



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
May 14, 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 April 09, 2024 at 10:00 AM.**

IV. OLD BUSINESS

- 1. 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.

V. NEW BUSINESS

1. PLAT 2401-005 Livano Wildwood Final Plat

Parcels D08F003 & D08F005

The applicant is seeking a favorable recommendation from the Project Review Committee for a replat to Lot 3 and 5 within the Oxford Greens Subdivision creating Lots 1 and 2 for the Livano Wildwood Final Plat on 42.74 acres, MOL.

2. PLAT 2402-002 Wildwood Oaks Lot Split

Parcel G05-125

The applicant is seeking approval from the Project Review Committee for a Lot Split on parcel G05-125, creating Parcel A with approximately 4.681 acres and Parcel B with approximately 11.940 acres as shown attached. **Staff recommends approval.**

3. PLAT 2403-005 Tahj Clements Sr. Lot Split

Parcel G18-007

The applicant is seeking a favorable recommendation from the Project Review Committee. **Staff recommends approval of the lot split.**

4. SP 2305-011 Twisted Oaks Amenity Center

Portion of Parcels D31-007 and D31-029

The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Subdivision Amenity Center consisting of a 5,989 SF building with a fitness facility, activity and flex space area with a bar, a 791 SF bathroom and storage building, a 2,523 SF adult pool area, a 5,140 SF family pool area, four pickleball courts, a playground, two dog parks, a fire pit lounge area, a yoga lawn, an activity lawn, a hammock area, and a mail collection area with associated infrastructure, including golf cart parking on 4.3 acres, MOL. The Twisted Oaks Amenity Center will serve the single-family detached and attached dwelling units within the Twisted Oaks Subdivision, along with the residents of the Highfield at Twisted Oaks Subdivision. **Staff recommends approval.**

5. SP 2309-006 Wildwood Acres Pavilion

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a New 1,740-square-foot Open Pavilion, New Male and Female Restrooms, Construction of 5-foot ADA Sidewalk and ADA Parking Spaces, and associated infrastructure improvements on 0.173 acres MOL, as per the attached plans. **Staff recommends approval.**

6. SP 2312-008 Merideth Nagel Law Firm Minor Site Plan

Parcel G05-068

The applicant is seeking a favorable recommendation from the Project Review Committee for the conversion of a residential building into a law office. Featuring an additional 4 parking spaces, including one Florida ADA Parking Space, and associated drive aisle improvements, as per the attached plans. The project area is 1.23 acres (53,578.8 SF). **Staff recommends approval of site plan.**

7. **SP 2401-001 Twisted Oaks Apartments**

Portions of Parcel D31-007

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units, and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, four (4) charging spaces, providing amenities consisting of a Dog Park, Amenity Center with Pool, Pickleball Courts, Mail Kiosks, Playground and Game Lawn, Proposed Dumpster Compactor, Landscaping Buffers, and associated infrastructure improvements on 16.87 acres MOL, on an ONMU zoned parcel, as per the attached plans. **Staff recommends approval upon resolution of the outstanding comments.**

8. **SP 2401-007 Chipotle @ Signature Drive**

Parcel G17A004A

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,420 sq ft fast food restaurant with a mobile pick-up lane and associated infrastructure on 0.84 acres, MOL. **Staff recommends approval contingent on the resolution of outstanding utility comments.**

VI. **ADJOURNMENT**

May 14, 2024 10:00 AM

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Project Review Committee Regular Meeting April 09, 2024
at 10:00 AM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 9, 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
Heath Smith	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

III. APPROVAL OF SUMMARY MINUTES

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

The summary minutes from the March 12, 2024, meeting were approved. 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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. SP 2301-007 Bigham Plaza

Development Services Director Strickland read aloud case number SP 2301-007 Bigham Plaza. The applicant, Vinod Miryala with 468 Properties, LLC, sought 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 parcels G33-065, G33-153, and G33-078, consisting of 2.48 acres MOL. Keith Riddle of Riddle Newman Engineering, the engineer of record, was present on behalf of the project. No comments were offered or received. Vote 5-0.

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

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

Development Services Director Strickland read aloud case number SP 2307-007 WW Cave Vehicular Multi-story Garage. The applicant, Charles Ringland III with The Caves Development Group TV, LLC, sought 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 building 2, and 23,641 sq. ft. for building 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 parcel D08E002, consisting of 4.15 acres MOL. Don Johnson, the engineer of record, and Charles Ringland, the developer, were present by phone. John Churchill, a representative for the developer, was also present at the meeting. No 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 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood

Development Services Director Strickland read aloud case number SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood. The applicant, Wildwood Rehab, LP, sought 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 parcel G08-021, consisting of 5.45 acres MOL. SP 2309-003

required a force main extension to supply sewer services to the property. The applicant was working with the city's utility department on the proposed force main extension route and with the city attorney on a developer's agreement. Strickland added that the city had yet to receive the design for the extension of the force main for review. Further comments would be forthcoming based on the route shown in the conceptual plan. City Manager McHugh asked when the extension agreement would occur. Kevin Atchley of Tillman & Associates was present on behalf of the project, and responded that they were looking at around 3 months. McHugh clarified that the Committee was being asked to approve a site plan without the assurance of a force main design, and voiced his concerns about that. He was not comfortable moving forward without the definitive designs. Strickland echoed those concerns. Public Works Director Hockenbury made a motion to continue the project to the next PRC meeting. McHugh seconded the motion. Vote 5-0.

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

4. SP 2310-012 Betancur Orthodontics

Development Services Director Strickland read aloud case number SP 2310-012 Betancur Orthodontics. The applicant, Oxford Oaks Investments, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 3,193 square-foot orthodontist office with associated infrastructure on parcel D17-036, consisting of 0.5156 acres MOL. The 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. Additionally, the developer will mill and resurface 150 feet of CR 106, due to the increased number of trips the development will produce. Rodolfo DeAnda, the owner, and Brian Ehlers, the builder, were present on behalf of the project. City Manager McHugh requested clarification on who was responsible for improvements to CR 106. He also clarified that Development Services staff were comfortable with the technical waiver, to which Strickland agreed. Assistant Utilities Director Martin and McHugh addressed DeAnda and Ehlers to ensure they were aware that the force main they planned to tie into still needed to be constructed by WoodSpring Suites, which they were. No further 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

VI. ADJOURNMENT

The meeting was adjourned at 10:25 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 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood

REQUESTED ACTION:

CONTRACT:

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 sanitary sewer extension route which will be submitted and reviewed separately. There is an executed developer's agreement that legally binds the owner to construct the off-site sanitary sewer extension in order to serve the parcel.

SP 2309-003 meets the criteria set forth within the Design District Standards, and is in line with goals, objectives, and policies within the city's 2050 Comprehensive Plan. The submittal of the design for the off-site sanitary sewer extension will bring the plan into compliance city's Land Development Regulations and Code of Ordinances.



Date: 05/06/2024
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: 05/03/2024

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

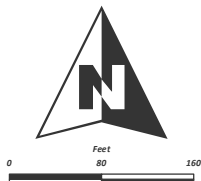
DEVELOPMENT SERVICES

1. LDR4.4(E)(1) 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.
A surety for the water main extension within the ROW will be needed at this time as it is included within this submittal.



**CITY OF
WILDWOOD**

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



SP 2309-003

EXHALT HEALTH 40 BED REHAB HOSPITAL

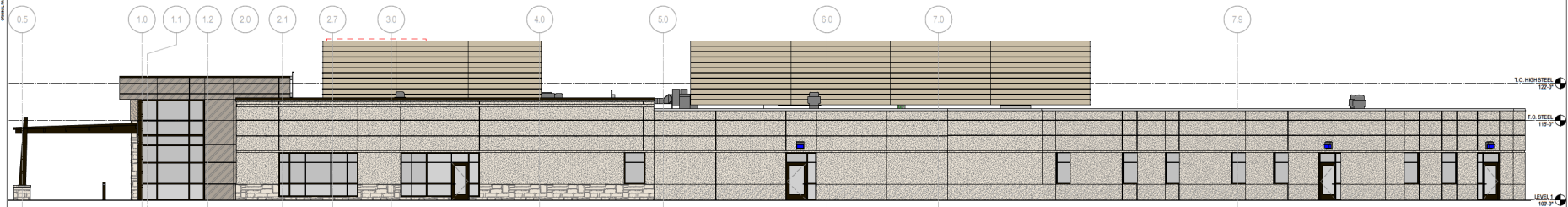
PARCEL G08-021

MAP 1B

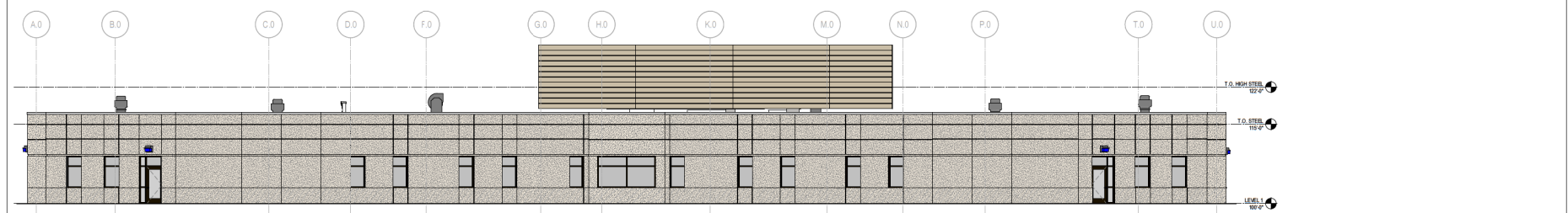
**LOCATION
MAP**

**JANUARY
2024**

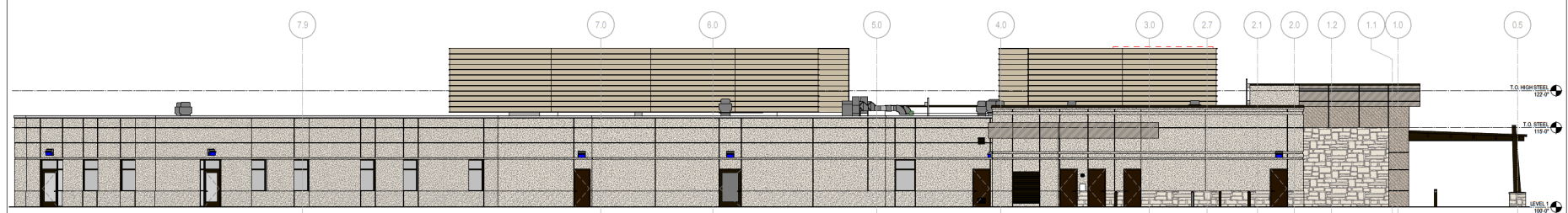
ENVIRONMENTAL ARCHITECTURE



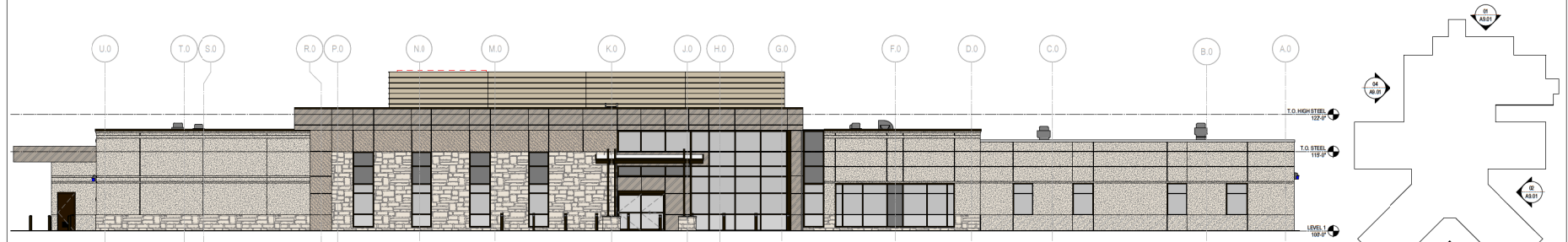
04 EXTERIOR ELEVATIONS OVERALL - WEST
1/8" = 1'-0"



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"

A	DATE	DESCRIPTION
1	06/11	Final Review

ORIG SUBMISSION: 06/25/23
CURRENT:

SHEET TITLE AND NUMBER:

A9.01
ELEVATIONS-EXTERIOR-
OVERALL

Prepared by and return to:

Robert W. Batsel, Jr., Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

Parcel ID: G08-021

**DEVELOPER'S AGREEMENT
BETWEEN THE CITY OF WILDWOOD
AND
WILDWOOD REHAB, LP**

(Exalt Health 40-Bed Rehabilitation Hospital Wildwood)

This Developer's Agreement ("Agreement"), effective this 22nd day of April, 2024 ("Effective Date"), made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and Wildwood Rehab, LP, a Florida limited partnership, together with its successors and assigns in interest and/or title to the Property described herein (hereinafter called "Developer").

RECITALS

WHEREAS, Developer's Agreements strengthen the public planning process, encourage sound capital improvements planning, and assist in assuring that there are adequate capital facilities for development;

WHEREAS, City is a regional water, wastewater, reuse water and municipal services provider;

WHEREAS, Developer owns in fee simple certain real property in Sumter County, Florida, more particularly described on the attached Exhibit "A" (the "Property");

WHEREAS, Developer's proposed development locally known as the Exalt Health 40-Bed Rehabilitation Hospital Wildwood requires access to water, wastewater, and other municipal services;

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, and other municipal services, from the City for the Property, and City desires to provide water, wastewater, and other municipal services to the Property;

WHEREAS, on or about August 28, 2023, Developer filed an Application for Concurrency Reservation with the City ("Application"), requesting to reserve the 10,350 gallons

per day of potable water capacity and 8,616 gallons per day of sanitary sewer capacity, otherwise stated as 35.3 ERUs (as defined below) within the City's facilities ("Project Capacity Requirement");

WHEREAS, the City determined that its utility system has insufficient sanitary sewer capacity to serve the Project and will require construction of a sanitary sewer line extension in order to expand capacity as set forth herein;

WHEREAS, the Parties desire for Developer to design and construct the aforementioned sanitary sewer line extension and to receive credits toward SDC Fees for ERUs in an amount equal to Developer's actual costs expended on such design and construction, as set forth herein;

WHEREAS, the Parties desire to enter into this Agreement confirming their agreement regarding the furnishing of municipal services, including but not limited to water, wastewater, and other municipal services for the Property;

WHEREAS, this Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement;

WHEREAS, The City Commission has approved this Agreement and has authorized the City Manager to execute this Agreement by motion passed at a regular City Commission meeting on April 22, 2024;

NOW THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

1. **Incorporation of Recitals and Exhibits.** The parties confirm and agree that the above Recitals are true and correct, and incorporate their terms and provisions herein for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.
2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:
 - A. ***"Agreement"*** – This Developer's Agreement, as the same may be subsequently amended, modified or supplemented pursuant to its terms and provisions.
 - B. ***"Connection Fee"*** – Those charges of the City for a customer's proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.
 - C. ***"County"*** – Sumter County, Florida, a political subdivision of the State of Florida.

- D. ***“Developer”*** – Wildwood Rehab, LP, and its successors, and assigns in interest, and/or title, including any Homeowners/Property Owners Association to be created by Developer to which all common improvements described in this Agreement, will be conveyed and under whom all future maintenance responsibilities will fall.
- E. ***“Equivalent Residential Unit”*** – As defined by City Ordinance, also referred to in this Agreement as “ERU.” The term “Equivalent Residential Connection,” also referred to as “ERC,” is synonymous with “ERU.”
- F. ***Parties*** – Refers to either Developer or City, or (as applicable) to both Developer and City.
- G. ***“Property”*** – The real property described on attached Exhibit “A.”
- H. ***“Significant Progress”*** – The Developer will have achieved substantial progress under the terms of this Agreement when storm water basins, roadway bases, curbs and underground utilities have been completed or are under construction pursuant to a valid Permit (or Permits) issued by City for such work.
- I. ***“System Development Charge”*** – Those charges by City for a customer’s proportionate share of the capital costs of the water and wastewater utility main lines and connection lines, as well as the hydraulic share of the facilities required to service that customer, as defined by City Ordinances and Resolutions, and is also referred to herein as an “SDC” or “SDC Fee.”
- J. ***“Transmission Fee”*** – The portion of the SDC that represents the customer’s proportionate share of the capital costs of the water and wastewater utility main lines and connection lines.
- K. ***“Treatment Fee”*** – The portion of the SDC that represents the customer’s hydraulic share of the facilities required to service that customer.
- L. ***“Water Management District” or “SWFWMD”*** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. **Developer’s Obligations.**

A. **System Development Charges and Capacity.**

1. **SDC Fees.**

- a) The System Development Charge (SDC), when paid, refunds the City for the capital cost of the water and wastewater utility lines and purchases capacity in the water and wastewater infrastructure. SDC Fees are based on the equivalent residential volumes, which are 300 gallons per day for water consumption and 250 gallons per day for wastewater treatment.

- b) The water SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the water SDC Fee components are shown on attached Exhibit “B.”
- c) The wastewater SDC Fee shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the wastewater SDC Fee components are shown on attached Exhibit “B.”
- d) Developer acknowledges and agrees that SDC Fees paid are non-refundable. However, the City acknowledges that should an unforeseen circumstance arise such that the City is unable to meet its obligation of service for any phase of development, or portion thereof, that the associated SDC fees will be refunded to the Developer.
- e) SDC Fees are calculated by the City based on the number of Equivalent Residential Units (ERU’s) approved for a reservation of capacity as indicated on attached Exhibit “B.” One (1) SDC Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees in accordance with the terms of this Agreement. Reservation of water and wastewater capacity is subject to capacity availability.
- f) Water and wastewater SDC Fees for the development shall be paid upon execution of this Agreement as outlined below in Section 3.A.2; the water and wastewater SDC Fees for each subsequent phase of development shall be paid upon the commencement of construction of the applicable phase as outlined below in Section 3.A.2.
- g) Developer understands that increases in capacity reserved, or any new purchase of capacity reservations, will result in additional SDC Fees being due from Developer to City.

2. Payment Schedule.

- a) The water and wastewater SDC Fees shall be calculated according to the rate schedule adopted by City and in effect at the time the Developer pays the applicable SDC Fee. The calculation of the SDC Fees for an Equivalent Residential Unit (ERU) based on the current rate schedule adopted by City is included in attached Exhibit “C.”
- b) Developer must proceed with due diligence toward the use of all connections.

- c) SDC Fees are not reserved by City on speculation, and such reservation may be rescinded by the City if Significant Progress on construction of the applicable phase of Developer's project on the Property is not made within twenty-four (24) months of the date the initial SDC Fee (or portion thereof) was paid by the Developer. The time for Significant Progress may be extended by an agreement in writing signed by the parties.
 - d) The following actions must be completed by Developer prior to the reservation of water or wastewater ERU's:
 - 3.A.2.d.1. Developer must complete and file the City's Concurrency Determination and Concurrency Reservation applications.
 - 3.A.2.d.2. This Developer's Agreement, and all attachments, must be fully executed by Developer and City.
 - e) 50% of the SDC Fee for the Project shall be paid upon execution of this Agreement. The remaining 50% of the SDC Fee as it relates to each individual use shall be paid on issuance of each Construction Permit.
 - f) Capacity is reserved for a particular location and assumes that City will be prepared to serve that capacity according to the agreed-upon availability schedule at that location and no other.
 - g) The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.
3. Until Developer provides City with payment for SDC Fees required by Developer for the applicable phase of development, as provided in Exhibit "D," and completes all other requirements of this Agreement, no permanent water or wastewater service will be provided to the Property. Construction water will be available to the Developer upon payment of the first 50% of the SDC Fee for the applicable portion of development.
 4. City reserves the right to determine the number of ERU's it will allow Developer to purchase. The City has determined at the time of execution of this Agreement that the Developer may purchase 35.3 water ERU's and 35.3 wastewater ERU's. These will be available at the times listed on Exhibit "D."
 5. Developer may not transfer any reserved water or wastewater capacity without written permission from the City. Any such transfer, unless approved by City, will void the capacity reservation and the ERU's will revert back to the City. The Developer will forfeit any right to any repayment of the fees paid. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells portions thereof,

such sales and transfers to facilitate such sales shall not be deemed a transfer prohibited by this Section. Use of water or transfer of capacity shall not deem the Developer as a provider or purveyor of water.

6. The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the price set by City at time of payment.
7. The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

4. Off-Site Improvements – Pioneer Agreement.

- A. The Developer shall design, permit, and construct OFF-SITE IMPROVEMENTS (hereinafter referred to as the "Improvements"):

1. **Adjacent Sanitary Sewer Line Extension.** Prior to issuance of a Certificate of Occupancy for the Project, Developer shall, at its sole cost and expense, design, permit and construct, to City standards, a 6" diameter sanitary sewer line from the Project to nearest manhole west of the Project within the CR 44A right of way (the "Adjacent Sewer Line"). Upon completion, the Adjacent Sewer Line will be transferred to and owned and operated by the City.
2. **Westerly Sanitary Sewer Line Extension.** Prior to issuance of a Certificate of Occupancy for the Project, Developer shall, at its sole cost and expense, design, permit and construct, to City standards, an 8" diameter sanitary sewer line from existing City sanitary sewer facilities located within the northern portion of CR 44A right of way at its intersection with Old Wire Road, west to the intersection of CR 44A and Roy Street, then west / southwest within Roy Street right of way to the City's existing sanitary sewer facilities at the intersection of Roy Street and the eastern boundary of US Highway 301 ("Westerly Sewer Line"). Upon completion, the Westerly Sewer Line will be transferred to and owned and operated by the City.

