



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
April 2, 2024 2:15 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Regular Meeting March 05, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2312-002 Wildwood III**

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.

Parcels G06-007, G06-012, G06-012A, & G06-204

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 NMU-7 (City) to R-3 (City) with a proposed planned development overlay PD 2312-001 for the parcels listed above on 55.73 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment request CP 2310-001 (O2024-10). **Subject to the approval of O2024-10, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2312-001 Boulder Square

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.

Parcels F01A008, F01-101, G06-185, G06-186, & G06-187

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 A10C (County), R2C (County), C-2 (City), and C-2A (City) to R-1 (City) for the parcels listed above on 83.97 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment request CP 2312-001 (O2024-12). **Subject to the approval of O2024-12, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2402-002 Matteo Oaks

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.

C36-102

The applicant seeks 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 A10C (Sumter County) to R-1 (City) for the parcel listed above on 19.89 acres MOL. This request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment request CP 2402-002 (O2024-16). **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-17 (attached) subject to approval of O2024-16, which establishes a Future Land Use appropriate to the proposed zoning.**

4. **RZ 2402-004 Perez Home Site**

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.

D19-047

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 RR5C (Sumter County) to Rural Residential (City) for the parcel listed above on 4.57 MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2402-004 (O2024-14). **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-15 (attached) subject to approval of O2024-14, which establishes a Future Land Use appropriate to the proposed zoning.**

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

Parcel G30E005A

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

6. **SP 2305-013 SmarterSpace Storage at Twisted Oaks**

Portion of Parcel D31-007

The applicant is seeking a favorable recommendation by the City of Wildwood Planning and Zoning Board/Special Magistrate 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 Project Review Committee recommends approval with associated technical waiver for a reduction in parking spaces.**

7. **SP 2307-009 Wawa Wildwood - Turkey Run**

Parcels G05V007, G05V008, & G05V009

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

8. **SP 2309-007 Gresco North Lot Expansion**

Parcel F12-022

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

9. **SP 2311-009 Trailwinds Retirement Community**

Parcel G04LRI-001

The applicant is seeking a favorable recommendation by the City of Wildwood Planning and Zoning/Special Magistrate 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 Project Review Committee recommends approval along with requested technical waiver for a reduction of parking spaces and resolution of the outstanding Utility Easement.**

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.

April 2, 2024 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 5, 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
Amanda Bondi	Planner	Present
Cassandra Smith	Assistant City Manager/CFO	Present

Special Magistrate Holt brought the meeting to order at 2:10 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 February 06, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the February 6, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2305-003 Lien Nails

Special Magistrate Holt read aloud the title of RZ 2305-003 Lien Nails. The item was presented by Development Services Director Melanie Strickland. The applicant, Ryan Solscite with LPG Urban & Regional Planner, LLC, 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 Low Medium Density Residential R-1 (City) to Institutional (City) for parcel D32-173 on 9.92 acres MOL. Kelly Turner of LPG was in attendance as the

applicant's representative to answer any questions. Strickland provided a letter to Holt from Eddie and Tina Grooms of 4869 CR128, Wildwood, which expressed opposition to the rezoning action. No further comments were offered or received.

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

2. RZ 2402-001 Evolve at Wildwood

Special Magistrate Holt read aloud the title of RZ 2402-001 Evolve at Wildwood. The item was presented by Development Services Director Strickland. The applicant, Evolve Companies, LLC, sought 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 parcel D17-065 on 0.553 acres MOL. James Wade was in attendance on behalf of the applicant. Wade noted that John McDonald, also on behalf of the applicant, was available via phone, and they would be happy to answer any questions. No comments were offered or received.

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

3. PLAT 2207-002 New Horizon Plaza Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2207-002 New Horizon Plaza Improvement Plan. The item was presented by Planner Amanda Bondi. The applicant, 1200 New Horizon, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of eight commercial lots on parcels G18-009 and G18-039. John Toscani was present on behalf of the applicant to answer any questions. No comments were offered or received.

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

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

Special Magistrate Holt read aloud the title of PLAT 2207-003 Densan Park Phase 2 Improvement Plan. The item was presented by Development Services Director Strickland. The applicant, Dennis Ferguson with Densan Partners, LLC, sought 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 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 on behalf of the applicant to answer any questions. No

comments were offered or received.

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

5. PLAT 2305-004 Tillman Villas Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2305-004 Tillman Villas Improvement Plan. The item was presented by Planner Bondi. The applicant, Kim Fischer, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 160 single-family attached lots with associated infrastructure on parcel C36-005, consisting of 20.21 acres, MOL. The project would share amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which included a playground, two dog parks, and a recreation area. The applicant was present to answer any questions. No comments were offered or received.

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

6. SP 2305-002 Premier Psychological Services

Special Magistrate Holt read aloud the title of SP2305-002 Premier Psychological Services. The item was presented by Planner Bondi. The applicant, Brad Palermo of Leah's Love, LLC, sought 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 parcel G07D085, consisting of 0.63 acres, MOL. Ed Abshier of Abshier Engineering was in attendance as representative of the applicant to answer any questions. No comments were offered or received.

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

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

Special Magistrate Holt read aloud the title of SP2305-007 Convenience Store with Gas (Wawa). The item was presented by Development Services Director Strickland. The applicants, John Burrows and Dominic Raffin of Bowman, sought 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 spaces, landscaping buffers, and associated utilities and drainage infrastructure improvements on parcels G07-076, G07-078, and G07-250, consisting of 3.82 MOL. There was an outstanding comment from the City Attorney regarding easement documentation. Harold Dodd of LG Investments and Dominic Raffin of Bowman Consulting were in attendance on behalf of the applicant to answer any questions. No comments were offered or received. Special Magistrate Holt recommended

approval subject to the resolution of the City Attorney's outstanding comment.

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

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

Special Magistrate Holt read aloud the title of SP2306-007 Trailwinds Village - The Wilds Phase 3. The item was presented by Development Services Director Strickland. The applicant, Nick Herring, of the 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, as per the attached plans. Alex Love of the Framework Group, LLC, was in attendance on behalf of the applicant to answer any questions. No comments were offered or received.

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

9. SP 2308-005 House of Hope

Special Magistrate Holt read aloud the title of SP 2308-005 House of Hope. The item was presented by Development Services Director Strickland. The applicant, Mary Starkey, President of City of Hope International, Inc., sought 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 space, landscaping buffer, wet retention pond area, associated utilities, and drainage infrastructure improvements on parcel D29B006, consisting of 5.66 acres MOL. Strickland stated that staff recommended approval of the project contingent upon the developer addressing outstanding comments from the Public Works Department for driveway connection and Sumter County Fire. David Springstead of Springstead Engineering and Gene Barton, Vice President of the House of Hope, were in attendance to represent the project. Springstead indicated that they had resubmitted to the City addressing the outstanding comments. No other comments were offered or received. Special Magistrate Holt provided a recommendation of approval contingent upon resolution of the outstanding comments.

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

V. ADJOURNMENT

The meeting adjourned at 2:40 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 2312-002 Wildwood III

REQUESTED ACTION: Subject to the approval of O2024-10, 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 Number	RZ 2312-002 Wildwood III
Ordinance Number	O2024-11
Applicant(s)	M&S Dev, LLC
Owner(s)	Cedar Creek Equity Investments, LLC & Sunscape Farms, LLC
Property Location	The subject property is generally located at the southeast corner of C 44A and CR 213.
Parcel(s)	G06-007, G06-012, G06-012A, & G06-204
Date	March 21, 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 NMU-7 (City) to R-3 (City) with a proposed planned development overlay PD 2312-001 for the parcels listed above on 55.73 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment request CP 2310-001 (O2024-10).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-3 should be granted based on the following criteria:

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

The proposed rezoning to R-3 is consistent with the proposed Future Land Use Map designation of Medium Density Residential (MDR) and is consistent with the 2050 Comprehensive Plan policy 1.1.4 which stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

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

The land use pattern of the properties to the south and west of the subject property consists of varies residential densities within the City and County. The eastern properties include residential and commercial land uses in the City and the northern properties are currently commercial in the City and agricultural in the County. The proposed R-3 zoning designation will serve as a transition in this area to serve city residents.

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

Schools: The proposed project is expected to generate 63 school-year-aged children for the Sumter County School District. The school district has advised there is sufficient capacity available.

Potable Water & Sewer: An 8” water line is available from C 44A and CR 213 with a 16” force main on CR 213. The applicant will work with the City Utilities Department at the site plan review stage to connect to water and sewer services.

Streets: A traffic impact analysis (TIA) was conducted by Walsh Traffic Engineering, LLC and was accepted by Sumter County’s Public Works Department. Access to the subject property is proposed from C 44A and CR 213. The proposed development is expected to generate a total of 2,617 daily trips, 176 AM peak hour trips and 206 PM peak hour trips.

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

The proposed future land use of Medium Density Residential – MDR requires compatible zoning. This zoning request for R-3 is compatible with the requested future land use and adjacent parcel zoning.

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

The accepted TIA shows that the intersections currently operate acceptably and are projected to continue to operate acceptably at buildout of the development. With the proposed driveways on CR 213 and C 44A they are to operate acceptably under one-way stop control with a single exiting lane (one shared left-turn/right-turn lane). Left and right turn in lanes are not warranted on CR 213 nor C 44A at either project entrance.

(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	A10C (County) & C-2 (City)
SOUTH	R2M, RR1 (County)& RMU (City)
EAST	C-1 & RMU (City)
WEST	RR1 & RR5C, & R6C (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to developing the multifamily (duplex) project. The site plan will need to follow requirements established in the City's Land Development Regulations, the Design District Standards, the terms of the overlay PD 2312-001, as well as any Developer's Agreements that may be needed to ensure proper utilities and traffic mitigation measures and costs.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" written in a larger, more prominent script than the last name "Bondi".

Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-11

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:

G06-007, G06-012, G06-012A, & G06-204
Cedar Creek Equity Investments, LLC & Sunscape Farms, LLC
55.73 +/-

LEGAL DESCRIPTION:

PARCEL A

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS COUNTY ROAD RIGHT OF WAY.

PARCEL B

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN N 89°59'55" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING CONTINUE N 89°59'55" W FOR 210 FEET, THENCE RUN S 00°07'07" W FOR 512.03 FEET, THENCE RUN S 89°59'55" E FOR 210 FEET, THENCE RUN N 00°07'07" E FOR 512.03 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY FOR OLD STATE ROAD NO. 44.

PARCEL A AND PARCEL B NOW DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 420 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44. LESS COUNTY ROAD RIGHT OF WAY.

PARCEL 2:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 300.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 100.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 206.49 FEET; THENCE S 89°27'01" W A DISTANCE OF 565.00 FEET TO THE SAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 506.21 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNT, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET; THENCE N 89°25'19" E DISTANCE OF 451.27 FEET; THENCE S 00°27'32" E A DISTANCE OF 192.03 FEET; THENCE N 89°25'19" E A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 00°27'32" E ALONG SAID EAST LINE A DISTANCE OF 815.15 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 89°27'01" W ALONG SAID SOUTH LINE A DISTANCE OF 1958.41 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 399.98 FEET; THENCE

N 89°27'01" E A DISTANCE OF 565.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 206.49 FEET; THENCE S 89°25'19" W A DISTANCE OF 100.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°27'59" ALONG SAID EAST LINE A DISTANCE OF 292.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A (BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES, TO THE CENTERLINE OF PAVEMENT), ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1879.86 FEET A CHORD DISTANCE OF 455.14 FEET AND A CHORD BEARING OF S 83°00'48" E, THENCE SOUTHEASTERLY ALONG THE ARC OF A SAID CURVE AND ALONG THE SOUTH RIGHT OF WAY LINE A DISTANCE OF 456.23 FEET THROUGH A CENTRAL ANGLE OF 13°54'22"; THENCE LEAVING SAID CURVE RUN S 00°27'32" E A DISTANCE OF 232.13 FEET; THENCE S 89°25'19" W A DISTANCE OF 451.27 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from NMU-7 (City) to R-3 (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

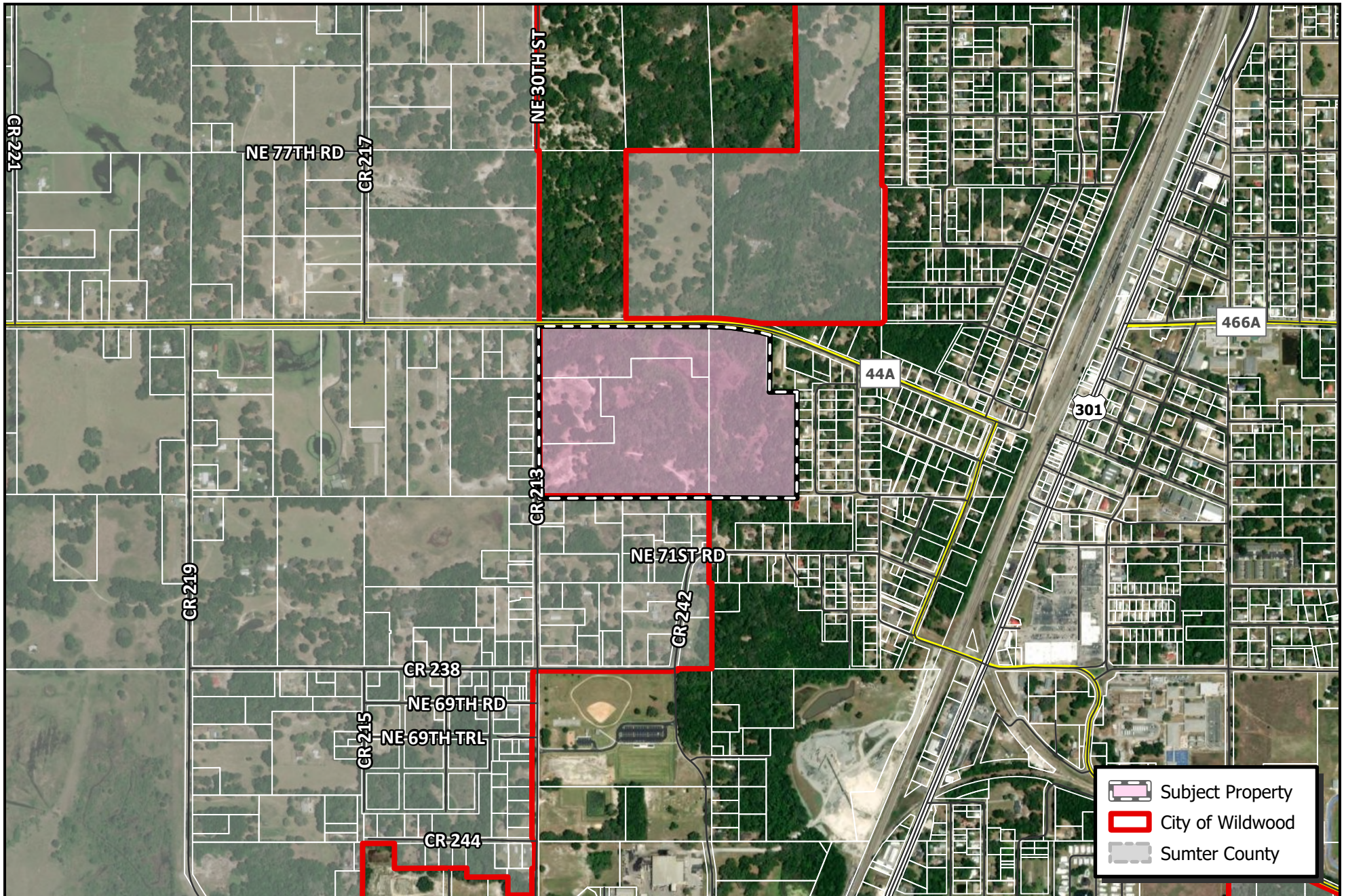
First Reading: _____

Second Reading: _____

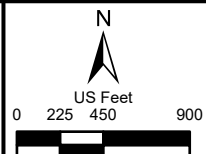
Approved as to form:

City Attorney

Exhibit A



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



RZ 2312-002

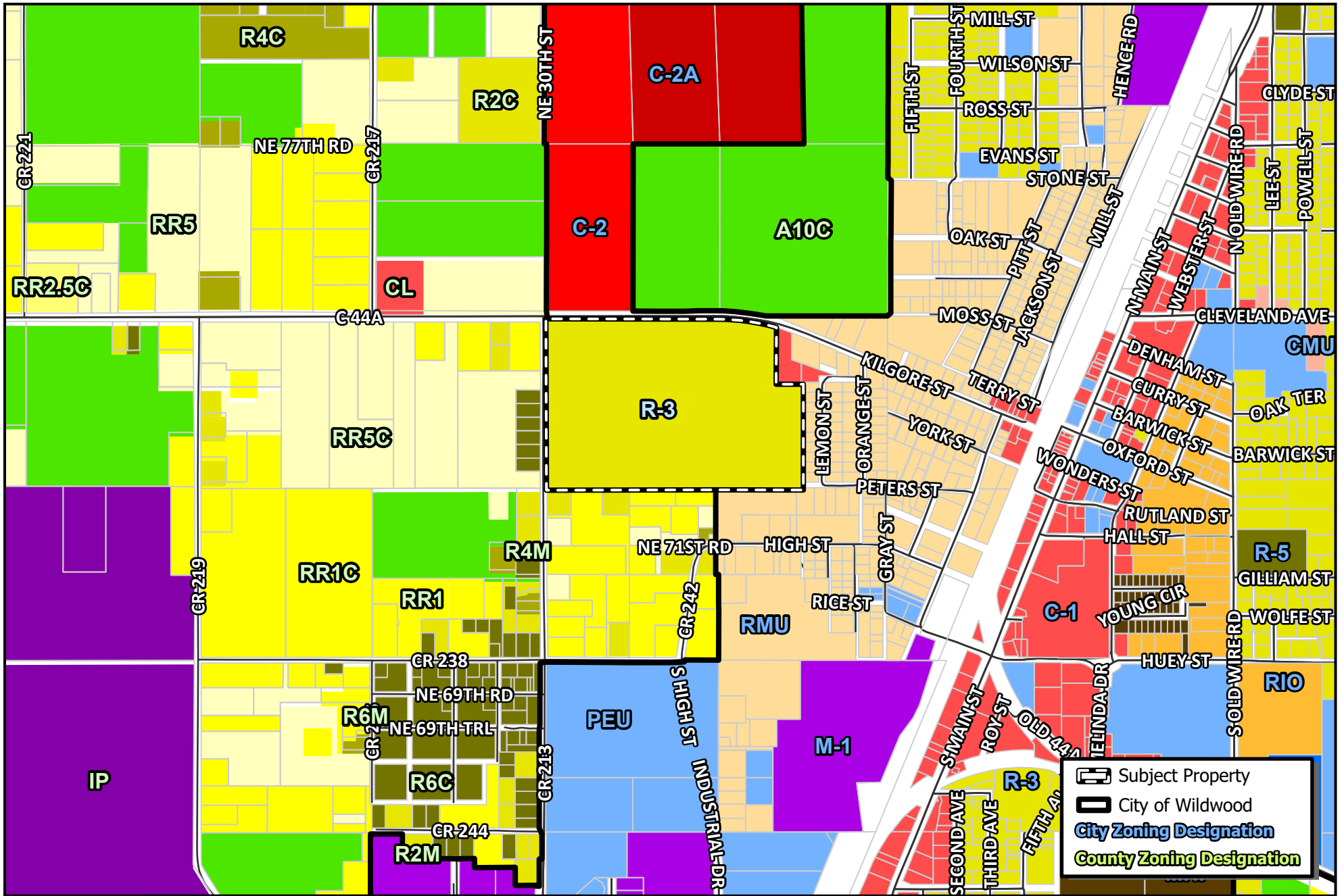
PROJECT TITLE

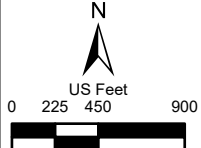
PARCELS G06-007, G06-012, G06-012A & G06-204

MAP 1B

**LOCATION
MAP**

FEB 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 225 450 900 US Feet	RZ 2312-002 WILDWOOD III PARCELS G06-007, G06-012, G06-012A & G06-204		MAP 3B
				PROPOSED ZONING
				FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-11

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 2312-001 Boulder Square

REQUESTED ACTION: Subject to the approval of O2024-12, 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 Number	RZ 2312-001 Boulder Square
Ordinance Number	O2024-13
Applicant(s)	PFD Twisted Sister, LLC
Owner(s)	Ronnie Bailey Jr, Stephanie Bailey, Ronnie Bailey Sr, Paul Pumphrey, Sandra Pumphrey, and PDF Twisted Sisters, LLC
Property Location	The subject property is generally located between C 44A and W Clarke St, with portions along CR 217, and approximately 0.64 miles west of N Main St/US 301.
Parcel(s)	F01A008, F01-101, G06-185, G06-186, & G06-187
Date	March 21, 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 A10C (County), R2C (County), C-2 (City), and C-2A (City) to R-1 (City) for the parcels listed above on 83.97 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment request CP 2312-001 (O2024-12).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-1 should be granted based on the following criteria:

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

The proposed rezoning to R-1 is consistent with the proposed Future Land Use Map designation of Low Density Residential and is consistent with the 2050 Comprehensive Plan

policy 1.1.4 which stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

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

The land use pattern of the properties to the north, south and west of the subject property consists of various residential densities within the City and County along with agricultural land use in the County. The eastern properties include agricultural land uses in the County and commercial land uses in the City. The proposed R-1 zoning designation will serve as a transition in this area to serve city residents.

