



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
April 9, 2024 10:00 AM
Commission Conference Room 124
100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting March 12, 024
at 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. SP 2301-007 Bigham Plaza**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a commercial/retail plaza consisting of a one-story 11,960-square-foot commercial building, with 48 parking spaces including two (2) Florida ADA Accessible parking spaces, landscaping buffers, Dumpsters, Loading Areas, and associated infrastructure improvements on 2.48 acres MOL, as per the attached plans. **Staff recommends approval.**

2. **SP 2307-007 WW Cave Vehicular Multi-story Garage
D08E002**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Multi-Story Vehicular Storage Garage Project consisting of three buildings featuring a total of 84,917 square feet of space (9,012 sq. ft. for Building 1, 52,264 sq. ft. for Bldg. 2, and 23,641 sq. ft. for Bldg. 3 respectively), with 48 units and associated garage parking space, a 704-square-foot Wash Bay, landscaping buffers, retentions pond area, Lift Station, Irrigation Well, and associated infrastructure improvements on 4.15 acres MOL, on a C-3 zoned parcel, as per the attached plans. **Staff recommends approval.**

3. **SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood
Parcel G08-021**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 39,218 square-foot rehabilitation hospital and a future 6,000 square-foot medical office with associated infrastructure on 5.45 acres, MOL.

SP 2309-003 requires a force main extension to supply wastewater services to the property. The applicant has been working with the city's utility department on the proposed force main extension route, per the exhibit attached, and with the city attorney and staff on a developer's agreement; however, the comment remains outstanding. Staff has not yet received the force main extension design for review. Further comments will be forthcoming based on the route shown in the conceptual plan.

Amanda Bondi, Planner II
City of Wildwood

4. **SP 2310-012 Betancur Orthodontics
Parcel D17-036**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 3,193 square-foot orthodontist office with associated infrastructure on 0.5156 acres, MOL. This site plan is accompanied by a technical waiver in regard to the Design District Standards Chapter 1 Section G(1) to allow the stormwater retention area to be within the landscape buffer due to constraints on the site. **Staff recommends approval of the technical waiver and site plan.**

VI. ADJOURNMENT

April 9, 2024 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 12, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

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

II. Roll Call

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

III. APPROVAL OF SUMMARY MINUTES

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

The summary minutes from the February 13, 2024, meeting were approved. No comments were offered or received. Vote 5-0.

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

IV. OLD BUSINESS

1. SP 2305-013 SmarterSpace Storage at Twisted Oaks

Development Services Director Strickland read aloud case number SP 2305-013 SmarterSpace Storage at Twisted Oaks. The applicant, Erik Henson of SmarterSpace Storage, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a self-storage facility consisting of a two-story 114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, landscaping buffers, and associated infrastructure improvements on a portion of parcel D31-007, consisting of 2.27 acres MOL. The applicant, Erik Henson, was present by phone. The outstanding comments had been satisfied prior to the meeting. No further comments were offered or received. Vote 5-0.

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

V. NEW BUSINESS

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

Development Services Director Strickland read aloud case number SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2. The applicant, Harry Harmer, sought a favorable recommendation from the Project Review Committee for the construction of a 5,592 square foot warehouse with 360 square feet to be used as office space and associated infrastructure within the South Wildwood Industrial Park Subdivision on Lot 5A, parcel G30E005A, consisting of 1.85 acres, MOL. David Springstead of Springstead Engineering was present on behalf of the applicant. No comments were offered or received. Vote 5-0.

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

2. SP 2307-009 Wawa Wildwood - Turkey Run

Development Services Director Strickland read aloud case number SP 2307-009 Wawa Wildwood - Turkey Run. The applicant, Gregg Zuckerman of Rock Properties, sought a favorable recommendation from the Project Review Committee for the construction of a 6,119 square foot convenience store, 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, parcels G05V007, G05V008, and G05V009, consisting of 2.25 acres, MOL. The applicant, Gregg Zuckerman, was present in person, and the project engineer, Jose Lopez, was present by phone. There was an outstanding comment from the city attorney regarding a proposed utility easement. No further comments were offered or received. Vote 5-0.

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

3. SP 2309-007 Gresco North Lot Expansion

Development Services Director Strickland read aloud case number SP 2309-007 Gresco North Lot Expansion. The applicant, GOMA DBA Wagner Construction Company, sought a favorable recommendation from the Project Review Committee for the north lot expansion of the Gresco Utility Supply facility consisting of a 21,000-square-foot new shed structure and associated infrastructure improvements on parcel F12-022, zoned M-1 and consisting of 2.48 acres MOL. The project engineer, Keith Riddle of Riddle Newman Engineering, was present on behalf of the applicant. No comments were offered or received. Vote 5-0.

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

4. SP 2311-009 Trailwinds Retirement Community

Development Services Director Strickland read aloud case number SP 2311-009 Trailwinds Retirement Community. The applicant, Cameron General Contractors, Inc., sought a favorable recommendation from the Project Review Committee for the construction of an Independent Living Facility consisting of a three-story building with a total of 130 dwelling units featuring a mix of studio, one-, two-, and three-bedroom units with 148 parking spaces featuring eight (8) Florida ADA Accessible parking spaces, including 128 surface spaces and 20 garage spaces, providing amenities consisting of a dog park, pool and pool house, horseshoe pits, and pickleball courts, with landscaping buffers, and associated infrastructure improvements on parcel G04LRI-001, consisting of 7.361 acres MOL. There was a technical waiver submitted for the project, which requested a reduction in required parking spaces. Bob Lewis of Cameron General Contractors, Kristhian Morales of Bowman Consulting, and Charles Baverman of Dinsmore & Shohl LLP, were present on behalf of the applicant. Mr. Morales addressed the outstanding comment, and advised updated plans had been submitted prior to the meeting for review. No further comments were offered or received. Vote 5-0.

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

VI. ADJOURNMENT

The meeting was adjourned at 10:19 a.m.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2301-007 Bigham Plaza

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2301-007 Bigham Plaza
Parcel Numbers:	G33-065, G33-153, G33-078
Acreage:	2.78 +/- MOL
Property Location:	Located at the Southeast Corner of the intersection of Bigham Trail and Warm Spring Avenue
Owner:	468 Properties, LLC
Applicant:	Vinod Miryala w/ 468 Properties, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a commercial/retail plaza consisting of a one-story 11,960-square-foot commercial building, with 48 parking spaces including two (2) Florida ADA Accessible parking spaces, landscaping buffers, Dumpsters, Loading Areas and associated infrastructure improvements on 2.48 acres MOL, on an NMU-4 zoned parcel as per the attached plans. The area identified as Future Development will need to be considered before the City under a separate site plan application.

The applicant will be dedicating 10 feet of right-of-way for a length of approximately 383 linear feet along the east side of Bigham Trail. Additionally, there will be a right-turn lane off-site improvement along Bigham Trail as part of this development, which includes the relocation of a light pole and utility box. The applicant is actively working to provide staff with the Deed Documents and Sketch and will be providing this information prior to final consideration before the City Commission Meeting.

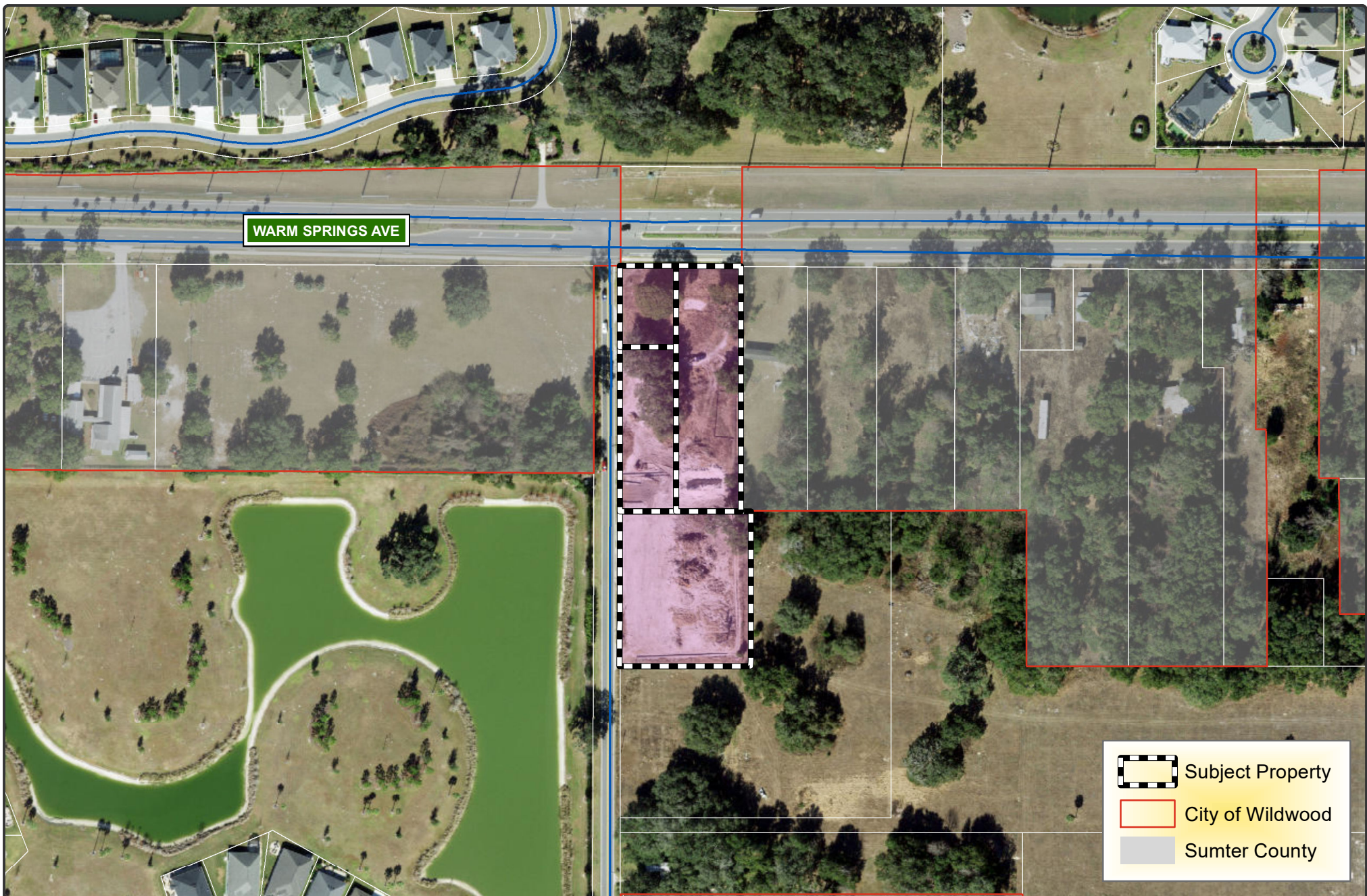
SP 2301-007 meets the criteria set forth in the Design District Standards, Land Development

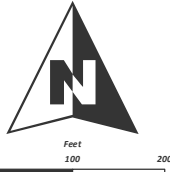
Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 4/4/2024

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

Wendy Then, AICP, CFM
Assistant Director Development Services



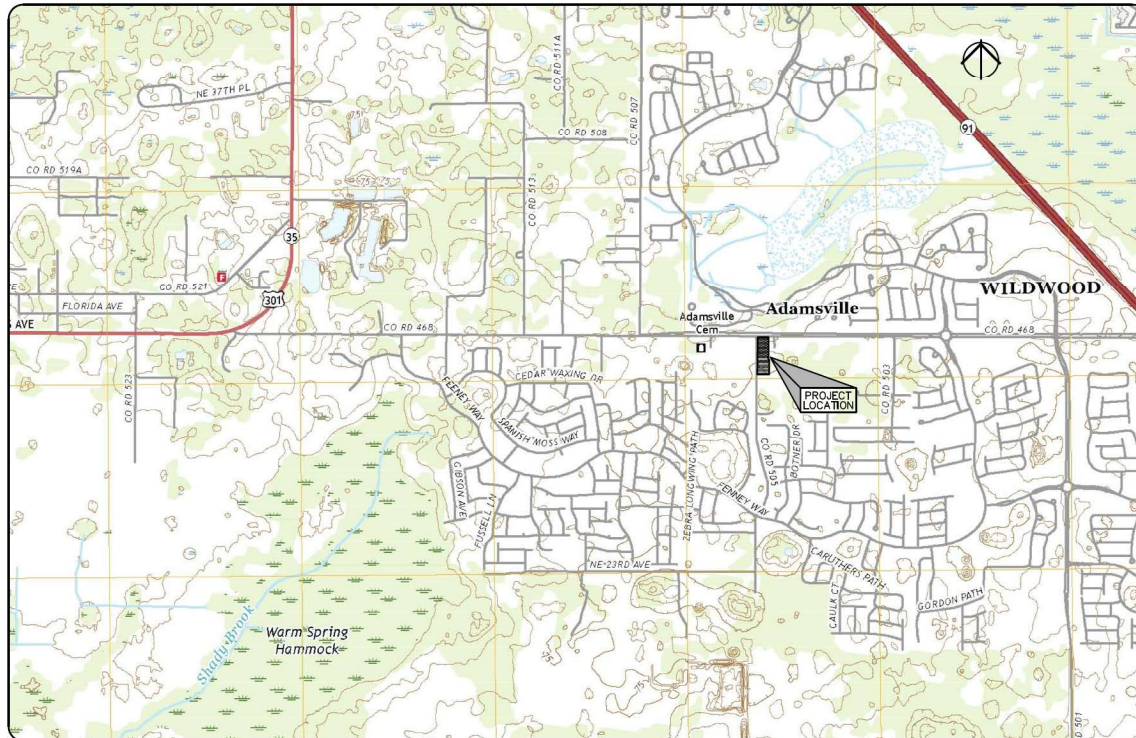
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 100 200	SP 2301-007 BIGHAM PLAZA PARCELS G33-065, G33-078 & G33-153	MAP 1B LOCATION MAP AUGUST 2023
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BIGHAM PLAZA WILDWOOD, FLORIDA