- B. The City and the Developer have agreed that the Developer is entitled to receive a credit to be applied against the City SDC Fees for wastewater equal to the cost associated with construction of the Improvements. The parties acknowledge that the current estimated cost for the construction is as follows:

Total	\$495,540.86
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- C. The Developer's cost to construct the Improvements will exceed the amount of wastewater SDC Fees paid to the City. The Developer shall be entitled to wastewater SDC credits equal to the actual cost of construction of the Improvements. The City will issue SDC Fee credits to the Developer based on the following schedule:

1. The current SDC Fee rate for one (1) ERU of wastewater is \$3,298.00. The estimated cost of the Improvements listed above in Section 4.A is \$495,540.86, providing for 150.26 ERUs.
2. The City will issue credits for wastewater SDC Fees for the Property, in the amount of 150.26 ERUs.
3. The Developer needs an estimated 35.3 wastewater ERUs; the additional 114.96 wastewater ERUs will be known as Pioneer Credits. The City agrees to reimburse the Developer for Pioneer Credits from SDC Fees collected from utility customers for wastewater located along the routes of the Improvements that connect to and are directly benefited by the construction of the Improvements. The City's obligation to reimburse the Pioneer Credits shall terminate ten (10) years from the date of execution of this Agreement.
4. Any additional ERUs above the 150.26 wastewater ERUs will require payment of the wastewater SDC Fees in effect at the time of acquisition.
5. Water SDC Fees are not subject to the reimbursement.
6. The City's obligation to reimburse the Developer, or any authorized successors or assigns, for any non-reimbursed funds shall terminate ten (10) years after the date of this Agreement.

5. Developer's Responsibility.

- A. The Developer shall design, permit, and construct the Improvements:
 1. Adjacent Sanitary Sewer Line Extension; and
 2. Westerly Sanitary Sewer Line Extension.
- B. After completion of construction of the wastewater systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the Developer or property owner shall be responsible for the water service lines from the Developer's side of the water meter and for the wastewater service laterals from the right-of-way to the structure.
- C. Developer is responsible for ownership and maintenance of any and all stormwater management areas, buffers, and other common areas within the Property.

6. City's Responsibility.

- A. The City agrees that upon completion of the off-site Improvements, inspection and approval by City utilities and upon clearance by the Florida Department of Environmental Protection (FDEP), it will accept the off-site Improvements.

The Developer will provide a written bill of sale together with accepted as-built plans, along with such other and further documentation that may reasonably be required to effectuate such transfer, including, but not limited to, a deed, if applicable.

The City shall be responsible for the wastewater service lines from the City's side of the line for the wastewater service as set forth in the City's code or regulations.

- B. After completion of construction of the water and wastewater systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the City shall be responsible for ownership and maintenance of the water and wastewater systems within the right-of-way, including service lines, lift stations, and pump stations.
- C. The City shall be responsible for costs associated with the recording of this document in the Sumter County Public Records.

7. City's Option to Construct Wastewater Lines

- A. Notwithstanding anything in this Agreement, in the event the Developer fails to complete construction of the Improvements within eighteen (18) months of the Effective Date, then the City shall have the right, but not the obligation, to design, permit and construct, at its own cost the Improvements. Should the City choose to do so, the City would have no obligation to provide credits to the Developer in accordance with this Agreement. Furthermore, the Developer would have no further obligations with respect to the design, permitting, or construction of said sewer line.
- B. Should the City construct the wastewater lines, any other obligation of the Developer under this Agreement or under the City's Code of Ordinances or Land Development Regulations would not be waived.

8. Miscellaneous Terms.

- A. City's Land Development Regulations require Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.
- B. Fire flow volumes and pressures are limited by City's potable water extension service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for single family homes. City shall not reduce its fire flow volumes and pressures after Developer has commenced development of the Property.
- C. Developer and individual property owners of portions of the Property must comply with the City of Wildwood Design Standards and any other applicable Ordinances or Land Development Regulations, the Planned Development Agreement, or as otherwise modified by variance.

- D. Specific utility easements containing main pipe utilities to be provided by Developer to City will be a minimum of twenty feet (20') wide. Utility easements to be provided by Developer to City for secondary pipe utilities and wire utilities will be ten feet (10') wide along front lot lines, seven and a half feet (7.5') wide along rear lot lines, and five feet (5') wide along side lot lines. All utility easements will be reflected and noted on the approved site plans and plats or deed restrictions as submitted by the Developer. No permanent structures shall be erected within the utility easements. If the Developer needs to relocate any existing utility main lines within the existing easement for any reason, the design and realignment must be approved by the City, and Developer must provide any additional easement required, which must be executed and recorded. All costs of the relocated utility lines will be the responsibility of the Developer including, but not limited to, design, review, permitting, materials, labor and equipment. A complete set of as-built drawings for the relocated utility mains must be provided to the City prior to the issuance of the final Certificate of Occupancy.

9. **General Provisions.**

- A. **Notices.** With respect to any Notices required to be given under the terms of this Agreement, such Notices shall be deemed given and effective:

1. Three (3) calendar days after the date they are deposited in the United States Mail, postage prepaid, return receipt requested, addressed to the Parties at the following respective addresses or such other address as provided by a Party pursuant to this Section; or
2. The date of actual delivery by hand or by a recognized national overnight delivery service such as Federal Express, UPS, or Express Mail, addressed to the parties at the following respective addresses or such other address as provided by a party pursuant to this Section:

AS TO THE CITY: City of Wildwood
Attn: Melanie Strickland
Development Services Director
100 N. Main Street
Wildwood, FL 34785

With Copy To: Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
109 E. Main Street
Leesburg, FL 34748

With Copy To: City of Wildwood
Attn: Jason Martin
Utilities Director
100 N. Main Street
Wildwood, FL 34785

AS TO DEVELOPER: Wildwood Rehab, LP
50 Kennedy Plaza, 12th Floor
Providence, RI 02903
Attn: Erik De Vries, Manager

Any party may modify the address for notices set forth above by providing notice of the change of address to all parties to this Agreement, which notice is to be provided in accordance with the requirements of this Section.

- B. Negation of Partnership.** None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.
- C. Not a Public Dedication.** Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically provided no right, privileges of immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.
- D. Default Provisions.**
1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.
 2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.
 3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged

defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.

4. In the event of a material default by Developer with respect to its obligations to City under this Agreement, and failure of Developer to cure the default within the grace period set forth above, in addition to any other remedies available to them under the terms of this Agreement City shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured. If Developer has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third Party Parcel") and the default of Owner is not with respect to, or impact City obligations regarding, a Third Party Parcel, the right of City to withhold Permits upon a default by Owner shall not extend to City Permits pending or to be issued with respect to a successor owner of such Third Party Parcel.

E. Estoppel Statements.

1. Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:
 - a) Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.
 - b) Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).
 - c) That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.
 - d) That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any monies owed to it)

to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.

- e) That, as to the Project or as to a specific parcel therein (as applicable, based upon the request) there are no stoppages specifically directed to the Property which would affect the right to procure Development Orders, Building Permits, or Certificate of Occupancy or other development approvals in effect as of the date of the Estoppel Statement.

- 2. Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement; however, such statement shall in no event suggest the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

- F. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.
- G. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective successors, spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.
- H. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.
- I. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

J. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

K. **Successors and Assigns.**

1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.

2. Upon a sale or other transfer of a Parcel or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.

L. **Applicable Law.** This Agreement is being delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.

M. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

N. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

O. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

P. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.

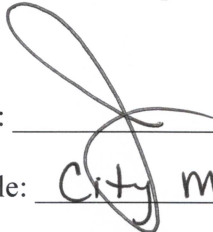
Q. **Recordation.** This Agreement shall be recorded in the Public Records of Sumter County, Florida.

.....

IN WITNESS WHEREOF the Parties have executed this Developer's Agreement on the day and year set forth below their respective signatures.

**DEVELOPER'S AGREEMENT
BETWEEN CITY OF WILDWOOD AND WILDWOOD REHAB, LP**

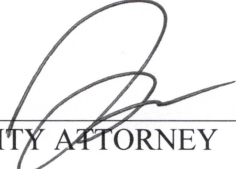
**CITY OF WILDWOOD, FLORIDA, a
Florida Municipal Corporation**

By:  _____

Title: City Manager

Date: April 22, 2024

APPROVED AS TO FORM AND LEGALITY: ATTEST:



CITY ATTORNEY

Jessica Barnes

Jessica Barnes, City Clerk

APPROVED BY THE WILDWOOD CITY COMMISSION ON April 22, 2024.

DEVELOPER'S AGREEMENT
BETWEEN CITY OF WILDWOOD AND WILDWOOD REHAB, LP

WILDWOOD REHAB, LP, a Florida
limited partnership

By: Wildwood Rehab GP, LLC,

By: Astrea Development, LLC,
a Texas limited liability company,
Its Manager

By: Erik de Vries
Erik de Vries, as Manager

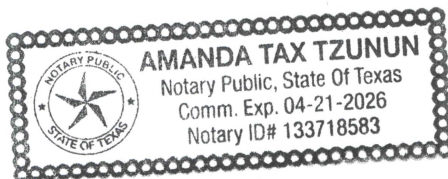
By: _____

Date: April 17, 2024

STATE OF TEXAS
COUNTY OF Dallas

The foregoing DEVELOPER'S AGREEMENT was sworn to and subscribed before me by means _____, as _____ of [☒] physical presence or [☐] online notarization, this 17 day of April, 2024, by Erik de Vries, as Manager of Astrea Development, LLC, a Texas limited liability company, the Manager of Wildwood Rehab GP, LLC, a Florida limited liability company, the General Partner of Wildwood Rehab, LP, a Florida limited partnership. He/She (*check one*) [☐] who is personally known by me, or [☐] has proved to me on basis of satisfactory evidence to be the person who executed this instrument.

Dated: this 17 day of April, 2024.



Print Name: Amanda Tax Tzunun
Notary Public, State of Texas
Commission number: 133718583
Commission expires: 04-21-2024

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recital C	Legal – Property
B	3.A.1	Calculation – Water and Wastewater SDC Fees
C	3.A.2	Calculation – Due Schedule
D	3.A.4	Utility Connection Availability Schedule

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THE WEST ½ OF THE NORTH ½ OF THE N.E. ¼ OF THE S.E. ¼ OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 44-A (WIDTH VARIES); LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST ½ OF THE NORTH ½ OF THE N.E. ¼ OF THE S.E. ¼ OF SAID SECTION 8; THENCE S00°04'10"W ALONG THE EAST BOUNDARY THEREOF, 664.04 FEET TO THE SOUTHEAST CORNER OF THE WEST ½ OF SAID NORTH ½; THENCE WEST ALONG THE SOUTH BOUNDARY OF THE WEST ½ OF SAID NORTH ½, A DISTANCE OF 101.84 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE AFOREMENTIONED STATE ROAD NO. 44-A; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED N65°34'20"W ALONG SAID RIGHT-OF-WAY LINE, 183.23 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N21°36'01"E, 133.89 FEET; THENCE N07°55'49"E, 468.87 FEET TO A POINT ON THE NORTH BOUNDARY OF THE WEST ½ OF SAID NORTH ½; THENCE S89°46'30"E ALONG SAID NORTH BOUNDARY, 155.50 FEET TO THE POINT OF BEGINNING.

Exhibit "B"
DEVELOPER UTILITY CONCURRENCY
SYSTEM DEVELOPMENT CHARGES DUE

PROJECT NAME: EXALT HEALTH WILDWOOD

1) WATER:

- | | | |
|----|---|--------------|
| a) | One (1) water SDC due for every water connection ERU reserved | |
| b) | Number of water ERU's reserved = | 35.3 |
| c) | Number of water SDC's due = | 35.3 |
| d) | Charge per water SDC for this project = | \$ 1,888.00 |
| e) | TOTAL water SDC charges due | |
| | $\$1,888.00 \times 35.3 =$ | \$ 66,646.40 |

2) WASTEWATER:

- | | | |
|----|---|---------------|
| a) | One (1) wastewater SDC due for every wastewater connection ERU reserved | |
| b) | Number of wastewater ERU's reserved = | 35.3 |
| c) | Number of wastewater SDC's due = | 35.3 |
| d) | Charge per wastewater SDC for this project = | \$ 3,298.00 |
| e) | TOTAL water SDC charges due | |
| | $\$ 3,298.00 \times 35.3 =$ | \$ 116,419.40 |

3) TOTAL SDC DUE (WATER AND WASTEWATER):

$\$ 66,646.40 + \$ 0.00 = \$ 66,646.40$

Development Authority:	<u>Melanie Strickland</u>	<u>[Signature]</u>	<u>4.24.24</u>
	Printed Name	Signature	Date
Agreement to Provide:	<u>Jason McHugh</u>	<u>[Signature]</u>	<u>4/24/2024</u>
	Jason McHugh (City Manager)	Signature	Date
This commitment expires after _____ days without the execution of a Developer's Agreement			

Exhibit "C"
DEVELOPER UTILITY CONCURRENCY
SYSTEM DEVELOPMENT CHARGE FEES:

PROJECT NAME: EXALT HEALTH WILDWOOD

WATER SDC FEE:

Check

One

a) Inside City, or, Pre-Annexation \$ 1,888.00

☐

or b) Outside City, NO Pre-Annexation

☐

One (1) water ERU = 300 gallons per day

Number of water connections (ERU's) requested = 35.3

TOTAL water SDC fee = \$1,888.00 x 35.3 = **\$ 66,646.40**

DUE SCHEDULE:

First 50% \$ 33,323.20

Second 50% \$ 33,323.20

TOTAL \$ 66,646.40

WASTEWATER SDC FEE:

Check

One

a) Inside City, or, Pre-Annexation \$ 3,298.00

☐

or b) Outside City, NO Pre-Annexation

☐

One (1) wastewater ERU = 250 gallons per day

Number of wastewater connections (ERU's) requested = 35.3

TOTAL wastewater SDC fee = \$ 3,298.00 x 35.3 = **\$ 116,419.40**

DUE SCHEDULE:

First 50% \$ 0.00

Second 50% \$ 0.00

TOTALS \$ 0.00

Development Authority: Melanie Strickland [Signature] 4.24.24
Printed Name Signature Date

Agreement to Provide: Jason McHugh [Signature] 4/24/2024
Jason McHugh (City Manager) Signature Date

This commitment expires after _____ days without the execution of a Developer's Agreement

City of Wildwood

100 N. Main Street

Wildwood, FL 34785 – 352-330-1330

Exhibit D

DEVELOPER UTILITY CONCURRENCY **REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE**

PROJECT NAME: EXALT HEALTH WILDWOOD

YEAR 2024	1st Qtr. ERU's Needed	2nd Qtr. ERU's Needed	3rd Qtr. ERU's Needed	4th Qtr. ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE				
YEAR 2025	1st Qtr. ERU's Needed	2nd Qtr. ERU's Needed	3rd Qtr. ERU's Needed	4th Qtr. ERU's Needed
WATER	_____	<u>35.3</u>	_____	_____
WASTEWATER	_____	<u>35.3</u>	_____	_____
REUSE				
YEAR 2026	1st Qtr. ERU's Needed	2nd Qtr. ERU's Needed	3rd Qtr. ERU's Needed	4th Qtr. ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE				

YEAR 2027	1 st Qtr. ERU's Needed	2 nd Qtr. ERU's Needed	3 rd Qtr. ERU's Needed	4 th Qtr. ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE				

YEAR 2028	1 st Qtr. ERU's Needed	2 nd Qtr. ERU's Needed	3 rd Qtr. ERU's Needed	4 th Qtr. ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE				

Development Authority:

Melanie Strickland

Printed Name

Signature

4.24.24

Date

Authorized City Representative:

Jason McHugh

Printed Name

Signature

4/24/2024

Date

This commitment expires after _____ days without the execution of a Developer's Agreement

ALL SEPARATE COMMERCIAL UNITS REQUIRE A MINIMUM OF ONE (1) FULL ERU

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2401-005 Livano Wildwood Final Plat

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2401-005 Livano Wildwood Final Plat
Owner(s)	Wildwood Villages Residences, LLC - Jason Bailey
Applicant(s)	Clymer, Farner, Barley Surveying, LLC
Acreage	42.74 +/-
Property Location	The subject property is generally located with approximately 133 feet of frontage east along CR 103, approximately 0.28 miles north of E C 466, north along Woodridge Dr.
Parcel(s)	D08F003 & D08F005

The applicant is seeking a favorable recommendation from the Project Review Committee for a replat to Lot 3 and 5 within the Oxford Greens Subdivision creating Lots 1 and 2 for the Livano Wildwood Final Plat, per the attached plan.

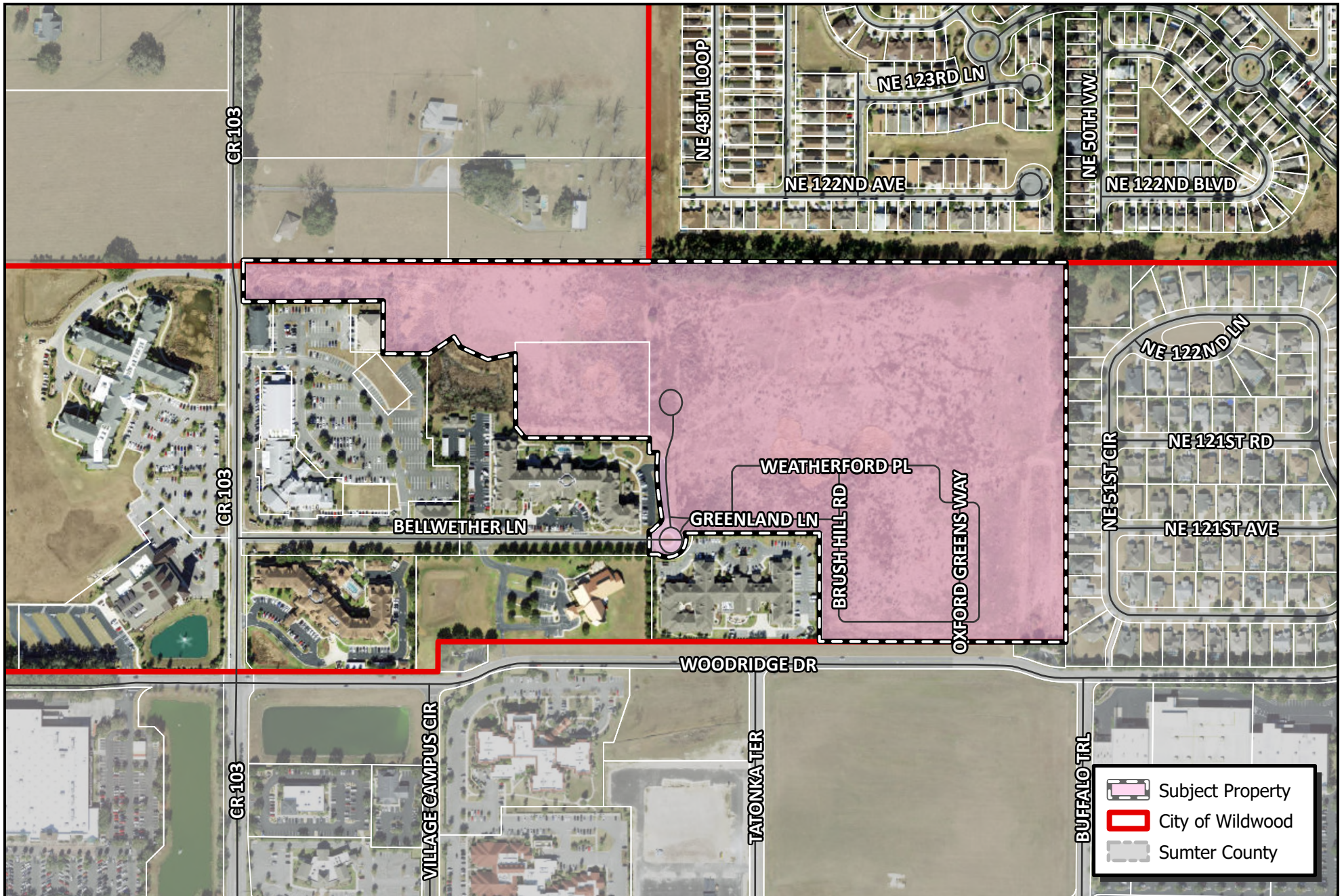
Plat 2401-005 meets the criteria set forth in the F.S. 177 and the Land Development Regulations.

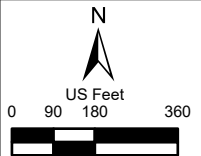


Date: 05/07/2024

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	PLAT 2401-005 LIVANO WILDWOOD FINAL PLAT PARCELS D08F003 & D08F005	MAP 1B
			LOCATION MAP
			APR 2024

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

LIVANO WILDWOOD

SHEET 1 OF 4

A REPLAT OF LOT 5, OXFORD GREENS, AS RECORDED IN PLAT BOOK 14, PAGE 29 AND A REPLAT OF LOT 3, OXFORD GREENS REPLAT, RECORDED IN PLAT BOOK 16, PAGE 8 OF THE PUBLIC RECORDS OF CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL 1.