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

Schools: The proposed residential project is expected to generate 107 school-year-aged children for the Sumter County School District. The school district has advised there is sufficient capacity available.

Potable Water & Sewer: A 12" water line and 16" force main is available within a utility easement that runs through the property. The applicant will work with the City Utilities Department at the site plan review stage to connect to water and sewer services.

Streets: A traffic impact analysis (TIA) was conducted by Traffic & Mobility Consultants and was accepted by Sumter County's Public Works Department. The proposed development is expected to generate a total of 2,728 daily trips, 194 AM peak hour trips and 258 PM peak hour trips. Access to the subject property is proposed from C 44A, CR 217, and W Clarke St. C 44A is a major urban collector roadway with portions maintained by Sumter County and the City of Wildwood, CR 217 is a minor local road maintained by Sumter County, and W Clarke St/CR 232 is a minor local road with portions maintained by the City of Wildwood and Sumter County. Additionally, the applicant will be working with City staff to dedicate additional right-of-way as needed.

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

The proposed future land use of Low Density Residential requires compatible zoning. This zoning request for R-1 is compatible with the requested future land use and adjacent parcel zoning.

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

The TIA outlines turn lanes are not warranted at the project's access driveways and most intersections will maintain operating at an acceptable LOS at the project buildout in 2028 except for N US 301 and W Clarke St. The project trips will contribute 4% of the overall traffic at this intersection. It is recommended that the N US 301 and W Clarke St intersection is converted to a directional median. The directional median will restrict eastbound and westbound left-turn movements from the minor streets, to help avoid potential conflicts. N US 301 and W Clarke St are projected to operate at an acceptable LOS with mitigation improvements. Alternatively, the developer is donating right-of-way in efforts to help the City extend CR 209 south from W Clarke Street/CR 232 to C 44A, creating a parallel corridor to N US 301.

(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	A10C, RR5C (County) & NMU-7 (City)
SOUTH	A10C (County) & NMU-7 (City)
EAST	C-2A & A10C (City)
WEST	RR1C & RR5C (County)

If the rezoning is approved, the applicant will be required to submit a replat plan, a preliminary/improvement plan, and subsequently final plat applications to the City prior to the residential subdivision development. The subdivision plans will need to follow requirements established in the City's Land Development Regulations, the Design District Standards, F.S. Chapter 177, and any Developer's Agreements that may be needed to ensure proper utilities and traffic mitigation measures and costs.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-13

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:

F01A008, F01-101, G06-185, G06-186, & G06-187
Ronnie Bailey Jr, Stephanie Bailey, Ronnie Bailey Sr, Paul Pumphrey, Sandra
Pumphrey, and PDF Twisted Sisters, LLC
83.97 +/-

LEGAL DESCRIPTION:

(PARCEL G06-187: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1416906A1, DATED AUGUST 29, 2023)

COMMENCE AT THE NORTHWEST CORNER OF THE S 1/2, OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE S 89°59'41" E ALONG THE NORTH LINE OF SAID S 1/2, OF THE NW 1/4, DISTANCE OF 16.59 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°59'41" E ALONG SAID NORTH LINE A DISTANCE OF 667.00 FEET, THENCE S 00°01'13" W, A DISTANCE OF 1326.62 FEET, TO THE SOUTH LINE OF SAID NW 1/4, THENCE N 89°59'21" W ALONG SAID SOUTH LINE A DISTANCE OF 666.99 FEET, THENCE N 00°01'12" E A DISTANCE OF 1326.56 FEET, TO THE POINT OF BEGINNING. SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST CORNER OF THE S 1/2, OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE S 89°59'41" E ALONG THE NORTH LINE OF SAID S 1/2, OF THE NW 1/4, A DISTANCE OF 16.59 FEET, THENCE CONTINUE S 89°59'41" E ALONG SAID NORTH LINE A DISTANCE OF 667.00 FEET, THENCE S 00°01'13" W, A DISTANCE OF 1289.04 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°01'13" W A DISTANCE OF 37.58 FEET TO THE SOUTH LINE OF SAID NW 1/4, THENCE N 89°59'21" W ALONG SAID SOUTH LINE A DISTANCE OF 666.99 FEET, THENCE N

00°01'12" E A DISTANCE OF 35.09 FEET, THENCE N 89°47'48" E A DISTANCE OF 667.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A WATER, SEWER, AND GREY WATER EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 490, PAGE 552, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.

(PARCELS F01A008 & F01-101: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1435397, DATED JULY 28, 2023)

PARCEL 1

LOT 1, OF AN UNRECORDED SUBDIVISION IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, FURTHER DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH 89°44'08" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1328.28 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE SOUTH 89°59'41" EAST A DISTANCE OF 16.59 FEET; THENCE SOUTH 00°01'12" WEST, A DISTANCE OF 430.00 FEET; THENCE SOUTH 89°44'20" WEST A DISTANCE OF 1345.34 FEET TO THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°04'56" EAST ALONG SAID WEST LINE A DISTANCE OF 430.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 2

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 20 FEET OF LOTS 24, 25, 72, 73 AND 120 AND THE EAST 20 FEET OF WASHINGTON STREET AND PEMPERTON STREET, AVONDALE PARK SUBDIVISION, AS A PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

(PARCEL G06-186: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1435399, DATED AUGUST 4, 2023)

LOT 4, DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH,

RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N89°59'59"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 644.11 FEET, THENCE S01°41'43"E, A DISTANCE OF 1327.20 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID NW 1/4, THENCE N89°59'41"W ALONG SAID SOUTH LINE A DISTANCE OF 683.59 TO THE SW CORNER OF SAID N 1/2 OF THE NW 1/4, THENCE N00°00'34"E ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 1326.56 FEET TO THE POINT OF BEGINNING SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE N89°59'59"E ALONG SAID NORTH LINE A DISTANCE OF 644.11 FEET, THENCE S01°41'43"E A DISTANCE OF 29.87 FEET, THENCE S89°46.26"W A DISTANCE OF 645.00 FEET TO THE WEST LINE OF SAID NW 1/4, THENCE N00°00'34"E ALONG SAID WEST LINE A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

(PARCEL G06-185: AS FURNISHED BY STEWART TITLE GUARANTY COMPANY - COMMITMENT NUMBER: 23000050234, DATED AUGUST 8, 2023)

LOT 5

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N 89° 59' 59" E ALONG THE NORTH LINE OF SAID NW 1/4, A DISTANCE OF 644.11 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE N 89° 59' 59" E ALONG SAID NORTH LINE A DISTANCE OF 657.86 FEET, THENCE S 02° 07' 57" E, A DISTANCE OF 1327.60 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID NW 1/4, THENCE N 89 °59' 41" W ALONG SAID SOUTH LINE A DISTANCE OF 668.00 FEET, THENCE N 01° 41' 43" W A DISTANCE OF 1327.20 FEET, TO THE POINT OF BEGINNING SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE N 89 °59' 59" E ALONG THE NORTH LINE OF SAID NW 1/4 A DISTANCE OF 644.11 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE N 89° 59' 59" E ALONG SAID NORTH LINE A DISTANCE OF 657.86 FEET, THENCE S 02° 07' 57"E A DISTANCE OF 27.28 FEET, THENCE S 89° 46' 26" W A DISTANCE OF 658.00 FEET, THENCE N 01° 41' 43" W A DISTANCE OF 29.87 FEET, TO THE POINT OF BEGINNING.

This property is to be reclassified from A10C, R2C (County), C-2, and C-2A (City) to R-1 (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

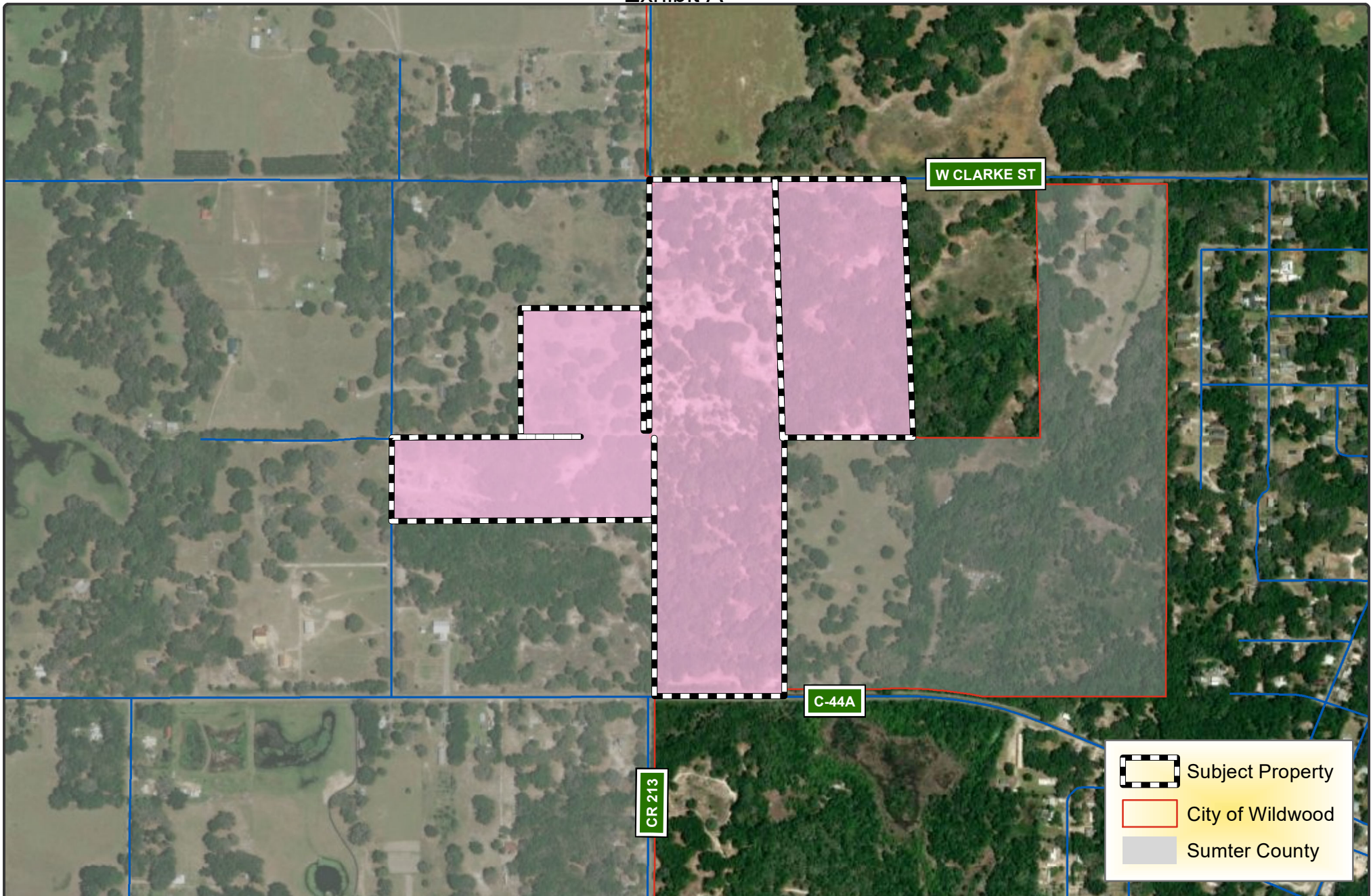
ATTEST: _____
Jessica Barnes, City Clerk

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 2312-001

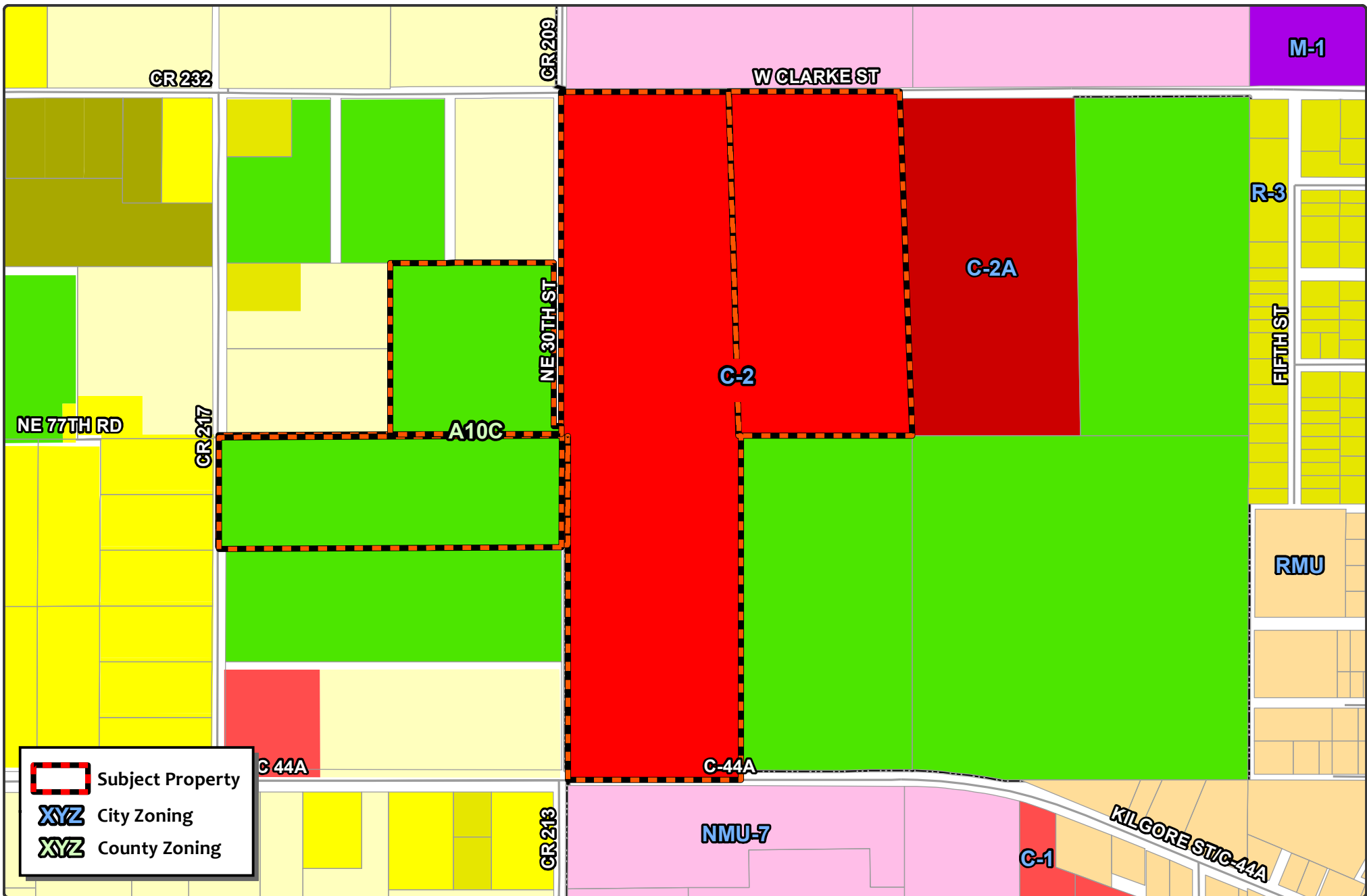
BOULDER SQUARE

PARCELS F01-101, F01A008, G06-185, G06-186 & G06-187

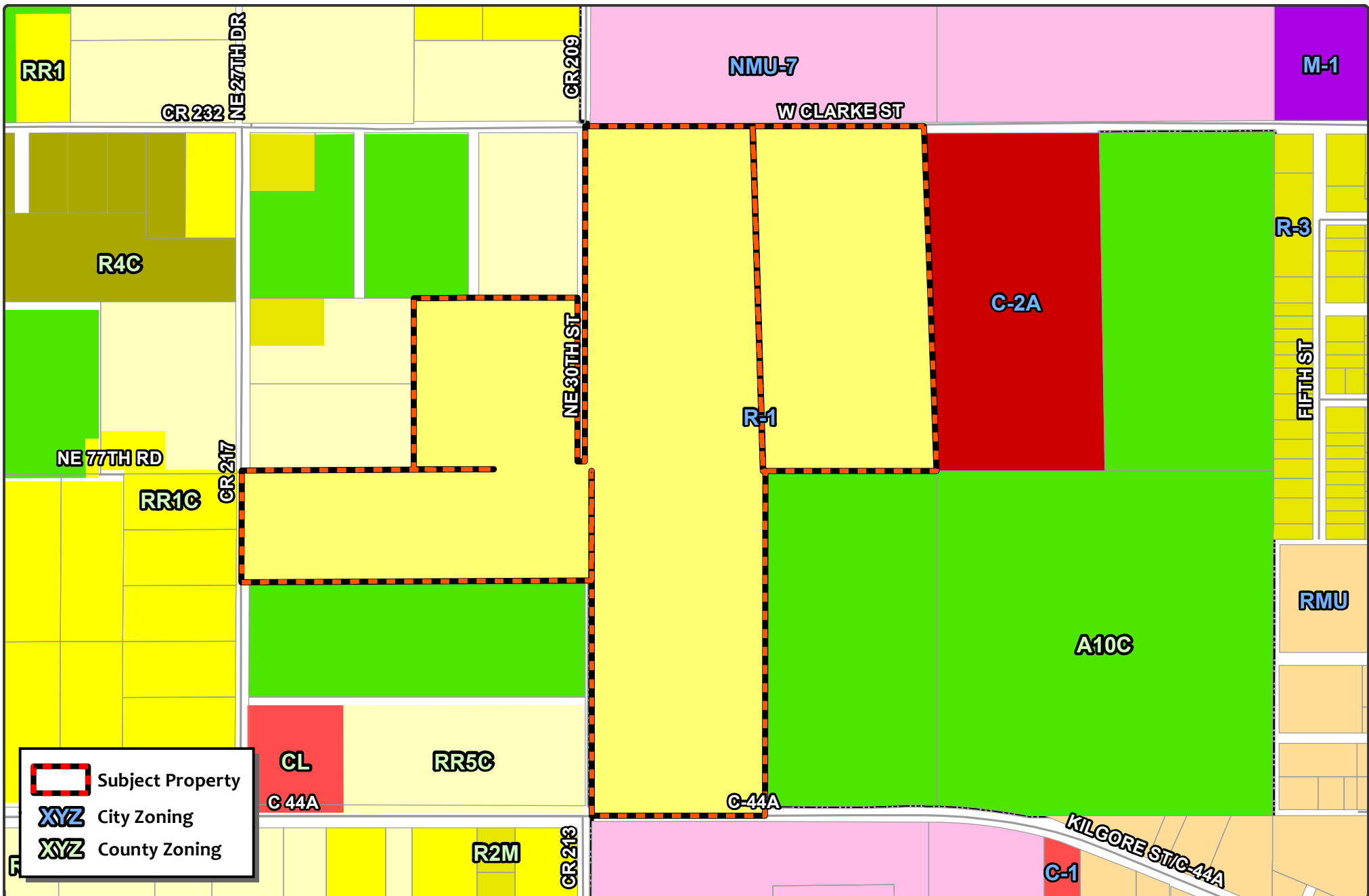
MAP 1B

**LOCATION
MAP**

**DECEMBER
2023**



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2312-001 BOULDER SQUARE PARCELS F01-101, F01A008, G06-185, G06-186 & G06-187	MAP 3A CURRENT ZONING DECEMBER 2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	RZ 2312-001 BOULDER SQUARE PARCELS F01-101, F01A008, G06-185, G06-186 & G06-187	MAP 3B PROPOSED ZONING DECEMBER 2023

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-13

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 2402-002 Matteo Oaks

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2024-17 (attached) subject to approval of O2024-16, 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 2402-002 Matteo Oaks
Ordinance #	O2024-17
Applicant	Woodrow L. Clymer with Clymer Farner Barley
Owner	Jeremy Wayne Bernal
Property Location	Located at 8600 CR 209, Wildwood, FL 34785, approximately 0.35 miles south of the intersection of CR 209 and E C 462
Parcel Number	C36-102
Date	03/21/2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for the parcel listed above on 4.57 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2402-002 (O2024-16).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to Rural Residential 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 single-family residential subdivision on the subject property consisting of 164 detached dwelling units. Justification has been presented to the city to support the proposed development, highlighting the demand for residential housing in the area, particularly for the workforce. This parcel will be combined with the property abutting to the south (C36-003), which consists of 25 acres of land

and already has the City's Low Density Residential Future Land Use Designation. The adjacent properties along CR 209 are annexed into the City and have a future land use of MDR (Medium Density Residential) and LDR (Low Density Residential), making the requested land use a good fit with the current adjacent uses.

