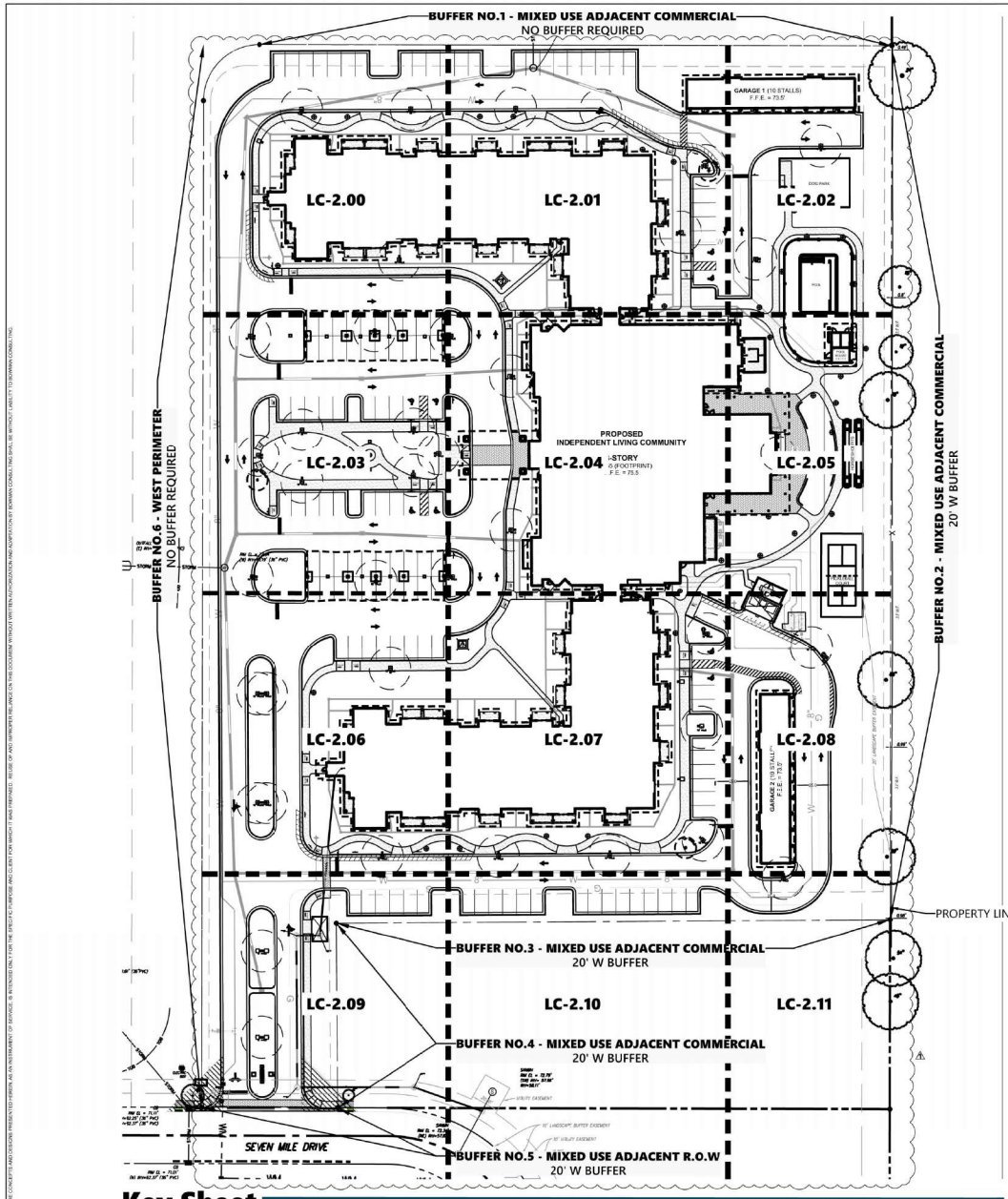
ANDREW MITCHELL, P.E.
LICENSE NO. 32421

PLAN STATUS

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
02/15/2024	DRAWN	CHD			

C-4.1

SHEET



CITY OF WILDWOOD, FL - LANDSCAPE CODE COMPLIANCE CHART			
DESIGN DISTRICT STANDARDS: Chapter 1: Non-Residential Design Standards			
TRAILWINDS RETIREMENT COMMUNITY - LANDSCAPING STANDARDS			
Sec. G.(3). Planting Standards Trees: 8 ft. Min. 2" dbh Shrubs & Hedges: 3 gal. 30" ht.	GROSS SITE AREA: 320652.79 SF (7.36 AC) Zoning: CMU (CENTRAL MIXED USE) Proposed Land Use: Residential		
	REQUIRED	PROVIDED	
Sec. G.(1-3). - Required Perimeter buffers (1)(a) Buffers shall be provided on the outer perimeter of lots or parcels where a change of use occurs (3)(a) The min. landscape buffer shall contain (3) Canopy trees, (5) Understory trees / 100 LF of property boundary & a continuous row of shrubs (30" ht., 3 gal)			
BUFFER NO. 1 (North) Development Area Adjacent to: (Residential Zoning adjacent Vacant Commercial) Buffer Type Required: Community District Buffer, No Buffer Required		No Buffer Required	
BUFFER NO. 2 (East) Development Area Adjacent to: (Residential Zoning adjacent Vacant Commercial) Buffer Type Required: Community District Buffer Length of Buffer: 624.4 LF Required Canopy Trees: (3) Canopy Trees per 100 LF Required Understory Trees: 5 Understory Trees per 100 LF	(624.4' / 100) (624.4' / 100) x 3 (624.4' / 100) x 5	19 CANOPY TREES 26 UNDERSTORY TREES	19 CANOPY* 29 UNDERSTORY
BUFFER NO. 3 (South) Development Area Adjacent to: (Mixed Use adjacent Vacant Commercial) (Sumter County) Buffer Type Required: Community District Buffer, 20' Buffer Length of Buffer: 396.01 LF Required Canopy Trees: (3) Canopy Trees per 100 LF Required Understory Trees: 5 Understory Trees per 100 LF	(396.01' / 100) (396.01' / 100) x 3 (396.01' / 100) x 5	12 CANOPY TREES 26 UNDERSTORY TREES	12 CANOPY 29 UNDERSTORY