LOT 3, OXFORD GREENS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 8, 8A-8C INCLUSIVE, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 2.

LOT 3, OXFORD GREENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 28, 28A-28C INCLUSIVE, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

BEGING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

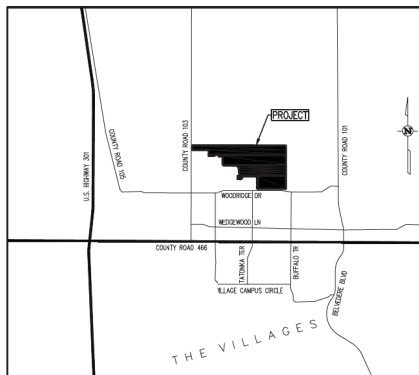
COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN SOUTH 00°07'00" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 8, A DISTANCE OF 386.62 FEET, THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°29'39" EAST, A DISTANCE OF 35.00 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE RUN SOUTH 89°02'22" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, A DISTANCE OF 1300.59 FEET, TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°53'53" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 1335.41 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°03'53" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 1213.31 FEET, THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'49" WEST, A DISTANCE OF 789.94 FEET, THENCE RUN NORTH 00°07'00" EAST, A DISTANCE OF 346.76 FEET, THENCE RUN SOUTH 89°07'00" WEST, A DISTANCE OF 430.57 FEET, TO A POINT ON A 59 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 58.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°05'42" WEST, AND A CHORD DISTANCE 110.82 FEET, THENCE ALONG THE ARC OF SAID CURVE 143.59 FEET, THROUGH A CENTRAL ANGLE OF 139°48'41" TO A POINT OF NON-TANGENCY, THENCE RUN NORTH 89°49'28" WEST, A DISTANCE OF 27.60 FEET, THENCE RUN NORTH 00°07'00" WEST, A DISTANCE OF 74.83 FEET, THENCE RUN SOUTH 89°49'09" EAST, A DISTANCE OF 5.03 FEET, TO A POINT ON A 54.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°24'21" EAST AND A CHORD LENGTH OF 16.99 FEET, THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°47'09", AN ARC DISTANCE OF 17.06 FEET, TO A POINT OF REVERSE CURVATURE OF A 54.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 47°24'18" EAST AND A CHORD LENGTH OF 11.07 FEET, THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°46'27", AN ARC DISTANCE OF 11.09 FEET, TO A POINT OF REVERSE CURVATURE OF A 35.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 32°17'42" EAST AND A CHORD LENGTH OF 25.08 FEET, THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°58'29", AN ARC DISTANCE OF 26.33 FEET, TO A POINT OF NON-TANGENCY, THENCE RUN NORTH 08°58'47" WEST, A DISTANCE OF 66.33 FEET, TO A POINT OF CURVATURE OF A 63.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 01°30'53" WEST AND A CHORD LENGTH OF 146.09 FEET, THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 137°14'47", AN ARC DISTANCE OF 146.42 FEET, TO A POINT OF NON-TANGENCY, THENCE RUN SOUTH 89°58'52" WEST, A DISTANCE OF 26.81 FEET, THENCE RUN NORTH 00°07'00" WEST, A DISTANCE OF 46.30 FEET, THENCE RUN NORTH 89°49'28" WEST, A DISTANCE OF 386.96 FEET, THENCE RUN NORTH 39°37'22" WEST, A DISTANCE OF 45.56 FEET, THENCE RUN NORTH 89°27'53" WEST, A DISTANCE OF 234.22 FEET, THENCE RUN SOUTH 77°32'32" WEST, A DISTANCE OF 89.45 FEET, THENCE RUN NORTH 65°17'29" WEST, A DISTANCE OF 90.59 FEET, THENCE RUN NORTH 33°14'40" WEST, A DISTANCE OF 38.88 FEET, THENCE RUN SOUTH 55°58'52" WEST, A DISTANCE OF 97.06 FEET, THENCE RUN NORTH 89°58'52" WEST, A DISTANCE OF 147.29 FEET, THENCE RUN NORTH 00°07'00" EAST, A DISTANCE OF 188.42 FEET, THENCE RUN SOUTH 89°38'23" WEST, A DISTANCE OF 448.42 FEET, THENCE RUN NORTH 00°03'53" WEST, A DISTANCE OF 132.84 FEET, TO THE POINT OF BEGINNING.

CONTAINING 42.74 ACRES, MORE OR LESS

TOGETHER WITH APPURTENANT ACCESS AND DRAINAGE EASEMENTS BENEFITTING PARCEL 1, AND PARCEL 2 AS SET FORTH IN THAT CERTAIN OXFORD GREENS AMENDED AND REVISED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4182, PAGE 505, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

VICINITY MAP

1" = 1000'



2 LOTS - 0 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT, AS A REFERENCE FOR THIS SURVEY, THE SOUTH LINE OF LOT 3, OXFORD GREENS REPLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 8 HAS A BEARING OF SOUTH 89°52'51" EAST.
- 2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 5.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 6.) THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 7.) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12119C00070, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2015, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED, AS MORTGAGEE UNDER THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT (THE "MORTGAGE") DATED AS OF JANUARY 26, 2023, AND RECORDED IN O.R. BOOK 4419, PAGE 767, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, CONS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION SHOWN ON SAID PLAT.

TO BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY: _____ WITNESS
NAME: _____ PRINTED NAME OF WITNESS
_____ MAILING ADDRESS
WITNESS
PRINTED NAME OF WITNESS
_____ MAILING ADDRESS

ACKNOWLEDGMENT AS TO MORTGAGEE'S CONSENT

STATE OF _____
COUNTY OF _____
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE NOTARIZATION THIS _____ DAY OF _____, 2024 BY _____ AS _____ OF TO BANK N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS EITHER PERSONALLY KNOWN OR PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC
NAME OF NOTARY TYPED, PRINTED OR STAMPED
MY COMMISSION EXPIRES: _____

PLAT BOOK _____ PAGE _____

DEDICATION - LIVANO WILDWOOD

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, WILLOWOOD VILLAGES RESIDENCES, LLC, AS OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, HAS CAUSED TO BE MADE THIS PLAT OF LIVANO WILDWOOD, A SUBDIVISION OF LAND HEREIN DESCRIBED.

WITNESSES: WILLOWOOD VILLAGES RESIDENCES, LLC

(1) SIGNATURE _____ BY: _____
PRINT NAME ROBERT B. CRUMPTON II, MANAGER
MAILING ADDRESS _____
(2) SIGNATURE _____
PRINT NAME _____
MAILING ADDRESS _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY ROBERT B. CRUMPTON II, THE MANAGER FOR WILLOWOOD VILLAGES RESIDENCES, LLC A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR I PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS _____ DAY OF _____, 20____.

MELANIE D. STRICKLAND
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS _____ DAY OF _____, 20____.

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____, 20____.

PRINT NAME SIGNATURE
CITY OF WILDWOOD, ATTORNEY CITY OF WILDWOOD, ATTORNEY

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

PRINT NAME SIGNATURE
CITY OF WILDWOOD, ENGINEER CITY OF WILDWOOD, ENGINEER

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 20____, AT _____ FILE NUMBER _____ PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME SIGNATURE
DEPUTY CLERK DEPUTY CLERK

PREPARED BY:

CFB CLYMER FARNER BARLEY
SURVEYING
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 8498
(852)748-3126 LBS498

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER. PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____
PRINT NAME _____ REGISTRATION NO. _____

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF LIVANO WILDWOOD WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE DAY OF _____, 20____. I FURTHER CERTIFY THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 8498

DAVID R. SHAW, PSM
REGISTRATION NO. 7119

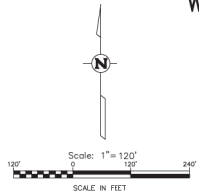
DATE _____

LIVANO WILDWOOD

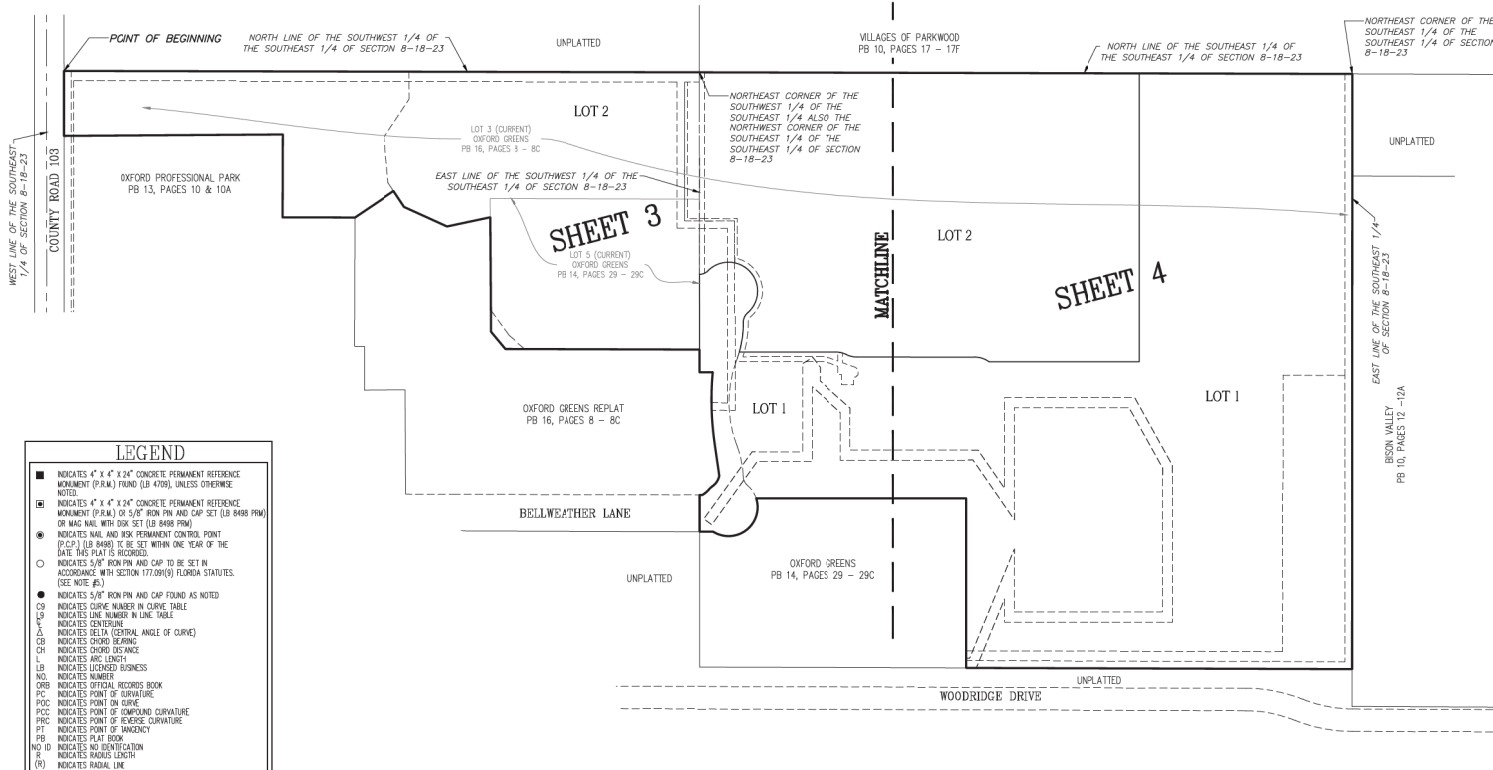
SHEET 2 OF 4

PLAT BOOK _____
PAGE _____

A REPLAT OF LOT 5, OXFORD GREENS, AS RECORDED IN PLAT BOOK 14, PAGE 29 AND A REPLAT OF LOT 3, OXFORD GREENS REPLAT, RECORDED IN PLAT BOOK 16, PAGE 8 OF THE PUBLIC RECORDS OF CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



KEY MAP



PREPARED BY:



CFB CLYMER
FARNER
BARLEY
SURVEYING
4400 NE 68RD ROAD • WILDWOOD, FL 34785
(352) 748-3126 LB8488

LIVANO WILDWOOD

SHEET 3 OF 4

PLAT BOOK
PAGE

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LINE	LENGTH	BEARING
L1	89.45'	S77°52'32"W
L2	95.59'	N65°17'29"W
L3	38.98'	N33°14'46"W
L4	97.06'	S55°58'32"W
L5	32.70'	S89°49'26"E
L6	47.38'	S89°49'26"E
L7	69.31'	S0°01'08"
L8	301.35'	S0°01'08"
L9	85.65'	S0°01'08"
L10	7.51'	N45°09'56"W
L11	177.12'	N90°00'00"W
L12	26.53'	N70°06'02"W
L13	17.41'	N0°00'00"
L14	7.76'	N90°00'00"W
L15	20.82'	N0°00'00"
L16	25.00'	N89°59'58"W
L17	15.82'	S0°00'01"W
L18	3.54'	S90°00'00"W
L19	7.11'	S45°23'11"W
L20	9.99'	S0°23'11"W
L21	6.80'	S45°02'21"E
L22	28.32'	S70°06'02"E
L23	19.68'	S0°00'00"
L24	18.07'	N0°00'00"
L25	24.67'	S70°06'02"E
L26	79.04'	N48°12'14"W
L27	112.45'	N89°59'58"W
L28	158.57'	S35°35'35"W
L29	20.00'	N54°24'25"W
L30	168.85'	N35°35'35"E
L31	102.73'	S89°59'58"E
L32	180.31'	N0°00'00"
L33	24.47'	N58°17'49"E
L34	25.10'	S36°56'56"E
L35	27.99'	S0°02'58"W
L36	84.18'	S49°29'26"E
L37	85.99'	S0°00'00"

LEGEND

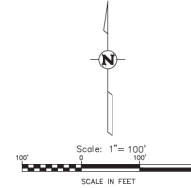
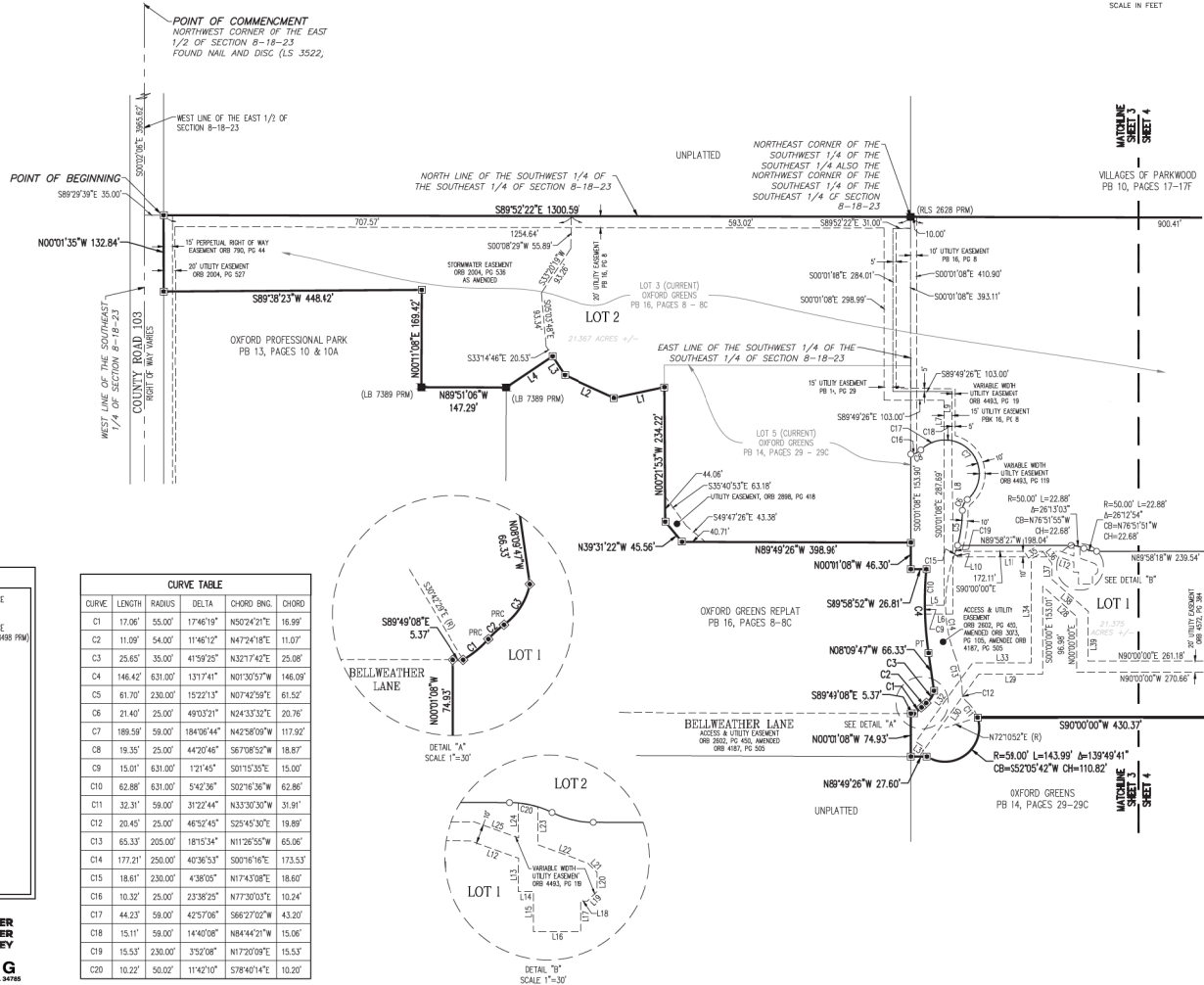
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB 4799), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB 8488 P.M.) OR NAIL NAIL WITH DISK SET (LB 8488 P.M.)
- INDICATES NAIL AND IRON PERMANENT CONTROL POINT (P.C.P.) (LB 8488 P.M.) SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES. (SEE NOTE #A.)
- INDICATES 5/8" IRON PIN AND CAP FOUND AS NOTED.
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- Δ INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- Δ INDICATES CHORD BEARING
- Δ INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- OR INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PI INDICATES POINT OF INTERSECTION
- PT INDICATES POINT OF TANGENCY
- PR INDICATES PLAT BOOK
- NO ID INDICATES NO IDENTIFICATION
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD
C1	17.06'	55.00'	17°46'19"	N50°24'21"E	16.99'
C2	11.09'	54.00'	11°46'12"	N47°24'18"E	11.07'
C3	25.65'	35.00'	41°59'25"	N32°17'42"E	25.08'
C4	146.42'	631.00'	13°17'41"	N01°30'37"W	146.09'
C5	61.70'	230.00'	15°22'13"	N07°42'59"E	61.52'
C6	21.40'	25.00'	49°03'21"	N24°33'32"E	20.76'
C7	189.59'	59.00'	184°06'44"	N42°58'09"W	117.92'
C8	19.35'	25.00'	44°20'46"	S67°08'52"W	18.67'
C9	15.01'	631.00'	12°14'45"	S01°15'35"E	15.00'
C10	62.88'	631.00'	5°42'36"	S02°16'36"W	62.86'
C11	32.31'	59.00'	31°22'44"	N33°30'30"W	31.91'
C12	20.45'	25.00'	46°52'45"	S25°45'30"E	19.89'
C13	65.33'	205.00'	18°53'34"	N11°26'55"W	65.06'
C14	177.21'	250.00'	40°36'33"	S00°16'16"E	173.53'
C15	18.61'	230.00'	4°38'05"	N17°43'08"E	18.60'
C16	10.32'	25.00'	23°38'25"	N77°30'03"E	10.24'
C17	44.23'	59.00'	42°57'06"	S66°27'02"W	43.20'
C18	15.11'	59.00'	14°40'08"	N84°44'21"W	15.06'
C19	15.53'	230.00'	3°52'08"	N17°20'09"E	15.53'
C20	10.22'	50.00'	11°42'10"	S78°40'14"E	10.20'

PREPARED BY:



CFB CLYMER
FARNER
BARLEY
SURVEYING
4400 NE 68RD ROAD • WILDWOOD, FL 34785
(888) 748-3126 LB8488



LIVANO WILDWOOD

SHEET 4 OF 4

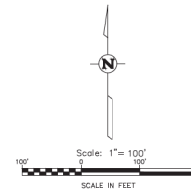
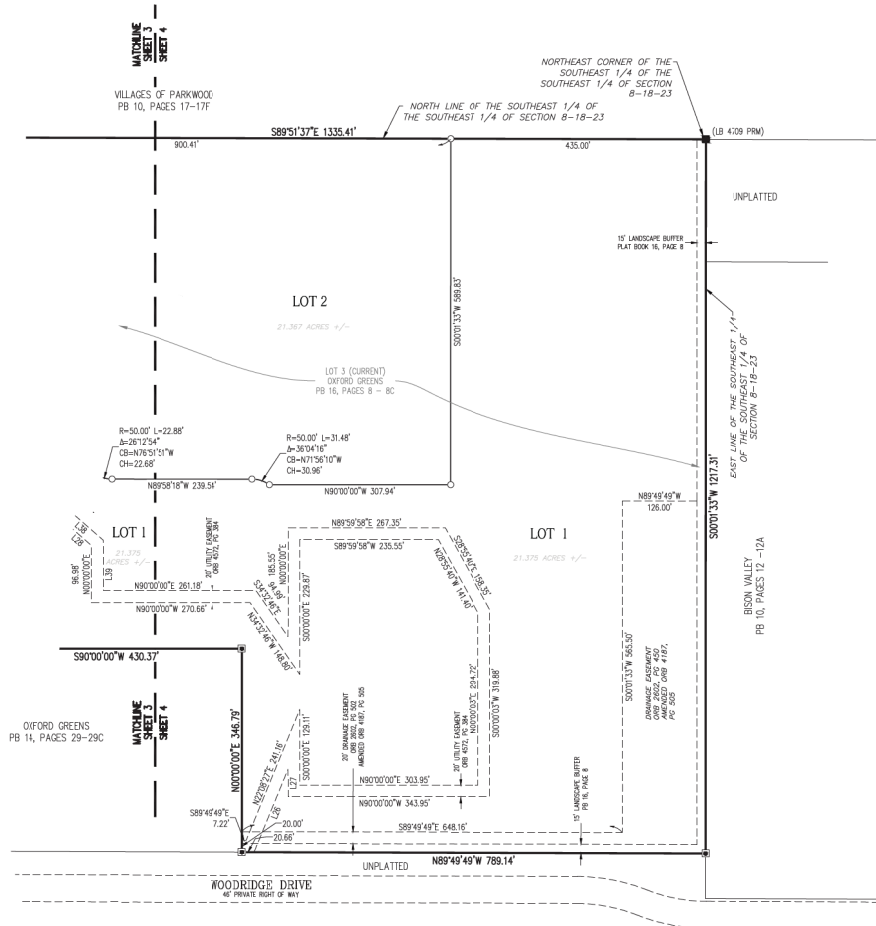
PLAT BOOK _____
PAGE _____