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

The proposed rezoning to R-1 is compatible with the current zoning in this area along CR 209, as this is a developing residential corridor. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The rezoning is consistent with surrounding properties, with the northern neighboring parcel being zoned R-2, and the southern neighboring parcel being zoned R-1. Changing conditions, such as development on the east side of CR 209, make the passage of the proposed amendment necessary.

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

Schools: The residential development is proposed to add 54 students to Wildwood Schools (17 High School students, 12 Middle School students, and 25 Elementary School students). The school district advises that capacity is available.

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 for the subject property. The applicant/owner will work with City utilities at the site plan stage and has provided utility easements. Proximity to the Twisted Oaks Development and other developments along E C 462 ensure maximum use of existing and future public facilities and services in accordance with Policy 1.2.8. m.

Streets: The property will have two full-access points along CR 209.

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

Justification has been presented to the city to support the proposed residential subdivision development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, 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;

Review of the traffic analysis indicates not cause any adverse effect on transportation facilities, as shown by the Sumter County approved traffic impact analysis. All other public facilities appear to have no adverse effects, with the school system confirming capacity, and the City of Wildwood reviewing concurrency of the utility system.

Transportation: Two access points for the property are proposed at CR 209, which is maintained by the City of Wildwood. The proposed Future Land Use change to LDR and proposed development is estimated to add 1,591 daily trips, 149 A.M. & 157 P.M. peak hour trips. A full Traffic Impact Study has been conducted and was accepted by Sumter County. In accordance to the Traffic Impact Analysis, the study roadway segments and analysis of the study intersections currently operate within the adopted Level of Service standard and are projected to continue to do so upon buildout of the proposed development.

(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. The CR 209 Corridor transitions into a mix of residential developments.

ZONING DESIGNATION OF SURROUNDING PROPERTIES

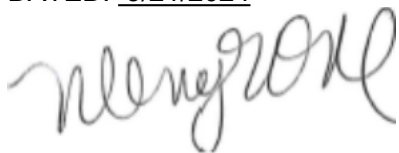
NORTH R-3 (City)

SOUTH R-1 (City)
EAST ROW CR 209 & NMU-7 (City)
WEST A10C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a preliminary/improvement plat plan and final plat applications to the City prior to developing the residential project. The plan will need to follow requirements established in the City's Land Development Regulations, the Design District Standards, F.S. Chapter 177, and any Developer's Agreements that may be needed to address utilities and traffic mitigation.

Staff recommends approval and a favorable recommendation of Ordinance Number O2024-17 (attached) subject to approval of O2024-16, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 3/21/2024

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over the typed name.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-17

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 C36-102
Jeremy Wayne Bernal
19.89 +/-

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 209 ACROSS THE EAST SIDE THEREOF.

This property is to be reclassified from A10C (Sumter County) to R-1 (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

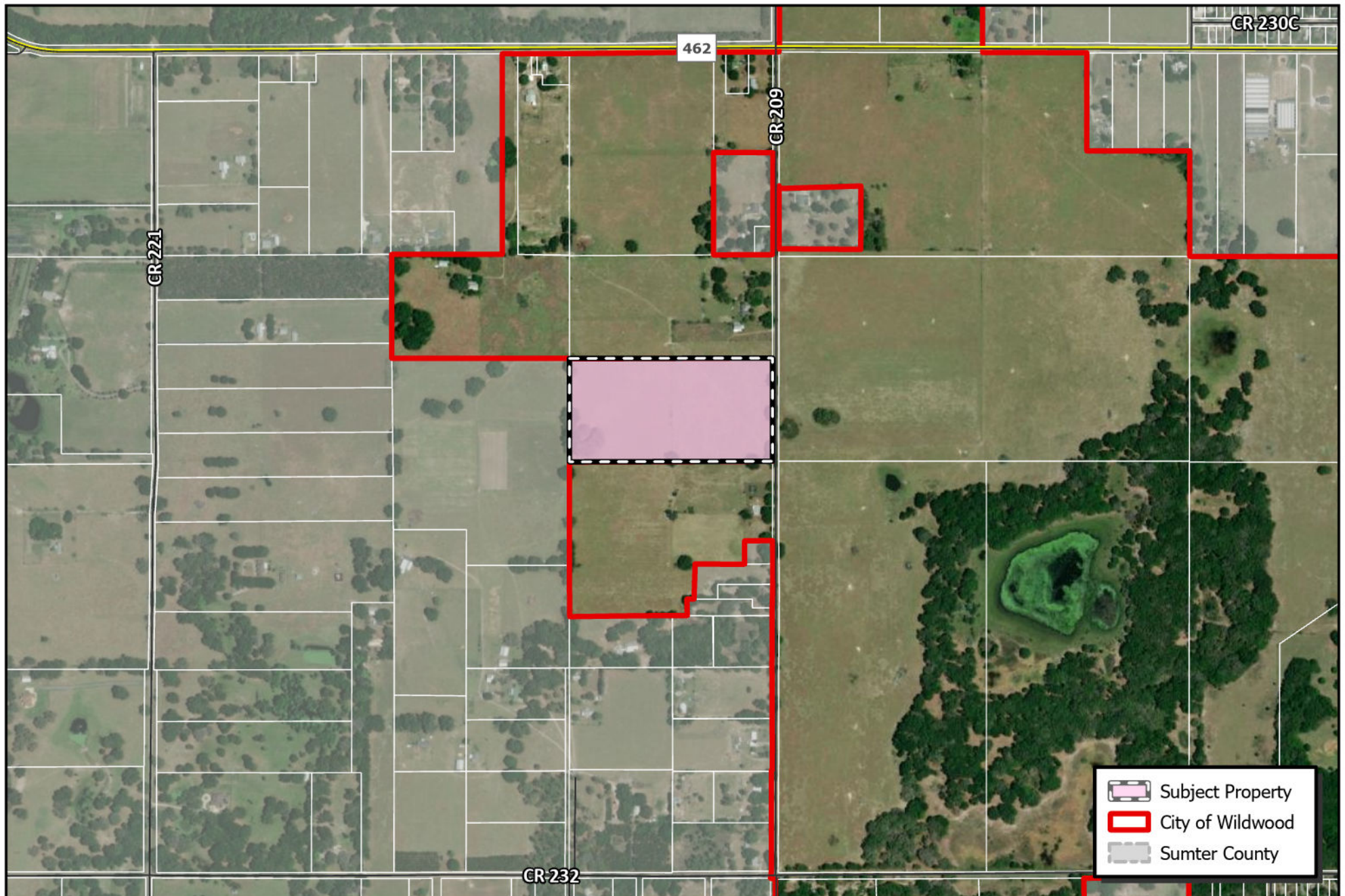
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

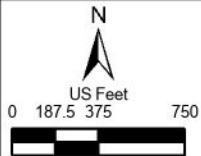
Second Reading: _____

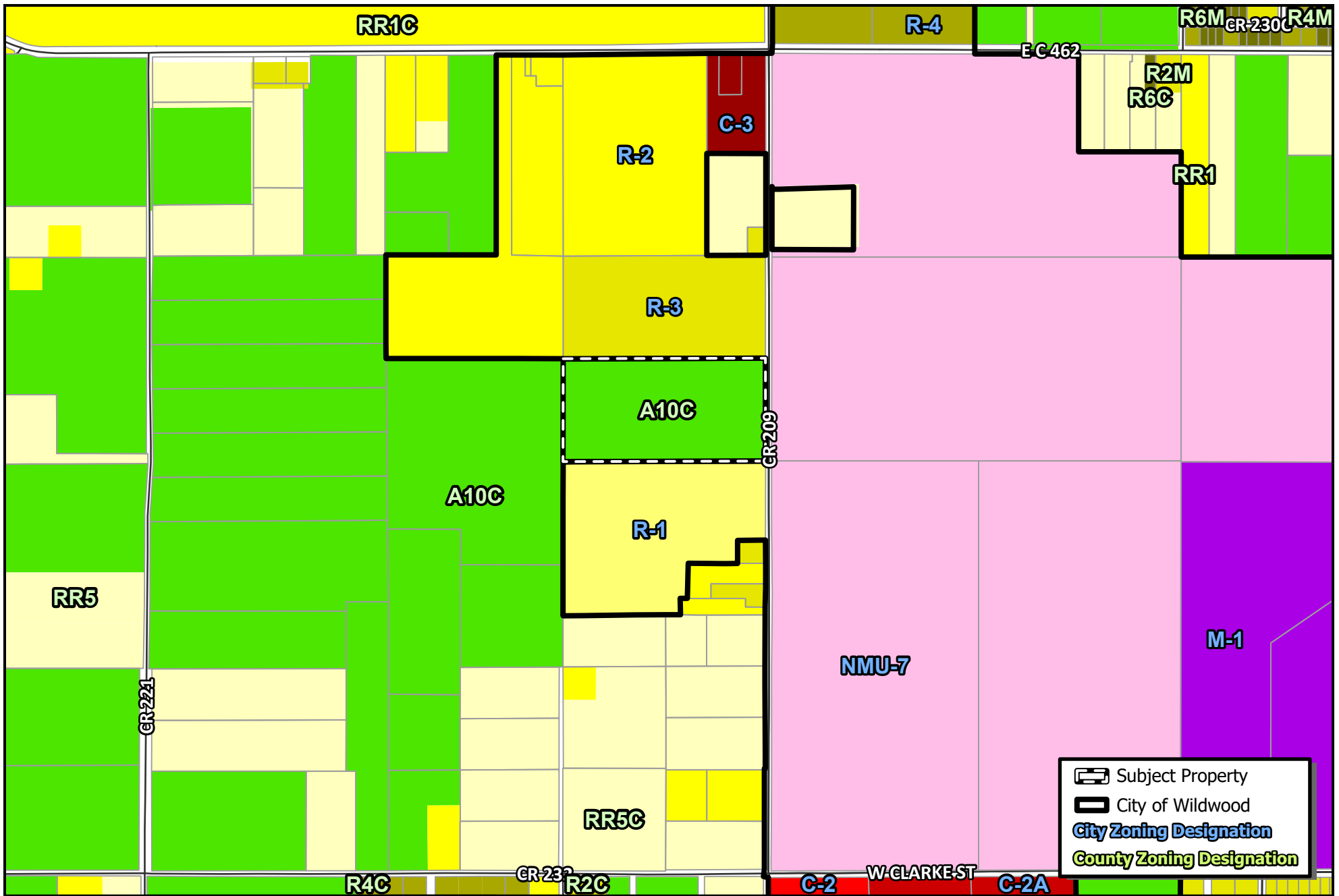
Approved as to form:

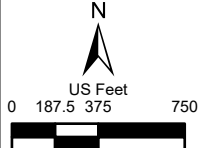
City Attorney

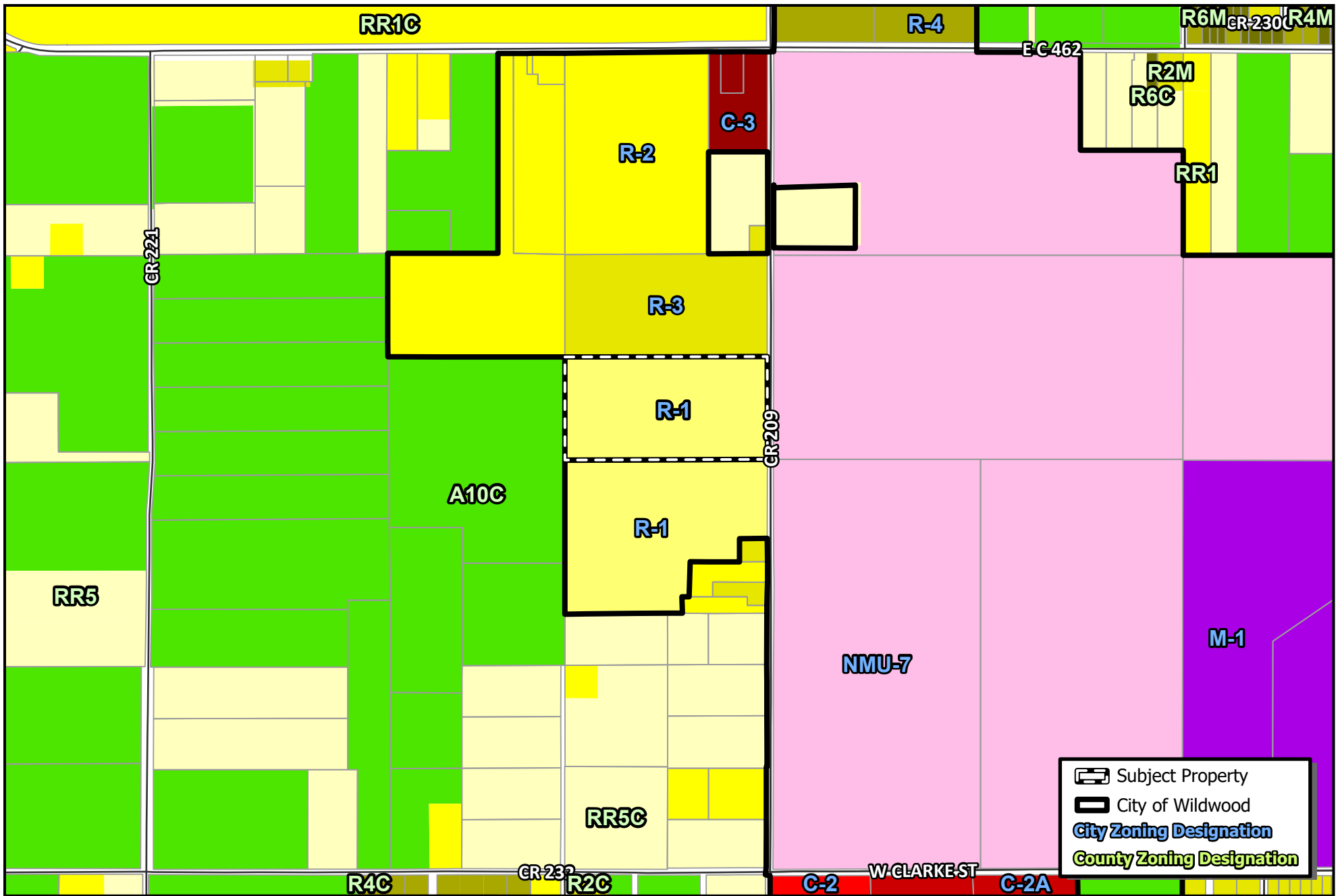


 Subject Property
 City of Wildwood
 Sumter County

 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 187.5 375 750	RZ 2402-002 MATTEO OAKS PARCEL C36-102	MAP 1B
			LOCATION MAP
			FEB 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 187.5 375 750	RZ 2402-002 MATTEO OAKS PARCEL C36-102		MAP 3A
				EXISTING ZONING
				FEB 2024



Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-17

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 2402-004 Perez Home Site

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2024-15 (attached) subject to approval of O2024-14, 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 #	CP 2402-004 Perez Home Site
Ordinance #	O2024-15
Applicant	Richard Ortengren
Owner	Tomas Perez
Property Location	Located at the northeast intersection of CR 209 and CR 222
Parcel Number	D19-047
Date	03/21/2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to Rural Residential (City) for the parcel listed above on 4.57 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2402-004 (O2024-14).

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

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

At this time, the applicant intends to construct a single family home on the parcel. At the most, the applicant could develop up to two single family residences should he proceed with a Lot Split application. The proposed rezoning to Rural Residential (RR) is consistent with the proposed Future Land Use Map designation of Rural Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. The proposed changes also coincide with Policy 1.2.5. 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 City's 2050 Comprehensive Plan.

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

The proposed rezoning to Rural Residential is compatible with the current zoning in this area along CR 209, as this is a developing residential corridor. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The property is intended to be developed at a very low density, thus having minimal impact on levels of services.

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

Schools: Two single family residences would generate one (1) student to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: There is a 12-inch sanitary sewer force main currently available on the east side of CR 209 along the subject property; however, the closest water line is a 16-inch water main located at the intersection of CR 209 and CR 462, which is 5,280 linear feet south of the subject parcel. For the construction of one or two single family residences, the City would allow the applicant a well for potable water and a septic tank for waste disposal since connection to water is not feasible at this time.

Streets: The property has legal access via CR 209 and CR 222; both of which are Minor Local Roads maintained by Sumter County.

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

Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, 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: Driveway access to the property could likely be granted via CR 209. For two single family residences, it's expected up to 20 daily trips; which is de minimis in nature relative to the size of the parcel.

(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. The CR 209 Corridor transitions into a mix of residential developments.

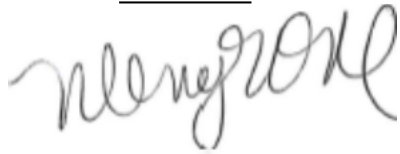
ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	RR5C (Sumter County)
SOUTH	ROW CR 222 & A10C (Sumter County)
EAST	R-2 (City)
WEST	RR5C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a Lot Split application and subsequently a general plan to the City prior to submitting construction plans to the Sumter County Building Department. The site plan will need to follow requirements established in the City's Land Development Regulations in accordance to the Rural Residential Zoning District.

Staff recommends approval and a favorable recommendation of Ordinance Number O2024-15 (attached) subject to approval of O2024-14, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 3/21/2024

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

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-15

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 D19-047
Tomas Perez
4.57 +/-

LEGAL DESCRIPTION:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 AND the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 AND the West 1/2 of the East 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 23 East, Sumter County, Florida, LESS the North 1009 feet and LESS the East 460 feet.