Required Permitting	
Agency	Status
CITY OF WILDWOOD	PENDING
SWFMD	ISSUED
FDOT	N/A
DEP WATER	PENDING
DEP SEWER	PENDING
DEP NPDES	PENDING

UTILITY OWNERSHIP	
WATER - CITY OF WILDWOOD (UP TO METERS)	
WASTEWATER - CITY OF WILDWOOD (UP TO PROPERTY LINE)	
LIFT STATION - PRIVATE	
FORCE MAIN - PRIVATE	
STORM - PRIVATE	
ROADWAY / PARKING LOT - PRIVATE	

SHEET INDEX	
C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	GEOMETRY PLAN
C2.2	SIGNAGE & STRIPING PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1-C5.2	DETAIL SHEETS
C5.3	STORMTECH DETAILS
C5.4	SOIL BORING LOGS
C6.1-C6.3	TYPICAL WATER DETAILS
C6.4	SANITARY SEWER DETAILS
C7.1	LIFT STATION DETAILS
C8.1-C8.3	TURN LANE PLANS



SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST

LOCATION PLAN
SCALE: 1"=1,000'

GRAPHIC SCALE
1 inch = 1,000 feet

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY D.W. HIRST & ASSOCIATES, DATED 4/20/22.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD, SUMTER COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
- ALL DISTURBED OPEN AREAS SHALL BE SOODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF WILDWOOD WATER MAIN.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF WILDWOOD REQUIREMENTS.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SHALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- 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 DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATEFL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.
- ALL ROADWAY AND STREET CONSTRUCTION MUST MEET THE REQUIREMENTS OF THE STATE OF FLORIDA MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS, AND ALL CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) UNLESS OTHERWISE SPECIFIED HEREIN.
- CONTRACTOR SHALL SUBMIT CONSTRUCTION SITE SEDIMENT AND EROSION CONTROL AFFIDAVIT TO THE CITY PRIOR TO ANY LAND DISTURBANCE.
- CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO (2) WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGAL DESCRIPTION

Parcel G33-065 (per O.R. Book 3555, Page 645)
The North 150.00 feet of that part of the following described Parcel lying South of the South Right-of-Way of C-468: Begin at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida, run East 35 yards (105 feet), South 140 yards (420 feet), West 35 yards, North 140 yards to the Beginning.

Parcel G33-153 (per O.R. Book 3729, Page 538)
The North 150.00 feet of that part of the following described Parcel lying South of the South Right-of-Way of C-468: Begin at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida, run East 35 yards (105 feet), South 140 yards (420 feet), West 35 yards, North 140 yards to the Beginning.

Parcel G33-127 (per O.R. Book 3671, Page 482)
Begin at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida, run East 35 yards (105 feet), South 140 yards (420 feet), West 35 yards, North 140 yards to the Beginning. Less the North 150 feet thereof.

Parcel G33-078 (per O.R. Book 3488, Page 594)
Beginning at the NW corner of the NW 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida, then South, 399 feet; thence North, 399 feet to the Point of Beginning, LESS Road Right of Way and LESS the West 105 feet thereof (OR 128, page 107), Sumter County, Florida.

ALL BEING DESCRIBED AS FOLLOWS:
Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida; then N00°28'58"E, along the West line of the NW 1/4 of said Section 33, a distance of 672.00 feet; then S89°47'02"E, to the East maintained right-of-way line of Bigham Trail (also known as CR 505), a distance of 24.50 feet to a rod and disk stamped "Farbar, LB 4709" and the Point of Beginning; then N00°28'58"E, along said East maintained right-of-way line, a distance of 631.90 feet to the Point of Intersection with the South right-of-way line of Warm Springs Avenue (formerly C-468, right of way varies); then S89°49'13"E, along said South right-of-way line, a distance of 185.50 feet to a steel rod and cap stamped "Farbar, LB 4709"; then S00°28'58"W, a distance of 382.88 feet; then S89°47'51"E, a distance of 14.72 feet to a steel rod and cap stamped "Farbar, LB 4709"; then S00°25'03"W, a distance of 249.14 feet to a steel rod and cap stamped "Farbar, LB 4709"; then N89°47'02"W, a distance of 200.50 feet to the Point of Beginning.

SITE DATA

TOTAL AREA = 120,930 sq.ft. (2.78 ac.)
PROJECT AREA = 68,444 sq.ft. (1.57 ac.)
PARCEL ID# G33-065, G33-153, G33-127 & G33-078
PROPOSED IMPERVIOUS AREA = 43,232 sq.ft. (0.99 ac.)
PERCENT IMPERVIOUS AREA = 35.7% (of total area)
MAX ISR = 70%
FLOOD ZONE = "X"
FUTURE LAND USE = SOUTH WILDWOOD NEIGHBORHOOD MIXED USE
EXISTING USE OF SITE = VACANT
PROPOSED USE OF SITE = COMMERCIAL / RETAIL
PROPOSED BUILDING SQUARE FOOTAGE = 11,960 sq.ft.
FAR = 11,960 / 120,930 = 0.10
MAX FAR = 0.5
BUILDING MAX HEIGHT = 28'-0"
BUILDING SINGLE STORY
PROJECTED NUMBER OF EMPLOYEES = 15 EMPLOYEES
CONSTRUCTION TYPE = II-B (UNSPRINKLED)
REQUIRED FIRE FLOW PER NFPA = 2250 GPM
PARKING REQUIRED = 1 space per 250 sq.ft. = 48 spaces
PARKING PROVIDED = 48 spaces
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

OWNER

Vinod Miryala, Manager
468 Properties, LLC
2777 CR 202
Oxford, Florida 34484

CONTRACTOR

Jimmy Mullins, President
Sandspur Construction
207 Meadows Street
Wildwood, Florida 34785
Phone (352) 266-8331
Email: jmmullins@sandspurinc.com

ENGINEER

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

SURVEYOR

David W. Hirst
D.W. Hirst & Associates, Inc.
13560 SE 36th Avenue
Sumnerfield, Florida 34491
Phone (352) 347-6775
Email: dwh@dwlandsurveying@aol.com

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C1.1

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LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
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keith@riddlenewman.com
C1.1

Digitally signed by
Keith E Riddle
Date:
2024.02.14
16:40:21
-0500'
KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 35800
R.S.H.
K.E.R.
1"=1,000'
1/17/23
2018

COVER SHEET
BIGHAM PLAZA
FLORIDA
WILDWOOD
C1.1



CONSTRUCTION NOTES

ALL CONSTRUCTION WITHIN RIGHT-OF-WAY SHALL MEET THE LATEST EDITION OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY SHALL BE GRADED & SOODED WITH ARGENTINE BAHIA 500.

ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS SECTION 102.

ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE LEAD-FREE THERMOPLASTIC.

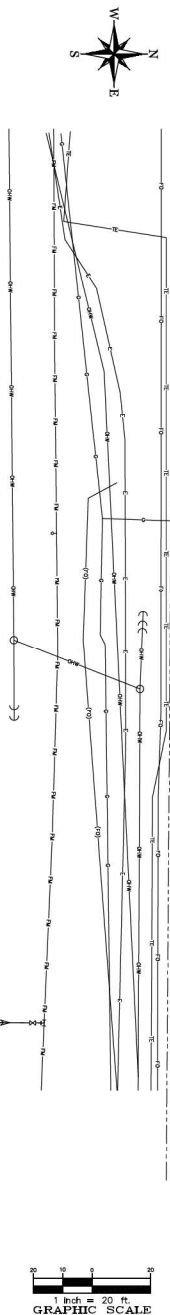
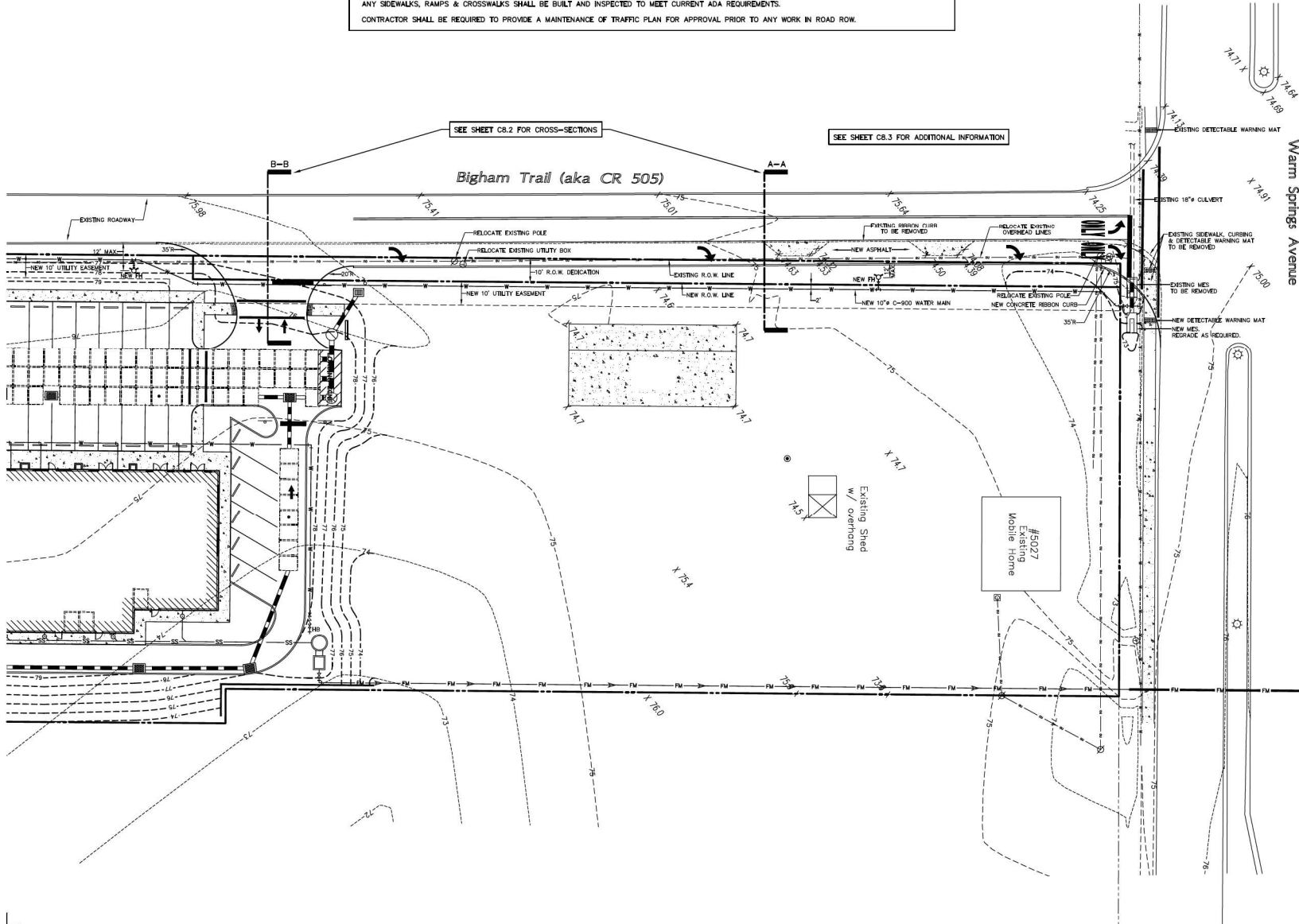
ALL SIGNAGE SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 700.

REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT INDEX NO. 706-001.