A REPLAT OF LOT 5, OXFORD GREENS, AS RECORDED IN PLAT BOOK 14, PAGE 29 AND A REPLAT OF LOT 3, OXFORD GREENS REPLAT, RECORDED IN PLAT BOOK 16, PAGE 8 OF THE PUBLIC RECORDS OF CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LINE	LENGTH	BEARING
L26	152.44'	S72°02'27"W
L27	46.88'	N0°01'00"E
L28	79.04'	N45°12'14"W
L38	84.18'	S48°29'26"E
L39	85.99'	S0°01'00"E

LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB 4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OF 5/8" IRON PIN AND CAP SET (LB 8488 PPM) OR MAG NAIL WITH DISK SET (LB 8488 PPM).
- INDICATES NAIL AND IRON PERMANENT CONTROL POINT (P.C.P.) (LB 8488) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #A)
- INDICATES 5/8" IRON PIN AND CAP FOUND AS NOTED (SEE NOTE #A).
- INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES LINE NUMBER IN LINE TABLE
- INDICATES CENTERLINE
- INDICATES RELTA (CENTRAL ANGLE OF CURVE)
- INDICATES CHORD BEARING
- INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- INDICATES LICENSED BUSINESS
- INDICATES NUMBER
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES POINT OF CURVATURE
- INDICATES POINT ON CURVE
- INDICATES POINT OF (COMPOUND) CURVATURE
- INDICATES POINT OF REVERSE CURVATURE
- INDICATES POINT OF WAGENCY
- INDICATES PLAT BOOK
- INDICATES NO IDENTIFICATION
- INDICATES RADIAL LENGTH
- INDICATES RADIAL LINE



PREPARED BY:



CFB CLYMER
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SURVEYING
4400 NE 68RD ROAD • WILDWOOD, FL 34785
(352) 748-3126 LBS498

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2402-002 Wildwood Oaks Lot Split

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2402-002 Wildwood Oaks Lot Split
Owner(s)	Wildwood Assembly of God, Inc
Applicant(s)	BluRock Development, LLC
Acreage	16.621 +/-
Property Location	The property location is generally located south along Cleveland Ave/C 466A and north of Broken Oak Dr, approximately 0.25 miles west of Powell Rd, and approximately 0.85 miles east of N Main St.
Parcel(s)	G05-125

The applicant is seeking approval from the Project Review Committee for a Lot Split on parcel G05-125, creating Parcel A with approximately 4.681 acres and Parcel B with approximately 11.940 acres as shown attached.

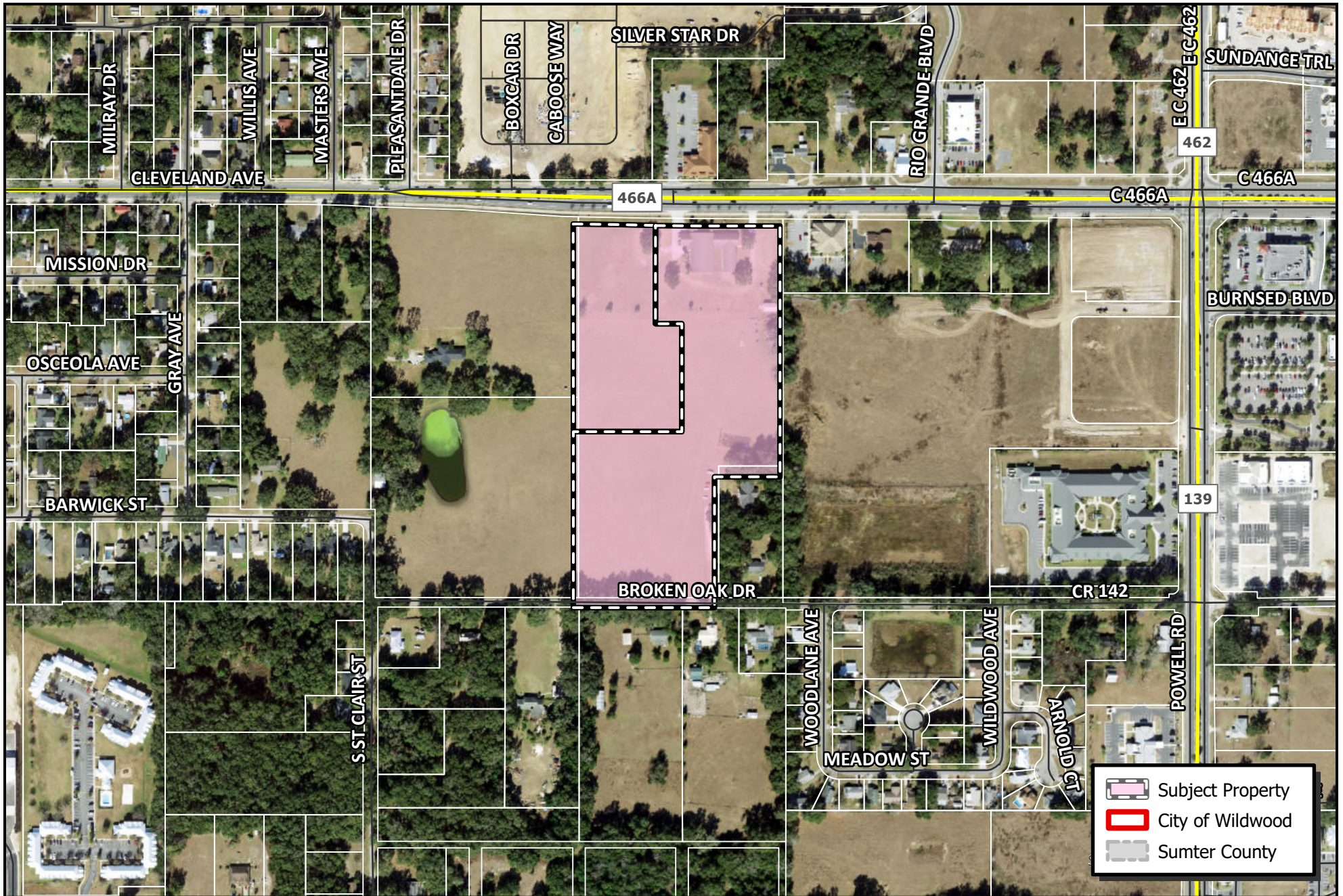
PLAT 2402-002 meets the criteria set forth in the F.S. 177 and the Land Development Regulations.

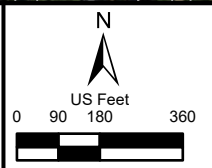


Date: 05/07/2024

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	 0 90 180 360 US Feet	PLAT 2402-002 WILDWOOD OAKS LOT SPLIT PARCEL G05-125	MAP 1B LOCATION MAP FEB 2024
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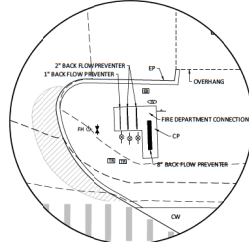
ALTA/NSPS LAND TITLE SURVEY



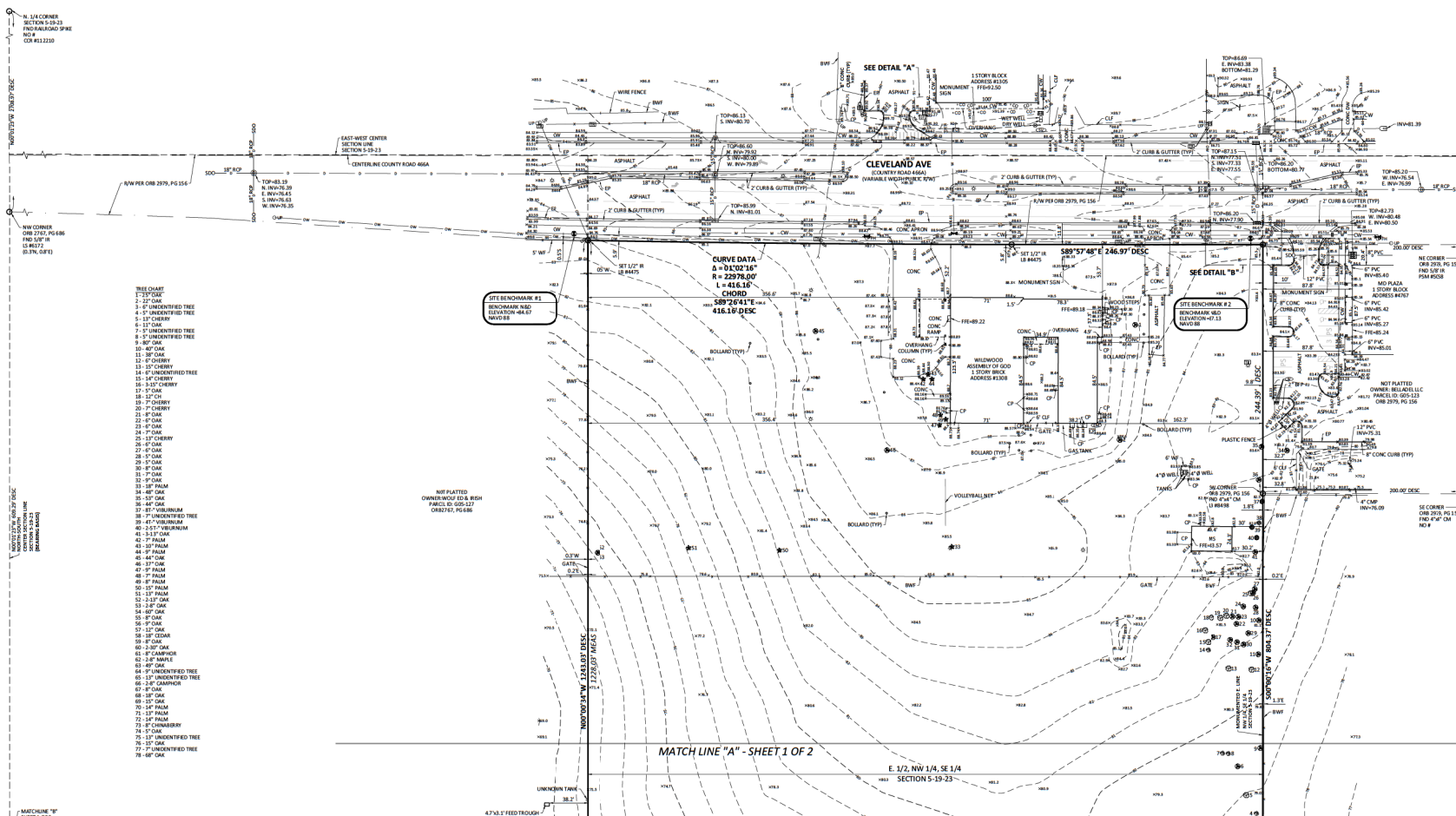
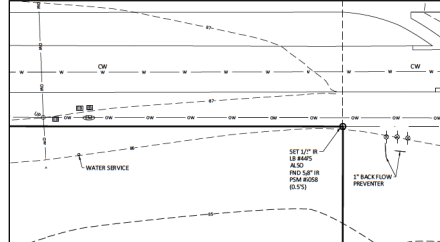
GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 25', 50', 100', and 150'. Below the bar, the text "1" = 50'" is written.

DETAIL "A" - SCALE: 1" = 10'



DETAIL "B" - SCALE: 1" = 10'



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 50'	JOB #56570	SHEET 2 OF 2
DRAWN BY: SAH		

PREPARED FOR:
BLUROCK DEVELOPMENT, LLC

SUBDIVISION NAME: SECTION 5-19-23, PARCEL G05-125

LOCATION:
1308 CLEVELAND AVE (CR 466A)
WILDWOOD, FL 34785

LEGEND

[illegible]

SURVEY DATE: 3/2/23

[illegible]

BOUNDARY AND TOPOGRAPHIC SURVEY

Digitally signed
by Terrance W
Rutter
Date:
2024.02.14
10:06:11 -05'00'

TERRENCE W. RUTTER, JR., PSM 7371
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY
CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO
SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY TERENCE W. RUTTER, JR., PSM 7371.

VICINITY MAP (NOT TO SCALE)

JUDY AVE
MAGNOLIA ST
GRAY AVE
WILKES AVE
P. CASANTALE DR
CLEVELAND AVE
SUMMIT COUNTY RD 466A
MID GRAND BLVD
N ST CLAIR ST
BARWICK ST
BROKEN OAK DR
WOODLANE AVE
MEADOWS ST
POWELL RD

SITE

N

DESCRIPTION

PARENT PARCEL:
THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS THE SOUTH 435 FEET OF THE EAST 210 FEET THEREOF AND LESS ALL ROAD RIGHT-OF-WAY. LYING AND BEING IN SUMTER COUNTY, FLORIDA.

PROPOSED PARCEL "A"
A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SCUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

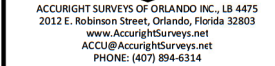
CONTAINS 203,905 SQUARE FEET OR 4.681 ACRES MORE OR LESS.

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINS 52008.8 SQUARE FEET OR 11.940 ACRES MORE OR LESS.

*SEE SHEET 2 OF 2 FOR NOTES
AND ENCUMBRANCES*



SCALE: 1" = 50'	JOB #56570	SHEET 1 OF 2
DRAWN BY: CAM		

PREPARED FOR:

SUBDIVISION NAME: SECTION 5-19-23, PARCEL G05-125

1308 CLEVELAND AVE (CR 466A)
WILDWOOD, FL 34785

LEGEND

BFP - BACK FLOW PREVENTER
MF - METAL FENCE
MEAS - MEASURED
MFL - METAL FLUID

[illegible]

SURVEY DATE: 3/2/23

DATE:	JOB #	REVISION	
5/11/23	56939	REVISE SURVEY TO SHOW PROPOSED PARCEL "A" & "B"	S.
12/7/23	57584	REVISED PROPOSED PARCELS "A" & "B"	S.

BOUNDARY SURVEY

Digitally signed
by Terrence W
Rutter
Date:
2023.12.08
09:30:35 -05'00'

TERRENCE W. RUTTER, JR., PSM 7371

BOUNDARY SURVEY DATE OR REVISION DATE:

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS

COPYRIGHT © 1986 - 2021, ACCURIGHT SURVEYS

UTILITY CONTACT INFORMATION				
CHARTER COMMUNICATIONS	CABLE, FIBER	USDC DISPATCH OFFICE (CLS) *	USDC DISPATCH OFFICE (CLS) *	USDC DISPATCH OFFICE (CLS) *
CENTURYLINK	FIBER, TELEPHONE	CABLE PROTECTION CENTER (800) 778-9140 (877) 366-8344 X3	RYAN GAN (918) 547-0063	CABLE PROTECTION CENTER (800) 778-9140 (877) 366-8344 X3
CITY OF WILDWOOD	SEWER, WATER	SHELLEY MARTIN (352) 330-1346	ALICE SCHIEDLER (352) 330-1349	DAVID WATSON (352) 330-1346
CITY OF WILDWOOD SEWER DEPT.	SEWER	SHELLEY MARTIN (352) 330-1346	ALICE SCHIEDLER (352) 330-1349	DAVID WATSON (352) 330-1346
DUKE ENERGY-OCALA	ELECTRIC	USDC DISPATCH (800) 778-9140	USDC DISPATCH (800) 778-9140	DUKE'S CUSTOMER SERVICE CENTER (407) 629-3010
SUMNER ELECTRIC COOPERATIVE INC	ELECTRIC	HILARY BREWER (352) 793-3801/855-68	DISPATCH OFFICE SUMNER (352) 793-3801	SUMNER ELECTRIC DISPATCH (352) 793-3801
TECO PEOPLES GAS-OCALA	GAS, NATURAL GAS	HEATH MCARDLE (407) 420-6674		TECO-PEOPLES GAS CUSTOMER SERVICE

BEARING SURVEY IS ASSUMED AND BASED ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 23 EAST, BEING 00°12'31" W.

THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS SURVEY WAS MADE ON THE GROUND. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED SURFACE UTILITY FEATURES, DRAWINGS AND RECORDS PROVIDED TO THE SURVEYOR BY SUNSHINE UTILITIES LOCATING SERVICE, INC. UNDER CONTRACT NO. 024000296 AND 024000265. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. THERE IS NO GUARANTEE THAT THE SURVEYOR HAS LOCATED ALL SUCH UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE CANNOT CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

4. SUBJECT PROPERTY LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 21152C0001A, DATED 06/11/2009, CITY OF WILDMOUND, SUMTER COUNTY, FLORIDA. EFFECTIVE SEPTEMBER 27, 2013.

THE FOLLOWING ENCUMBRANCES LISTED BELOW ARE SHOWN PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 1356480, EFFECTIVE: DECEMBER 29, 2022

6. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 274, PAGE 725, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. ***(BLANKET IN NATURE.)***

7. UTILITY EASEMENT TO CITY OF WILDWOOD RECORDED IN O.R. BOOK 280, PAGE 183, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. ***(SHOWN HEREON.)***

ACCURIGHT SURVEYS OF ORLANDO INC., LB 447
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 50'	JOB #56570	SHEET 2 OF 2
DRAWN BY: SAH		
PREPARED FOR:		
BLUROCK DEVELOPMENT, LLC		
SUBDIVISION NAME: SECTION 5-19-23, PARCEL G05-125		
LOCATION:		
1308 CLEVELAND AVE (CR 466A)		
WILDWOOD, FL 34785		

[illegible]

DATE:	JOB #	REVISION
5/11/23	56939	REVISE SURVEY TO SHOW PROPOSED PARCEL "A" & "B"
12/7/23	57584	REVISED PROPOSED PARCELS "A" & "B"

Digitally signed
by Terrence W
Rutter
Date:
2023.12.08
09:30:56 -05'00'

Digitally signed
by Terrence W
Rutter
Date:
2023.12.08
09:30:56 -05'00'

TERRENCE W. RUTTER, JR., PSM 7371
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE
BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED
CHAPTER SJ-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO
SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY TERENCE W. BLITTER, JR., PSM 7371.

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2403-005 Tahj Clements Sr. Lot Split

REQUESTED ACTION: Staff recommends approval of the lot split.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	PLAT 2403-005 Tahj Clements Sr. Lot Split
Parcel Number:	G18-007
Acreage:	1 +/- MOL
Property Location:	Located at 604 Clay Drain Road, Wildwood, Florida 34785, approximately 1449 feet east of S Main St.
Owner:	FLUITT BRENDA,TAHJ CLEMENTS SR & TIFFANY L BIRD JT
Applicant:	Tahj Clements Sr

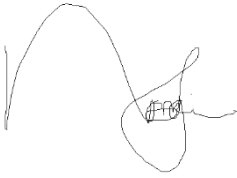
The applicant is seeking a favorable recommendation from the Project Review Committee for the split of a 1 acre lot into two equal 1/2 acre lots. Plans for development include two proposed ADU - accessory dwelling unit structures (one story frame residences) and two main structures (one story frame residences), relocation of an existing shed, and removal of an existing one-story manufactured home. The project area is 1 AC. (43,560 SF) MOL. The property is zoned MHP (Mobile Home Park).

No utility easement(s) were found nor identified within the subject parcel.