BUFFER NO. 4 (West) Development Area Adjacent to: (Residential Zoning adjacent Vacant Commercial) Buffer Type Required: Community District Buffer Length of Buffer: 131.8 LF Required Canopy Trees: (3) Canopy Trees per 100 LF Required Understory Trees: 5 Understory Trees per 100 LF	(131.8' / 100) (131.8' / 100) x 3 (131.8' / 100) x 5	4 CANOPY TREES 7 UNDERSTORY TREES	4 CANOPY 7 UNDERSTORY
BUFFER NO. 5 (South) Development Area Adjacent to: (Residential adjacent R.O.W. (Sumter County)) Buffer Type Required: Community District Buffer, 20' Buffer Length of Buffer: 97.3 LF - 40 If drives = 37.3 LF Required Canopy Trees: (3) Canopy Trees per 100 LF Required Understory Trees: 5 Understory Trees per 100 LF	(37.3' / 100) (37.3' / 100) x 3 (37.3' / 100) x 5	3 CANOPY 2 UNDERSTORY	2 CANOPY 2 UNDERSTORY
BUFFER NO. 6 (West) Development Area Adjacent to: (Residential Zoning adjacent Vacant Commercial) Buffer Type Required: Community District Buffer, No Buffer Required		No Buffer Required	
Sec. G.(4).: Parking Lot Requirements (4)(a) A min. of 10% gross square footage of the paved parking lot area and entranceway shall be dedicated to landscaping VUA: 107,378 SF x 10% (4)(c) Min. (1) canopy tree and (3) shrubs / 25 paved parking spaces (4)(c) (16) Single Row Parking Islands, (4) Double Row Parking Islands		10,738 SF 6 CANOPY 16 SHRUBS 26 TREES	58,569 SF 6 Canopy Trees Complies 26 TREES
	TOTAL CANOPY TREES	69 CANOPY TREES	*52 CANOPY (incl. 3 Existing)
	TOTAL UNDERSTORY TREES	88 UNDERSTORY TREES	60 UNDERSTORY
* TOTAL TREE AMOUNT DOES NOT INCLUDE ADDITIONAL (14) PROPOSED SABAL PALMS, AND (2) TRIPLE-TRUNK MACARTHUR PALMS			