This property is to be reclassified from Agriculture (Sumter County) to RR (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

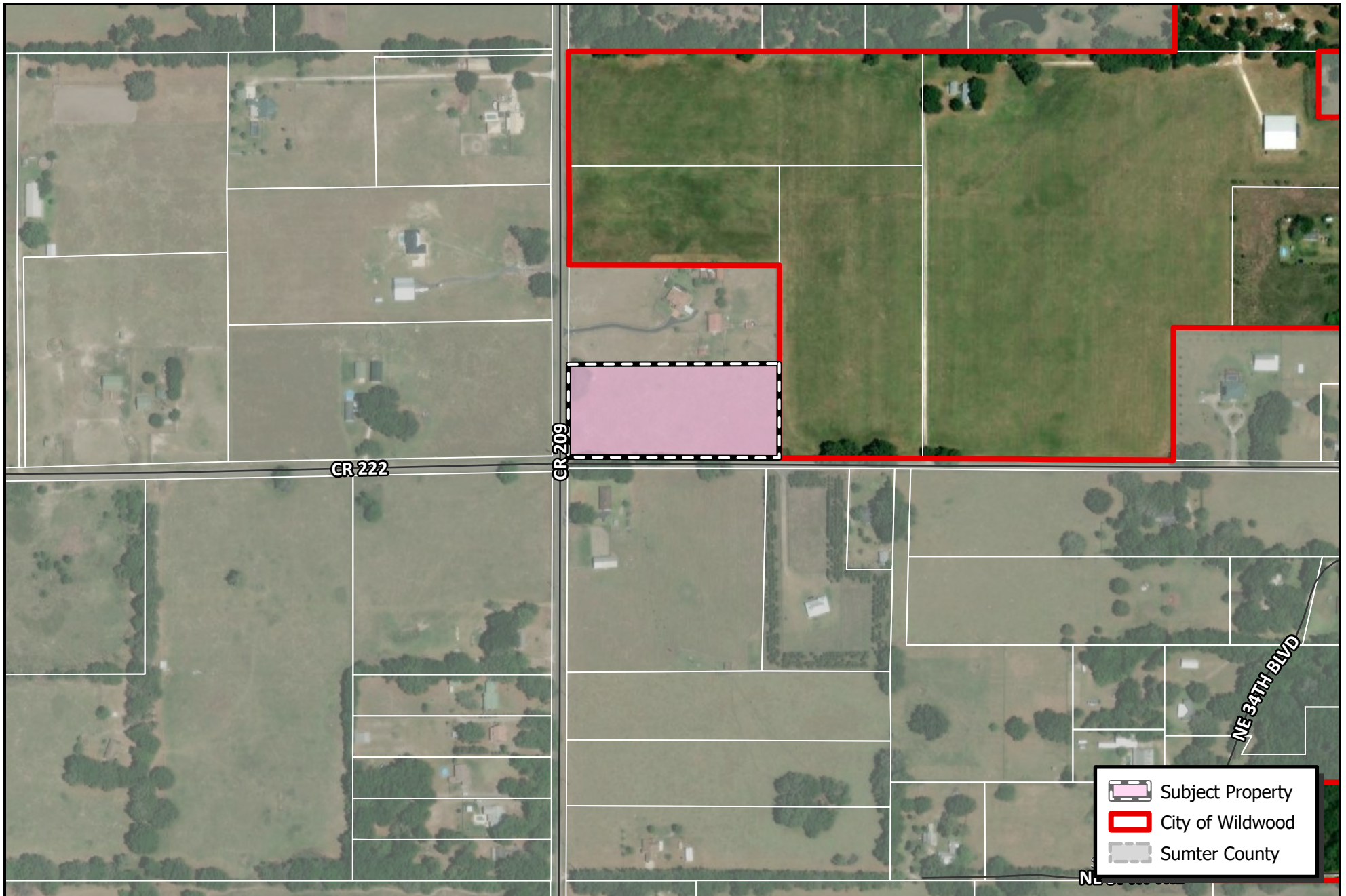
First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

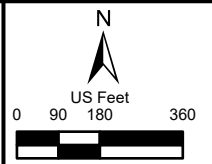
EXHIBIT A



	Subject Property
	City of Wildwood
	Sumter County

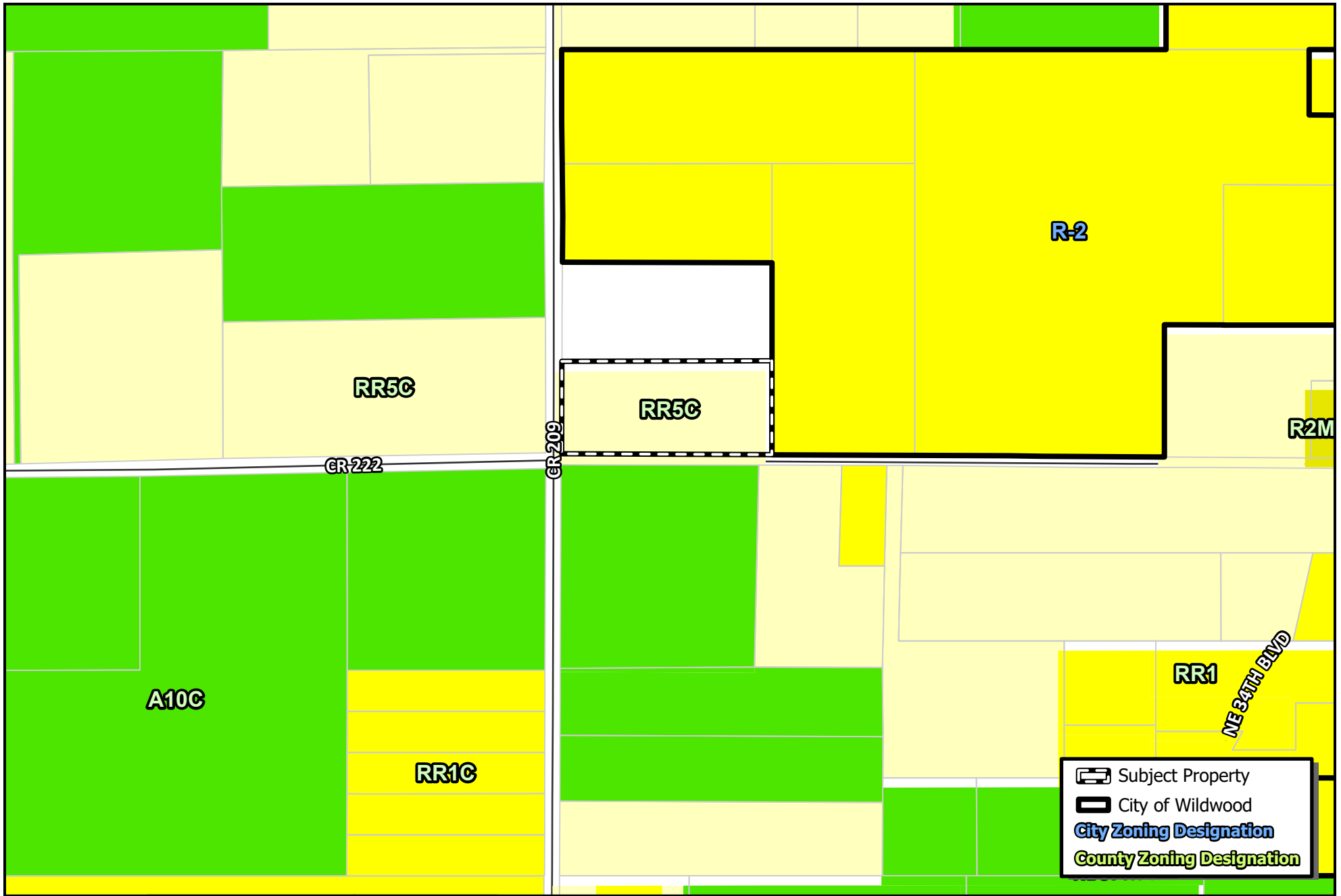


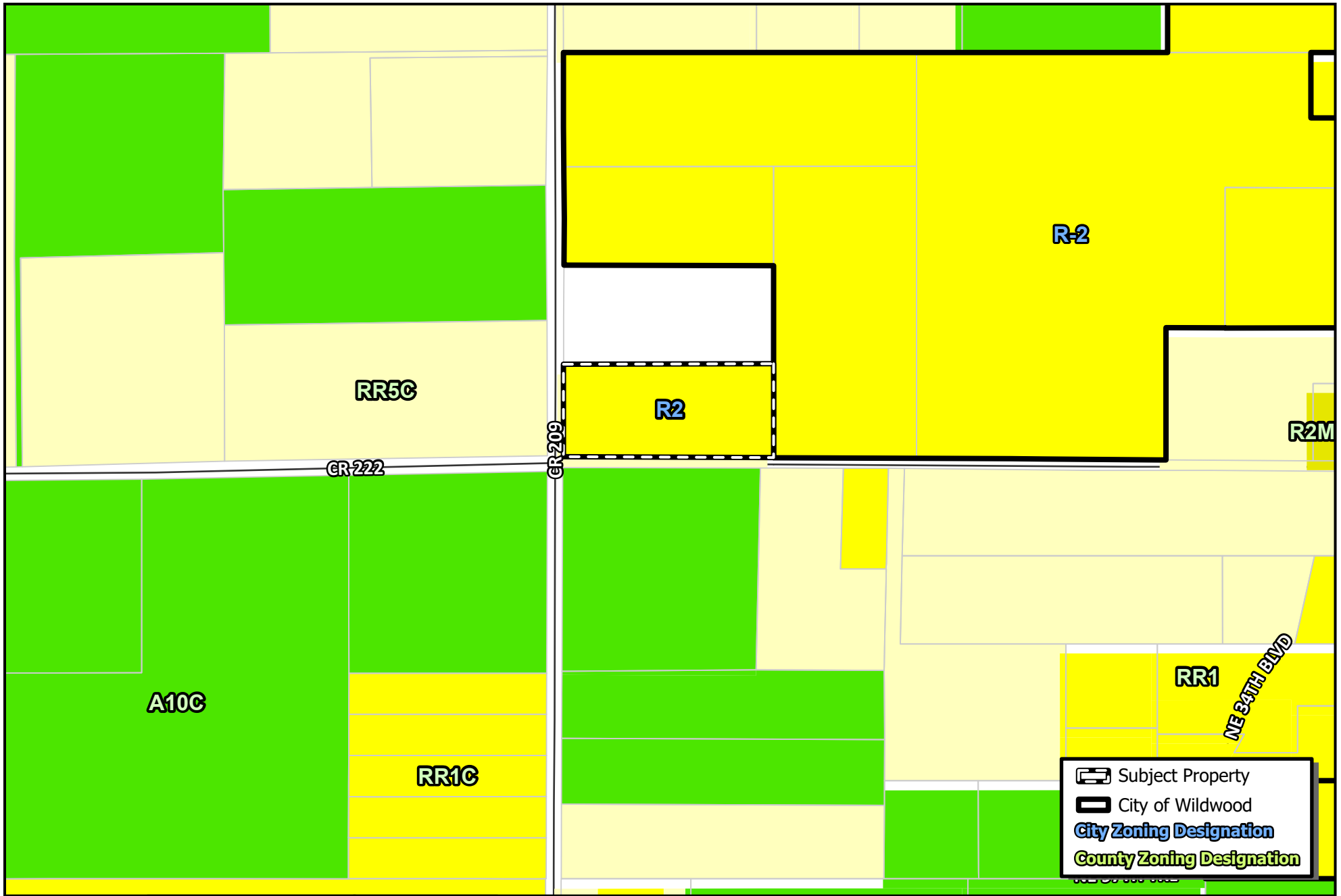
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

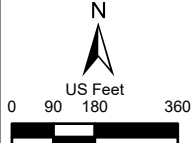


RZ 2402-004
PEREZ HOME SITE
 PARCEL D19-047

MAP 1B
LOCATION
MAP
FEB 2024





 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	RZ 2402-004 PEREZ HOME SITE PARCEL D19-047	MAP 3B
			PROPOSED ZONING
			FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-15

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

REQUESTED ACTION: Project Review Committee recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

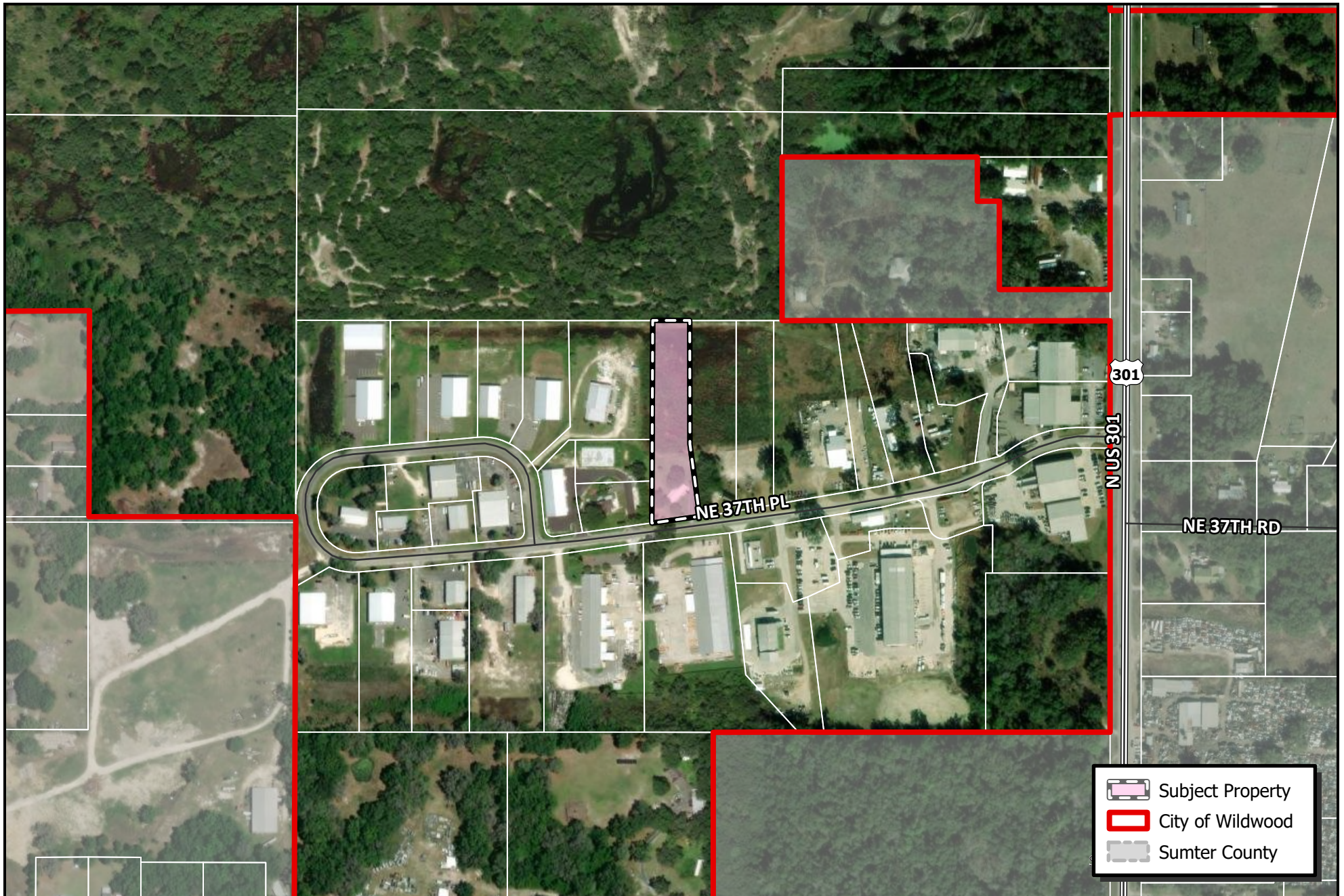
Case Number	SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2
Owner/Applicant(s)	Harry Harmer
Acreage	1.85 +/-
Property Location	The subject property is generally located approximately 0.26 miles west of N US 301 and approximately 0.75 miles north of E Warm Springs Ave
Parcel(s)	G30E005A

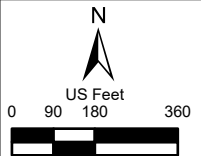
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,592 square foot warehouse with 360 square feet used as office space and associated infrastructure within the South Wildwood Industrial Park Subdivision on Lot 5A, per 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: 03/25/2024
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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-013 SmarterSpace Storage at Twisted Oaks

REQUESTED ACTION: The Project Review Committee recommends approval with associated technical waiver for a reduction in parking spaces.

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 City of Wildwood Planning and Zoning Board/Special Magistrate 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.

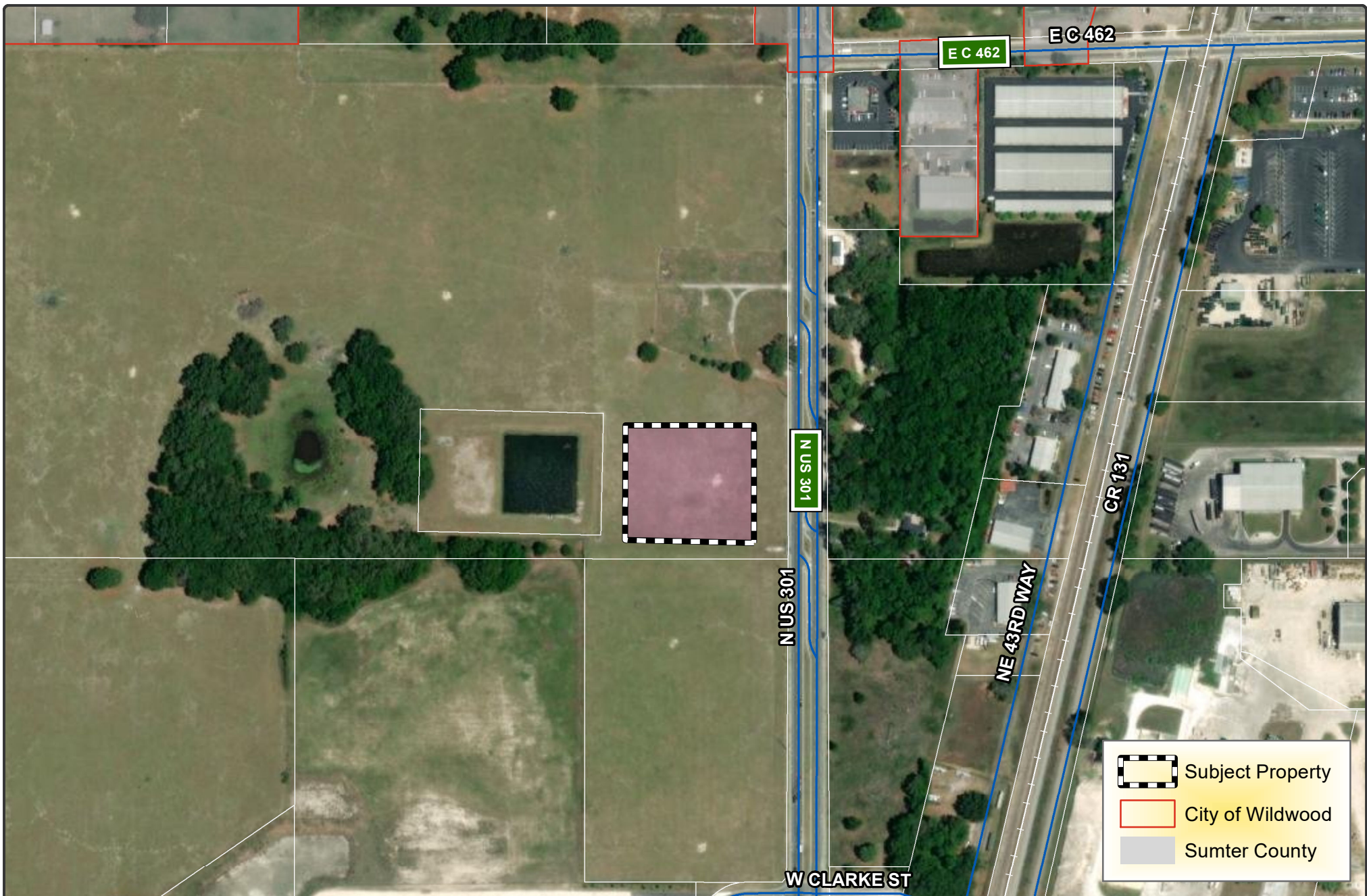
The applicant has submitted a technical waiver to address parking within the site. The waiver is to establish on the record that while they are just providing 14 parking spaces, the traffic study and similar storage facilities in the vicinity support it.