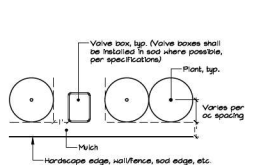
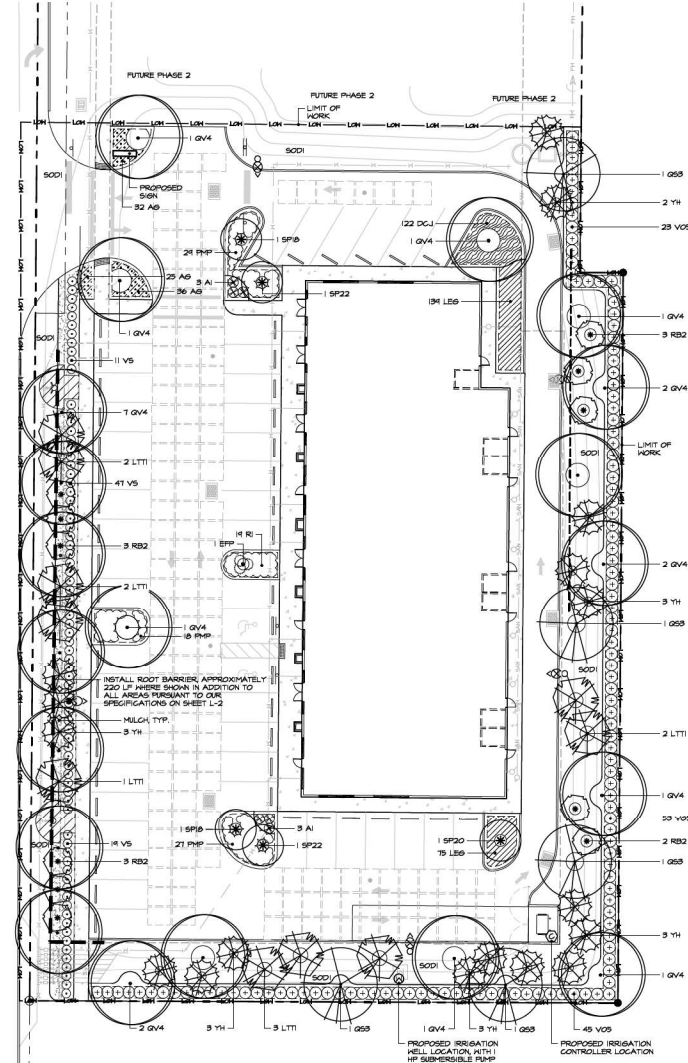
CONTRACTOR SHALL BE REQUIRED TO UPDATE\ADD\REMOVE SIGNS AND/OR PAVEMENT MARKINGS THAT ARE NOT IN COMPLIANCE WITH CURRENT STANDARDS.

ANY SIDEWALKS, RAMPS & CROSSWALKS SHALL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

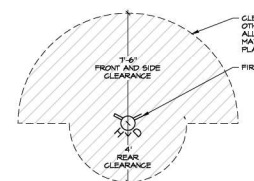
CONTRACTOR SHALL BE REQUIRED TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN FOR APPROVAL PRIOR TO ANY WORK IN ROAD ROW.



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TURN LANE PLAN	BIGHAM PLAZA WILDWOOD FLORIDA
DESIGNED: R.E.R. CHECKED: 11/20/23 DATE: 1/17/23 SCALE: 1/17/23	RIDDLE - NEWMAN ENGINEERING, INC. 115 NORTH CANAL STREET WILDWOOD, FLORIDA 32148 PHONE: (352) 787-7412 FAX: (352) 787-7412 keith@riddle-nm.com www.riddle-nm.com
PROJECT NO. 21/024	SHEET NO. C8.1



OFFSET DETAIL
N.T.S.



FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.



TREES EVALUATED BY:
CERTIFIED ARBORIST
WILLIAM F. NEELHAM JR.
FL-5846A
LANDSCAPE ARCHITECT
JOHN OLTERS, P.L.A.
LA-0001571

Required Perimeter Buffers
North Buffer: ITS LF
Required: No buffer required

South Buffer: 160 LF
Required: 20' width, 3 canopy trees, 5 understory trees, continuous hedge per 100 lf
5 canopy, 8 understory, continuous hedge
*Provided: 5 canopy trees, 9 understory trees with continuous landscape hedge

East Buffer: 23d LF
Required: 20' width, 3 canopy trees, 5 understory trees, continuous hedge per 100 lf
4 canopy, 15 understory, continuous hedge
*Provided: 4 canopy, 15 understory trees with continuous landscape hedge

West: 26d LF
Required: 15' width, 3 canopy trees, 5 understory trees, continuous hedge per 100 lf
4 canopy, 14 understory, continuous hedge
*Provided: 4 canopy, 14 understory trees with continuous landscape hedge

*Trees provided as required

Landscape parking lot Requirements
Gross Vehicular use area: 24,780 SF
Landscape (islands): 2,446 sf (10.0%)

Required: 1 canopy tree and 3 shrubs for every 25 parking spaces
2 canopy trees, 4 shrubs
Provided: 4 canopy, 6 palms, 432+ shrubs
Palms trees were used where site lighting, building, or buffer conflicts prevented using canopy trees

Existing Tree Calculations
Total existing trees all species over 10' DBH: 884

Non-Viable Live Oaks removed: 0
Viable Live Oaks removed: 1
10"-11" = 0 (0') DBH
12"-35" = 1 (20') DBH
36"-41" = 0 (0') DBH

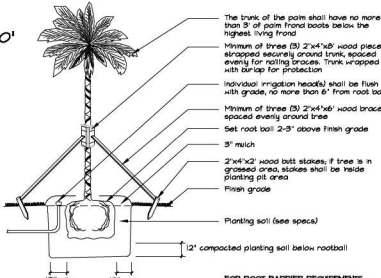
Replacement Live Oak Trees Required
0 Viable Oaks removed x 1 = 0 required
1 Viable Oaks removed x 3 = 3 required
0 Viable Oaks removed x 4 = 0 required

Replacement Live Oaks trees required total: 3
Replacement Live Oaks provided: 3
Deficit number of Live Oaks: 0

Non-Viable all other species removed: 22
Viable all other species removed: 9
10"-11" = 9 (14') DBH
12"-35" = 2 (0') DBH
36"-41" = 0 (0') DBH

Replacement Trees all other species Required
9 all other species removed x 1 = 9 required
0 all other species removed x 3 = 0 required
0 all other species removed x 4 = 0 required

Replacement trees all other species provided: 66
Replacement trees all other species: 00



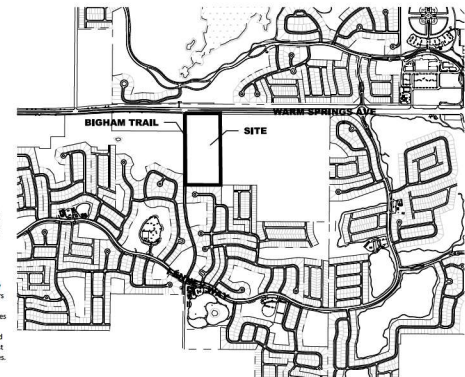
PALM INSTALLATION DETAIL
N.T.S.

FOR ROOT BARRIER REQUIREMENTS, SEE ROOT BARRIER DETAIL.
TREE STAKING:
ALL TREE STAKING TO BE REMOVED WITHIN ONE YEAR OF INSTALLATION

PLANT SCHEDULE

Key	Qty	Plant Name	Size and Spacing	Maintenance
AG	43	Argemone africana - (AG)	1 1/2' full 3-4 ppp min, 18" oc	24" H x full moss, remove dead flower stalks
A1	6	African iris, white Delos vegeta - (A1)	1 1/2' full 5-6 ppp min, 42" oc	Allow natural growth, deadhead regularly
DCJ	122	Dwarf Confederate Jasmine Trachelospermum asiaticum 'Nana' - (DCJ)	1 1/2' full 10" runners, 5-7 runners min, 18" oc	10-15" H, full moss, prevent invasion into other plants, hand weed bed only, no herbicide or tools
EPF	1	European Fan Palm Chamaea humilis - (EPF)	Cont/B4B, 4' OA, multi-trunk, mature specimen	Allow natural growth, careful environment
LEB	214	Shrubby Cordyline Allotropa Lycopodium - (LEB)	1 1/2' full 5-7 ppp min, 18" oc	18" H x full moss
LTT	10	Ligularia, tree type Ligularia japonica - (LTT)	34B, 2 1/2' H x 6' W, multi-trunk, 2' min open below	Allow natural growth 6-8' open below, prune informally do not shear
PHF	74	Phygelius Dwarf Japanese Yew Podocarpus nagi/phyllis 'Pruniger' - (PHF)	4B, 10-12" H x 12-18" W, 3' oc	30" H x full moss, maintain informally do not shear
Q55	5	Shumard Oak Quercus shumardii - (Q55)	40B, 2 1/2' H x 6' W, 2' DBH min	Allow natural growth, prune only for form or dead wood
QV4	2	Live Oak Quercus virginiana - (QV4)	40B, 2 1/2' H x 6' W, 2' DBH min	Allow natural growth, prune only for form or dead wood
R82	1	Redbud Cercis canadensis - (R82)	Cont/B4B, 2-1/2' H x 4' W, 2' DBH min	Allow natural growth, prune only for form or dead wood
RI	1	Redbud Cercis canadensis - (RI)	40B, 2 1/2' H x 6' W, 2' DBH min	Allow natural growth, prune only for form or dead wood
SP18	2	Sabal Palm Sabal palmetto - (SP18)	38, hurricane cut, 18" CT H	Allow natural growth, prune only dead fronds to keep full round head
SP20	1	Sabal Palm Sabal palmetto - (SP20)	38, hurricane cut, 20" CT H	Allow natural growth, prune only dead fronds to keep full round head
SP22	2	Sabal Palm Sabal palmetto - (SP22)	38, hurricane cut, 22" CT H	Allow natural growth, prune only dead fronds to keep full round head
V05	12	Sweet Viburnum Viburnum acerifolium - (V05)	4B, 18" H x 18" W, 4' oc	4' H x 4' full hedge
V5	71	Sandbar Viburnum Viburnum acerifolium - (V5)	4B, 18" H x 18" W, 4' oc	4' H x 4' full hedge
YH	1	Yucca filifolia, tree type Yucca filifolia - (YH)	40B, 6-7' H x 4-5' W, multi-trunk, 3' depth	Allow natural growth, do not shear, prune only for form or dead wood
MLCH	1	Philodendron Philodendron - (MLCH)	3' depth	Remove pruning or as needed
S021	1	Argentine Sycamore Platanus argentea - (S021)	Palmet	irrigated

NOTES:
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.



LOCATION MAP
N.T.S.

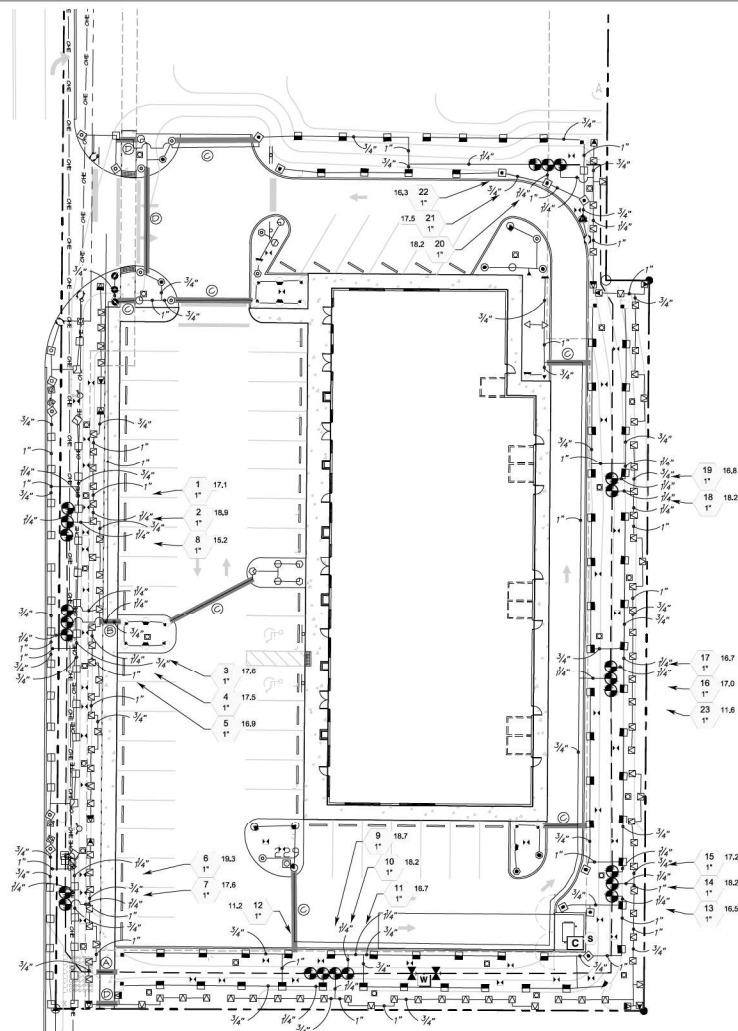
REVISIONS
DATE
BY

MPA
Michael Pape & Associates, PA
LAND PLANNING - SITE DESIGN - LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL 34471-3500 • www.mpafla.com

SANDSPUR CONSTRUCTION
MILWOOD, FLORIDA
PERMIT LANDSCAPE PLAN

DATE: 02-14-24
DWN BY: JLD/RAZ
CRD BY: JLD
SHEET 1 OF 2

L-1



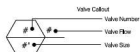
ZONE 1 TO HAVE LATERALS INSTALLED TO ALL TREE SPRAYS SHOWN WITHIN IRRIGATED AREAS OF ZONES 1-7. ALL LATERALS TO BE SIZED SO THE VELOCITY DOES NOT EXCEED FIVE FEET PER SECOND.