Key Sheet CODE LANDSCAPE PLAN - Key Sheet & Calculations:



William E. Prysi, PLA, ASLA
2024.02.16 09:13:34
-05'00'

SCALE: 1" = 40'-0"

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462

Trailwinds Retirement Community
6150 SEVEN MILE DR.
CODE LANDSCAPE PLAN
Calculations & Notes

011400-01-001
BOWMAN PROJECT NUMBER

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW

WILLIAM E. PRYSI, PLA, ASLA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 1342
DATE: 02/16/2024

PLAN STATUS

01/23/2024	DIRC REVISIONS
02/16/2024	DIRC REVISIONS

DATE DESCRIPTION

AR	AR	BO
DESIGN	DRAWN	CHD

DATE: 2023-09-25

STAMPED BY: 011400-01-001 TRAILWINDS RETIREMENT COMMUNITY

SHEET LC-1.00

NOTES:
 1. REFER TO SHEETS A201 FOR UNANIMATED 3D ELEVATIONS & NOTATIONS.
 2. REFER TO SHEETS A202 FOR UNANIMATED 3D ELEVATIONS & NOTATIONS.
 3. REFER TO SHEETS A203 FOR UNANIMATED 3D ELEVATIONS & NOTATIONS.
 4. REFER TO SHEETS A204 FOR UNANIMATED 3D ELEVATIONS & NOTATIONS.



1 ELEVATION - END - SOUTH SIDE
 1/8" = 1'-0"



2 ELEVATION - END - NORTH SIDE
 1/8" = 1'-0"



3 ELEVATION - FRONT - WEST SIDE
 1/8" = 1'-0"



4 ELEVATION - BACK - EAST SIDE
 1/8" = 1'-0"

CONTRACT NAME: **TRAILWINDS RETIREMENT COMMUNITY**

6100 SOUTHERN BLVD. SUITE 100
 WILLOWOOD, IL 60090

DATE: 10/1/2019

REVISION: 1

PROJECT: **CAMERON**
 CAMERON GENERAL CONTRACTORS
 1400 N. WILLOW AVE.
 SUITE 100
 WILLOWOOD, IL 60090

EXTERIOR ELEVATIONS - SMALL SCALE

A211

EXTERIOR ELEVATIONS - SMALL SCALE



WILDWOOD

FLORIDA

City of Wildwood

PROJECT: SP 2311-009 TRAILWINDS RETIREMENT COMMUNITY

REPRESENTATIVE: Cameron General Contractors/Bowman

Parcel(s): G04LRI-001

DATE: 3/4/2023

CITY ENGINEER

No comments.

DEVELOPMENT SERVICES

No comments.

CITY ATTORNEY

1. TBD

FIRE

1. *Approved with note:
Coordinate with Project EOR/FPE to determine exact stub-in locations for fire pump supply and FDC supply risers within fire pump room layout.

POLICE

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

2. All traffic control signals, or devices must comply with the Florida State Statutes regarding the installation.
3. 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 Stormwater and Roads):

Public Works Road

No comment.

Stormwater / Tree Mitigation

No comment.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES & TRAFFIC ANALYSIS

No comments.