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: 3/26/2024

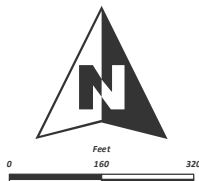
A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

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 2305-013

SMARTER SPACE STORAGE

PARCEL D31-007

MAP 1B

**LOCATION
MAP**

**AUGUST
2023**



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'

GENERAL DEVELOPMENT INFORMATION

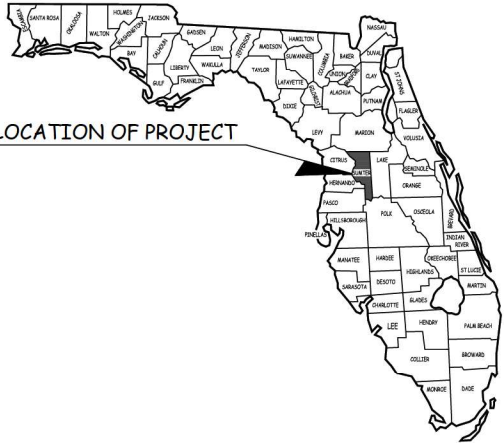
1. PROJECT DESCRIPTION: ADDITION OF A TWO (2) STORY 114,700 SF COMMERCIAL STORAGE BUILDING AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.
2. OWNER: KL TWISTED OAKS, LLC, TROY SIMPSON, TSIMPSON@COLTER.COM, (813) 615-1244
ADDRESS: 105 NW 1ST STREET, DELRAY BEACH, FL 33444
3. AUTHORIZED AGENT: CHRISTOPHER 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 WILDWOOD
5. ENGINEER: JBROWN PROFESSIONAL GROUP, INC., CONTACT: CHRISTOPHER A. POTTS, P.E. (352) 375-8999
6. PROJECT ADDRESS: 8816 N US 301, WILDWOOD, FL 34785
7. TAX PARCELS: D31-007
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
- WATER**
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346
- TELEPHONE/CHALK**
CENTURY LINK - OCALA
3202 SE BRADWAY ST
OCALA, FL 34471-2128
PHONE: (352) 268-2295
- SEWER**
CITY OF WILDWOOD WATER DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
PHONE: (352) 330-1346
- GIS**
TIDEL PEOPLES WAY - OCALA
702 N FRANKLIN ST
P.O. BOX 2562
TAMPA, FL 33601-2562
PHONE: (352) 822-0111 / (877) 832-6747
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 WILDWOOD 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 WILDWOOD		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'



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, CROSSING, 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			DATE	DESCRIPTION	BY	APPV
NO.	DATE	DESCRIPTION	BY	APPV		

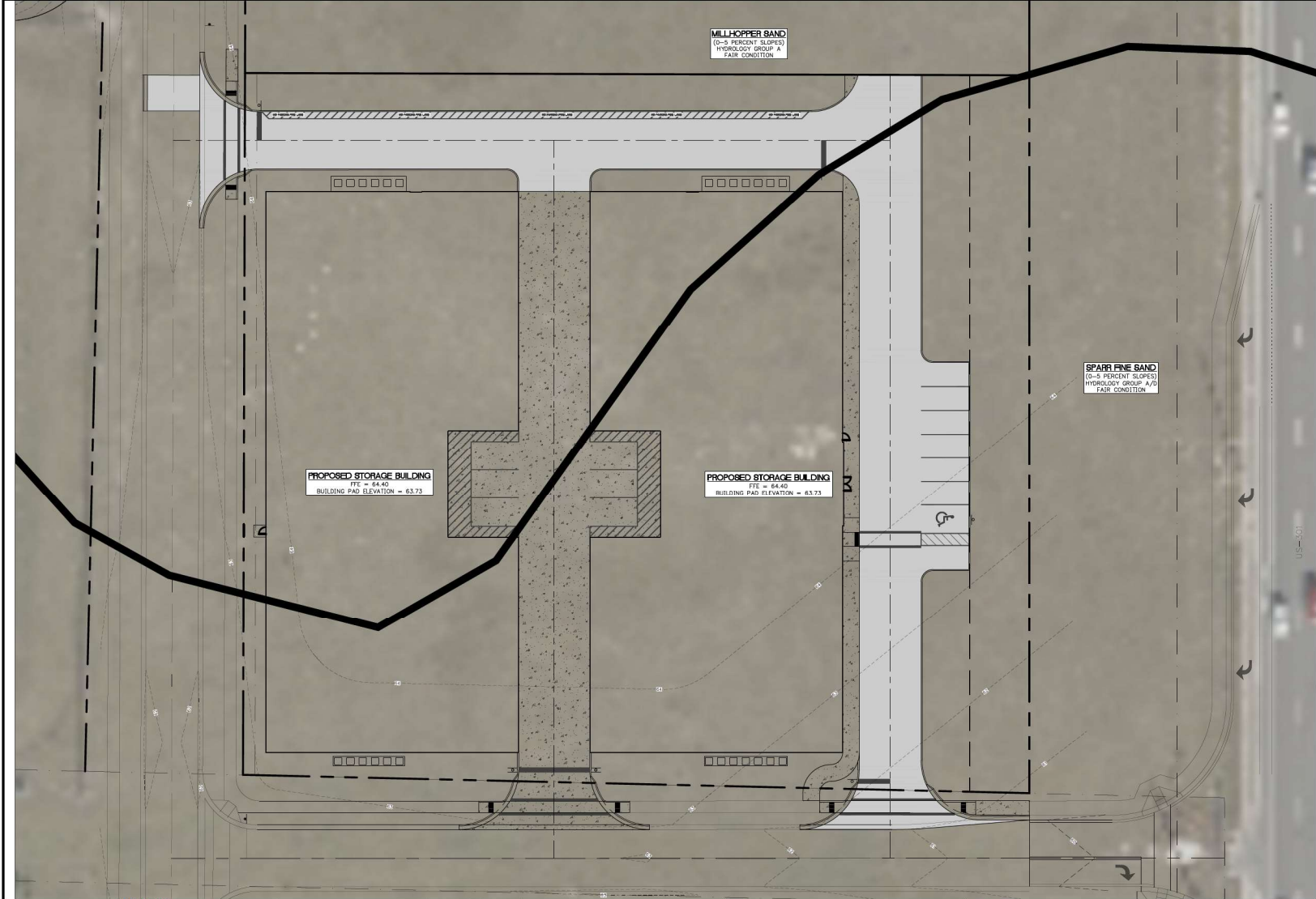
Christopher A. Potts
ENGINEER
OF RECORD
THIS FIRM HAS BEEN INSTANTLY BONDED AND SEALED BY CHRISTOPHER A. POTTS, PE ON THE DATE
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MAY BE VIEWED ON ANY ELECTRONIC DEVICE.



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

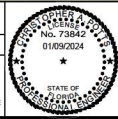
SHEET TITLE: COVER SHEET		DATE: JANUARY 2024
CLIENT: SMARTERSPACE STORAGE, LLC GAINESVILLE, FLORIDA		PROJECT NO: 389-22-02
PROJECT: SMARTERSPACE STORAGE - TWISTED OAKS		SHEET NO: C0.0



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

REVISIONS			DATE	DESCRIPTION	BY	APPV

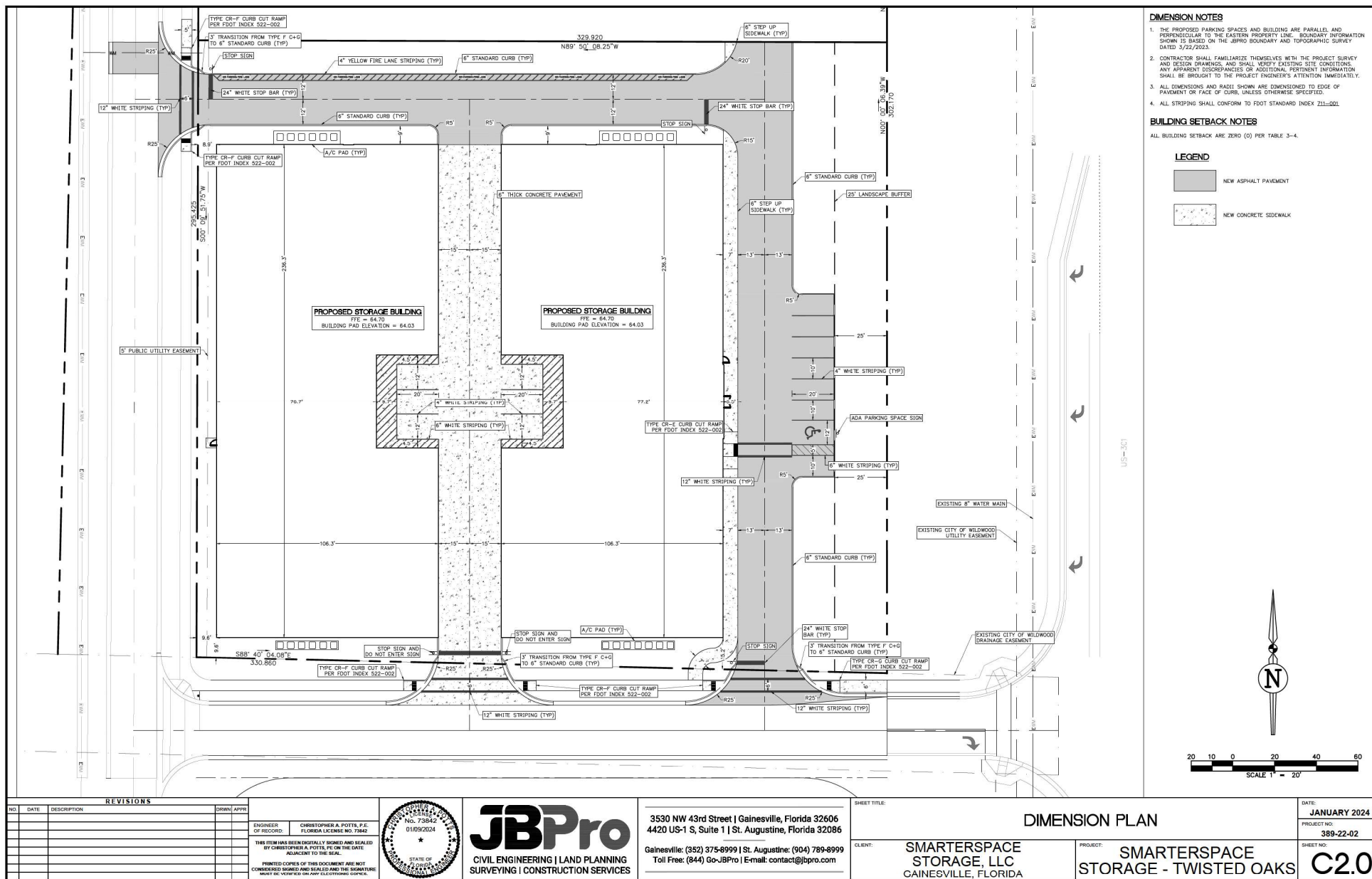
ENGINEER
OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 78462
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY CHRISTOPHER A. POTTS, P.E. ON THE DATE
ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MAY NOT BE REPRODUCED OR ANY CLONING DEVICE.



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

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



- DIMENSION NOTES**
1. THE PROPOSED PARKING SPACES AND BUILDING ARE PARALLEL, AND PERPENDICULAR TO THE EASTERN PROPERTY LINE. BOUNDARY INFORMATION SHOWN IS BASED ON THE BIRRO BOUNDARY AND TOPOGRAPHIC SURVEY DATED 3/22/2023.
 2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
 3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
 4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD INDEX 231-001.

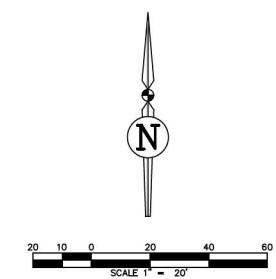
BUILDING SETBACK NOTES

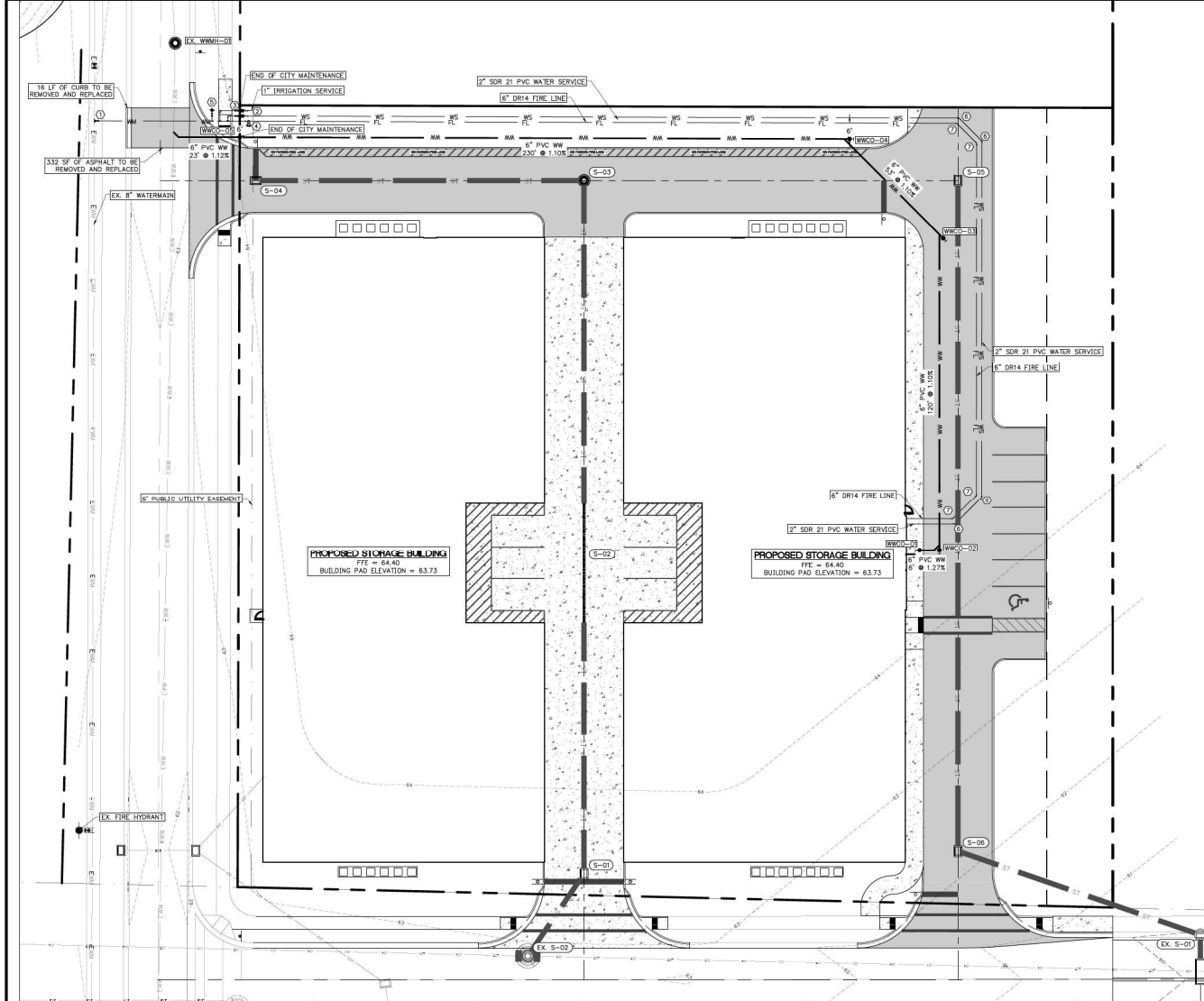
ALL BUILDING SETBACK ARE ZERO (0) PER TABLE 3-4.

LEGEND

NEW ASPHALT PAVEMENT

NEW CONCRETE SIDEWALK

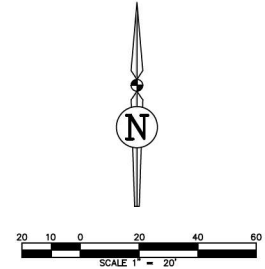




WW CLEANOUT TABLE		
WWCO	TOP EL.	INV EL.
WWCO-01	64.90	61.23
WWCO-02	64.00	61.12
WWCO-03	63.16	59.81
WWCO-04	63.85	59.23
WWCO-05	63.72	56.70

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 WILDMOOD 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

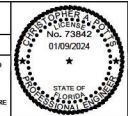


REVISIONS		
NO.	DATE	DESCRIPTION

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

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

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MAY NOT BE USED FOR ANY CAUTIONING PURPOSE.



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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

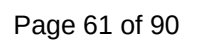
SHEET TITLE:

CLIENT: SMARTERSPACE
STORAGE, LLC
GAINESVILLE, FLORIDA

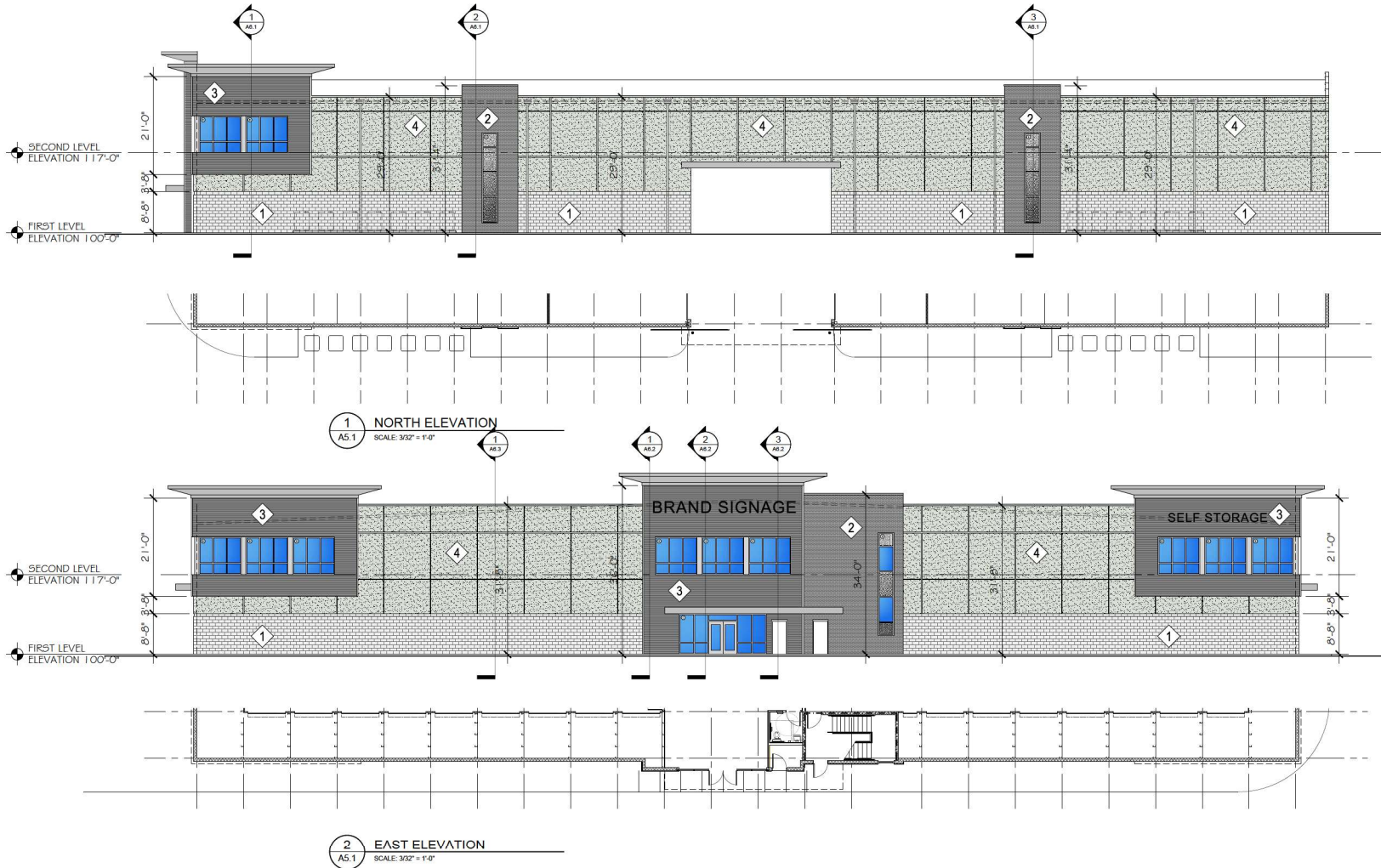
UTILITY PLAN

PROJECT: SMARTERSPACE
STORAGE - TWISTED OAKS

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



4/14/2023 1:25:13 PM



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

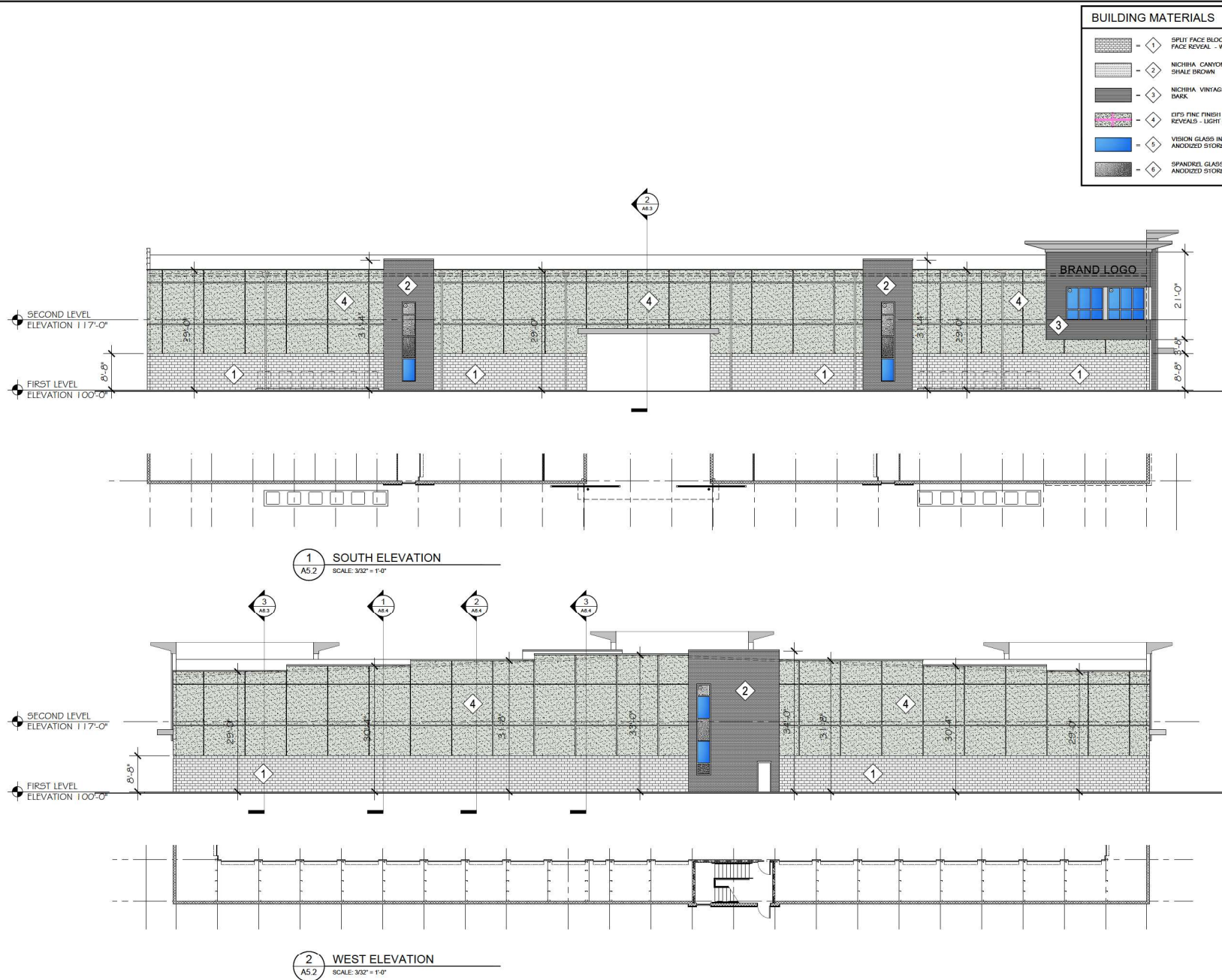
REVISIONS

SHEET NUMBER
A5.1
ELEVATIONS

ARCHITECT
GMA
GMA ARCHITECTS, P.C.
10000 W. WINDYBUSH DRIVE
SUITE 100
DALLAS, TEXAS 75241
WWW.GMA-ARCHITECTS.COM

DESIGN/BUILDER
ARCO MURRAY
ARCO MURRAY ARCHITECTS, P.C.
4000 GREENVILLE AVE. STE. 105
DALLAS, TEXAS 75241
WWW.ARCOMURRAY.COM

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



BUILDING MATERIALS

	= 1	SPLIT FACE BRICK w/ GROUND FACE REVEAL - WHITE
	= 2	NICHIA CANYON BRICK - SHALE BROWN
	= 3	NICHIA VINTAGE WOOD - DARK
	= 4	CIFO FINE FINISH w/ 3" REVEALS - LIGHT GREY
	= 5	VISION GLASS IN CLEAR ANODIZED STOREFRONT
	= 6	SPANCKRO GLASS IN CLEAR ANODIZED STOREFRONT

[illegible]

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2307-009 Wawa Wildwood - Turkey Run

REQUESTED ACTION: Project Review Committee recommends approval.