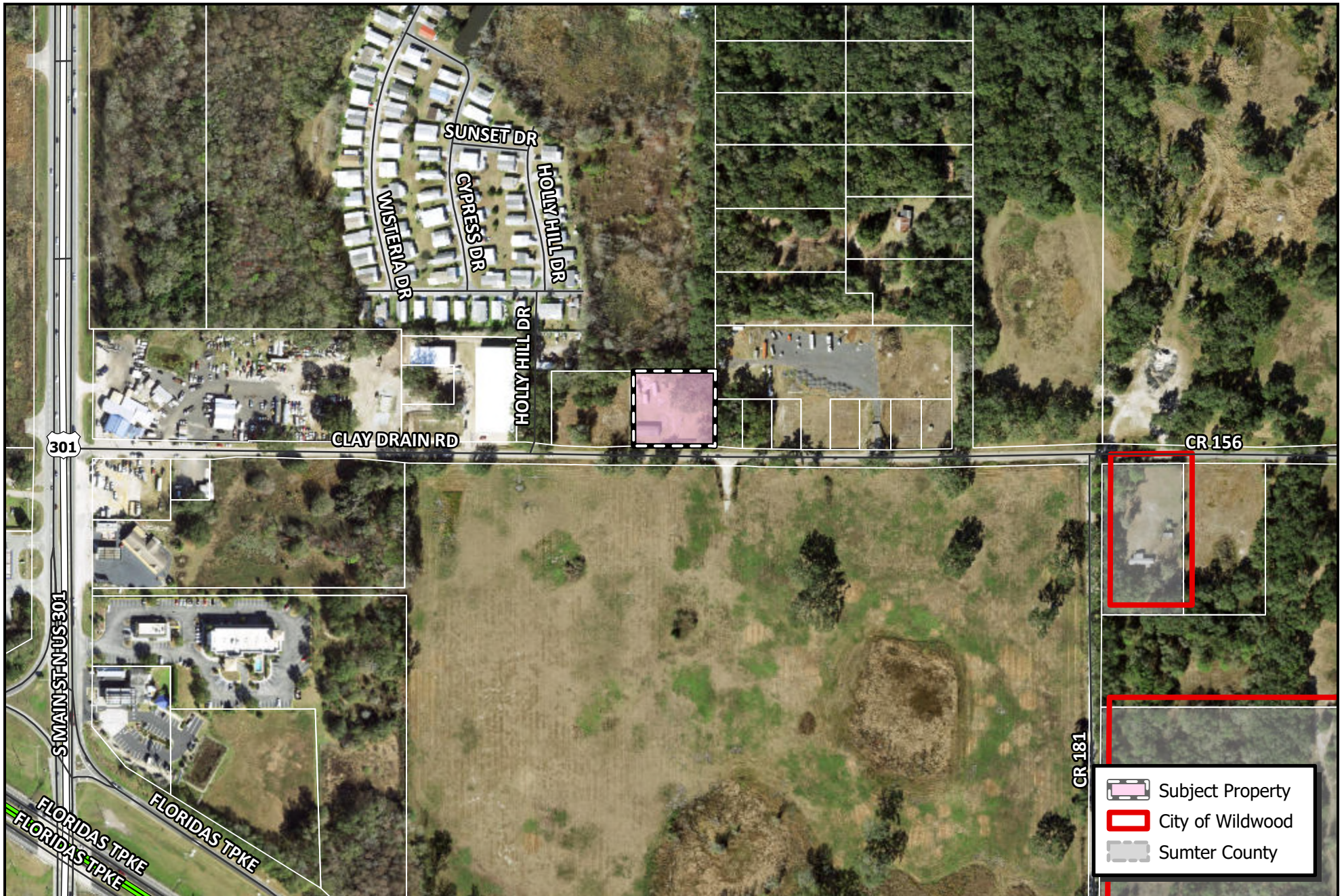
SP 2312-008 meets the criteria set forth in the Land Development Regulations, the 2050 Comprehensive Plan, and the provisions of the City's Design District Standards.

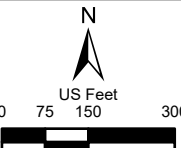
Dated: 05/07/2024

Nong (Leni) Li

A handwritten signature in black ink, appearing to be 'N. [unclear]'.

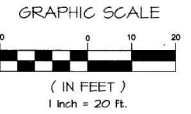
Planner II Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 75 150 300	PLAT 2403-005 TAHJ CLEMENTS SR LOT SPLIT PARCEL G18-007	MAP 1B LOCATION MAP MAY 2024
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REVISION: ADDED REVISIONS BASED UPON CITY OF WILDMOOD SUFFICIENCY LETTER.
BY: R.N.H. DATE: 03/21/2024

(PARCEL 607-072)
MHC PARKWOOD COMMUNITIES, LLC



ABBREVIATIONS:

N = NORTH
S = SOUTH
E = EAST
W = WEST
FD. = FOUND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
LB. = LICENSED BUSINESS
TEL. = TELEPHONE
TV. = TELEVISION
CONC. = CONCRETE
chu = OVERHEAD UTILITIES
vnl = VINYL
cif = CHAIN LINK FENCE

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AS BEING N. 84°50'03" W., ASSUMED MERIDIAN.
- 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONE "X" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (FIRM), PANEL 133 OF 440, COMMUNITY PANEL NUMBER 121960193 D, EFFECTIVE DATE: SEPTEMBER 27, 2015.
- 7) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.
- 8) ALL MEASUREMENTS SHOWN HEREON ARE BASED UPON MULTIPLE FIELD MEASUREMENTS, INDEPENDENTLY VERIFIED AND MEET OR EXCEED THE ACCURACY REQUIRED FOR THE TYPE AND INTENDED USE OF THIS SURVEY.
- 9) THERE ARE NO WETLANDS ON THIS SITE.
- 10) CITY WATER AVAILABLE, HYDRANT & WATER VALVE AT S.E. CORNER, SANITARY APPEARS TO BE AVAILABLE WITH SANITARY MANHOLE AT CENTER OF ROAD LEFT OF CENTER OF SITE.

(BASIS OF BEARINGS)
N84°50'03"W

(PARCEL 618-006)
FRUIT, KENNETH E. & ELAINE P.

PARCEL 2
0.50 ACRES±

(PARCEL 618-007)
1.00 ACRES±

PARCEL 1
0.50 ACRES±

(PARCEL 618-033)
RAHLS, IRENE

(RESIDENCE NO. 604)
ONE STORY MANUFACTURED HOME
(TO BE REMOVED)

CLAY DRAIN ROAD

PARENT DESCRIPTION:

A ONE ACRE SQUARE BLOCK IN THE SOUTHEAST CORNER OF THE N. 1/2 OF THE N. 1/2 OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

NEW DESCRIPTIONS:

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 84°50'03" W. ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 105.00 FEET; THENCE N. 00°08'32" E. DEPARTING SAID SOUTH LINE, A DISTANCE OF 210.00 FEET; THENCE S. 84°50'03" E. A DISTANCE OF 105.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 18; THENCE S. 00°08'32" W. ALONG SAID EAST LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE N. 84°50'03" W. ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N. 84°50'03" W. ALONG SAID SOUTH LINE, A DISTANCE OF 105.00 FEET; THENCE N. 00°08'32" E. DEPARTING SAID SOUTH LINE, A DISTANCE OF 210.00 FEET; THENCE S. 84°50'03" E. A DISTANCE OF 105.00 FEET; THENCE S. 00°08'32" W. A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5H-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.021, FLORIDA STATUTES.

Ronald M. Herr
RONALD M. HERR
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4907



PHONE: (352)753-6511

FAX: (352)753-6374

ESTABLISHED 1992
WSI
PROFESSIONAL
SURVEYING
& MAPPING
WADE SURVEYING, INC.
LB-6514

1608 TRACY AVENUE

LADY LAKE, FLORIDA 32159

BOUNDARY & LOT SPLIT SURVEY
certified to:
TAHJ CLEMENTS, Sr.

DATE OF FIELD SURVEY:

02/19/24

FIELD BOOK/PAGE:

2204 / 46-51

DATA FILE: 34-035

SECTION, TOWNSHIP, RANGE:

18-18-23

SCALE OF DRAWING:

1" = 20'

JOB NO.:

24-075

A ONE ACRE SQUARE BLOCK IN THE S.E. CORNER OF THE N. 1/2 OF THE N. 1/2 OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

DRAWN BY:	R.N.H.	DATE:	03/04/24
CHECKED BY:	J.T.B.	DRAWING NO.:	C-1526
DATE:	SURVEY/24-18-23	SHEET:	1 OF 1

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2305-011 Twisted Oaks Amenity Center

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

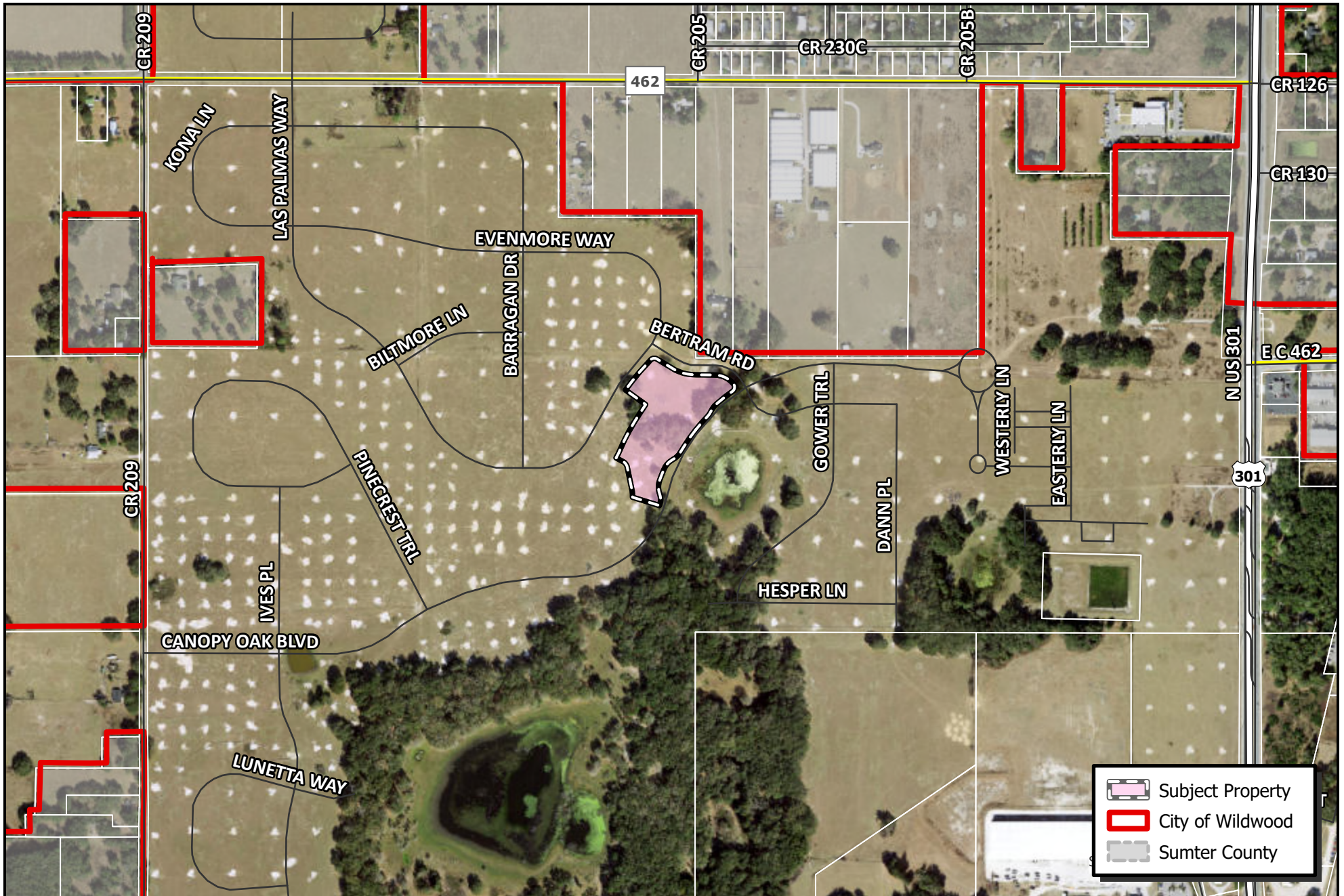
Case Number	SP 2305-011 Twisted Oaks Amenity Center
Owner/applicant(s)	KL Twisted Oaks, LLC
Acreage	4.3367 +/-
Property Location	The subject property is generally located approximately 0.26 miles south of E C 466, approximately 0.46 miles east of CR 209, and approximately 0.49 miles west of N US 301.
Parcel(s)	Portion of Parcels D31-007 & D31-029

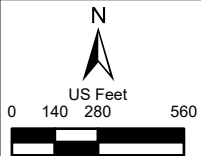
The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Subdivision Amenity Center consisting of a 5,989 SF building with a fitness facility, activity and flex space area with a bar, a 791 SF bathroom and storage building, a 2,523 SF adult pool area, a 5,140 SF family pool area, four pickleball courts, a playground, two dog parks, a fire pit lounge area, a yoga lawn, an activity lawn, a hammock area, and a mail collection area with associated infrastructure, including golf cart parking on 4.3 acres, MOL. The Twisted Oaks Amenity Center will serve the residents of the single-family detached and attached dwelling units within the Twisted Oaks Subdivision, along with the residents of the Highfield at Twisted Oaks Subdivision.

SP 2305-011 meets the criteria set forth within the Twisted Oaks Planned Development, the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Date: 05/07/2024
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 0 140 280 560	SP 2305-011 TWISTED OAKS AMENITY CENTER PARCELS D31-007 & D31-029	MAP 1B
			LOCATION MAP
			APR 2024

SITE DATA

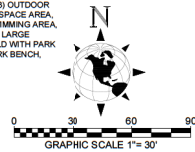
- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D31-029 & D31-007
- PROPERTY ADDRESS: 8618 N US 301, WILDWOOD, FLORIDA 34765, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
- BEARING STRUCTURE IS (S.00°05'45"W), BASED ON FLORIDA STATE PLANE WEST GRID ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- EXISTING ZONING: NMU7 (PD)
- EXISTING LAND USE: COMM
- THE PROPERTY LIES IN THE FLOOD ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 12119C0060D FIRM INDEX DATED 08/27/13, SUBJECT TO VERIFICATION.
- BUILDING HEIGHT: 1 STORY 22' BUILDING TYPE: V-B, 234 OCCUPANTS
- MINIMUM REQUIRED FIRE FLOW IS 2250 GPM FOR 2 HOURS.
- DEVELOPMENT AREA: 4.24 AC
- PROPOSED LAND USE: AMENITY CENTER, PRIVATELY OWNED AND MAINTAINED BY TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT.
- PROJECT AREA: TOTAL: 4.34 AC
PERVIOUS: 1.39 AC (32.0%)
IMPERVIOUS: 2.95 AC
- FLOOR AREA RATIO (FAR): 4.0%
- SOIL: VERY LOOSE, BROWN TO LIGHT BROWN FINE (SP)
- AMENITIES: (1) OUTDOOR PERSONAL TRAINING AREA, (2) INDOOR COMMUNITY FITNESS FACILITY, (3) OUTDOOR COVERED COMMUNITY ACTIVITY ROOM WITH BAR AREA, (4) INDOOR COMMUNITY ACTIVITY & FLEX SPACE AREA, (5) DOG PARK, (6) FAMILY RECREATIONAL AND SWIMMING AREA, (7) ADULT RECREATIONAL AND SWIMMING AREA, (8) SMALL SECLUDED OUTDOOR GATHERING AREA, (9) PLAYGROUND AND TOT LOT ACTIVITIES, (10) LARGE SECLUDED OUTDOOR GATHERING AREA, (11) PICKLEBALL COURTS X4, (12) LARGE OPEN PLAY FIELD WITH PARK BENCH, (13) SECLUDED PARK BENCH, (14) OUTDOOR WALKING NATURE TRAILS, (15) SECLUDED PARK BENCH, (16) BIRD WATCHING WITH BENCH
- PARKING: VEHICLE PARKING = 54 STALLS
GOLF CART PARKING = 11 STALLS
TOTAL PROPOSED = 65 STALLS

SIGN LEGEND

- 2a STOP (R-1), 36"x60"
- 2b DISABLED PARKING W/ FINE (FOT FTP-20-06 & FTP-22-06) PER FLORIDA STATUTE 553.5041 (12"x18" & 4"x12")
- PAVEMENT MARKINGS PER FOT INDEX 711-001 (PAVEMENT MARKINGS), SIGNS PER FOT INDEX 700-010 (SINGLE COLUMN GROUND SIGNS) & INDEX 700-01 (PLACEMENT OF SINGLE COLUMN SIGNS).

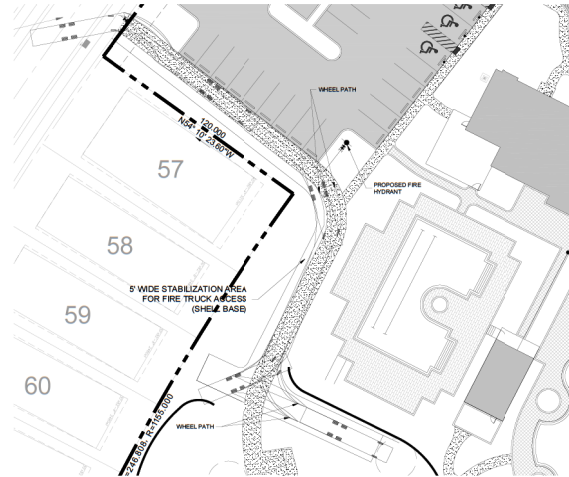
LEGEND

- | | |
|-------|--------------|
| CONC. | CONCRETE |
| CORR. | CORRUGATED |
| ELEC. | ELECTRIC |
| EX. | EXISTING |
| INV. | INVERT |
| LF | LINEAR FEET |
| PE | POLYETHYLENE |
| PR | PROPOSED |
| SAN | SANITARY |
| STUL | STORM |
| TYP. | TYPICAL |
| UTL. | UTILITY |



STRIPING LEGEND

- A 24" WHITE STOP LINE



E-ONE HP95 Mid Mount - Sumter County	
Overall Length	48.750ft
Overall Width	8.333ft
Overall Body Height	1.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.500ft

NO.	DATE	REVISION DESCRIPTION	BY
01	04/16/2024	DESIGN	01
02	04/16/2024	REVISED FOR CITY COMMENTS	02
03			
04			
05			
06			
07			
08			
09			
10			



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Portwood Parkway East, Suite B, Sarasota, Florida 34240 C.A. 36780 941-444-6644 www.morrisengineering.com

DATE	04/16/2024
PROJECT	TO: AMEN
DESIGNED	BY: J. MOY
DRAWN	BY: J. MOY
EXT.	CHK: J. MOY

SITE PLAN

TWISTED OAKS AMENITY CENTER
CITY OF WILDWOOD, FLORIDA

- | | |
|----------------------------|------------------------------|
| LEGEND (AMENITIES): | |
| A AMENITY BUILDING | B PARKING |
| C GOLF CART PARKING | D EXISTING CANOPY, TO REMAIN |
| E ADULT POOL | F FAMILY POOL |
| G YOGA LAWN | H ACTIVITY LAWN |
| I PLAYGROUND | J RIPRAP |
| K CONCRETE WALK | L PICKLEBALL COURT |
| M MAIL COLLECTION | N VEHICULAR PAVES |
| O POOL EQUIPMENT | P RESTROOM BUILDING |
| Q RETAINING WALL | R DOG PARK |
| S HAMMOCK AREA | |

SCALE	1"=50'
SECTION	1 OF 10
SHEET	5
DATE	04/16/2024
BY	J. MOY
CHK	J. MOY

EROSION SEDIMENT CONTROL PLAN RULES AND REGULATIONS

1. THE EROSION SEDIMENT CONTROL PLAN SHALL BE FOR ALL AGRICULTURE, GRAZING (CATTLE OR LAND AND WETLANDS), WHICH ARE TO REMAIN UNDISTURBED. LAND CLEARING/CONSTRUCTION ACTIVITIES SHALL CONSIST OF CLEARING EXISTING VEGETATION, EXCAVATION OF PROPOSED STORMWATER MANAGEMENT Ponds AND PLACEMENT/EMBANKMENT OF DRAINAGE CANALS.

2. ALL EXCAVATED MATERIAL WILL BE UTILIZED ON-SITE TO PROVIDE MATERIAL TO ACHIEVE FINISHED GRADES PER PLAN. ANY REMAINING MATERIAL SHALL BE STOCKPILED ON-SITE FOR FUTURE USE IN CONSTRUCTION OF THE PROJECT.

3. CONSTRUCTION IS EXPECTED TO COMPLETION IN APRIL 2024 WITH STABILIZATION TO OCCUR IN APRIL OF 2026, UPON COMPLETION OF MASSHROUGH GRADING OPERATIONS. THEREFORE, THE EROSION SEDIMENT CONTROL PLAN SHALL BE EFFECTIVE FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION UNTIL THE DATE OF COMPLETION OF THE PROJECT OR HYDRO-SEDED TO PROVIDE STABILIZATION.

4. EROSION SEDIMENT CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.

5. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE VISUALLY INSPECTED WEEKLY, OR AFTER SIGNIFICANT (10% OR GREATER) RAINFALL EVENTS. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER, IF A REPAIR IS NEEDED, IT SHALL BE CORRECTED AS SOON AS POSSIBLE, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE REPORTING DATE.

6. CONSTRUCTION TRAFFIC SHALL ENTER VIA THE PROPOSED WEST ENTRANCE, AND SHALL BE MARKED ADEQUATELY. SOIL TRAPPING/PREVENTION DEVICES SHALL BE INSTALLED PRIOR TO DISRUPTION OF ANY LAND WITHIN THE PROJECT. LAID ROUTES SHALL BE DETERMINED BY CONTRACTOR, AS NEEDED ACCORDING TO AVAILABLE PORTIONS OF THE PROJECT PREVIOUSLY DEVELOPED AND NOT YET DESTROYED OR OTHERWISE LIMITED WITHIN ANY PRESERVE AREAS ON-SITE AS DELINEATED BY SILT FENCE AND TREE BARRICADES.