ZONE 2 TO HAVE LATERALS INSTALLED TO ALL TREE SPRAYS SHOWN WITHIN IRRIGATED AREAS OF ZONES 15-22. ALL LATERALS TO BE SIZED SO THE VELOCITY DOES NOT EXCEED FIVE FEET PER SECOND.

ZONE 3 TO HAVE LATERALS INSTALLED TO ALL TREE SPRAYS SHOWN WITHIN IRRIGATED AREAS OF ZONES 15-22. ALL LATERALS TO BE SIZED SO THE VELOCITY DOES NOT EXCEED FIVE FEET PER SECOND.



SCALE: 1"=20'



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IT'S THE LAW IN FLORIDA



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ABC	PSI	GPM	RADIUS
1	Rain Bird 1806-PR530 Hunter 5' strip spray	LC6	30	0.65	5'x15'
2	Rain Bird 1806-PR530 Hunter 5' strip spray	RC6	30	0.65	5'x15'
3	Rain Bird 1806-PR530 Hunter 5' strip spray	55T	30	1.30	5'x30'
4	Rain Bird 1806-PR530 8' radius	180	30	0.47	8'
5	Rain Bird 1806-PR530 8' radius	40	30	0.24	8'
6	Rain Bird 1806-PR530 8' radius	120	30	0.32	8'
7	Rain Bird 1806-PR530 12' radius	180	30	1.30	12'
8	Rain Bird 1806-PR530 12' radius	40	30	0.65	12'
9	Rain Bird 1806-PR530 12' radius	120	30	0.81	12'
10	Rain Bird 1806-PR530 15' radius	180	30	1.86	15'
11	Rain Bird 1806-PR530 15' radius	40	30	0.97	15'
12	Rain Bird 1806-PR530 15' radius	120	30	1.30	15'
13	Rain Bird 1806-PR530 adjustable arc	Adj	30		10'
14	Rain Bird 1806-PR530 adjustable arc	Adj	30		12'
15	Rain Bird 1806-PR530 adjustable arc	Adj	30		15'
16	Rain Bird 1806-PR530 15' strip series	RC6	30	0.44	1'x15'
17	Rain Bird 1812-PR530 Hunter 5' strip spray	LC6	30	0.65	5'x15'
18	Rain Bird 1812-PR530 Hunter 5' strip spray	RC6	30	0.65	5'x15'
19	Rain Bird 1812-PR530 Hunter 5' strip spray	55T	30	1.30	5'x30'
20	Rain Bird 1812-PR530 8' radius	180	30	0.47	8'
21	Rain Bird 1812-PR530 8' radius	40	30	0.24	8'
22	Rain Bird 1812-PR530 10' radius	180	30	0.66	10'
23	Rain Bird 1812-PR530 10' radius	40	30	0.42	10'
24	Rain Bird 1812-PR530 12' radius	180	30	1.30	12'
25	Rain Bird 1812-PR530 12' radius	40	30	0.67	12'
26	Rain Bird 1812-PR530 15' radius	40	30	0.97	15'
27	Rain Bird 1812-PR530 adjustable arc	Adj	30		8'
28	Rain Bird 1812-PR530 adjustable arc	Adj	30		10'
29	Rain Bird 1812-PR530 adjustable arc	Adj	30		12'
30	Rain Bird 1812-PR530 adjustable arc	Adj	30		15'
31	Four Rain Bird 1806-PR530 with 5G-25H	180	30	4 x 20	25'
32	Two Rain Bird 1806-PR530 with 5G-25H	180	30	2 x 20	25'

SYMBOL

1	Rain Bird PSA in a 12" Valve Box
2	Nibco T113 1-1/2" Backflow Preventer
3	Rain Bird ESP-24LXME 24 Station Controller
4	Rain Bird RSD Rain Sensor
5	4" Well with 1 hp submersible pump to produce 22 gpm @ 55 psi

— Irrigation Lateral Line: PVC Class 160

--- Irrigation Mainline: PVC Class 200 1-1/2"

— Irrigation Sleeve: PVC Schedule 40 (see schedule)

Crawford Irrigation Design, Inc.

IRRIGATION DESIGN AND CONSULTATION SERVICES

Edgewater, Florida
Tel: (386)-424-0021

EMAIL: CID@Atlantic.net



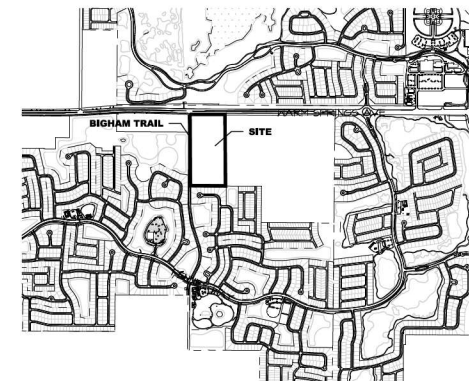
This item has been electronically signed and sealed by John J. Otters on 02/14/24 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird	1"	Turf Sprays	17.1
2	Rain Bird	1"	Shrub Sprays	18.4
3	Rain Bird	1"	Shrub Sprays	17.6
4	Rain Bird	1"	Shrub Sprays	17.3
5	Rain Bird	1"	Turf Sprays	16.9
6	Rain Bird	1"	Turf Sprays	19.3
7	Rain Bird	1"	Shrub Sprays	17.6
8	Rain Bird	1"	Tree Bubbler	15.2
9	Rain Bird	1"	Turf Sprays	18.7
10	Rain Bird	1"	Shrub Sprays	18.2
11	Rain Bird	1"	Turf Sprays	16.7
12	Rain Bird	1"	Tree Bubbler	11.2
13	Rain Bird	1"	Turf Sprays	16.5
14	Rain Bird	1"	Shrub Sprays	18.2
15	Rain Bird	1"	Turf Sprays	17.2
16	Rain Bird	1"	Shrub Sprays	17.0
17	Rain Bird	1"	Turf Sprays	16.7
18	Rain Bird	1"	Shrub Sprays	18.2
19	Rain Bird	1"	Turf Sprays	16.8
20	Rain Bird	1"	Shrub Sprays	18.2
21	Rain Bird	1"	Turf Sprays	17.5
22	Rain Bird	1"	Tree Bubbler	11.6

IRRIGATION SLEEVING LEGEND

- (A) = (1) 4" SLEEVE
(2) 2" SLEEVE
- (B) = (3) 2" SLEEVE
- (C) = (2) 2" SLEEVE
- (D) = (1) 2" SLEEVE



LOCATION MAP
N.T.S.

SANDSPUR CONSTRUCTION
WILDMOOD, FLORIDA
IRRIGATION PLAN

DATE: 02-14-24

DRAWN BY: JJO/BAZ

CHECKED BY: JJO

SHEET 1 OF 2

IR-1



Keith F. Silas
AR12923

**Robert Reid Wedding
Architects & Planners, AIA, Inc.**
4112 Cypress Street - Tampa, Florida 33607 • 813-879-0596
611 South Military Trail - Deerfield Beach, Florida 33449 • 954-428-0361
Florida Qualifying Agent A910060200



468 PROPERTIES, LLC
BIGHAM PLAZA RETAIL CENTER
5561 BIGHAM TRAIL
WILDWOOD, FL 34785
commission number 22-055

date	description	date	description
10/20/22	PREM SET TO UNDER/CONSULANT		
10/26/22	MOVED ROOF ACCESS LADDER		
11/1/22	CORRECT ELEVATION TILES (EAW)		
11/1/22	more coord with asphers		
11/5/22	MOVED NOTES & HANGERS		

sheet no.
A-4.1

12
EXTERIOR ELEVATIONS
SCALE: AS NOTED
A-4.1

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2307-007 WW Cave Vehicular Multi-story Garage

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2307-007 WW Cave Vehicular Multi-Story Garage
Parcel Number:	D08E002
Acreage:	4.15 +/-
Property Location:	Located at the NE Corner of CR 105
Owner:	The Caves Development Group TV, LLC
Applicant:	Charles Ringland III w/ The Caves Development Group TV, LLC

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a Multi-Story Vehicular Storage Garage Project consisting of three buildings featuring a total of 84,917 square feet of space (9,012 sq. ft. for Building 1, 52,264 sq. ft. for Bldg. 2, and 23,641 sq. ft. for Bldg. 3 respectively), with 48 units and associated garage parking space, a 704-square-foot Wash Bay, landscaping buffers, retentions pond area, Lift Station, Irrigation Well, and associated infrastructure improvements on 4.15 acres MOL, on a C-3 zoned parcel, as per the attached plans.

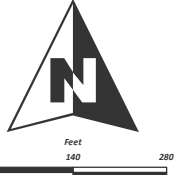
SP 2307-007 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 4/4/2024

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

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2307-007 WW CAVES VEHICULAR MULTI-STORY GARAGE PARCEL D08E002	MAP 1B LOCATION MAP AUGUST 2023
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NOTE:
THESE PLANS MAY HAVE BEEN REDUCED OR INCREASED IN
SIZE BY REPRODUCTION(S). THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.

LEGAL DESCRIPTION

LOT 2, LEATHERMAN SUBDIVISION, ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 24,
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

UTILITY COMPANIES

ELECTRIC:

SECO ENERGY
330 US-301
SUMTERVILLE, FL 33585
(352) 793-3801

CABLE PROVIDER:

COMCAST SERVICE CENTER
17860 SE 109th AVE. SUITE 624
SUMMERFIELD, FL 34491
(855) 616-9200

WASTE COLLECTION:

CITY OF WILDWOOD
PHYSICAL ENVIRONMENT/UTILITY
BILLING DEPARTMENT
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

WASTEWATER:

CITY OF WILDWOOD
UTILITIES DEPARTMENT
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

POTABLE WATER:

CITY OF WILDWOOD
UTILITIES DEPARTMENT
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

TELEPHONE:

CENTURYLINK TELEPHONE
1020 S. MAIN STREET
WILDWOOD, FL 34785
(352) 323-1297

SITE DATA TABLE

SITE ADDRESS:	C.R. 105 WILDWOOD, FL. 34785
SITE AREA:	180,717 S.F. (4.15AC.)
PARCEL ID:	D08E002
EXISTING ZONING DESIGNATION:	C-3 - (COMMERCIAL)
FUTURE LAND USE:	C - (COMMERCIAL)
DEVELOPMENT TYPE:	COMMERCIAL
BUILDING USE:	VEHICULAR STORAGE GARAGE
FEMA FLOOD ZONE:	"X"
SOILS:	(08) LAKE FINE SAND
DESIGN DISTRICT:	COMMUNITY
OPEN SPACE REQUIREMENTS:	20% OPEN SPACE
FAR REQUIREMENTS:	MAXIMUM FAR 0.5

AGENT / OWNER

OWNER / AUTHORIZED AGENT:

THE CAVES DEVELOPMENT
GROUP TV LLC
CHARLES RINGLAND III
4848 SW 23RD AVE.
CAPE CORAL, FL 33914
(239) 980-4613

ENGINEERING / AUTHORIZED AGENT:

MAASTRICHT ENGINEERING INC.
DANIEL JOHNSON PE
7370 COLLEGE PARKWAY
SUITE 211
FORT MYERS, FL 33907
(239) 362-1605

SURVEYOR & MAPPER:

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

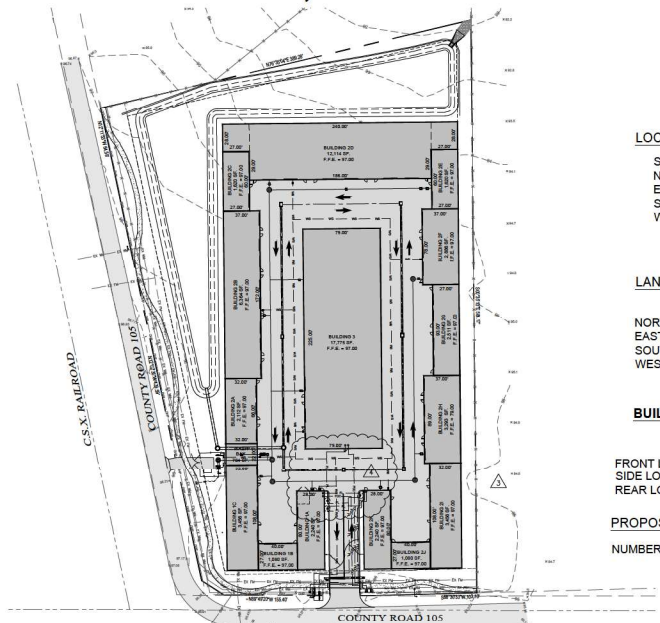
ARCHITECTURE:

INDIGO ARCHITECTURE
KEVIN S. CRUZ PA
4575 VIA ROYAL # 205
FT. MYERS, FL 33919
(239) 245-7195

LANDSCAPE ARCHITECT:

JOSEPH H. KELLEY, RLA, LLC
LANDSCAPE ARCHITECT AND PLANNING
JOSEPH H. KELLEY, RLA
3805 HANOVER STREET
FT. MYERS, FL 33901
EMAIL: JOSH.KELLEY85@COMCAST.NET

SITE CONSTRUCTION PLANS FOR WILDWOOD CAVES VEHICULAR STORAGE GARAGE SECTION 08, TOWNSHIP 18 S, RANGE 23 E WILDWOOD, FLORIDA 34785



VICINITY MAP
SCALE: 1" = 60' (24X36)
1" = 120' (11X17)

LAND USE TABLE			
TOTALS	SITE S.F.	ACRES	%
BLDG.	180,717	4.149	100.0
SIDEWALK CONC.	64,551	1.482	35.72
PAVEMENT	3,781	0.087	2.09
IMPERVIOUS	45,231	1.038	25.03
GREEN SPACE	113,563	2.607	62.84
PERVIOUS	67,154	1.542	37.16

LOCATION	ZONING / FLU	LAND USE
SITE:	C-3 / COM	COMMERCIAL
NORTH:	C-3 / COM	FARM
EAST:	C-3 / COM	COMMERCIAL
SOUTH:	C-3 / COM	COMMERCIAL
WEST:	C-3 / COM	VACANT LOT

LANDSCAPE BUFFERS

	REQ'D	PROVD	ZONE
NORTH:	-	-	C-3
EAST:	-	-	C-3
SOUTH:	25'	25'	C-3 ROW
WEST:	25'	25'	C-3 ROW

BUILDING SETBACKS

	REQ'D	PROVD	LOCATION
FRONT LOT:	25'	25' (S) / 28.35' (W)	SOUTH / WEST
SIDE LOT:	15'	15'	EAST
REAR LOT:	15'	46.24'	NORTH

PROPOSED EMPLOYEES

NUMBER OF EMPLOYEES = 0

PARKING REQUIREMENTS

VEHICULAR STORAGE GARAGE:
STORAGE AREA - 1 SPACE / 2000 SF.
64,551 / 2,000 = 33 SPACES REQUIRED
48 UNITS x 1 GARAGE SPACE/UNIT = 48
SPACES PROVIDED

PROPOSED BUILDING

	LOCATION	TOTAL	1st. FLOOR	2nd. FLOOR
BLDG. 1		9,012 SF.	6,776 SF.	2,236 SF.
BLDG. 2		52,264 SF.	39,296 SF.	12,968 SF.
BLDG. 3		23,641 SF.	17,776 SF.	5,865 SF.
		84,917 SF.	58,848 SF.	21,069 SF.

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS
4. EROSION CONTROL PLAN (SWPPP)
5. SITE, PAVEMENT MARKING
6. GRADING, PAVING & DRAINAGE PLAN
7. CROSS SECTION
8. GRADING, PAVING & DRAINAGE DETAIL
9. CONTROL STRUCTURE DETAIL
10. UTILITY PLAN
11. PLAN & PROFILES
- 11A. - 11B. UTILITY DETAILS (WATER AND SEWER)
12. - 14. LIFT STATION DETAILS
- 15.

DIGITAL SIGNATURE

Digitally signed by Daniel Johnson
Date: 2024.03.22
13:54:40 -0400
Adobe Acrobat
version:
2024.001.20604

DANIEL JOHNSON P.E. 37573
7370 COLLEGE PARKWAY SUITE 211
FORT MYERS, FL 33907
PHONE: (239) 362-1605

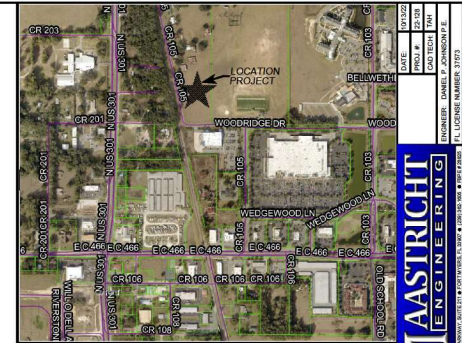
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DIAL 811

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.



LOCATION MAP
SCALE: 1" = 1000'



DEVELOPER:
THE CAVES DEVELOPMENT
GROUP TV LLC
4848 SW 23RD AVE.
CAPE CORAL, FL 33914

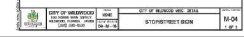
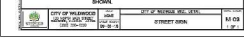
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100. REVISION 100: ADDED COMMENTS FROM 100% PLAN REVIEW

DATE: 03/22/2024
BY: DANIEL JOHNSON
TITLE: PE
PROJECT: WILDWOOD CAVES
SECTION: SECTION 08 - RANGE 23 E
SHEET: 1 OF 15

WILDWOOD CAVES
(VEHICULAR STORAGE
GARAGE)
SECTION 08 - RANGE 23 E
WILDWOOD, FLORIDA 34785

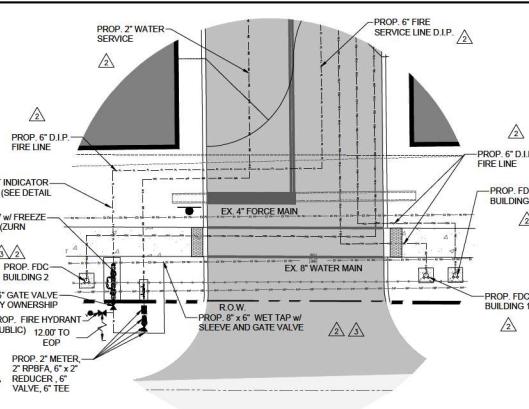
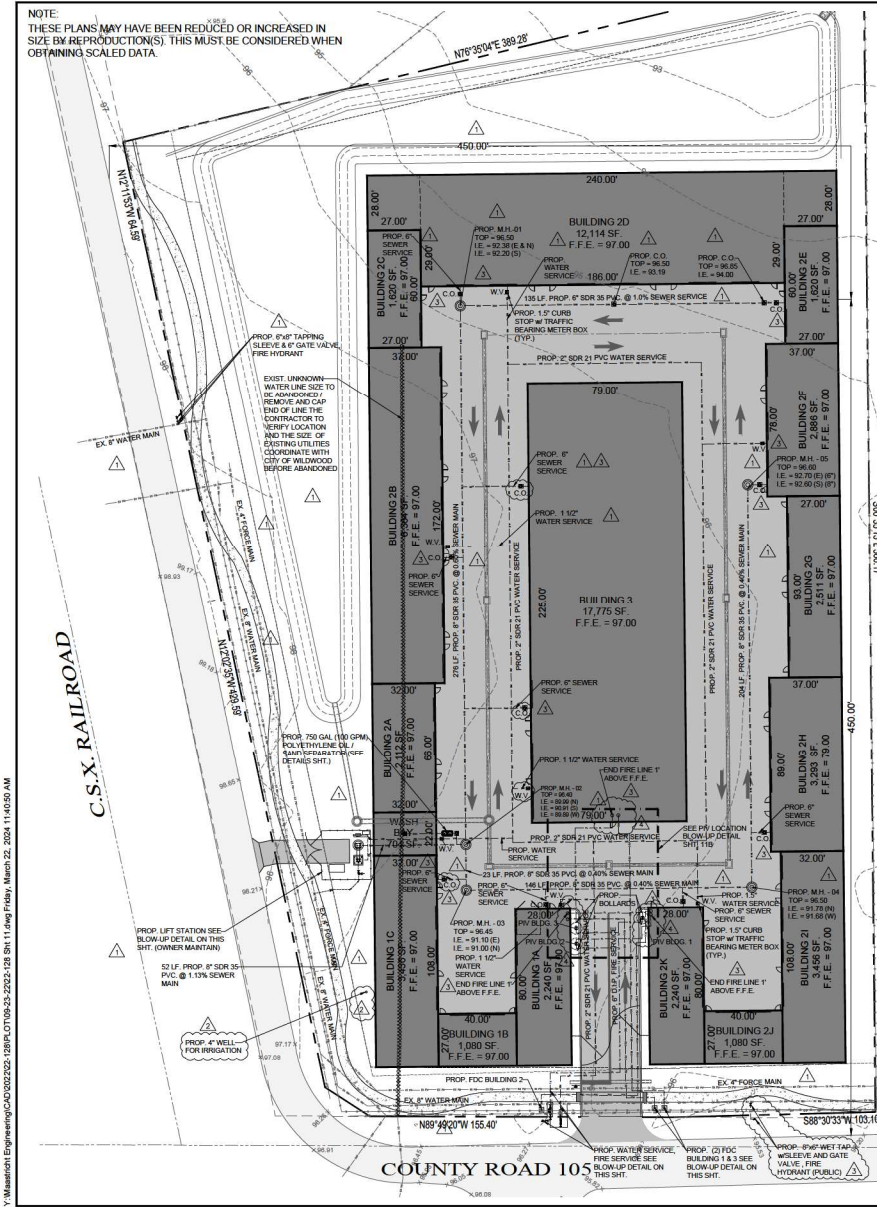
COVER
SHEET

SHEET
1 OF 15



SHEET
5 OF 15

NOTE:
THESE PLANS MAY HAVE BEEN REDUCED OR INCREASED IN
SIZE BY REPRODUCTION(S). THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



FIRE FLOW CALCULATIONS
BASED ON NFPA 1 FIRE CODE LATEST EDITION, CHAPTER 18, TABLE 18.4.1.2 MINIMUM REQUIRED FIRE FLOW AND FLOW CURVE FOR BUILDINGS: A MINIMUM OF 6,250 GPM IS REQUIRED FOR BUILDINGS 51,001 - 60,700 S.F. TOTAL GPM REQUIRED FOR TYPE V, (2000) CONSTRUCTION PER NFPA 220, BUILDINGS 1 (8,000 S.F.) BUILDING 2 (2,200 S.F.) BUILDING 3 (2,200 S.F.)
FIRE FLOW REQUIRED = 775 GPM
FIRE FLOW REQUIRED = 6,250 GPM @ 20 PSI (8,250 + 25 = 1,563 GPM)
MINIMUM REQUIRED = 1,563 GPM (MIN)
PROVIDED = 2,700 GPM @ 20 PSI

PROVIDED BY: 2.789 GPM @ 20 PSI

PRECISION FIRE SYSTEMS, INC.

700 WINDY ROAD, SUITE 100, WILLOWOOD, FL 33511
PHONE: (202) 960-1000 FAX: (202) 960-1000

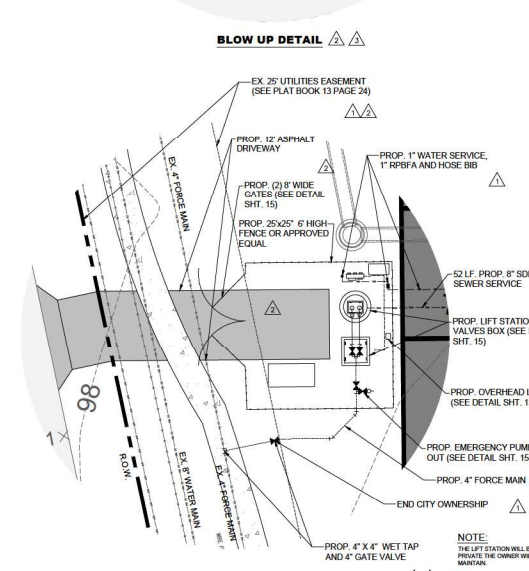
PROPERTY NAME: WILLOWOOD
PROPERTY ADDRESS: CITY OF WILLOWOOD WILLOWOOD FL
DATE OF PLAN: 10/20/2022 10:00 AM EST

SYSTEM #	TIME	UNIT	WATER FLOW	SEWER FLOW	STATIC HEAD	PROF.	G.P.M.	FT/IN
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Comments: _____

 I state that the information on this form is correct at the time and place of my inspection, and that all is operational condition upon my inspection.
 Signature of Inspector: JOHN WILSON Date: 10/20/2022 10:00 AM EST

Design - Installation - Service - Inspection



ALL ELEVATIONS
DENOTED ARE IN
N.A.V.D. 1988
VERTICAL DATUM

NOTE:
ALL WATER METERS SHALL BE FURNISHED AND REMAIN PROPERTY OF THE CITY AND SHALL BE ACCESSIBLE AND SUBJECT TO ITS CONTROL.
IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONTRACT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 10' OF THE EXISTING WALL OR BACK OF THE BUILDING STRUCTURES AS SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONNECT PROPOSED FIRE MAINS AND WATER TO EXISTING UTILITIES.
LOCATED. THE CONTRACTOR WILL COORDINATE WITH ARCHITECT AND CIVIL ENGINEER TO VERIFY LOCATION AND THE SIZE OF EXISTING UTILITIES.
EXISTING MONITORING WELLS TO BE ABANDONED PER 64-05 ADMIN REQUIREMENTS AND SUPPLIED WITH A 4-1/2" DIA. WATER WELL CERTIFIED CONTRACTOR IF NOT PREVIOUSLY PLUGGED.