CONTRACT:

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

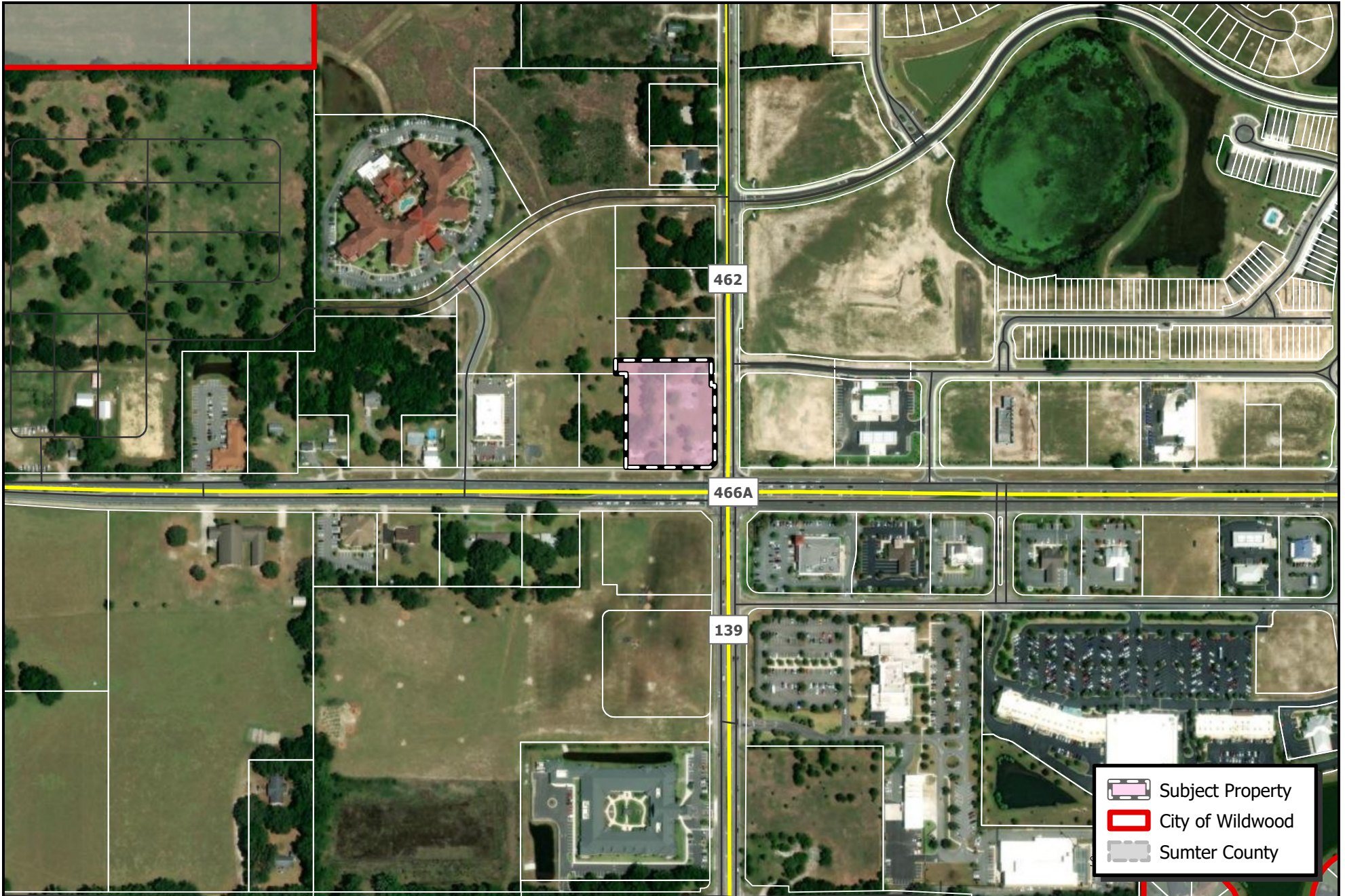
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 6,119 square foot convenience, a 7,150 square foot gas canopy with 8 gas pumps (16 dispensers) and associated infrastructure within the Turkey Run Subdivision on lots 7,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

The Project Review Committee recommended approval contingent on the resolution of the outstanding city attorney's comment to provide a utility easement application. The applicant has provided the completed utility easement application on March 15, 2024, and the city attorney is drafting the agreement.

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

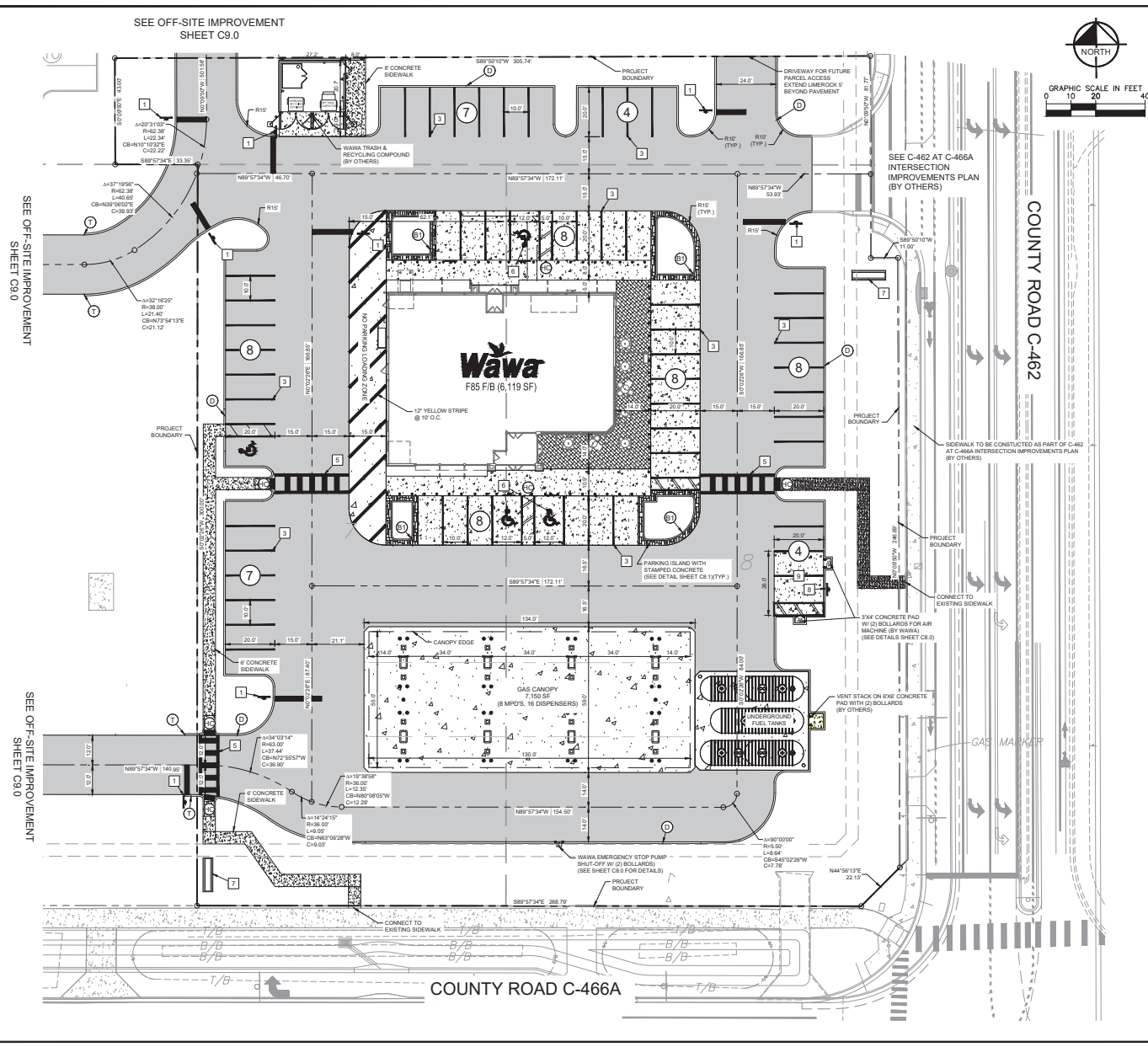


Date: 03/25/2024
Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360 	SP 2307-009 WAWA WILDWOOD - TURKEY RUN PARCELS G05V007, G05V008 & G05V009	MAP 1B LOCATION MAP MAR 2024
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS HEREBY AGREED THAT THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE AGENCIES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE AGENCIES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE AGENCIES.



PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C8.1)
- HEAVY DUTY CONCRETE PAVEMENT (SEE DETAILS SHEET C8.1)
- STANDARD DUTY CONCRETE PAVEMENT (SEE DETAILS SHEET C8.1)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C8.1)

CURB LEGEND

- TYPE 1' CURB (SEE DETAIL SHEET C8.3)
- WAWA TYPE B1 CURB (SEE DETAIL SHEET C8.3)
- ACCESSIBLE CURB RAMP WITH ADA DETECTABLE CURB WARNING (PER DETAIL SHEET C8.3)
- CURB END TAPER

SIGN AND PAVEMENT MARKING LEGEND

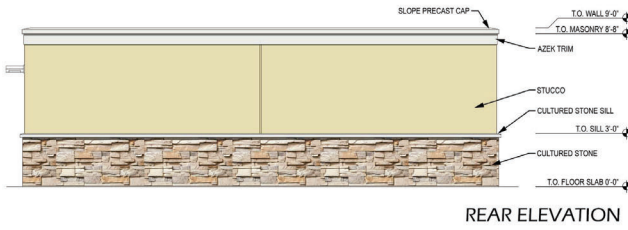
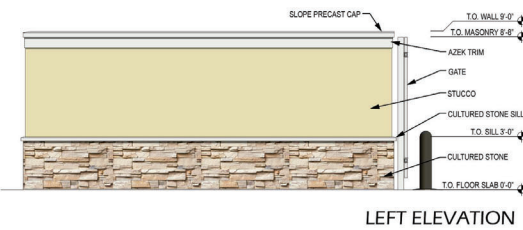
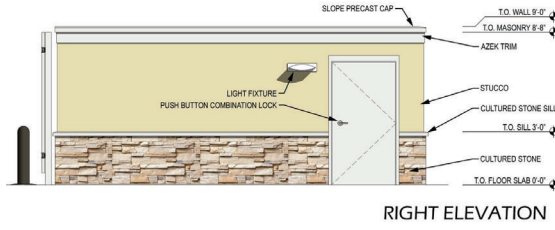
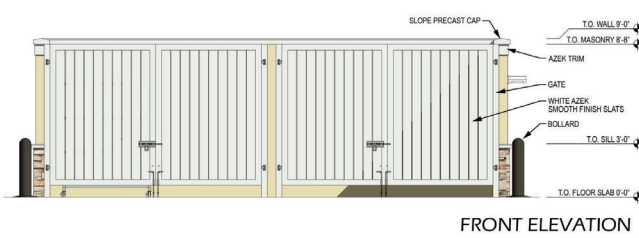
- 24" STOP SIGN (R-1) WITH 24" WHITE STOP BAR
- 30" STOP SIGN (R-1) WITH 24" WHITE STOP BAR, AND STREET NAME SIGN
- WHITE STRIPE
- 12" WHITE STRIPE @ 10' O.C.
- SPECIAL EMPHASIS CROSSWALK PER FOOT INDEX 711-301
- HATCHBACK SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS (SEE SHEET C8.8 FOR DETAILS)
- MONUMENT SIGN (BY OTHERS)
- AIR PUMP PARKING ONLY SIGN
- AIR PUMP PARKING SPACE (SEE DETAIL SHEET C8.8)

NOTES:

- ALL SIGN POSTS SHALL BE 5"X2" GALVANIZED STEEL (14 GAUGE THICKNESS) UNLESS NOTED IN THE CONSTRUCTION DETAILS.
- ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIST PORCHES, TRUCK DOCS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED MARCH 21, 2023, BY ASSOCIATED LAND SURVEYING & MAPPING, INC.
- REFER TO ARCH. PLANS FOR Pylon AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
- MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.

WILDWOOD WAWA PREPARED FOR ROCK PROPERTIES, INC. CITY OF WILDWOOD FLORIDA		SHEET NUMBER C4.0	
STEWART L. HILL, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 7645 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SIGNED BY: STEWART L. HILL ON THE DATE INDICATED HERE PHOTO COPY OF THIS SIGNATURE AND SIGNED BY: STEWART L. HILL ON THE DATE INDICATED HERE VERIFIED ON ANY ELECTRONIC COPY		Kimley»Horn 6350 N.W. 11TH AVENUE, SUITE 200 FORT LAUDERDALE, FLORIDA 33304 PHONE: 954-840-3000 WWW.KIMLEY-HORN.COM REESTRY NO. 20108	
PROJECT 04/27/2022 DATE JANUARY 2024		SCALE AS SHOWN DESIGNED BY KHA DRAWN BY ENC CHECKED BY SLH	
SHEET PLAN		DATE DATE	





PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2309-007 Gresco North Lot Expansion

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2309-007 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

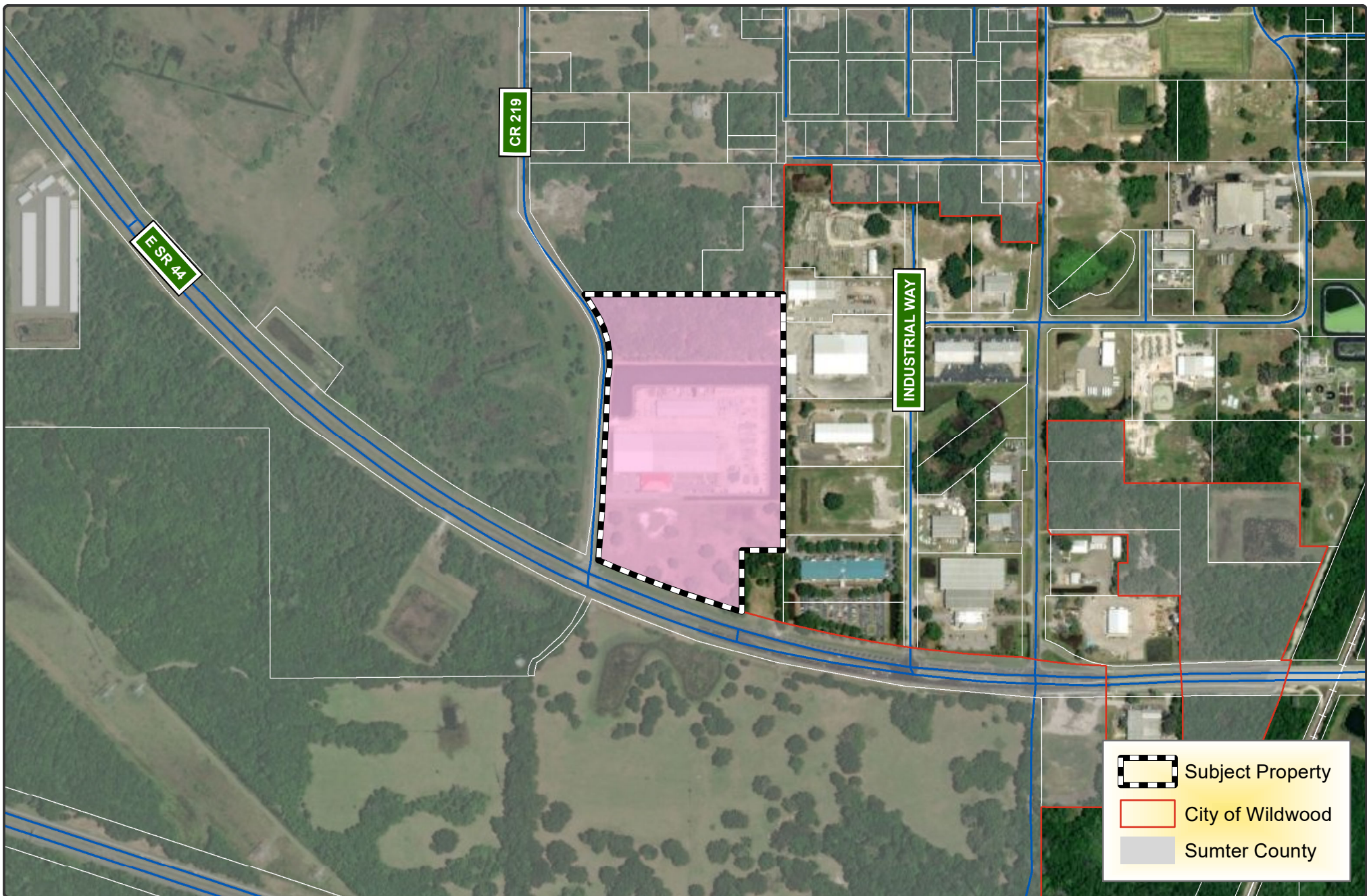
The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the North Lot Expansion of the Gresco Utility Supply Facility consisting of a 21,000-square-foot New Shed Structure and associated infrastructure improvements, which project 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: 3/26/2024

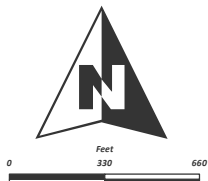
A handwritten signature in cursive script, appearing to read 'Wendy Then'.

Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2309-007

GRESKO NORTH LOT EXPANSION

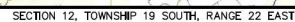
PARCEL F12-022

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.

[illegible]

<i>Required Permitting</i>	
<i>Agency</i>	<i>Status</i>
CITY OF WILDWOOD	PENDING
SWFWMD	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
Bellevue, Florida 34420
Phone (352) 236-2212

RIDDLE

NG INC.