7. BEST MANAGEMENT PRACTICES TO FACILITATE ABATEMENT METHODS SHALL CONSIST OF THE FOLLOWING:

- a. USE OF WATER TRENCHES TO CONTROL, DUST ON SITE DUE TO HIGH WINDS AND TRUCK PARTICLES INTO THE AIR ARE COVERED AT ALL TIMES;
- b. ENSURE THAT ALL OPEN-BODIED TRUCKS TRANSPORTING MATERIAL THAT MAY TRAIL PARTICLES INTO THE AIR ARE COVERED AT ALL TIMES;
- c. ENSURE THAT ALL COLLECTION OF MATERIALS ARE COLLECTED AND REMOVED FROM THE SITES IMMEDIATELY AFTER CONSTRUCTION ENTRANCE ONLY; AND ARE WASHED DOWN AS NECESSARY TO REDUCE QUANTITY MATTER.

8. CONSTRUCTION SHALL BE LIMITED TO THE NORTH AND CITY OF WILDCOW STAFF WITH A 24-HOUR, 7-DAY EMERGENCY CONTACT NUMBER FOR ANY EROSION AND SEDIMENTATION CONCERNS.

9. CONSTRUCTION ACTIVITIES SHALL INCLUDE THOSE NECESSARY TO CONSTRUCT THE PROPOSED STORMWATER POND, DEWATERING BUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS FOUND ON THIS PLAN AND SHALL BE LOCATED SUCH THAT DISCHARGE IS DIRECTED OVER VEGETATED AREAS INTO EXISTING WETLANDS TO MINIMIZE ANY HARM TO THE ENVIRONMENT.

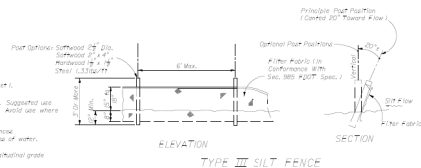
10. THERE ARE NO WATER QUALITY MONITORING REQUIREMENTS FOR THIS PROJECT DURING CONSTRUCTION.

11. THERE ARE NO SPECIAL MONITORING AS NECESSARY IN ORDER TO ADEQUATELY PROTECT AND PRESERVE THE NATURAL RESOURCES OF THE WETLANDS OR NATURAL VEGETATION BUFFERS.

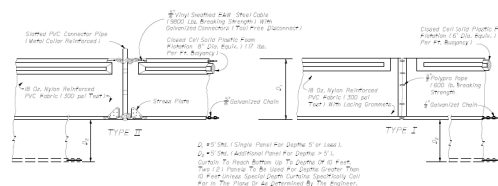
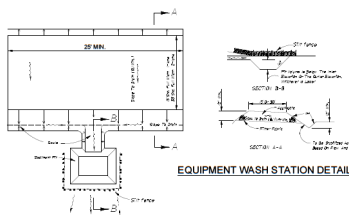
12. NOTE TO SILT FENCE INSTALLER: TO FACILITATE EFFECTIVE PRESERVATION OF TREES THOSE WITH DRIP LINES DEPicted ON LANDSCAPE PLANS SIFT FENCE SHALL NOT BE PLACED WITHIN THE DRIP LINE OF TREES. THE SIFT FENCE SHALL BE PLACED AT LEAST 6' AWAY FROM TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREE PRESERVATION.

13. EROSION AND SEDIMENTATION AND ENHANCEMENT AND NATURALLY OCCURRING FLUCTUATIONS, WHO HYDROPERIODIC ALTERATION SHALL BE PERMITTED IN PRESERVATION AREAS. NATURAL ANIMAL, HYPODERPIDS, NORMAL POOL ELEVATIONS, AND SEASONAL, HIGH-WATER LEVELS SHALL BE SUBSTANTIALLY MAINTAINED ON

1. Type _____ Slit Fence to be used at most locations. Where used in different, the spacing for Type _____ Slit Fence will be in accordance with Chart I, Sheet 1.
2. Type _____ Slit Fence to be used where large endload loads are anticipated. Suggest a where "fill slope is 1:2 or steeper and length at slope exceeds 25 feet". Avoid of the determined water flow back travel lanes or off the right of way.
3. Do not construct all fence across permanent flowing watercourse. Slit Fence are to be installed longitudinally and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Slit Fence to be constructed on OE longitudinal to avoid channelizing runoff along the length of the fence.
5. Slit Fence to be paid for under the contract unit price for Staked Slit Fence, LRP _____

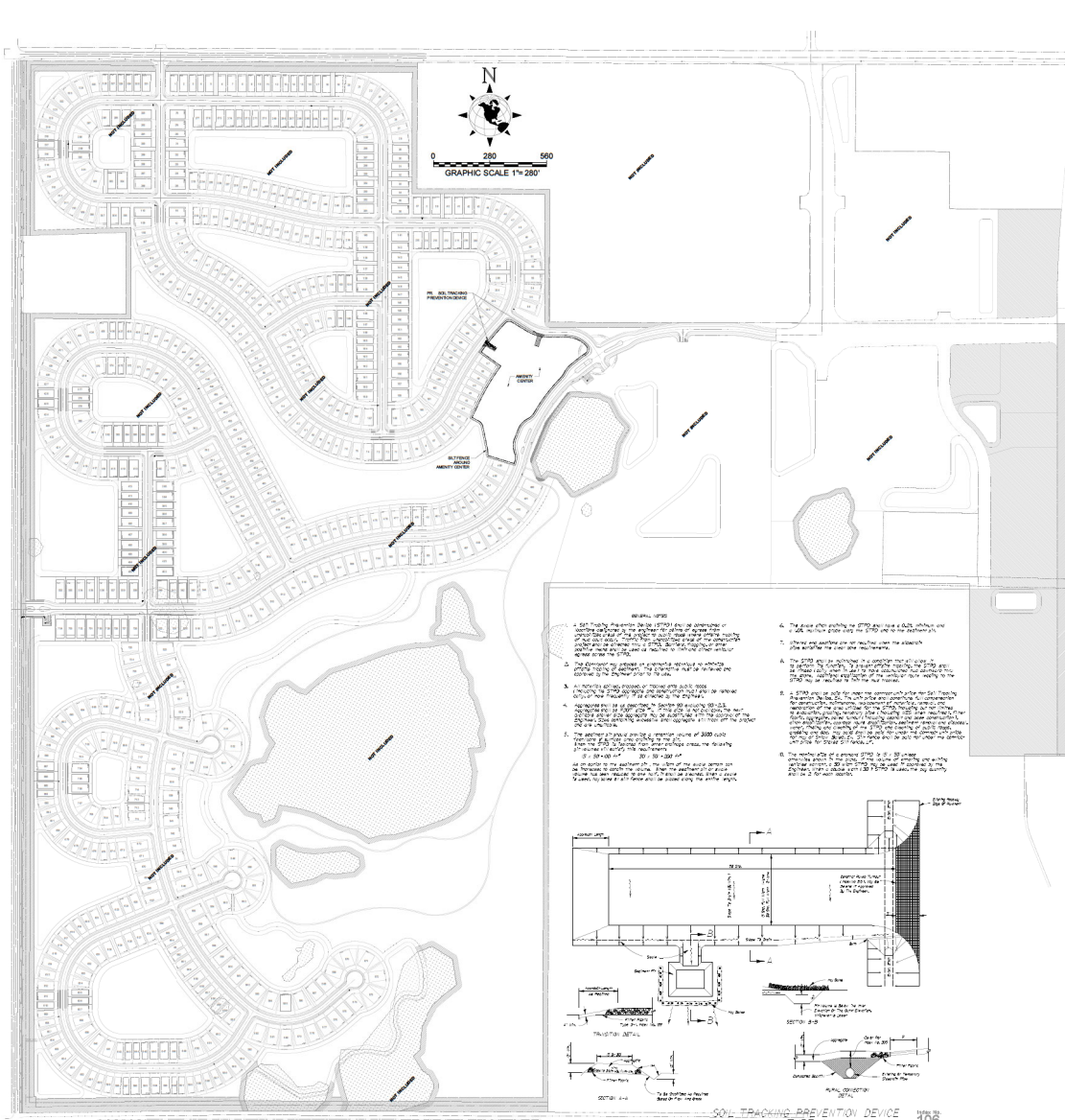


TEMPORARY EROSION AND SEDIMENT CONTROL 102



FLOATING TURBIDITY BARRIERS

TURBIDITY BARRIERS 103



SOIL TRACKING PREVENTION DEVICE 382

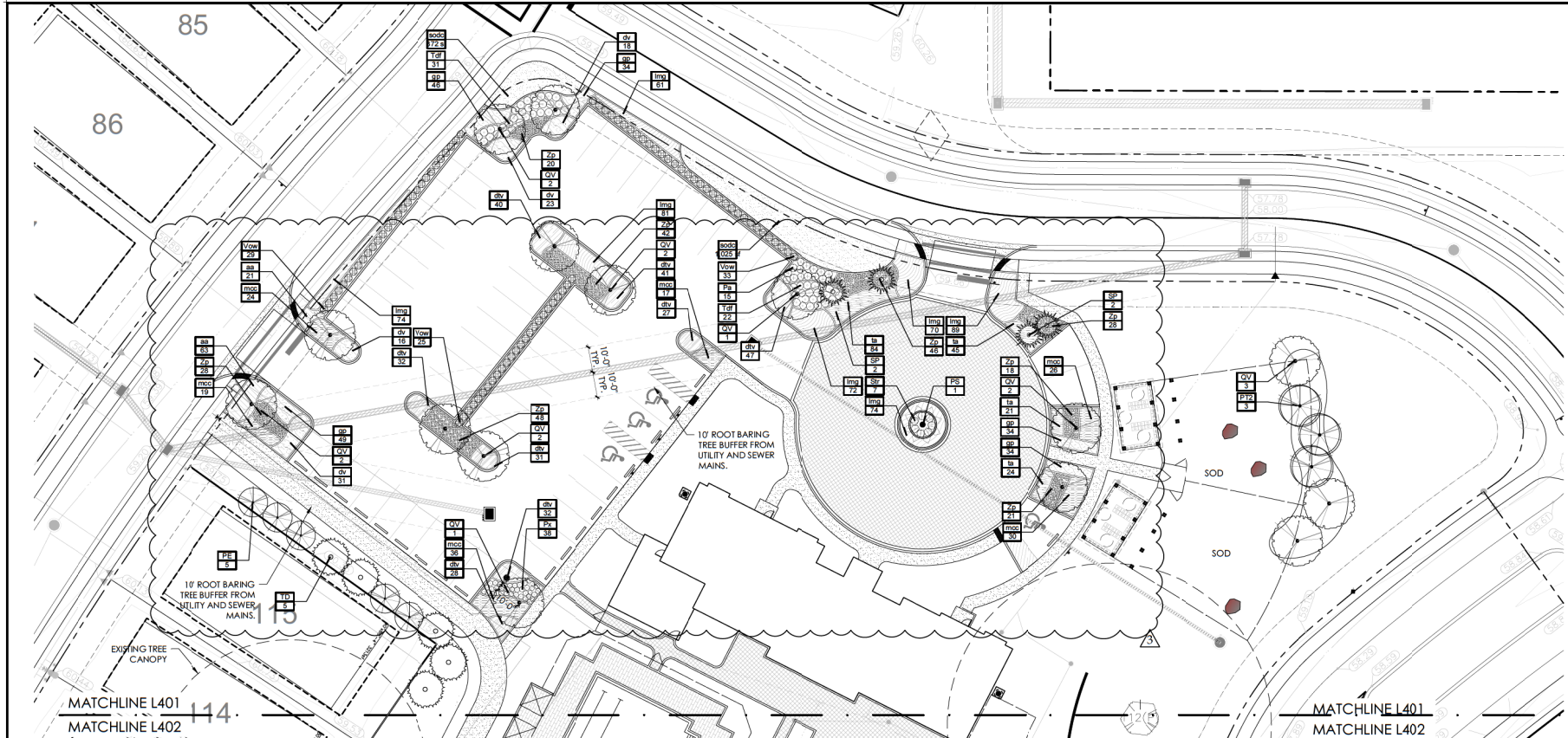
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MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A. 28780 941.444.6644 www.morrisengineering.net

DATE 02/06/2024	
PROJECT TO AMEN	
DRAWING 07 TO UT	
DRAWN EDG	CHECKED MUM

BEST MANAGEMENT PRACTICES PLAN & DETAILS
TWISTED OAKS AMENITY CENTER
CITY OF WILDWOOD, FLORIDA

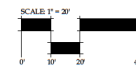
SCALE AS SHOWN		
SEC-TWP-RNG 31-18S-23E		
SHEET 10	OF 10	



PLANT SCHEDULE AMENITY CODE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
TREES								
MG	7	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	3" DBH, 10' ht. Min.	YES	MEDIUM	AS	
PE	15	Pinus eliottii	Slash Pine	3" DBH, 10' ht. Min.	YES	LOW	AS	
PT2	3	Pinus taeda	Loblolly Pine	3" DBH, 10' ht. Min.	YES	MEDIUM	AS	
QV	17	Quercus virginiana	Live Oak	4" DBH	YES	LOW	AS	
TD	5	Taxodium distichum	Bald Cypress	3" DBH, 10' ht. Min.	YES	LOW	AS	
PALM TREES								
PS	1	Phoenix sylvestris	Wild Date Palm	10'-12' c.t. Heavy, matched specimen	NO	LOW	AS	
SP	4	Sabal palmetto	Sabal Palm	12'-15' MIXED	YES	LOW	AS	
SHRUBS								
Px	38	Philodendron x 'Xanadu'	Philodendron	3 gal., 18"-24"	NO	MEDIUM	24" o.c.	
Pa	15	Plumbago auriculata 'Imperial Blue'	Plumbago	3 gal., 20"-20"	NO	MEDIUM	36" o.c.	
Str	7	Strelitzia reginae	Orange Bird Of Paradise	7 gal., full	NO	LOW	36" o.c.	
Tdf	53	Tripsacum dadyloides	Fakahatchee Grass	3 gal., 24"-30" o.a.	YES	LOW	36" o.c.	
Vow	87	Viburnum obovatum	Walter's Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.	
Zp	251	Zamia pumila	Coontie	3 gal., 18" o.a.	YES	LOW	24" o.c.	
GROUND COVERS								
aa	84	Agapanthus africanus	Lily of the Nile	1 gal., full	NO	MEDIUM	18" o.c.	
dtv	278	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal., 12"-15" spd., full pot	NO	LOW	18" o.c.	
dv	88	Dietes vegeta	African Iris	1 gal., 2-3 ppp	NO	LOW	24" o.c.	
gp	197	Gaillardia pulchella	Blanket Flower	1 gal., full	YES	LOW	18" o.c.	
lng	521	Liriope muscari 'Emerald Goddess'	Emerald Goddess Lilyturf	1 gal., 12"-15" spd., full pot	NO	LOW	18" o.c.	
mcc	152	Muhlenbergia capillaris	Muhly Grass	3 gal., 24" ht.	YES	LOW	24" o.c.	
mcc	152	Muhlenbergia capillaris	Muhly Grass	3 gal., 24" ht.	YES	LOW	24" o.c.	
ta	174	Trachelospermum asiaticum	Asian Jasmine	1 gal., full. Use mulch fines	NO	MEDIUM	18" o.c.	
SOD/SEED								
sod	1,397 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	NO	HIGH	sod	sand grown solid sod - weed free

VEHICULAR USE AREA (VUA) LANDSCAPE REQUIREMENTS (IN SF)	
TOTAL VUA	31,935.00
LANDSCAPE REQUIRED (10% of VUA)	3,193.50
LANDSCAPE PROVIDED	7,310.00
SURPLUS (SF)	4,116.50



BONNET design group, llc
landscape architecture
community planning
F, L.C. 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Twisted Oaks - Amenity Landscape Architecture Kolter Group Acquisitions, LLC Wildwood, Florida LANDSCAPE PLAN

CODE

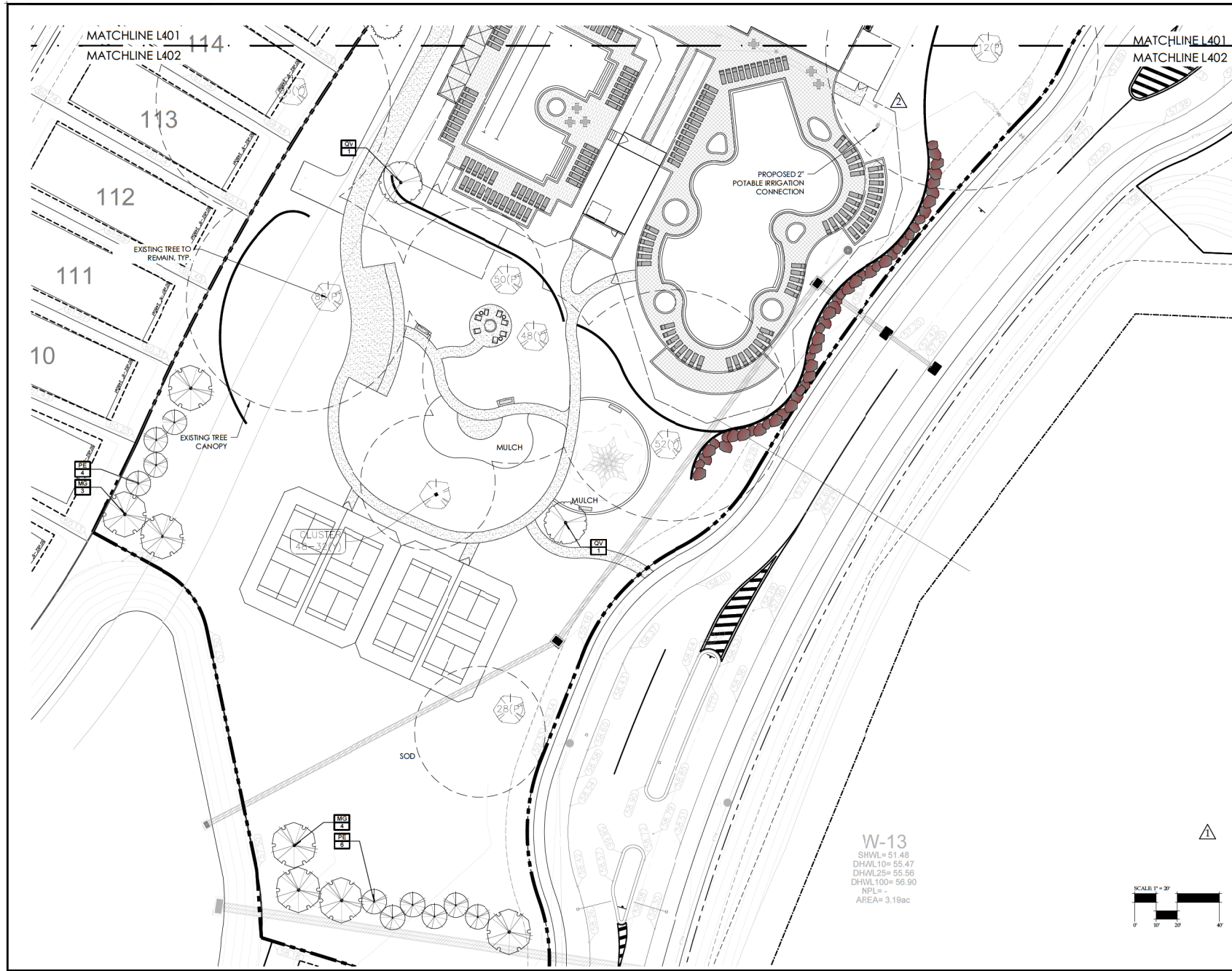
DATE	September 12, 2023
DRAWN BY	RTM
CHECKED BY	TWB
JOB NUMBER	2023.163
FILE NAME	2023.163.TWISTED OAKS - AMENITY.LANDSCAPE PLAN
REVISIONS	
1	City Comments 02-06-2024
2	City Comments 05-25-2024
3	City Comments 06-12-2024



Designed by Todd W. Bonnett
2024.04.18 10:56:40-04'00"

L401

DESIGNED BY: T. B. BARNETT, INC. 4101 NW 10th Ave. Suite 201
 33109 MIAMI, FL 33150
 DRAWN BY: T. B. BARNETT, INC. 4101 NW 10th Ave. Suite 201
 33109 MIAMI, FL 33150
 CHECKED BY: T. B. BARNETT, INC. 4101 NW 10th Ave. Suite 201
 33109 MIAMI, FL 33150
 DATE: 09/12/2023



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



BONNETT design group, llc
 landscape architecture
 community planning
 F, L, C 26000341
 400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407.622.1585 voice

Twisted Oaks - Amenity
 Landscape Architecture
 Kolter Group Acquisitions, LLC
 Wildwood, Florida
 LANDSCAPE PLAN

CODE	
DATE	September 12, 2023
DRAWN BY	RTM
CHECKED BY	TWB
JOB NUMBER	2023.165
FILE NAME	2023.165.TWB
REVISIONS	
Δ	City Comments 02-06-2024
Δ	City Comments 05-25-2024



Designed by T. B. Barnett
 2024.04.18 15:56:41-04'00"