NOTE:
ALL UTILITY SERVICE TO PROPERTY NOT UTILIZED FOR PROJECT TO BE ABANDONED.

CALL 48 HOURS BEFORE YOU DIG
811
IT'S THE LAW! Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

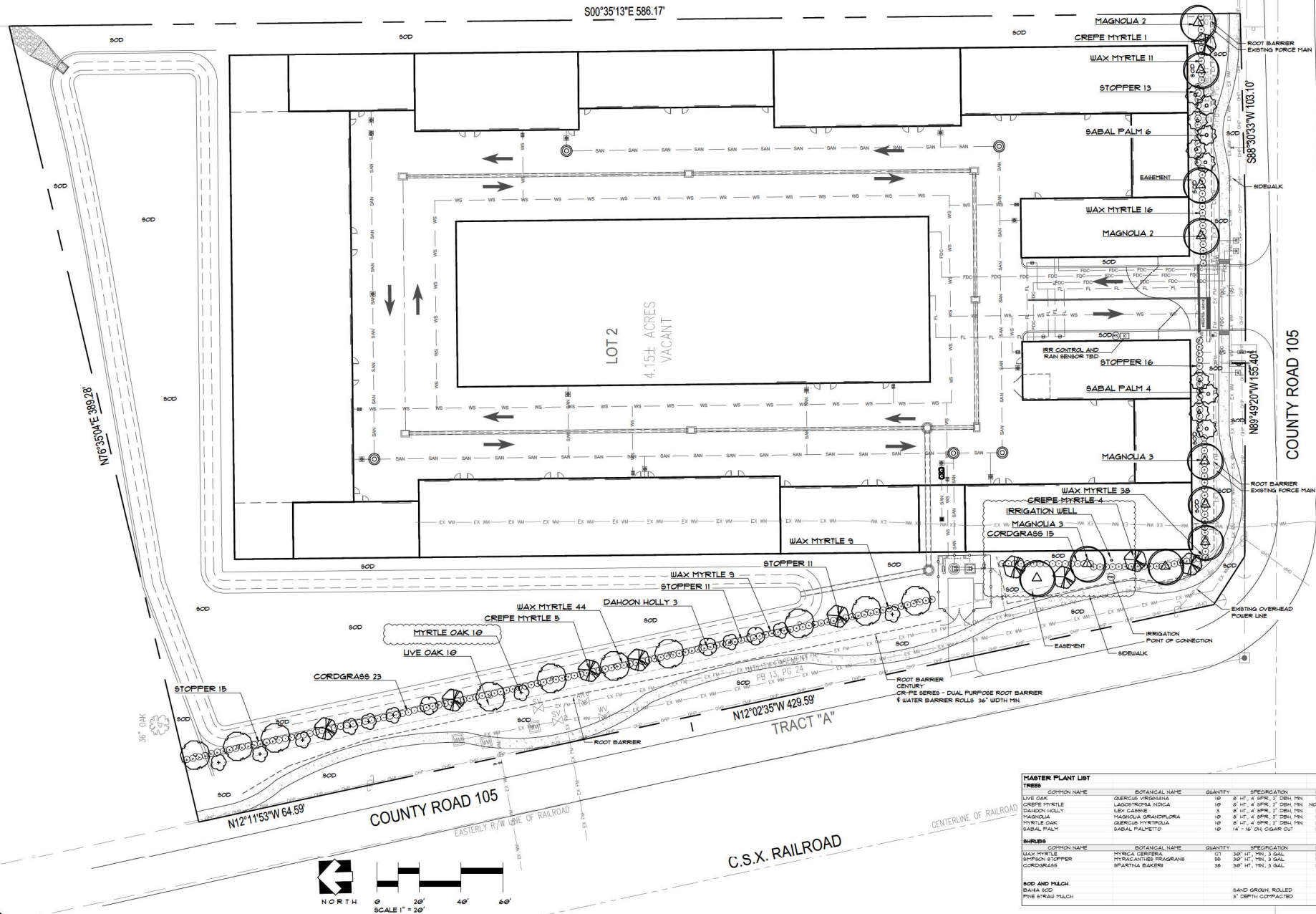
MAASTRICHT ENGINEERING
1700 WINDY ROAD, SUITE 100, WILLOWood, FL 33511
PHONE: (202) 960-1000 FAX: (202) 960-1000

REVISION DESCRIPTION
DATE BY
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WILLOWood CAVES (VEHICULAR STORAGE GARAGE)
SECTION 06, TOWNSHIP 8 S, RANGE 2 E, WILLOWood, FLORIDA 33511

UTILITIES PLAN

SHEET 11 OF 15



JOSEPH H. KELLEY, PLLC
LANDSCAPE ARCHITECTURE AND LAND PLANNING
3000 WILLOW CREEK DRIVE, SUITE 200
JOHN KELLEY & ASSOCIATES

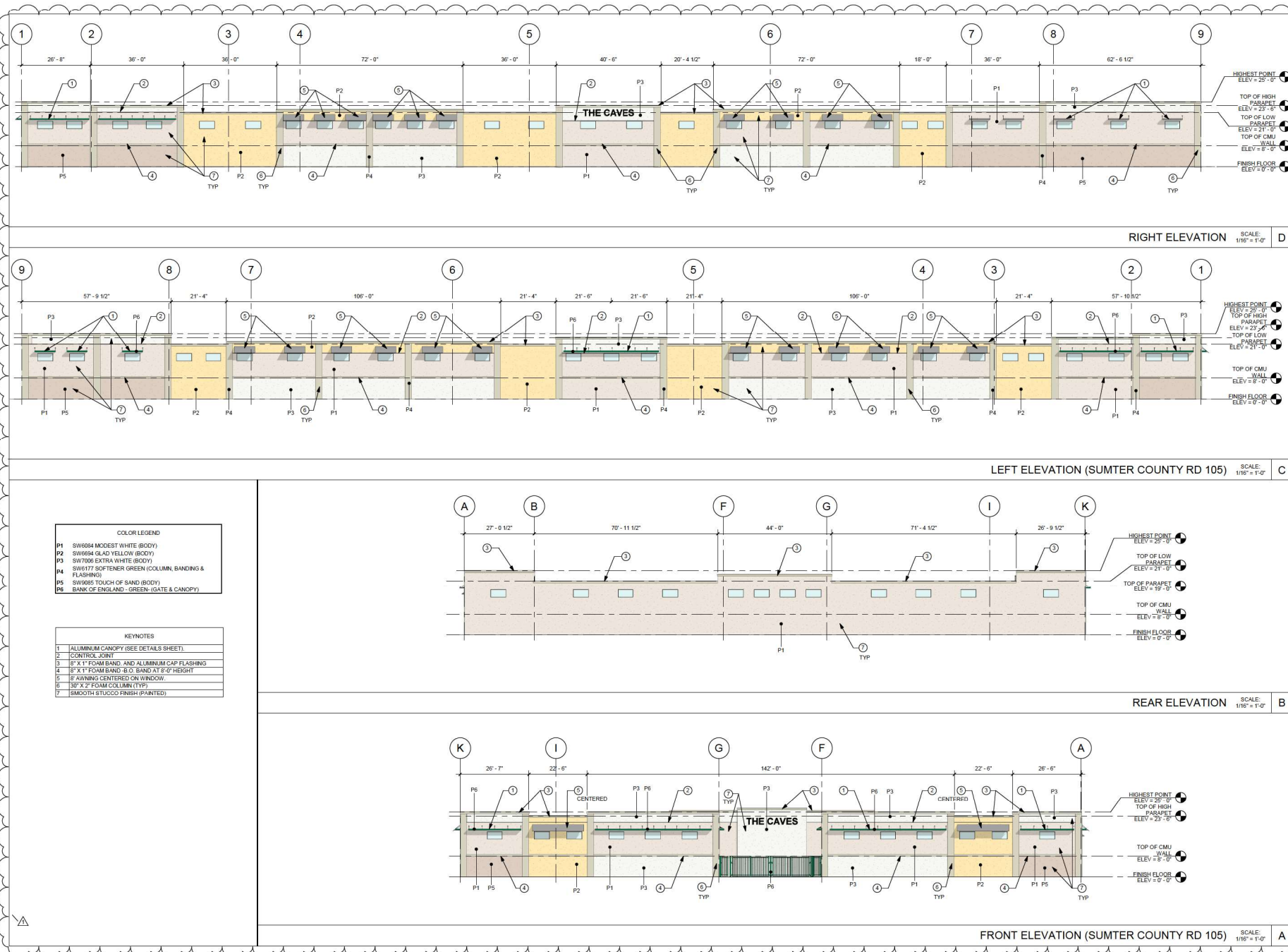
Joseph H. Kelley
Digitally signed by Joseph H. Kelley
Date: 2024.02.23 14:34:01 -0500

WILDWOOD CAVES

C.R. 105 WILLOW, FL
COMMERCIAL DEVELOPMENT
CODE REQUIRED LANDSCAPE PLAN

DATE: 03/07/2023
DRAWN BY: JOSH KELLEY
FILE NAME: WILLOWCAVES-LSV2.DWG
REVISION NOTES:
11.22.2023 REV PER REVIEW
02.23.2024 LOCATE INR. SELL

SHEET NUMBER:
L-1
1 OF 2



INDIGO
ARCHITECTURE
4575 Via Royale # 205
Fort Myers, FL 33919
L 239.245.7195
FL Reg. No.: AR57952

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ARCHITECTURE CONSULTING
ALL RIGHTS RESERVED

Client
THE CAVES DEVELOPMENT
GROUP TV, LLC

Project
THE CAVE WILDWOOD (THE
VILLAGES)
SECTION 08, TOWNSHIP 18 S,
RANGE 23 E WILDWOOD,
FLORIDA 34785

Drawing History
P & Z PERMIT 06/14/23

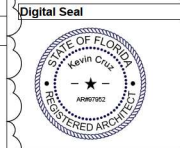
Revisions		
#	Description	Date
1	CITY COMMS	12/13/23

Consulting

Digital Signature
This item has been electronically
signed and sealed by Kevin Cruz
AIA on the date adjacent to the seal
using a SHA authentication code.

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

Kevin S Cruz
AIA
REGISTERED ARCHITECT



Project Number 23018

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number

A-2.1

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood
Owner/Applicant(s)	Wildwood Rehab, LP
Acreage	5.45 +/-
Property Location	The subject property is generally located approximately 116 feet west of the Powell Rd and C 44A intersection along C 44A.
Parcel(s)	G08-021

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 39,218 square-foot rehabilitation hospital and a future 6,000 square-foot medical office with associated infrastructure, per the attached plans.

SP 2309-003 requires a force main extension to supply sewer services to the property. The applicant has been working with the city's utility department on the proposed force main extension route, per the exhibit attached, and with the city attorney on a developer's agreement.



Date: 04/04/2024
Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2309-003 Exalt Health 40-Bed Rehabilitation
Hospital at Wildwood

Representative: Kayla Oliver – Tillman Engineering

Date: 03/06/2024

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

CITY ENGINEER

General:

1. The utility design will be reviewed once the revised sanitary system is designed. Revise and resubmit for review.

DEVELOPMENT SERVICES

1. LDR4.4(C)(17) Please refer to the mitigation requirements in LDR6.10(H)(2). Live Oak mitigation requirement has not been met.
Response acknowledged. Please provide the full landscape plans stating how many Live Oaks in total are being used.
2. LDR4.4(D)(7) Please verify GPD. That shown on the concurrency determination application and reservation application do not match when phases are combined.
Response acknowledged. City conversions are still not accurate. For potable water $10,600\text{GPD}/300\text{GPD} = 35.3$ ERUs. For sanitary sewer $8,833\text{GPD}/250\text{GPD} = 35.3$ ERUs. Please revise concurrency reservation application and include how many gallons per day will be used for irrigation.

[see next page for conversion chart]

7.3. Levels of Service.

(A) *Minimum Levels of Service.* The following Levels of Service which shall be used for concurrency review(s) are adopted for potable water, sanitary sewer, recreation and open space, solid waste and drainage in the capital improvements element of the comprehensive plan and are established as follows:

TABLE 7-1: POTABLE WATER

<i>Potable Water</i>	<i>LOS</i>
1 ERU	300 gpd

TABLE 7-2: SANITARY SEWER

<i>Sanitary Sewer</i>	<i>LOS</i>
1 ERU	250 gpd

3. LDR4.4(E)(1) Surety. The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety in the amount of 120% of the construction costs for any improvements being dedicated to the City (water and force main). Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the director of public works and/or the City Engineer. In all cases where public improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted.