REV #5			
REV #4			
REV #3	REMOVED PER CITY OF WILDMOOD	2/21/24	
REV #2	REMOVED PER CITY OF WILDMOOD	2/5/24	
REV #1	REMOVED PER CITY OF WILDMOOD	11/14/23	

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

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

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY KATH E.
REDDLE, P.E. ON THE DATE INDICATED
HERE. USING A SIGN AUTHENTICATION
CODE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGN
AUTHENTICATION CODE MUST BE

DRAWN: R.S.H.
CHECKED: K.E.R.
SCALE: 1"=1,000'
DATE: 9/6/23
PROJECT NO: 02.21A

EXPANSION
FLORIDA

SHEET

NORTH LOT

COVER :
TY SUPPLY -

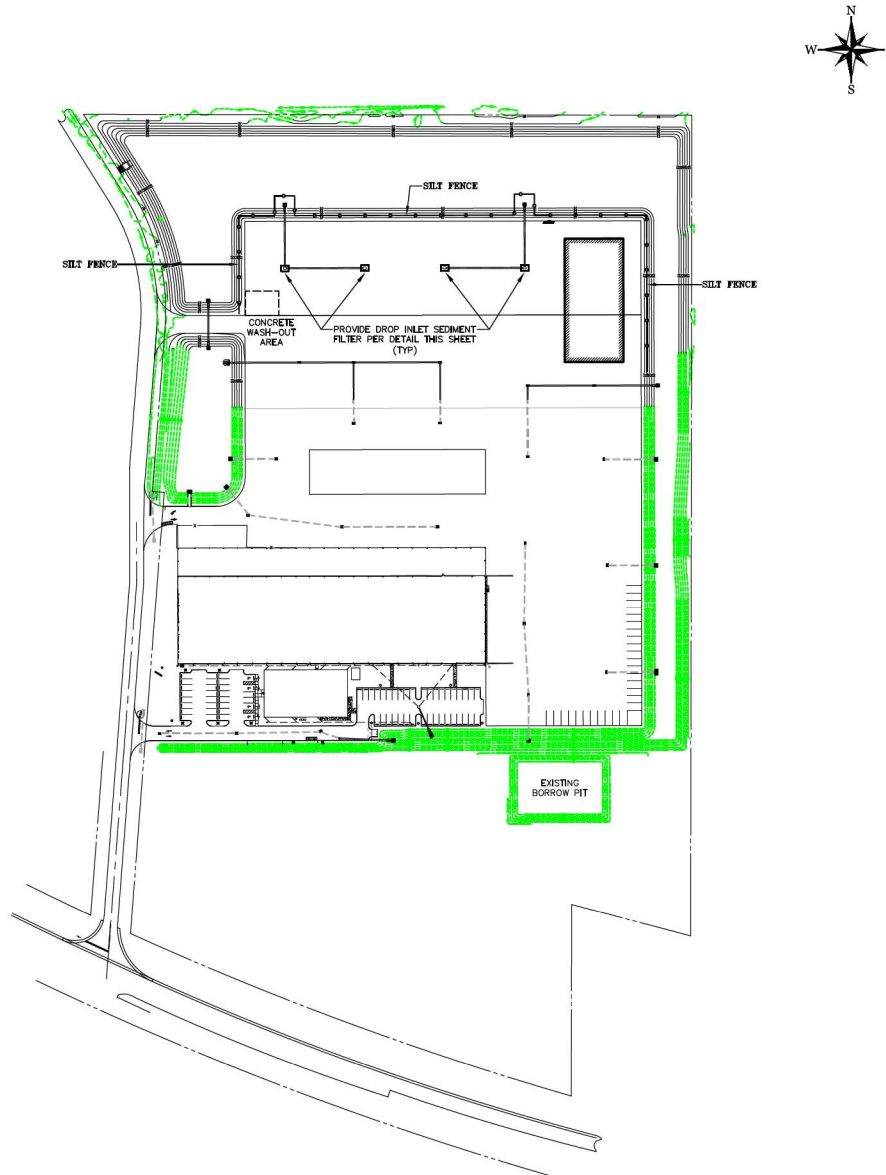
GRESCO UTILITIES
WILDWOOD

SHEET NO.
C1.1

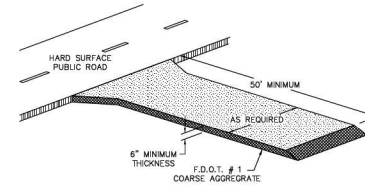
STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 100'

0 50 100 200



GRAVEL CONSTRUCTION ENTRANCE DETAIL

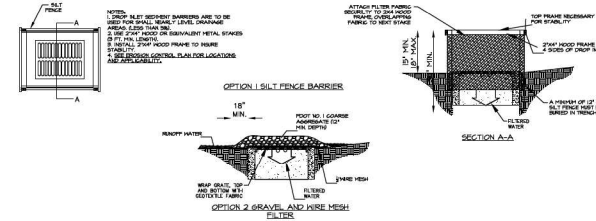


THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDOT NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.

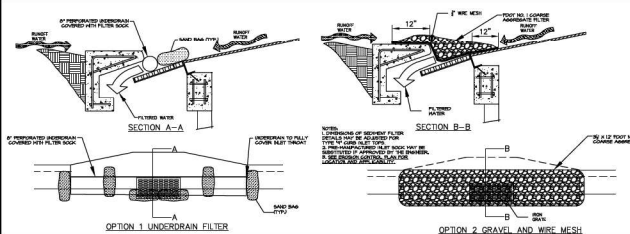
CONTRACTOR TO INSTALL DROP INLET SEDIMENT FILTER ON ALL TYPE "T" INLETS.

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.

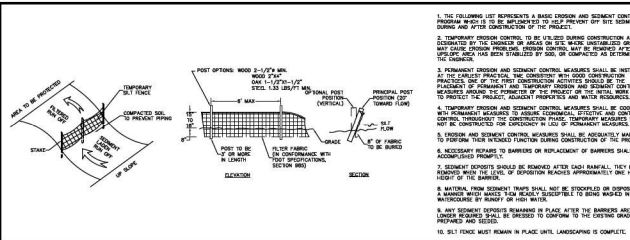
DROP INLET SEDIMENT FILTER DETAIL



CURB INLET SEDIMENT FILTER DETAIL



SILT FENCE & EROSION CONTROL DETAIL



NPDES Requirements

- The Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 1 acre) construction activities or small (less than 1 acre 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 shall 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.

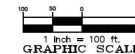
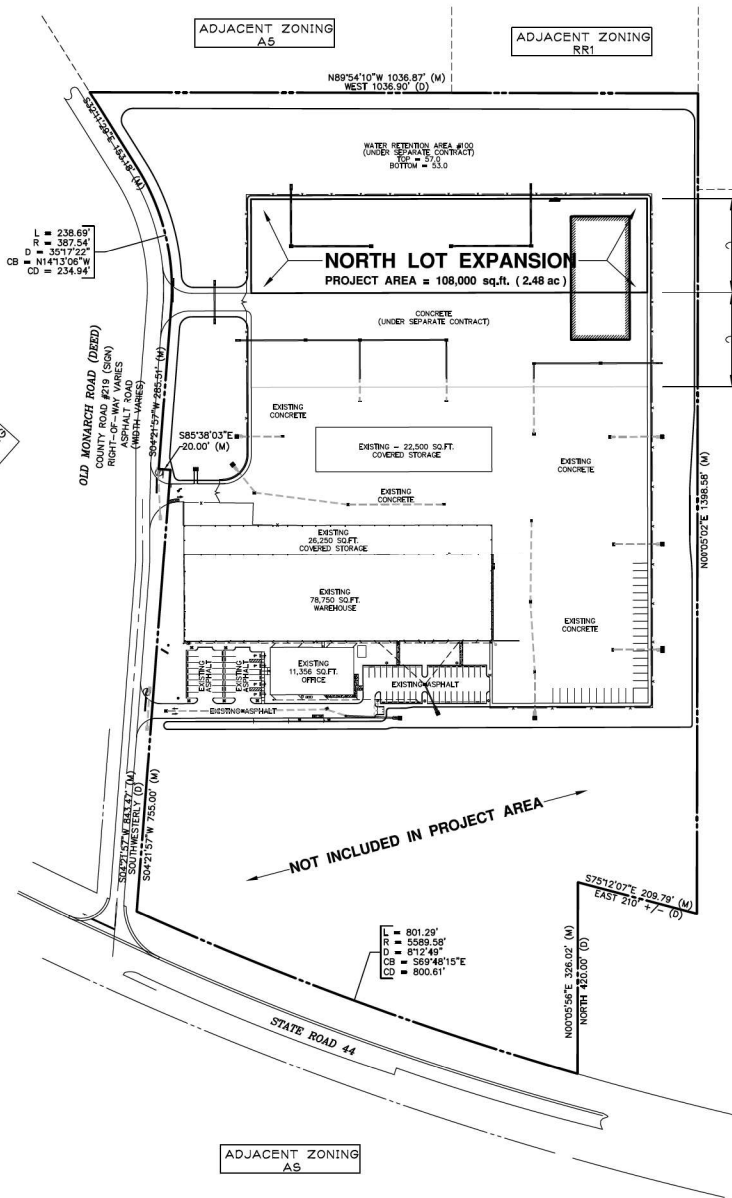
NPDES REQUIREMENTS

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FL 34448
PHONE: (352) 767-7418
FAX: (352) 767-7412
keith@riddlenewman.com
C1.2

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

THIS DOCUMENT IS THE PROPERTY OF RIDDLE - NEWMAN ENGINEERING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RIDDLE - NEWMAN ENGINEERING, INC.

PROJECT: STORMWATER POLLUTION PREVENTION PLAN
SHEET: C1.2
DATE: 9/9/23
DRAWN BY: J. L. LEE
CHECKED BY: K. E. RIDDLE
SCALE: 1" = 100'



CITY OF WILDWOOD
ADJACENT ZONING = INDUSTRIAL

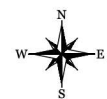
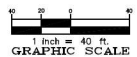
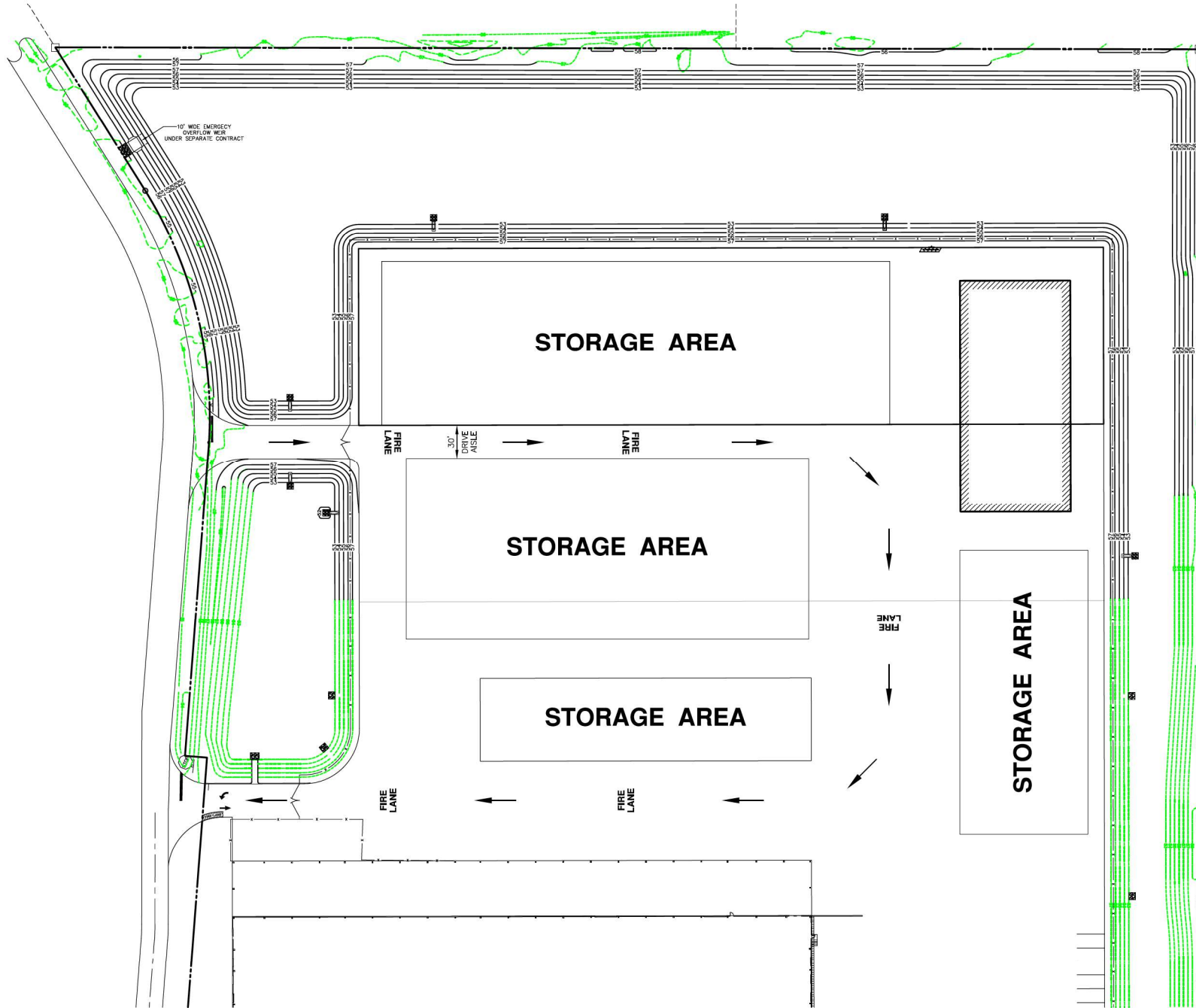
THIS AREA IS THE PROJECT AREA FOR THE
"NORTH LOT EXPANSION" AS SHOWN IN THIS PLAN

THIS AREA OF THE SITE WAS RECENTLY APPROVED AS
THE "NORTH LOT DEVELOPMENT" UNDER SP # 2302-001

CITY OF WILDWOOD
ADJACENT ZONING = INDUSTRIAL

CITY OF WILDWOOD
ADJACENT ZONING = INDUSTRIAL

RIDDLE - NEWMAN ENGINEERING, INC. 115 NORTH CANAL STREET WILKES BARRE, PA 18703 PHONE (717) 853-7448 FAX (717) 853-7412 keith@riddlenewman.com CRP 000000000	
RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1986	REG # REG # REG # REG #
KEITH E. RIDDLE, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 358800 THIS SEAL AND SIGN ARE VALID FOR THE PRACTICE OF ENGINEERING IN THE STATE OF FLORIDA ONLY. ANY USE OF THIS SEAL OR SIGN FOR THE PRACTICE OF ENGINEERING IN ANY OTHER STATE OR FOR ANY OTHER PURPOSE IS UNLAWFUL. THE ENGINEER'S SIGNATURE MUST BE PLACED OVER THE SEAL AND SIGN. THE SEAL AND SIGN MUST BE PLACED ON THE DRAWING AT THE TIME OF SUBMITTAL TO THE AGENCY. THE SEAL AND SIGN MUST BE PLACED ON THE DRAWING AT THE TIME OF SUBMITTAL TO THE AGENCY.	
DRAWN: R.S.H. CHECKED: K.E.R. SCALE: 1"=100' DATE: 9/9/23 SHEET NO. 02-21A	MASTER PLAN GRESKO UTILITY SUPPLY - NORTH LOT EXPANSION FLORIDA WILDWOOD
C2.1	



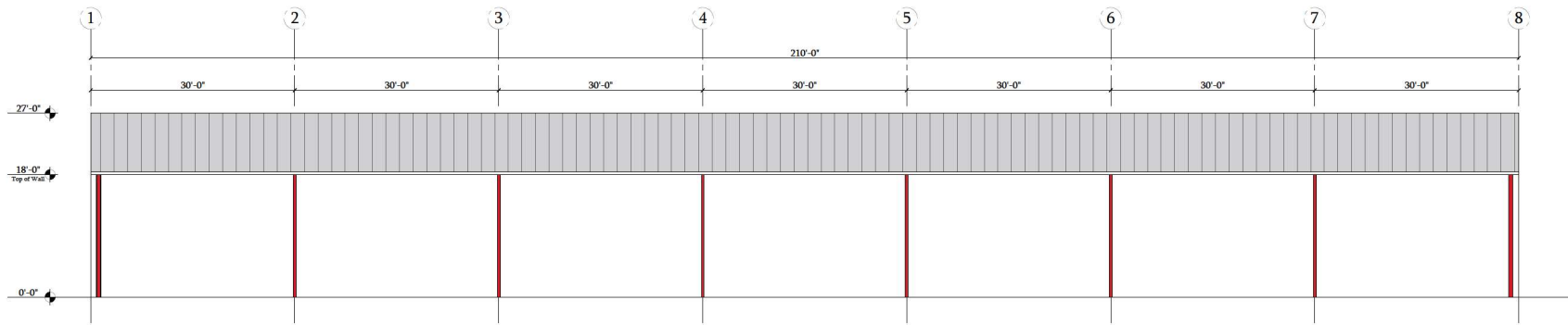
FILE: C221A Gresco Utility Supply, LLC © 2023 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

GEOMETRY PLAN	
Gresco Utility Supply - North Lot Expansion	
FLORIDA	
WILDWOOD	
SHEET NO. C2.2	
DESIGNED: R.S.M.	CHECKED: K.E.R.
DATE: 11-14-23	DATE: 9/9/23
PROJECT NO. C221A	

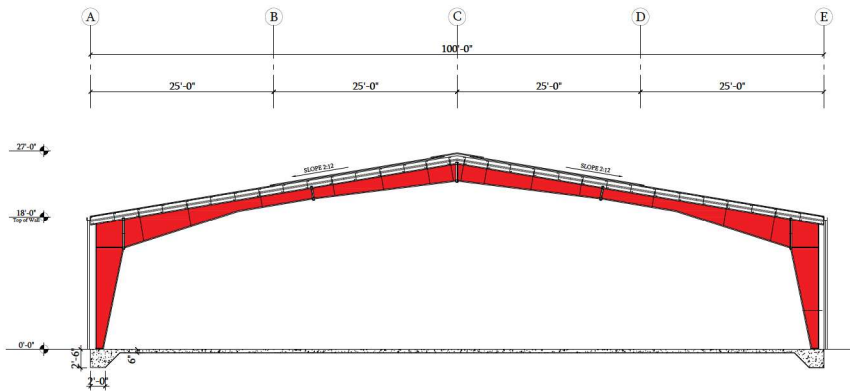
KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 35800

REV. #	1	DATE	11/14/23
REV. #	2	DATE	
REV. #	3	DATE	
REV. #	4	DATE	

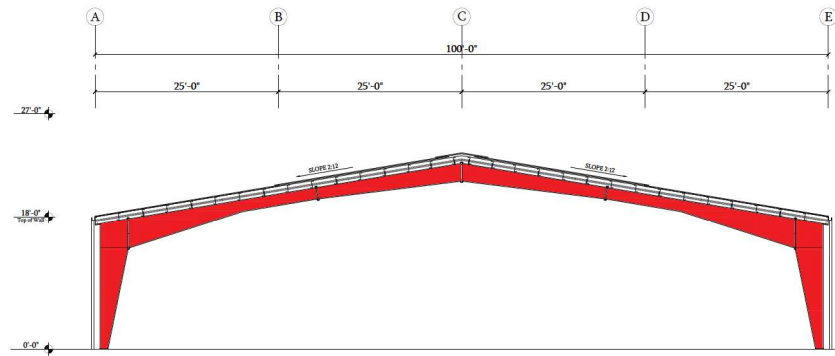
	RIDDLE - NEWMAN ENGINEERING, INC. 115 NORTH CANAL STREET WILDWOOD, FL 32254 PHONE: (352) 787-7448 FAX: (352) 787-7412 keith@riddlenewman.com CRP 00000000
	RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1986



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

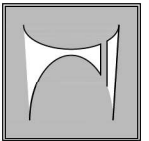


Section 1
Scale: 1/8" = 1' - 0"



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@marlonlyn.com
https://marlonlyn.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 digital signature and shall be used in conjunction with the digital signature and shall be used in conjunction with the digital signature.

Project number 23.024		
Date September 12, 2023		
No.	Description	Date

Schematic Elevations &
Section

Sch3.11

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2311-009 Trailwinds Retirement Community

REQUESTED ACTION: The Project Review Committee recommends approval along with requested technical waiver for a reduction of parking spaces and resolution of the outstanding Utility Easement.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2311-009 Trailwinds Retirement Community

Parcel Number: G04LRI-001

Acreage: 7.361 +/- MOL

Property Location: Located within the Trailwinds Village Development, just north of C 466A, along Seaside Mile Drive, about 0.25 miles west of Buena Vista Boulevard

Owner: Legacy Lifestyle Trailwinds Property, LLC

Applicant: Cameron General Contractors, Inc.

The applicant is seeking a favorable recommendation by the City of Wildwood Planning and Zoning Board/Special Magistrate 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. An Utility Easement application has been submitted and 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.

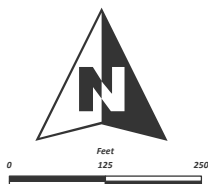
DATED: 3/26/2024

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 132.35 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.84°22'15"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 328,862 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 8001091
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

OWNERS 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

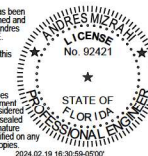
SITE INFORMATION

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	PIE 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
Murrah, P.E.
on the date
adjacent to this
seal



Know what's below.
Call before you dig.