L402

CEMENT PLASTER SCHEDULE					
LOCATIONS	BASEMENT	REF. MESH	SCOTCH & BOND COAT	FINISH COAT	CONTROL JOINT
EXT CMU	—	—	—	5/8" SAND FINISH	AS DRAWN, NOT TO EXCEED 2:1 RATIO OR 144 SF
EXT SHEATHING - 8"	(2) LAYER #30 FELT	WIRE LATH	5/8"	1/4" ACRYLIC	AS DRAWN, NOT TO EXCEED 2:1 RATIO OR 144 SF

PAINT SCHEDULE			
P-1	SW 601 DREAMY WHITE	TRIM ACCENT	—
P-2	SW 7078 PINDER	EXTERIOR BASE PAINT	—
P-3	SW 7078 PINDER	EXTERIOR PAINT	—
P-4	SW 7078 PINDER	—	—
P-5	SW 7078 PINDER	—	—
P-6	SW 7078 PINDER	—	—
P-7	SW 7078 PINDER	—	—
P-8	SW 7078 PINDER	—	—
P-9	SW 7078 PINDER	—	—
P-10	SW 7078 PINDER	—	—
P-11	SW 7078 PINDER	—	—
P-12	SW 7078 PINDER	—	—
P-13	SW 7078 PINDER	—	—
P-14	SW 7078 PINDER	—	—
P-15	SW 7078 PINDER	—	—
P-16	SW 7078 PINDER	—	—
P-17	SW 7078 PINDER	—	—
P-18	SW 7078 PINDER	—	—
P-19	SW 7078 PINDER	—	—
P-20	SW 7078 PINDER	—	—
P-21	SW 7078 PINDER	—	—
P-22	SW 7078 PINDER	—	—
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P-99	SW 7078 PINDER	—	—
P-100	SW 7078 PINDER	—	—

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Suite 200
Tampa, Florida 33602
P: 813.223.2725
F: 813.223.2725
www.jaharchitects.com



1 AMENITY CENTER - FRONT ELEVATION
AS.01

SCALE: 3/16" = 1' - 0"



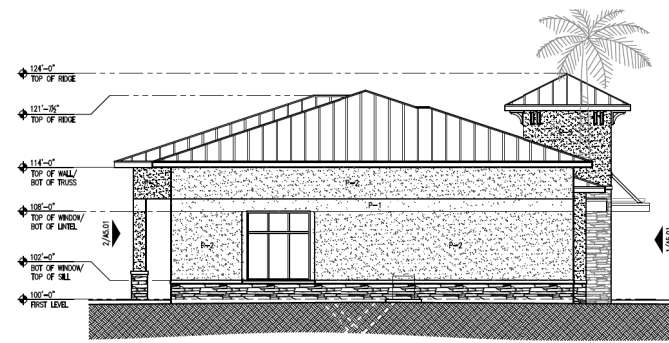
2 AMENITY CENTER - REAR ELEVATION
AS.01

SCALE: 3/16" = 1' - 0"



3 AMENITY CENTER - LEFT ELEVATION
AS.01

SCALE: 3/16" = 1' - 0"



4 AMENITY CENTER - RIGHT ELEVATION
AS.01

SCALE: 3/16" = 1' - 0"

ELEVATION KEYNOTES

1. CULTURED STONE CLADDING ON CMU WALL
2. CULTURED STONE CORNER
3. PRECAST 4" SILL/BAND
4. CEMENTITIOUS PLASTER FINISH ON CMU WALL WITH MESH AS SHOWN. SEE DETAIL FOR DIMENSIONS
5. WINDOW - SEE WINDOW SCHEDULE
6. PAINT WINDOW - SEE WINDOW SCHEDULE
7. ENTRANCE DOOR IN STOREFRONT
8. STANDING SEAM METAL ROOF - OLD ZINC GRAY
9. CORNER ROOF VENT
10. METAL HIDE CAP
11. FIBER CEMENT FASGA BOARD - PAINTED
12. BRACKET. SEE DETAIL
13. 8" STUCCO TRIM AROUND WINDOW
14. EXTERIOR DOOR - PAINTED
15. CONDENSING UNITS - SEE MECH. DWGS.
16. CONTROL JOINT IN CEMENTITIOUS PLASTER
17. 3/4" PVC STUCCO REVEAL
18. EXTERIOR LIGHT FIXTURE. SEE ELEC. DWGS.
19. PERFORATED METAL SCREEN BY MC NICHOLS WITH TRIM TO MATCH #1-01 WINDOWS.

GENERAL ELEVATION NOTES

1. ALL EXTERIOR METAL TO BE ALUMINUM, UNO.
2. CONTROL JOINT IN CEMENT PLASTER TO LOCATED EVERY 144 SF AND NOT TO EXCEED 1:2 RATIO.

EXTERIOR FINISHES

SW 601	DREAMY WHITE
SW 7078	PINDER
SW 7078	SENSUOUS GRAY
—	CULTURED STONE

OPTION 1

CONFIDENTIAL
THE INFORMATION CONTAINED HEREIN
MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN
PERMISSION OF JAHarchitects, LLC.

**TWISTED OAKS
AMENITY CENTER**
—
FLORIDA

**BUILDING 1
ELEVATIONS**

DESIGNED BY JAH
DRAWN BY JAH
CHECKED BY JAH
DATE 8/1/2022
SCALE AS SHOWN
DRAWING NUMBER A5.01A

SCHEMATIC DESIGN

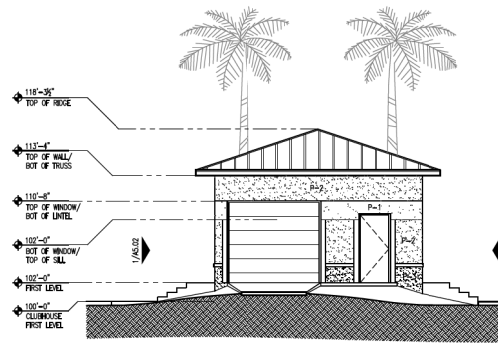


PAINT SCHEDULE	
PAINT - PAINT TO BE SHERWIN WILLIAMS SUPERPAINT EXTERIOR ACRYLIC LATEX - SATIN	
P-1 SW 6021 DREAMY WHITE	TRIM ACCENT
P-2 SW 7079 POWDER	EXTERIOR BASE PAINT
P-3 SW 7081 SINGULAR GRAY	EXTERIOR PAINT
P-4 SW --- T.B.D.	---
P-5 SW --- T.B.D.	---
NOTES: OWNER TO PROVIDE FINAL COLOR SELECTIONS.	

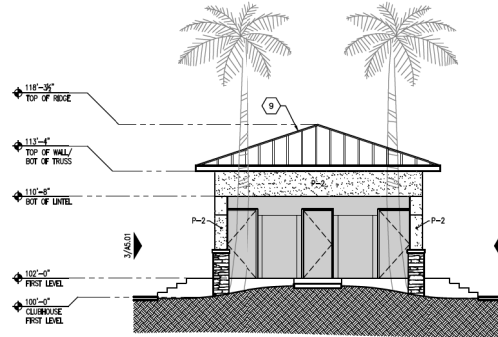
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT AND ARE PREPARED TO BE IMPLEMENTED BY A LICENSED GENERAL CONTRACTOR. THEY ARE PREPARED TO WORK IN URBAN WRECK THE WRITTEN REPRESENTATION, SCHEDULE TESTING, PROJECT MANAGEMENT AS OUTLINED IN THE SPECIFICATION, WORK-UPS, PRE-INSTALLATION CONFERENCE, SHOP DRAWINGS, RFI'S, AND PROFESSIONAL COMMUNICATIONS BETWEEN THE ARCHITECT & G.C. THE USE OF THESE DOCUMENTS CONSIDERS WITH THIS INTENT AND THE ARCHITECT NOT PROVIDING CONSTRUCTION ADMINISTRATION SERVICES MAY RESULT IN COST OVER RUNS, SCHEDULE DELAYS, INCREASED RISK SOLUTIONS, INCREASED COST WITH NO BETTER OR WORSE OUTCOME TO THE HEALTH, SAFETY & WELFARE OF THE PUBLIC.

REVISION	DATE	DESCRIPTION	BY
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REVISION	DATE	DESCRIPTION	BY
-	12/28/21	SCHEMATIC DESIGN	JAH
-	01/05/22	SCHEMATIC DESIGN	JAH
-	01/06/22	SCHEMATIC DESIGN	JAH
-	01/06/22	SCHEMATIC DESIGN	JAH
-	01/11/22	SCHEMATIC DESIGN	JAH
-	01/12/22	SCHEMATIC DESIGN	JAH
-	01/14/22	SCHEMATIC DESIGN	JAH
-	01/21/22	SCHEMATIC DESIGN	JAH
-	01/28/22	SCHEMATIC DESIGN	JAH
-	02/01/22	SCHEMATIC DESIGN	JAH
-	02/07/22	SCHEMATIC DESIGN	JAH



2 POOL RESTROOM - REAR ELEVATION
A5.02 SCALE: 3/16" = 1' - 0"



4 POOL RESTROOM - FRONT ELEVATION

- | ELEVATION KEYNOTES | |
|---|---|
| 1 | CLAUDED STONE CLADDING ON CMU WALL |
| 2 | CLAUDED STONE CORNICE |
| 3 | PRECAST S SILL/HEAD |
| 4 | CEMENTITIOUS PLASTER FINISH ON CMU WALL WITH REINFORC AS SHOWN. SEE DETAIL FOR DIMENSIONS |
| 5 | WINDOW - SEE WINDOW SCHEDULE |
| 6 | PANOR WINDOW - SEE WINDOW SCHEDULE |
| 7 | ENTRANCE DOOR IN STOREFRONT |
| 8 | STANDING SEAM METAL ROOF - OLD ZINC GRAY |
| 9 | CONTROL REAR VENT |
| 10 | METAL REAR CAP |
| 11 | FRONT CEMENT FASGA BOARD - PAINTED |
| 12 | BRACKET SEE DETAIL |
| 13 | 6" STRUCTUC TRIM ALONG WINDOW USE ACCENT PAINT P=1. SEE PAINT SCHEDULE |
| 14 | EXTERIOR DOOR - PAINTED CONDENSING UNITS - SEE MECH. DWGS. |
| 15 | EXTERIOR 6" TALL PIERCE LING. REF. TO LANDSCAPE DRAWING FOR EXACT TYPE |
| 16 | CONTROL JOINT IN CEMENTITIOUS PLASTER |
| 17 | 3/4" PVC STRUCTUC REVEAL |
| 18 | EXTERIOR LULL FOUTHRE. SEE ELEC. DWGS. |
| 19 | REINFORCED METAL SCREEN BY MC KENZIE WITH STING TO MATCH IN-OT WINDOWS. |
| GENERAL ELEVATION NOTES
1. ALL EXTERIOR METAL TO ALUMINUM, UNO.
2. CONTROL JOINT IN CEMENT PLASTER TO LOCATED EVERY 144" 9' AND NOT TO EXCEED 1:2 RATIO. | |



OPTION 1

CONFIDENTIAL
THE INFORMATION CONTAINED HEREIN
MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN
PERMISSION OF JAH Architects, LLC.

CLIENT

 **TWISTED OAKS**
AMENITY CENTER

—
FLORIDA

DRAWING TITLE

**BUILDING 2
ELEVATIONS**

ENGINEER —	ARCHITECT TH	DESIGNER JAH
DRAWN BY JAH	REVIEWED BY TH	SCALE AS SHOWN

REVISION CONTROL	JAH # 801	DRAWING NUMBER A5.02A
	CADD FILE #	
	XREF FILE(S)	



SCHEMATIC DESIGN

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2309-006 Wildwood Acres Pavilion

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

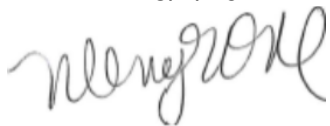
Case No:	SP 2309-006 Wildwood Acres Pavilion
Parcel Number:	G07-111
Acreage:	0.173 +/- MOL
Property Location:	Located at 827 Huron Street, Wildwood, FL :
Owner:	Cobblestone II WLF, LLC
Applicant:	C Miller Construction, Inc.

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a New 1,740-square-foot Open Pavilion, New Male and Female Restrooms, Construction of 5-foot ADA Sidewalk and ADA Parking Spaces, and associated infrastructure improvements on 0.173 acres MOL, on an MHP zoned parcel, as per the attached plans.

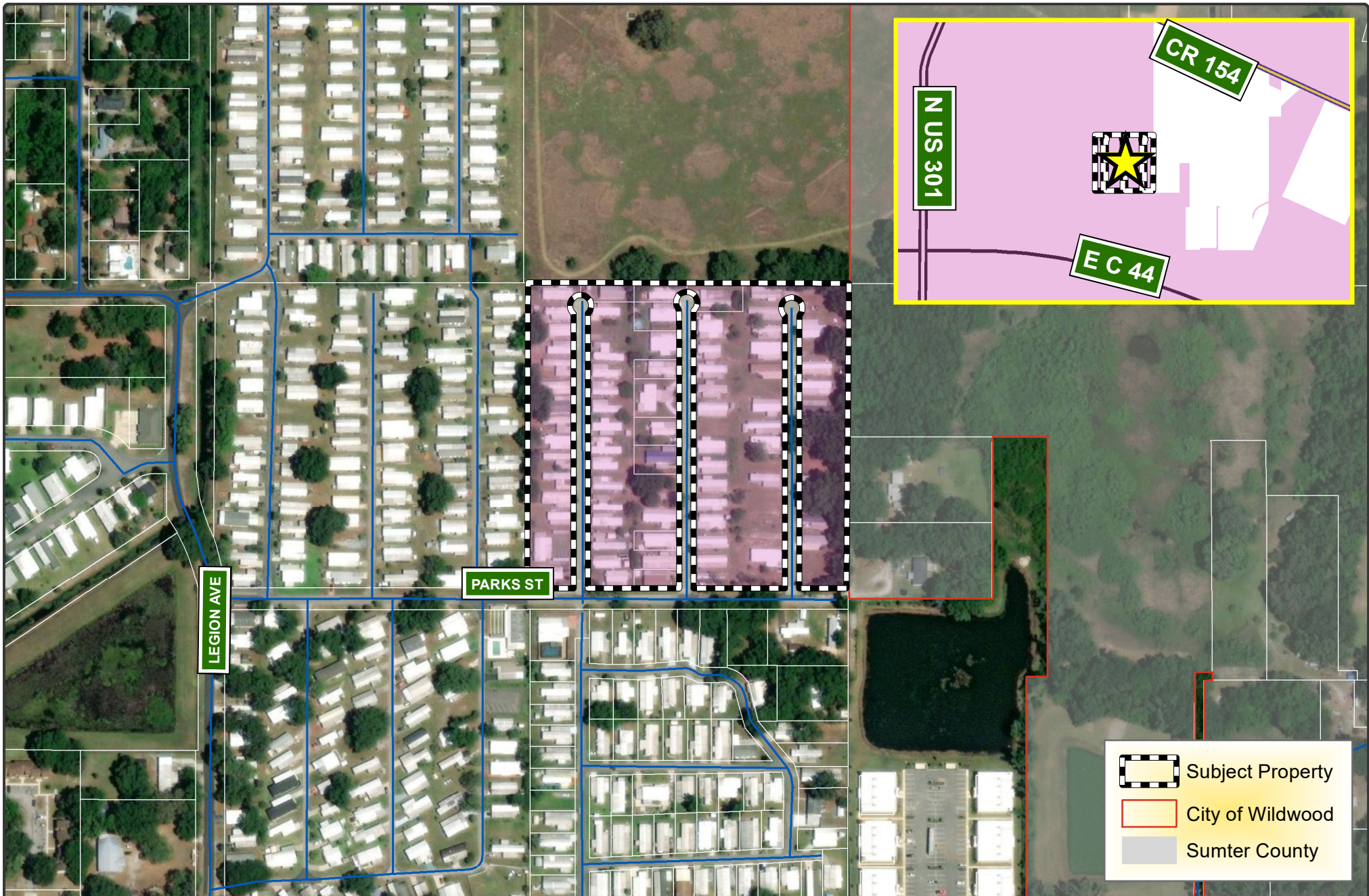
The existing clubhouse building has been demolished, and the community is now opening this space for residents where up to 118 people can gather in the Pavilion Area.

SP 2309-006 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.

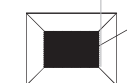
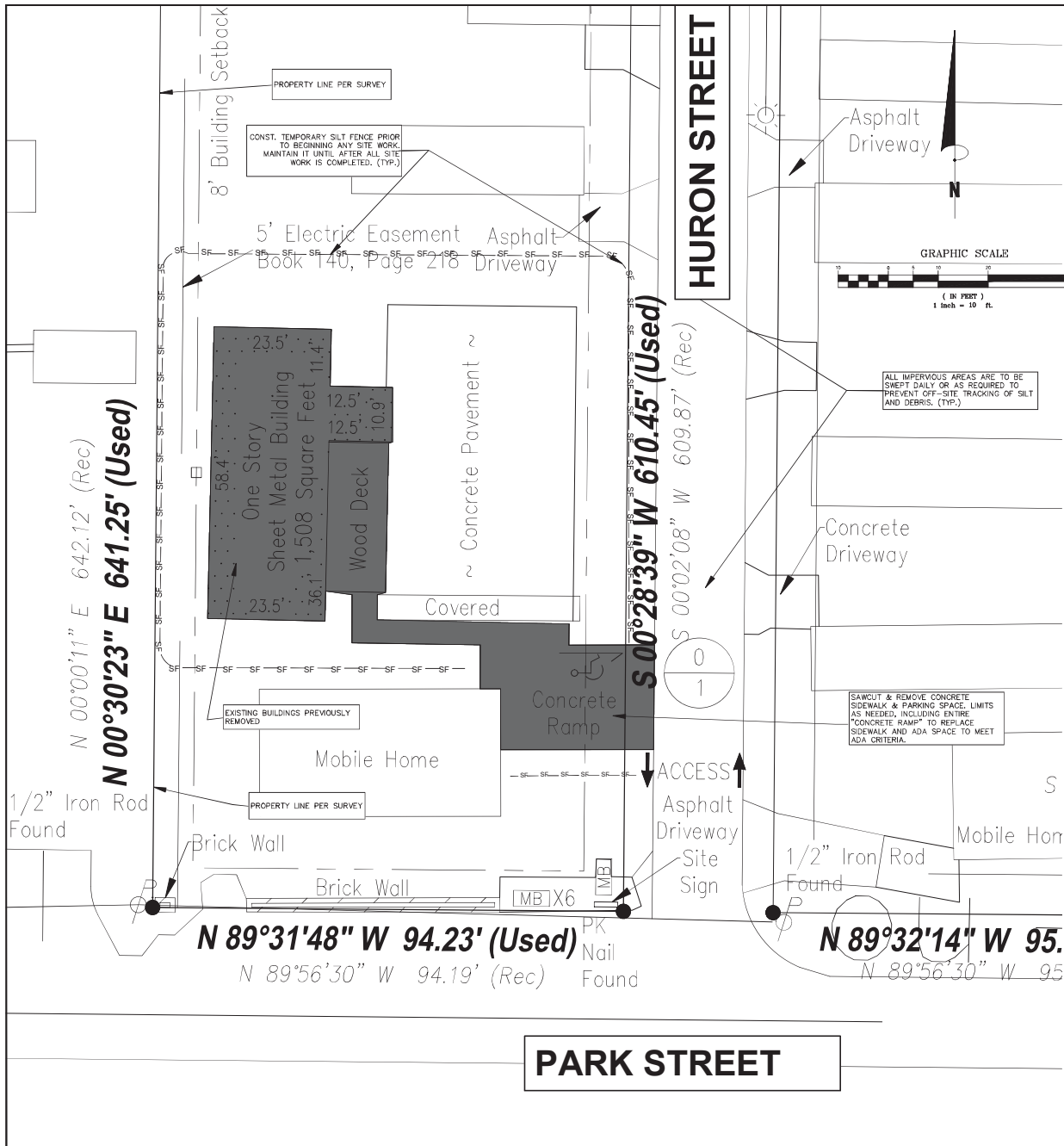
DATED: 5/7/2024



Wendy Then, AICP, CFM
Assistant Director Development Services



C:\projects\2023\853 HURON ST. WILDMOOD - STEPHEN CLACOR\ANSTEW EROSION & SEDIMENT CONTROL PLAN.dwg, 9/19/2024 9:18:02 PM, AutoCAD PDF (General Documentation).pc3

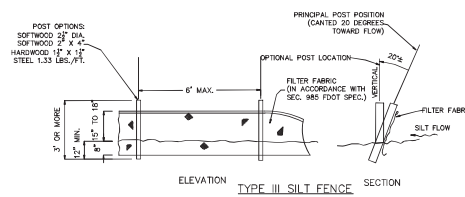


Filter Fabric
WRAP 700X
OR EQUAL

WRAP FILTER FABRIC AROUND GRATE AND REPLACE GRATE TO HOLD FABRIC IN PLACE. FABRIC TO BE CLEANED AND MAINTAINED DURING CONSTRUCTION TO CAPTURE ALL SILT AND DEBRIS.

CATCH BASIN TO BE CLEANED AFTER CONSTRUCTION AND PRIOR TO INSPECTIONS TO REMOVE SILT AND DEBRIS. FABRIC SHALL BE REMOVED AFTER FINAL INSPECTION APPROVAL.