Response acknowledged. Will await the outcome of the developer's agreement to further respond.

4. General: Please provide irrigation plans for review. Please ensure to include the GPD of potable water usage on the plans.

Response acknowledged. Please provide the full set of landscape plans with the irrigation sheets included.

CITY ATTORNEY

1. City Attorney reserves the right to make further comments upon resubmittal.
Standing Comment.
2. New Comment: It appears that notes showing "end of city maintenance" were removed from site plan on Sheet 08.01 Please restore the notes.

FIRE

1. Provide PIVs at fire sprinkler points of connection in compliance with NFPA 24:6.2.9(1). ***STILL MISSING. PIVs now indicated at fire backflow preventer locations. Please contact Julianne.Heredia@sumtercountyfl.gov to discuss possible solutions. ***

UTILITIES – WATER/WASTEWATER

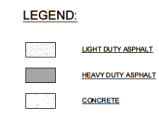
1. Sheet 13.01: Show generator pad on footprint of station.
2. Per City of Wildwood Land Development Regulations, all hospitals are required to install an automatic bar screen on the sewer service before discharge to the city's sanitary sewer system. Add bar screen and detail of screen.
3. The downstream sewer system is at capacity. Submit plan for extension of force main connecting to Main Street sanitary sewer lift station.

Utilities Miscellaneous – Standing Comment

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



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 80 160	SP 2309-003 EXHALT HEALTH 40 BED REHAB HOSPITAL PARCEL G08-021	MAP 1B LOCATION MAP JANUARY 2024
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SITE COVERAGE:
 BASED ON "TABLE 3.4: Density, Intensity, and Lot Standards", MINIMUM OPEN SPACE (%)
 FOR C-1 ZONE IS 15%.

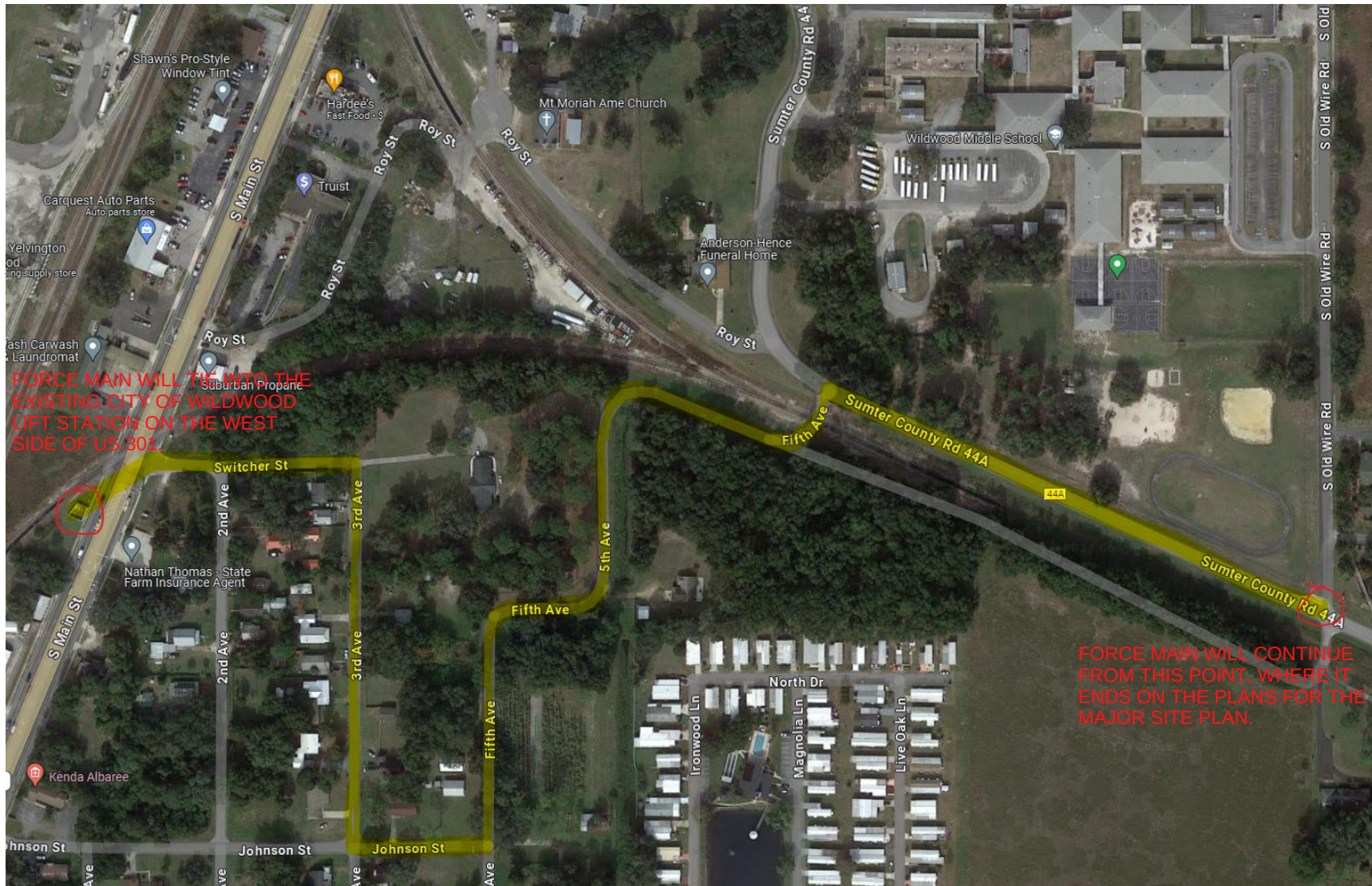
TOTAL SITE AREA	= 237,544 S.F. (5.45 AC.)
REHABILITATION FACILITY AREA	= 39,214 S.F. (0.90 AC.)
MEDICAL OFFICE AREA	= 6,000 S.F. (0.14 AC.)
CONCRETE/ASPHALT DRIVE	= 11,221 S.F. (0.26 AC.)
PROPOSED DRAINAGE RETENTION AREAS	= 36,742 S.F. (0.82 AC.)
PROPOSED OPEN SPACE	= 115,363 S.F. (49%)
REQUIRED OPEN SPACE	= 35,645 S.F. (15%)

NOTES

1. ALL RIGHT-OF-WAY RADIUS AT INTERSECTIONS TO BE 20'.
2. CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILLOWDALE LAND DEVELOPMENT CODE.
3. SIGNAGE MAY BE ALLOWED UP TO ONE FREE STANDING SIGN STRUCTURE PER PERMIT NOT EXCEEDING 12 FEET HIGH FOR EACH LOT. ANY OTHER TYPE OF SIGNAGE MUST BE SUBMITTED TO THE CITY ENGINEER AND SHALL NOT INCLUDE ANY INTERNAL ILLUMINATION OR ANIMATION. ADDITIONAL PERMITS WILL BE REQUIRED FOR SUCH MOVEMENTS.
4. ALL PERMITMENT PAYMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMO PLASTIC PER FDOT PLAN AND SPECIFICATIONS LATEST EDITION.
5. ALL PEDESTRIAN ACCESS CONNECTIONS TO BUILDINGS SHALL BE CONSTRUCTED PER LATEST FLORIDA BUILDING CODE. CONNECTION SHOW ON CIVIL PLANS AND GRAPHICAL REPRESENTATION ONLY.
6. IF ANY PART OF THE DRIVEWAY OR SIDEWALK IS TO BE ON OFF-CURB LOCATION, A SEPARATE SIGN APPLICATION AND FEE IS REQUIRED.
7. ALL SIGNAGE INSTALLATIONS SHALL COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION AND MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION TO INCLUDE BUT NOT LIMITED TO SIGN SIZE AND HEIGHT.

PAVEMENT MARKING NOTES:
ALL MARKINGS PER FDOT 711-001 & 711-102.
ALL MARKINGS WITHIN PUBLIC RIGHT OF WAY TO BE
THERMOPLASTIC PER LATEST FDOT DESIGN STANDARDS.

[illegible]



EXALT HEALTH WILDWOOD - PROPOSED 8" FORCE MAIN ROUTE

ENVIRONMENTAL ARCHITECTURE
1801 CHERRY BLVD, SUITE 300, FORT WORTH, TX 76102
© 2023 E4h - ENVIRONMENTS FOR HEALTH, LLC



EXALT HEALTH
EXALT HEALTH 40 BED
REHABILITATION HOSPITAL WILDWOOD
4755 CR-44A WILDWOOD, FL 34785

PROJECT: 312023

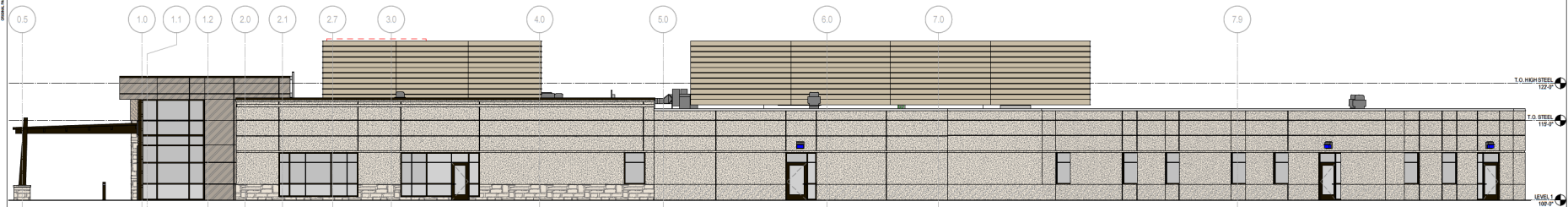
A	DATE	DESCRIPTION
1	06/1	First Revision

ORIG SUBMISSION: 06/25/23
CURRENT:

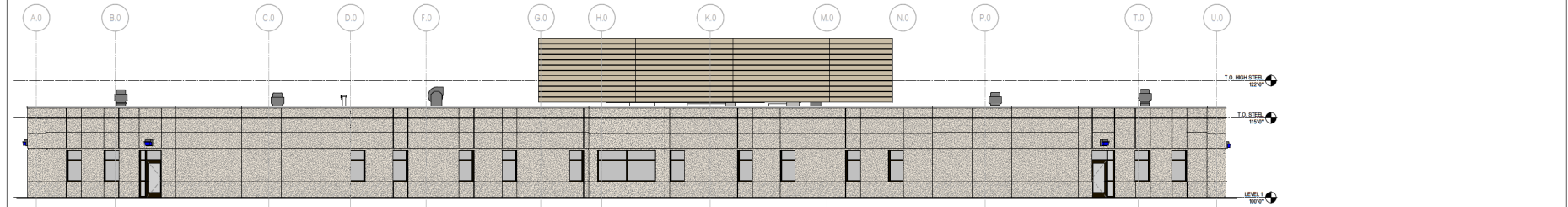
SHEET TITLE AND NUMBER:

A9.01

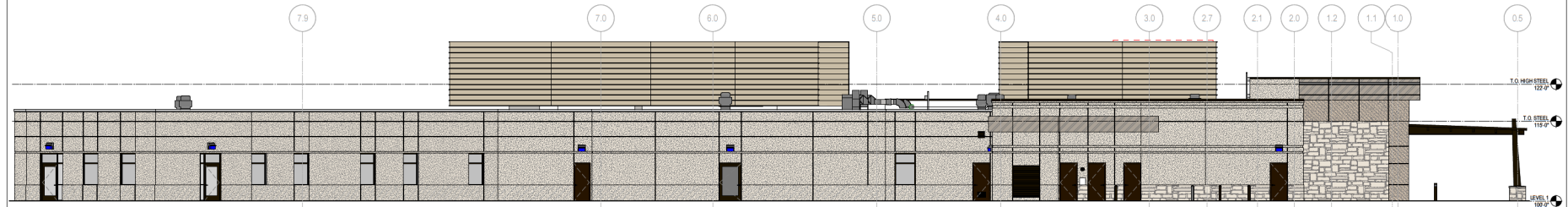
ELEVATIONS-EXTERIOR-
OVERALL



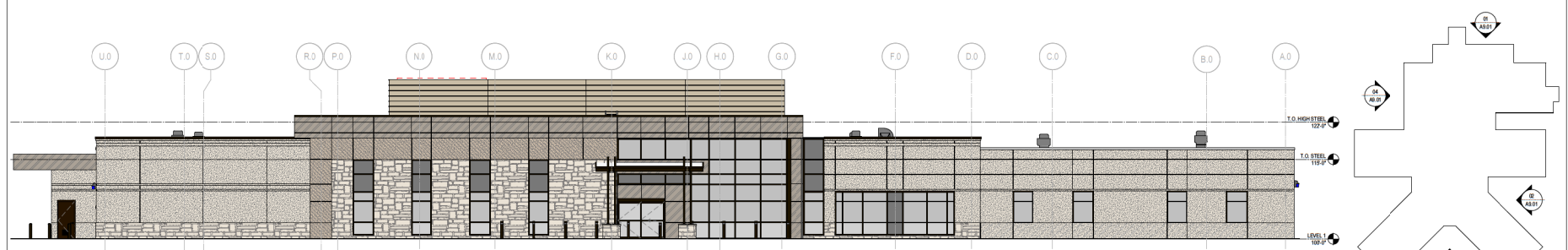
04
EXTERIOR ELEVATIONS OVERALL - WEST
1/8" = 1'-0"



05
EXTERIOR ELEVATIONS OVERALL - EAST
1/8" = 1'-0"



06
EXTERIOR ELEVATIONS OVERALL - EAST
1/8" = 1'-0"



07
EXTERIOR ELEVATIONS OVERALL - NORTH
1/8" = 1'-0"

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2310-012 Betancur Orthodontics

REQUESTED ACTION: Staff recommends approval of the technical waiver and site plan.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2310-012 Betancur Orthodontics
Applicant/Owner(s)	Oxford Oaks Investments, LLC
Acreage	0.5156 +/-
Property Location	The subject property is generally located approximately 0.27 miles east of N US 301, approximately 0.06 miles south of E C 466, along CR 106.
Parcel	D17-036

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 3,193 square-foot orthodontist office with associated infrastructure, per the attached plans. This site plan is accompanied by a technical waiver in regard to the Design District Standards Chapter 1 Section G(1) to allow the stormwater retention area to be within the landscape buffer due to constraints on the site.