COVER SHEET
TRAILWINDS RETIREMENT COMMUNITY
6150 SEVEN MILE DR.
WILDWOOD
SUMTER COUNTY, FLORIDA

011400-01-001
BOWMAN PROJECT NUMBER

Sheet

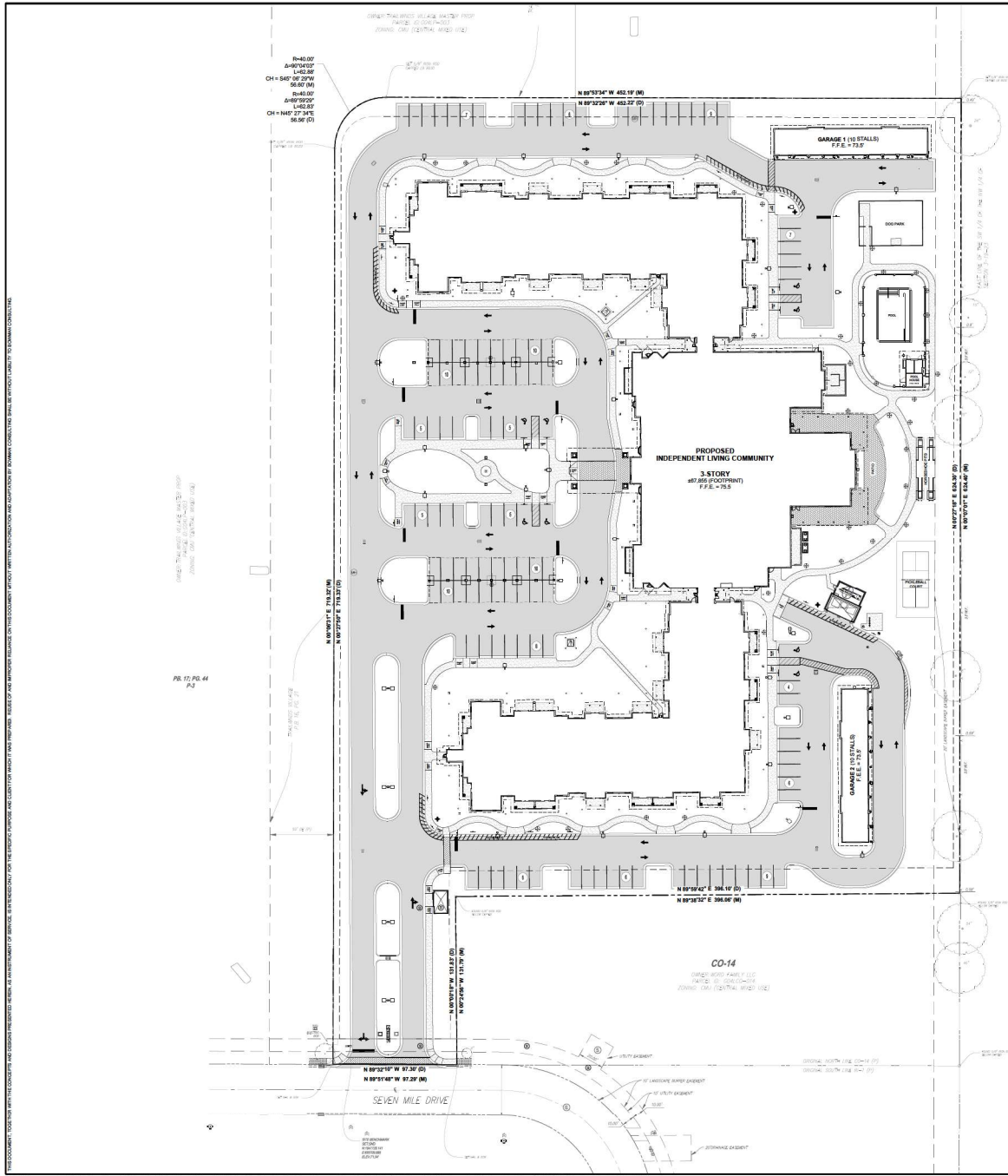
ANDREW MURRAH, P.E.
LICENSE NO. 92421

PLAN STATUS

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

C-1.0

SHEET



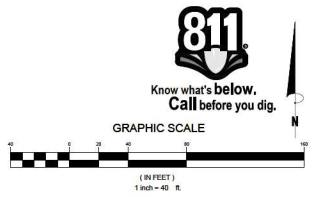
GENERAL SITE NOTES

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 GEOLOGICAL 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. TOP 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 SIX-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 EGCS FOR WATER AND 60 EGCS 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.

LEGEND	
PROP. ASPHALT DRIVE	EX. CONCRETE SIDEWALK
PROP. CONC. SIDEWALK	EX. CURB AND GUTTER
PROP. STAMPED CONCRETE	EX. ELECTRIC HAND HOLE
PROP. TYPE "Y" CURB	EX. STORM INLET
PROP. PARKING STRIP	EX. STORM MANHOLE
PROP. HANDICAP 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	040491-001
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
CANOPY 162 HEIGHT	51.00
GARAGE 162 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/100 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
12' X 21.5' GARAGE PARKING	20 SPACES
12' X 18' ACCESSIBLE PARKING	8 SPACES
TOTAL PROVIDED	148 SPACES

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% - 48,088 SF
PROPOSED	33.4% - 107,261 SF



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
SUMTER COUNTY, FLORIDA

011400-01-001
BOWMAN PROJECT NUMBER

This form has been
digitally signed and
certified by Andrew
Mirzahi, Esq.
My signature is
linked to this form

Printed copies
of this document
are not considered
signed and sealed
and no signature
must be verified on any
electronic copies

STATE OF
FLORIDA
COUNTY OF
SUMTER

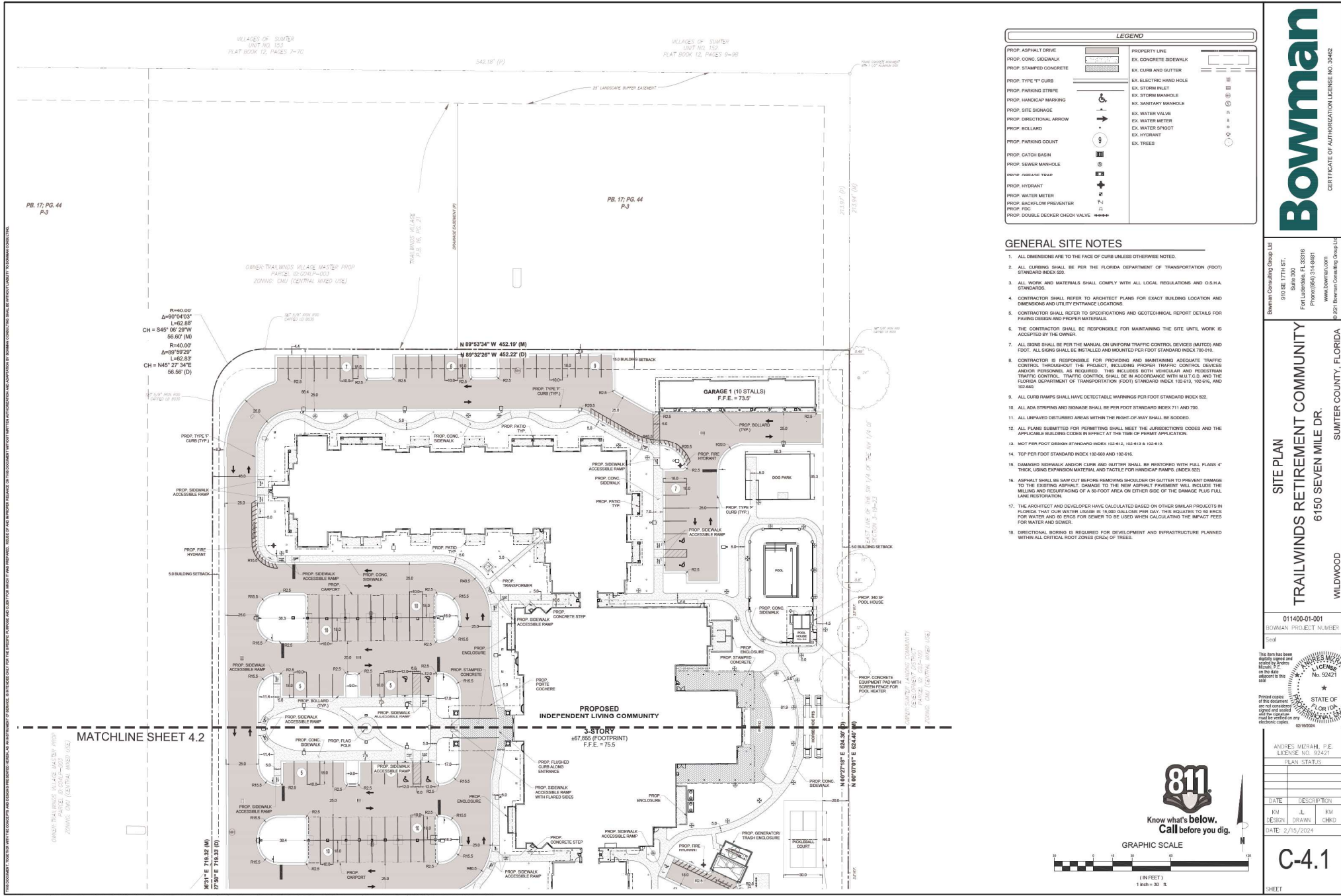
ANDRES MIRZAH, P.E.
LICENSE NO. 52421
PLAN STATUS

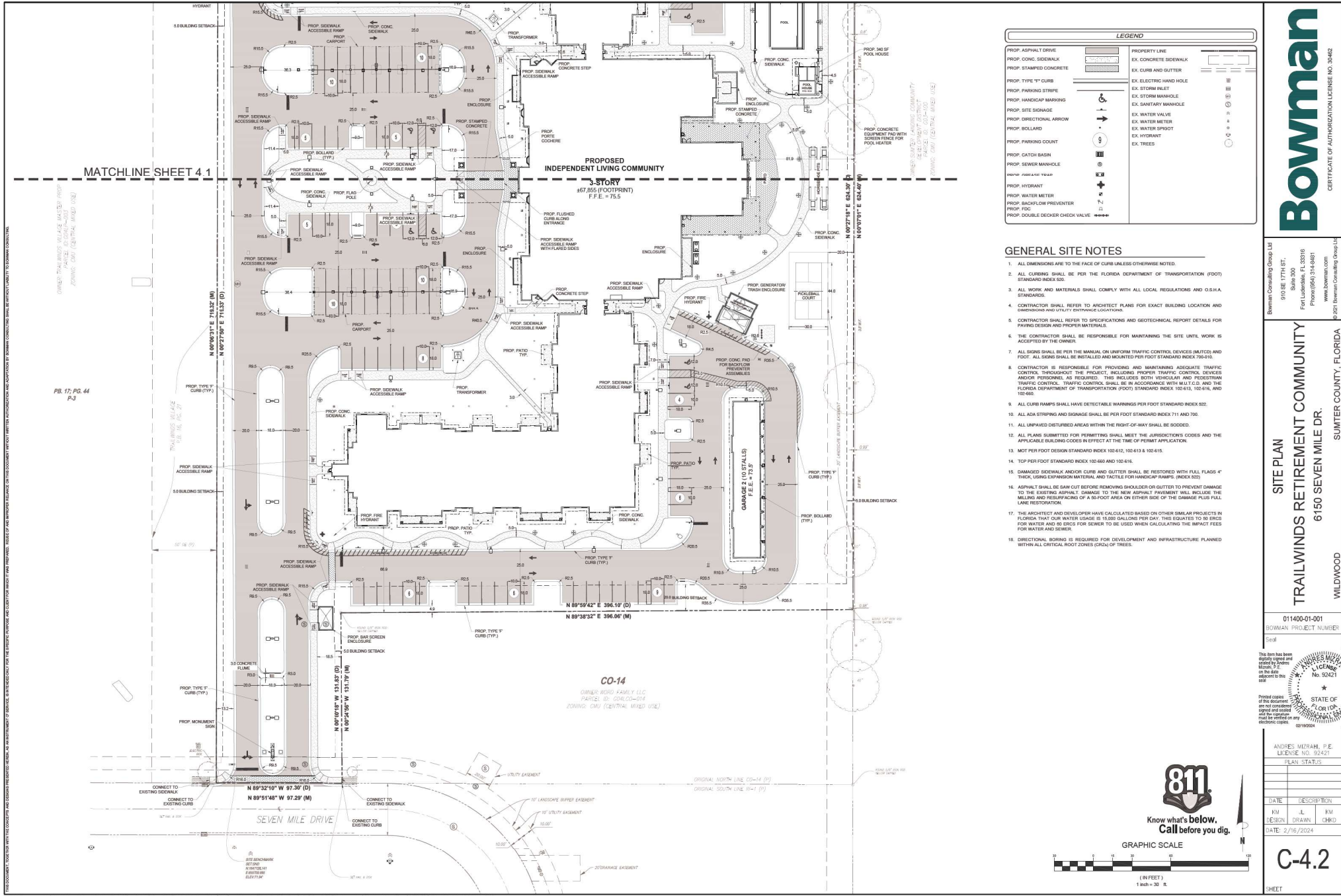
DATE	DESCRIPTION
KM	L
DESIGN	DRAWN
CHD	CHD

DATE 2/15/2024

C-4.0

SHEET





LEGEND	
PROP. ASPHALT DRIVE	PROPERTY LINE
PROP. CONC. SIDEWALK	EX. CONCRETE SIDEWALK
PROP. STAMPED CONCRETE	EX. CURB AND GUTTER
PROP. TYPE "F" CURB	EX. ELECTRIC HAND HOLE
PROP. PARKING STRIPE	EX. STORM MANHOLE
PROP. HANDCAP MARKING	EX. STORM MANHOLE
PROP. SITE SIGNAGE	EX. SANITARY MANHOLE
PROP. DIRECTIONAL ARROW	EX. WATER VALVE
PROP. BOLLARD	EX. WATER METER
PROP. PARKING COUNCIL	EX. WATER SPROUT
PROP. CATCH BASIN	EX. HYDRANT
PROP. SEWER MANHOLE	EX. TREES
PROP. FLOOD TRAP	
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 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 EXISTENCE LOCATIONS.
 5. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNITS. 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 705-015.
 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 102-660.
 9. ALL CURB RAMP SHALL HAVE DETECTABLE WARNING PER FDOT STANDARD INDEX 502.
 10. ALL ADA STRIPING AND SIGNAGE SHALL BE PER FDOT STANDARD INDEX 711 AND 702.
 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 FDOT STANDARD INDEX 102-612, 102-613 & 102-615.
 14. TOP PER FDOT STANDARD INDEX 102-660 AND 102-616.
 15. DAMAGED SIDEWALK AND/OR CURB AND GUTTER SHALL BE RESTORED WITH FULL FLAGE 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 EQUATES TO 50 ERCS FOR WATER AND 50 ERCS 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.

Bowman

CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462

Bowman Consulting Group Ltd.
910 SE 17TH ST.
Suite 300
Fort Lauderdale, FL 33316
Phone (954) 314-5481
www.bowman.com

TRAILWINDS RETIREMENT COMMUNITY

6150 SEVEN MILE DR.
SUMTER COUNTY, FLORIDA
WILDWOOD

011400-01-001
BOWMAN PROJECT NUMBER

This item has been
digitally signed and
certified by Andrew
Bowman, Jr.
in the name of
Bowman Consulting Group Ltd.

Printed copies
of this document
are not considered
signed and sealed
unless they are
certified on any
electronic copies.

02/16/2024

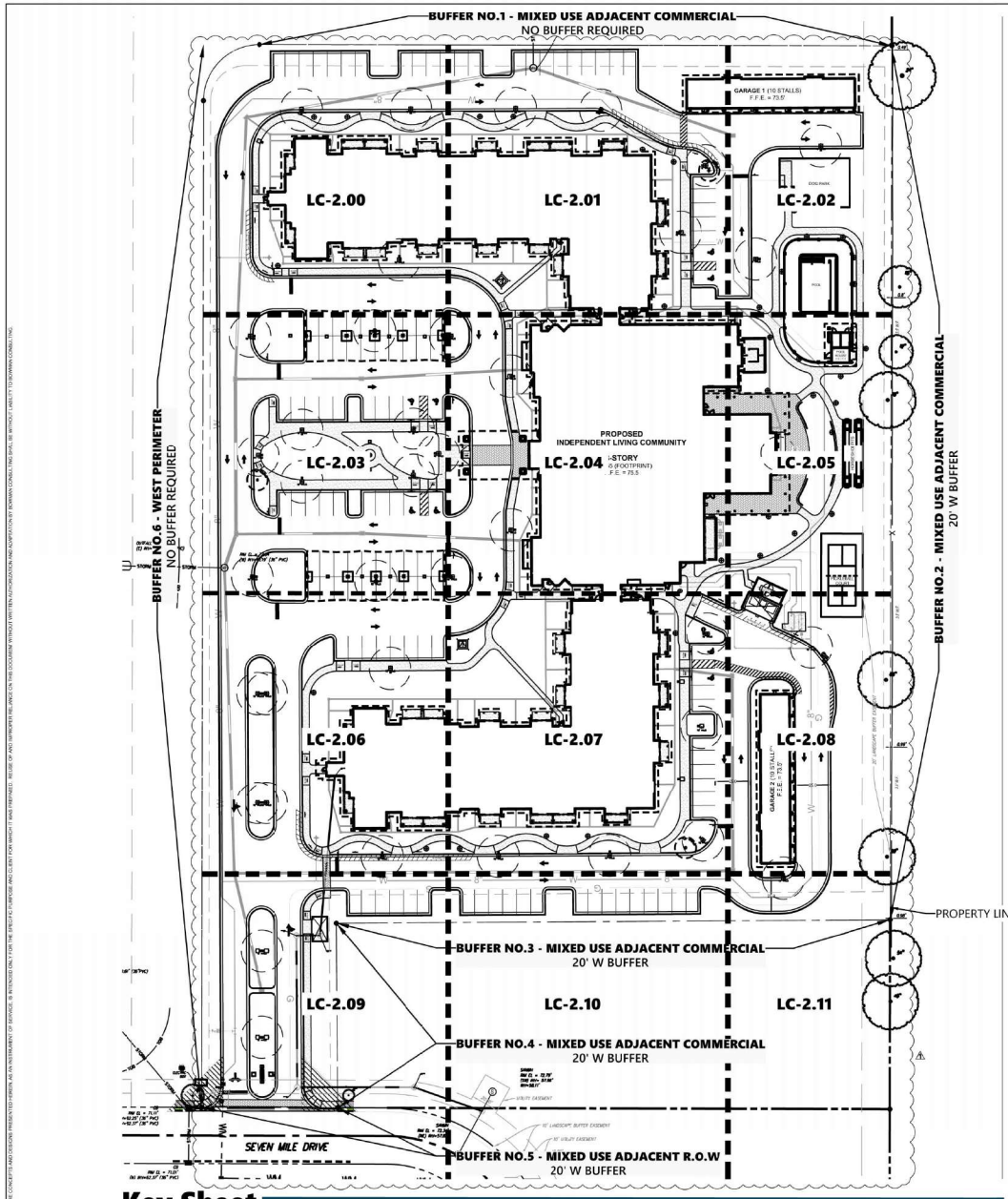
ANDREW MITRAHL, P.E.
LICENSE NO. 352421

PLAN STATUS

DATE	DESCRIPTION	BY	APPROVED
2/16/2024	DESIGN	AL	CHRD

C-4.2

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 (East) 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, PLS, ASLA
2024.02.16 09:13:34
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HENRIKSEN & BOWMAN COMPANY
 600 Evans Way
 Naples, FL 34110
 Phone: (239) 254-0200
 www.bowman.com
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 CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462

TRAILWINDS RETIREMENT COMMUNITY
 6150 SEVEN MILE DR.
 CODE LANDSCAPE PLAN
 Calculations & Notes

SUMTER COUNTY, FLORIDA
 WILDWOOD

011400-01-001
 BOWMAN PROJECT NUMBER

THESE DRAWINGS ARE NOT
 APPROVED UNLESS SIGNED &
 SEALED BELOW:

WILLIAM E. PRYSI, PLS, ASLA
 LANDSCAPE ARCHITECT REG.
 NO. 1342
 DATE:

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

DATE	DESCRIPTION
AR	AR
DESIGN	DRAWN
DATE:	2023-09-25

81400-01-001-001-001 TRAILWINDS RETIREMENT COMMUNITY
 100: ANECDOTE
 SHEET **LC-1.00**

CAD file name: V:\011400 - Resort Lifestyle Trailwinds Wildwood FL\011400-01-001 (ENG) - Resort Lifestyle Trailwinds Wildwood FL\Engineering\Landscaping\011400-01-001_LC01_Traiwinds Retirement Community_recover.dwg

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

Paul G. Roper
 Mechanical
 License No. 12000
 State of Florida

CAMERON
 CONSTRUCTION
 6100 BENTLEY BLVD. SUITE 100
 WILLOWOOD, IL 60090
 (708) 564-1000

TRAILWINDS RETIREMENT COMMUNITY

6100 BENTLEY BLVD. SUITE 100
 WILLOWOOD, IL 60090

EXTERIOR ELEVATIONS - SMALL SCALE

DATE: 10/1/2020

BY: [Signature]

REVISION:

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.