WASTE MANAGEMENT

No comment.

UTILITIES – WATER/WASTEWATER

1. Sheet C-13.1: Inset B shows a 4" potable service with a backflow at the meter then another double detector check after the backflow. Correct label and see city construction detail W-22. Meter should be above ground at DDCV.
2. Sheet C-13.1: The 3" irrigation meter is shown being served by a 2" service line. Upsize service to match meter and backflow size.
3. Sheet C-14.1: Add construction detail W-22, W-01 and S-01.
4. Add detail of proposed automatic bar screen and call out bar screen on sheet C-13.1.
5. Sheet C-13.1: The proposed gravity main from MH 3 to MH 1 is in a city utility easement that has an existing force main located in it. This line will have conflicts with the existing force main. Relocate outside of easement and relocate end of city maintenance to MH 1. Contact my office to discuss an alternative proposal. Jason Martin 352-330-1346.



Project Review Committee Technical Standards Waiver Request

Project Name Trailwinds Retirement Community

Project # SP 2311-009

1. Briefly describe your waiver request.
Applicant requests a reduction in the minimum parking requirement applicable to the project. Please see the attached supplement for additional detail.
2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

Chapter 6, Table 6-11

3. Please provide the justification for your waiver request.

Please see the attached supplement.

Name (Print) Bob Lewis

Date 01/10/24

Signature Bob Lewis

Digitally signed by Bob Lewis
DN: C=US, E=Blewis@camerongeneralcontractors.com,
O=Cameron General Contractors, CN=Bob Lewis
Date: 2024.01.10 14:41:53-06'00'

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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

Supplement to Technical Standards Waiver Request
Trailwinds Retirement Community Project # SP 2311-009

Waiver Request

The applicant Cameron General Contractors (“Cameron”) requests a waiver of the minimum standard for off-street parking requirements applicable to this project under the City of Wildwood’s Land Development Regulations, Chapter 6, Table 6-11 (the “Parking Regulations”), so as to permit the construction of 128 surface parking spaces and 20 garage parking spaces for a total of 148 parking spaces to service the proposed 130-unit independent living facility.

Justification

The Parking Regulations require that apartment and condominium building uses contain not less than 1.5 off-street parking spaces per unit. While the Parking Regulations stipulate lesser parking requirements for other senior living facility uses, no minimum parking requirement for independent living facility uses is specified. Staff has therefore determined that the apartment and condominium building requirement should be applied to the proposed project absent a Technical Standards Waiver, which the Project Review Committee has the authority to grant under Chapter 1, Section 6 of the Land Development Regulations.

As shown on the site plan, Cameron proposes to construct 148 vehicular parking spaces on the property to serve the proposed independent living facility Cameron desires to construct, which will be operated by Cameron’s affiliate entity, Resort Lifestyle Communities. Certain key differences between Resort Lifestyle Communities and traditional multifamily housing justify this parking proposal. Approximately 40% of Resort Lifestyle Communities residents do not own a vehicle, do not drive, and do not contribute to parking demand at the time they commence occupancy, which percentage typically increases as residents age in place. Fully occupied Resort Lifestyle Communities contain only approximately 155 to 165 residents, which is significantly less than traditional multifamily communities with a similar unit count.

In 2018 Cameron commissioned a parking demand and utilization assessment to determine average parking utilization rates for two existing, fully occupied Resort Lifestyle Communities in an effort to provide guidance for the construction of parking in its future developments. The assessment, which is included with this waiver request, concluded that the average demand number of vehicles parked per unit at a fully occupied Resort Lifestyle Community is below 1.0 and should be estimated to be significantly lower, typically 0.63 to 0.74 occupied spaces per unit (i.e., 83 to 91 spaces for 130 units), with a maximum parking usage at any time during the evaluation period of 112 spaces. Accordingly, the 148 parking spaces Cameron proposes to construct on the Property will be more than sufficient to meet demand.