The developer will mill and resurface 150 feet of CR 106, due to the increased number of trips the development will produce, per the attached plan.

SP 2310-012 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is consistent with the goals, objectives, and policies in the 2050 Comprehensive Plan, contingent on the approval of the technical waiver.



Date: 04/01/2024
Amanda Bondi
Planner II, Development Services



Project Review Committee Technical Standards Waiver Request

Project Name Betancur Orthodontics

Project #

1. Briefly describe your waiver request.

Build stormwater system within landscape buffer.

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

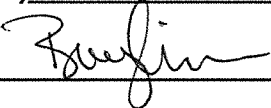
Landscape Design Development Standards, Paragraph G.1

3. Please provide the justification for your waiver request.

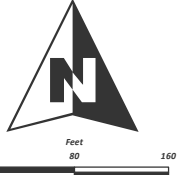
Small site and soils necessitate size of retention system shown on plans.

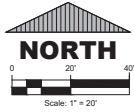
Name (Print) Barry Ginn

Date October 30, 2023

Signature 

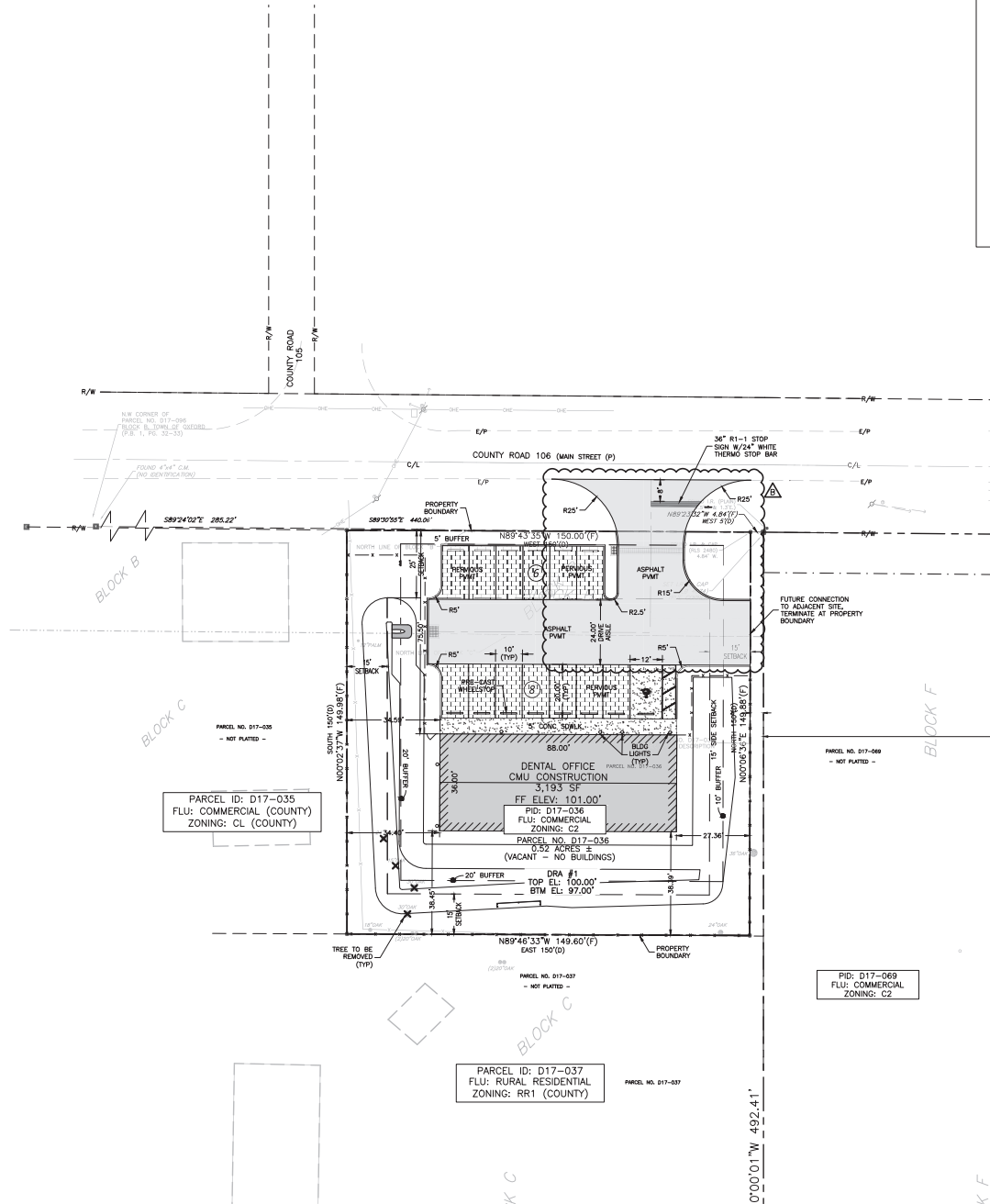


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 80 160	SP 2310-012 BETANCUR ORTHODONTICS PARCEL D17-036	MAP 1B LOCATION MAP OCTOBER 2023
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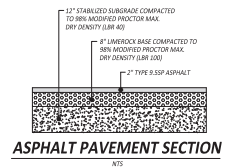
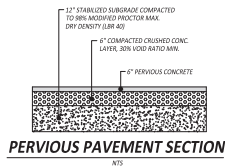
SITE PLAN NOTES:

1. THE PROPOSED BUILDINGS WILL BE USED AS AN ORTHODONTIST OFFICE ON PARCEL D17-036.
2. THE PROPOSED OFFICE BUILDING WILL BE SINGLE-STORY WITH A MAXIMUM BUILDING HEIGHT OF 26'-0".
3. THE PROJECTED NUMBER OF EMPLOYEES FOR THE OFFICE SPACE IS 6.
4. ALL INFRASTRUCTURE ON PRIVATE PROPERTY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER.
5. AN APPROVED SITE PLAN DOES NOT APPROVE ANY SIGN OR ITS LOCATION; A SEPARATE SIGN APPLICATION AND FEE IS REQUIRED.
6. ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH FLORIDA STATE STATUTES REGARDING THE INSTALLATION.
7. 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.



SITE PLAN LEGEND

- PROPOSED BUILDINGS
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED CURB
- PROPOSED SIGNAGE
- PROPOSED SETBACK/EASEMENT
- HANDICAP SYMBOL
- UNINTERRUPTED PARKING SPACES



PROJECT TITLE
**A MAJOR SITE PLAN FOR
BETANCUR ORTHODONTICS**
4265 CR 106
OXFORD, FLORIDA 34484

SHEET TITLE
SITE PLAN

CLIENT INFORMATION
OXFORD DASH INVESTMENTS, LLC
914 SW 145TH STREET
OCALA, FLORIDA 34473

SUBCONSULTANTS



ISSUE DATE

October 20, 2023

PROJECT NUMBER NUMBER

2022-204

REVISIONS

DATE	DESCRIPTION
1/24	CITY COMMENTS
2/24	CITY COMMENTS

SHEET DESIGNATION

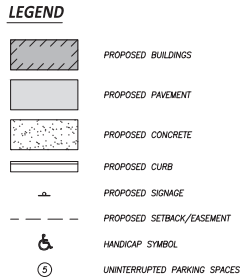
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SHEET

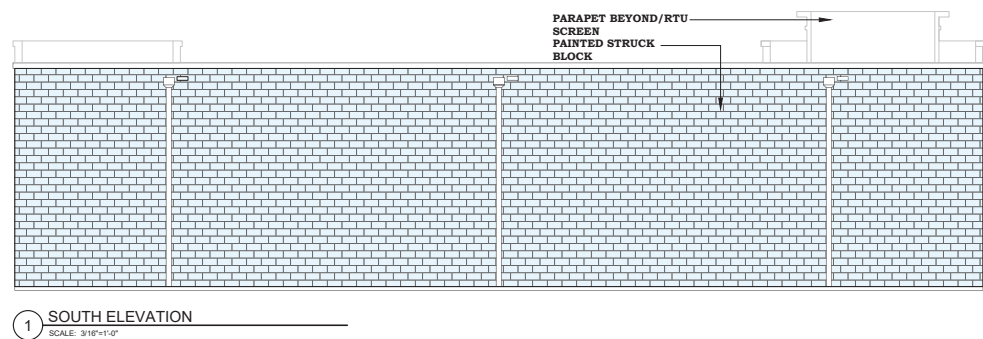
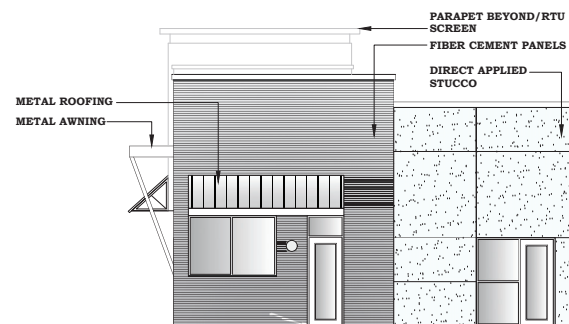
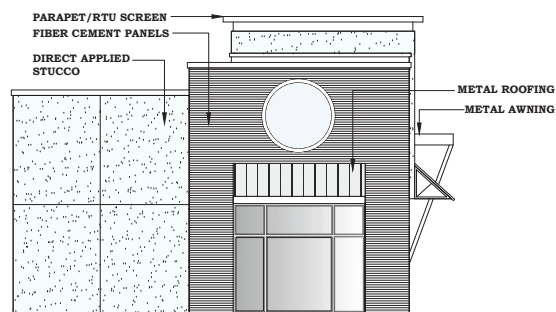
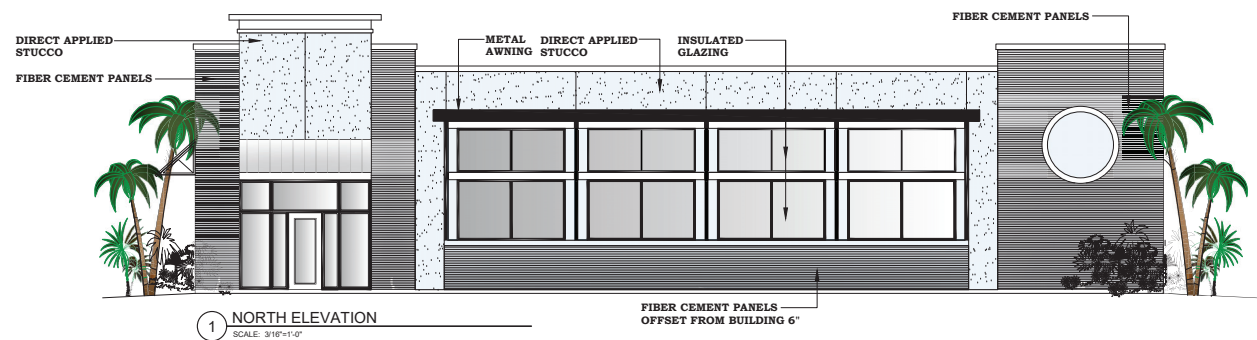
4 OF 10

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C:\Users\Barry Quinn\Desktop\Barry Quinn\Infinite Engineering\2023 Projects\2023-204 Oxford Dash Investments, LLC\Drawings\Design Development\Site Plan.dwg



SHEET



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No.	DATE	REVISIONS / SUBMISSIONS
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DATE: 11-02-2023 DRAWN: DBM CHECKED: SBK

PROJECT NO.: K22-02	SEAL
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**BETANCUR
ORTHODONTICS**
MARION COUNTY FLORIDA

ELEVATIONS

A200