FILTER FABRIC IN CATCHBASIN
NTS



- SILT FENCE NOTES:**
1. TYPE II SILT FENCE TO BE USED AT MOST LOCATIONS, WHERE USED IN DITCHES, THE SPACING FOR TYPE II SILT FENCE SHALL BE PER FOOT STANDARDS.
 2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED, SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR GREATER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO THE WORK AREA, INTO TRAVEL LANES, OR ONTO ADJACENT PROPERTY.
 3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
 4. WHERE USED AS SLOPE PROTECTORS, SILT FENCE IS TO BE CONSTRUCTED ON ONE LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

OWNER:
COBBLESTONE II WLF LLC
17 W 22ND ST, SUITE 220
CAMERON TERRACE, IL 60181
ATTN: KIM LAKE
727-550-7689
KLAK@COBBLESTONEASSETS.COM

APPLICANT:
CMCI
905 E. MARTIN LUTHER KING JR DR., SUITE 400
TARPON SPRINGS, FL 34689
ATTN: LARRY DAIGLE
407-969-3341
LDAIGLE@CMCI.COM

ENGINEER:
RANDOLPH J AYERS, P.E. (45803)
6123 71ST STREET N.
ST. PETERSBURG, FL 33709



Randolph J Ayers
Digitally signed by Randolph J Ayers
Date: 2024.03.19 21:57:28 -0400

This item has been digitally signed and sealed by RANDOLPH J AYERS on the site adjacent to the seal.

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



RANDOLPH J AYERS, P.E.
622 1ST STREET N.
ST. PETERSBURG, FL 33709
TEL: 727-666-0793
RAYERS@RJAY.COM

RJA

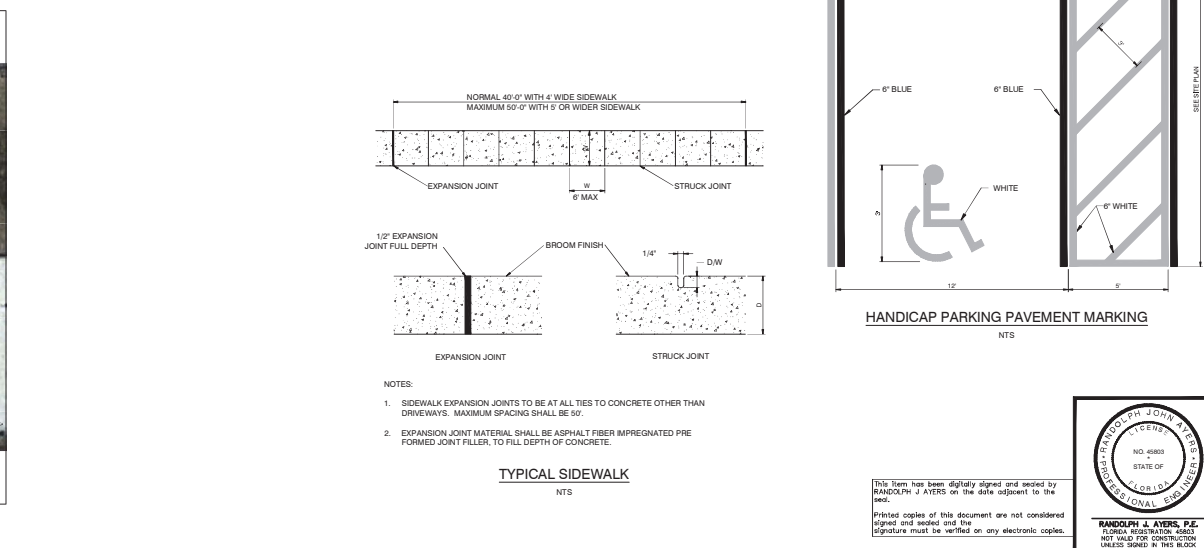
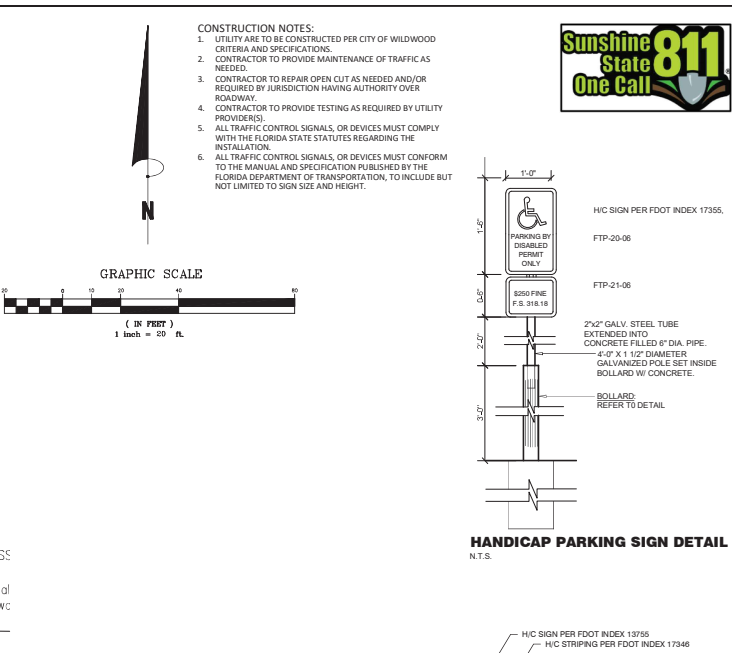
NO.	DATE	REVISION
1	03/19/24	DATE
2		REVISION
3		
4		
5		

827 HURON ST.
WILDMOOD, FL

RECREATIONAL PAVILION
DEMOLITION & EROSION
CONTROL PLAN

DRAWN: RJA
DESIGNED: RJA
CHECKED: RJA
JOB NO: 2023-0619
DATE: 09-17-23

SHEET
C-1

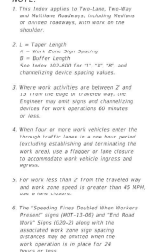
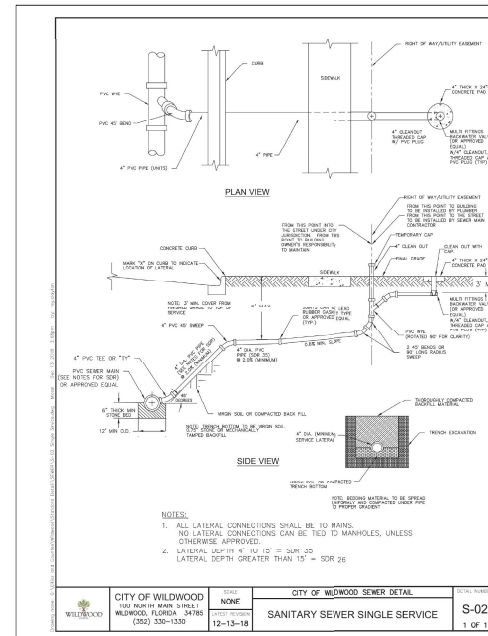


RECREATIONAL PAVILION SITE PLAN		827 HURON ST. WILDWOOD, FL				KENDALL J. MYERS, P.E. 6422 1515 STREET N. ST. PETERSBURG, FL 33799 TEL. 727-686-0793 RMYERS@RJA.COM	
5							
4							
3							
2							
1							
0	03/05/24					QTY COMMENTS	
	DATE					REVISION	

DRAWN: RJA
 DESIGN: RJA
 CHECKED: RJA
 JOR NO: 2023-0619
 DATE: 08-17-23

SHEET
 C-2

- Any sediment that is tracked onto road pavement shall be removed immediately (prior to the end of each workday).
2. Pavement shall not be cleaned by washing/flushing street unless proper drain structure in place to prevent wash water discharge into the MSD.
3. All sediments/spills shall remain on site.
4. Perimeter protection, including a stalled sign where applicable, is required for all sediment control measures.
5. Catch basin inserts are to be used to prevent sediments from entering drainage system. Inserts are to be inspected and cleaned weekly and after each rainfall event.
6. Sediment control is to be installed on driveway areas to prevent sediment from dropping water to control the road or reach the optimum moisture content of the soil for compaction. No run-off is to be generated.
7. Sediment control is to be installed on driveway areas to prevent sediment from dropping water to control the road or reach the optimum moisture content of the soil for compaction. No run-off is to be generated.
8. For any temporary water should be applied by use of a squeegee with water-jet sprayers. Only enough water should be applied to control dust while sweeping.
9. Sediment control is to be installed on driveway areas to prevent sediment from dropping water to control the road or reach the optimum moisture content of the soil for compaction. No run-off is to be generated.
10. All disturbed areas of the site shall be vegetated or otherwise temporally stabilized until construction completion.
11. Sedimentation erosion control the right-of-way, adjacent private property, or waterbody shall be prohibited.
12. Sedimentation erosion from uplands into environmentally sensitive areas shall be prohibited.
13. Dumping or piling vegetative debris or clippings in right-of-way or environmentally sensitive areas shall be prohibited.
14. Paving sediment and soil on roadway shall be prohibited.
15. Floating turbidity curtains labeled with the name of the contractor shall be required for construction or development activities occurring in or adjacent to a waterway, or waterbody.



TWO-LANE AND MULTILANE, WORK ON SHOULDER

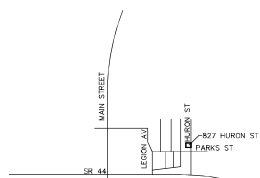
INDEX	SHEET
102-602	1 of 2

DRAWN:	R.
DESIGN:	R.
CHECKED:	R.
JOB NO:	2023
DATE:	03
SHEET	

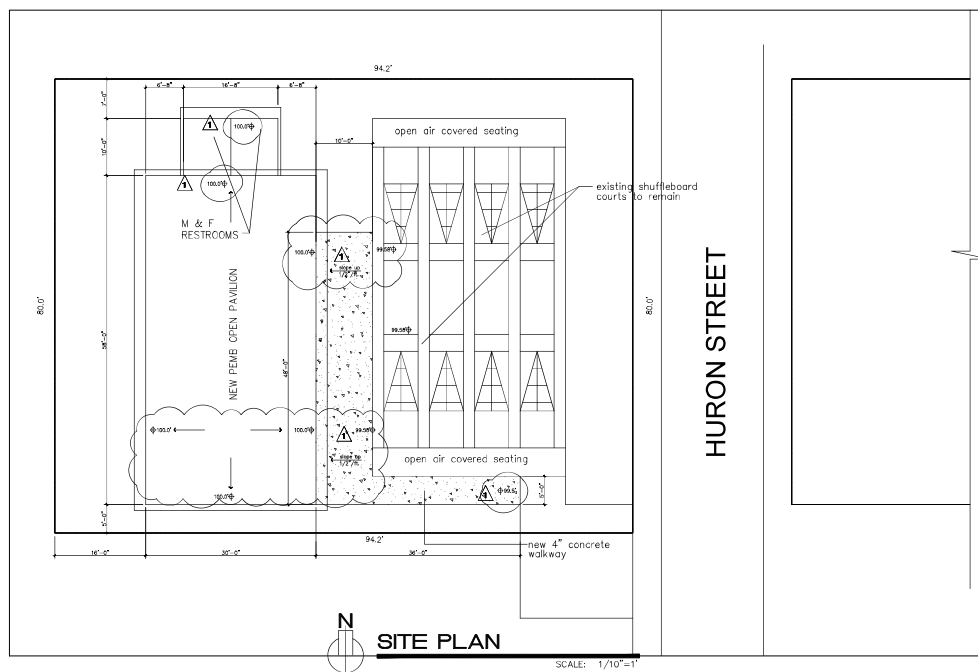
C-3

OWNER: COBBLESTONE II WLF LLC
17 W 220 22nd ST, suite 220
OAKBROOK TERRACE, IL 60181
attn: KIM LAKE
7277-550-7699 klake@cobblestoneassets.com

APPLICANT: CMCI
905 E MARTIN LUTHER KING JR DR, SUITE 400
TARPON SPRINGS, FL 34689
attn: LARRY DAIGLE
407-969-3341 ldaigle@myrcmci.com



VICINTY MAP

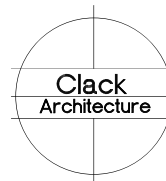
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SITE PLAN

SCALE: 1/10"=1

DESIGN WIND PRESSURES - (PSF)	PROJECT INFORMATION	LEGAL DESCRIPTION	SHEET INDEX	GENERAL NOTES
ULTIMATE DESIGN WIND SPEED (Vult): 140 MPH (TABLE 1609A) WIND IMPORTANCE FACTOR: 1.0 WIND EXPOSURE: B NOMINAL DESIGN WIND SPEED (Vnom): 108 MPH (TABLE 1609.3) INTERNAL PRESSURE = ENCLOSED RISK CATEGORY II	PROJECT TYPE: PAVILION GOVERNING BODIES: CITY OF WILDWOOD, FLORIDA SUMMITER COUNTY, FLORIDA			
CONTRACTOR	CODE SUMMARY	AREA CALCULATIONS	A-1 SITE PLAN, LOCATION MAP, CODES, DESIGN PRESSURES GENERAL NOTES A-2 SITE DEMO PLAN A-3 FLOOR PLAN A-4 REFLECTED CEILING PLAN A-5 ELEVATIONS A-6 ENLARGED PLAN, BLDG. SECTION, DOOR DETAILS	ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR. IF ANY DIMENSIONS OR SITE CONDITIONS VARY FROM THE DRAWINGS, CONTRACTOR TO NOTIFY ARCHITECT OF RECORD BEFORE FABRICATION OR CONSTRUCTION. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH CURRENT LOCAL CODES.
OWNER	APPLICABLE CODES:	NEW BUILDING	1906 SQ. FT.	IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING DEMOLITION AND REBUILT. THIS INCLUDES, BUT NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, CUTS OR BELTWAYS MAY BE NECESSARY, SHORE AND BRACE EXISTING STRUCTURE BEFORE REMOVING ANY BEARING POST, BEAMS OR TRUSSES.
COBBLESTONE II WLF LLC 17 W 220 22nd ST Ste 220, Oakbrook Terrace, IL 60181 727-550-7699	FLORIDA BUILDING CODE 2020 7th Ed. -BUILDING FLORIDA BUILDING CODE 2020 7th Ed. -ELECTRICAL FLORIDA BUILDING CODE 2020 7th Ed. -PLUMBING FLORIDA BUILDING CODE 2020 7th Ed. -ACCESSIBILITY FLORIDA BUILDING CODE 2020 7th Ed. -ENERGY NATIONAL ELECTRIC CODE 2017 FLORIDA FIRE PREVENTION CODE, 7TH EDITION FLORIDA ACCESSIBILITY LAW, (COMBINES FLORIDA AMERICANS WITH DISABILITIES ACT	EXISTING CLUBHOUSE BUILDING DEMOLISHED		THE DESIGN PRESSURE SHOWN ON A-1 IS TO BE USED AS A GUIDE FOR PROVIDING DOOR DESIGN DETAILS.
DESIGN WIND PRESSURE - ROOF	OCCUPANCY (CHAPTER 3)	TOTAL LOT AREA:	7,536 SQ. FT.	
AREA (S.F.) ZONE 1 (PSF) POS NEG POS NEG POS NEG 10 19.9 -21.8 19.9 -25.3 19.9 -25.3 20 19.4 -20.7 19.4 -24.3 19.4 -24.3 50 18.6 -19.2 18.6 -22.9 18.6 -22.9 100 18.1 -18.1 18.1 -21.8 18.1 -21.8	ASSEMBLY GROUP A SINGLE TENANT OCCUPANCY	TOTAL NET PAVILLON AREA:	1740 SF	ALL EXTERIOR WINDOWS AND DOORS MUST BE FLORIDA APPROVED TO WITHSTAND DESIGN PRESSURES SHOWN ON A-1. CONTRACTOR TO PROVIDE FLORIDA PRODUCT APPROVAL NOTES, SPECIFICATIONS AND DETAIL LAYOUT DETAILS - HIGHER MANUFACTURED.
LOCATION OF ZONES PER FIG.1606.2a & 1606.2b, FLORIDA BUILDING CODE 2010	CONSTRUCTION TYPE	OCCUPANCY :	1740 SF/15 SF/PERSON=118	DIRECT DRILLING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (COTZ). ALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.
SOIL BEARING CAPACITY = 2500 PSF	OPEN SPACE			
FIRE RESISTANT RATING REQUIREMENTS (TABLE 601 AND 602)	MHP ZONING: BUILDINGS=COURTS=4,831 SF, PROPERTY= 7,536 SF OPEN SPACE: 2,705 SF, 35.9%			
TYPE V-R NON-SPRINKLERED				
-- STRUCTURAL FRAME INCLUDING: COLUMNS, GIRDERS, TRUSSES				
--EXTERIOR NON BEARING WALLS				
--ROOF CONSTRUCTION INCLUDING: SUPPORT BEAMS AND JOIST.				

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1422 Oakley Street
Orlando, Florida 32806
407.810.4814
AR 0011484 TBAE 23485

REVISIONS

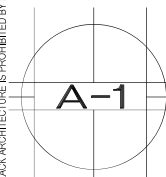
1	AHJ comments 10/12/23
2	owner/applicant contact 03/28/24

2 owner/applicant contact
03/28/24

CONSULTANTS

**C MILLER
CONSTRUCTION
NEW PAVILLION**
827 Huron Street
Wildwood, Florida 32789

DATE	8/28/23
DRAWN BY	sbclock
CHECKED BY	sbclock
FILE NAME	
SCALE	
PROJECT NO.	
DESIGNED BY	



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2312-008 Merideth Nagel Law Firm Minor Site Plan

REQUESTED ACTION: Staff recommends approval of site plan.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2312-008 Merideth Nagel Law Firm
Parcel Number:	G05-068
Acreage:	1.23 +/- MOL
Property Location:	Located at 500 Cleveland Avenue, Wildwood, FL 34785, approximately 120 feet west of the intersection of County Road 466A and N Warfield Ave.
Owner:	ISALAH 43:19 LLC
Applicant:	Merideth Nagal

The applicant is seeking a favorable recommendation from the Project Review Committee for the conversion of a residential building into a 1,305-square-foot law office building featuring an additional four parking spaces, including one Florida ADA Parking Space, and associated drive aisle improvements, as per the attached plans. The project area is 1.23 AC. (53,578.8 SF). The property is zoned CMU (Central Mixed Use).

SP 2312-008 meets the criteria set forth in the Land Development Regulations, the 2050 Comprehensive Plan, and the provisions of the City's Design District Standards.

Dated: 05/06/2024

Nong (Leni) Li

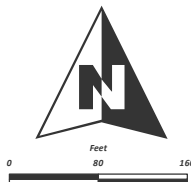
A handwritten signature in black ink, appearing to be 'J. E. B.', written over a faint, illegible stamp.

Planner II Development Services



**CITY OF
WILDWOOD**

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



SP 2312-008

MEREDITH NAGAL LAW FIRM

PARCEL G05-068

MAP 1B

**LOCATION
MAP**

**DECEMBER
2023**

DATE	REVISIONS	BY
12-22-2023	CITY OF WILDWOOD	TDC
02-23-2024	CITY OF WILDWOOD RAI #1	TDC
04-16-2024	CITY OF WILDWOOD RAI #2	TDC

- THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.
2. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDING THEREIN. NOTIFY CUYLER FARMER PARKS, INC. (CFB) AND THE OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDE (BUT NOT NECESSARILY LIMITED TO) ARE:
- COUNTY / CITY / LOCAL JURISDICTION SITE PLAN PERMIT
 - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ENR) (WATER USE FOR CONSTRUCTION DETERMINED)
 - ACOE DREDGE AND FILL
 - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
 - FDEP WATER DISTRIBUTION
 - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
 - LOCAL RIGHT OF WAY USE
 - LOCAL UNDERGROUND UTILITIES
 - FDEP NPDES STORMWATER CONSTRUCTION TO OBTAIN NPDES PERMIT AND PROVIDE MONITORING COMPLIANCE
4. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OR FLORIDA, INC. AT 1-800-422-4770, IN ACCORDANCE WITH CHAPTER 596, FLORIDA STATUTES.
5. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE CFB/OWNER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
6. CONTRACTOR SHALL FURNISH CFB/OWNER WITH ACCURATE RECORD DRAWINGS SURVEY SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
7. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE DATA AVAILABLE. NO GUARANTEE FOR THE CONVENIENCE OF THE CONTRACTOR. CFB ASSUMES NO RESPONSIBILITY FOR INACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE ARRANGEMENTS FOR BENEVOLENTLY INTERRUPTING ANY OPERATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY COMPANIES WHICH SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
8. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CFB AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY CFB AND OWNER.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT.
10. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL, OTHER THAN OWNERS, SHALL BE REPORTED TO CFB/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY CFB/OWNER.
11. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
12. CONTRACTOR SHALL MAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COMPLETELY STATE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
13. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE CFB OF ANY DISCREPANCIES.
14. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
15. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR PROJECT ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
16. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND CFB FOR ACCEPTANCE AND CERTIFICATIONS.
17. CONTRACTOR TO PRESERVE ALL MONITORING WEBS IDENTIFIED ONSITE.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED IT SHALL BE PREPARED BY A FOOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, CFB, AND CITY OR COUNTY.
19. IT IS THE RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT THREATS POSING TO UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. CFB ASSUMES NO RESPONSIBILITY FOR TREPPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
20. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
21. TREE PROTECTION SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES (BMPs) FOR EACH 10 STANDARDS.
22. ALL FOOT DESIGN DECISIONS ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FOOT DESIGN STANDARD LATEST EDITION.

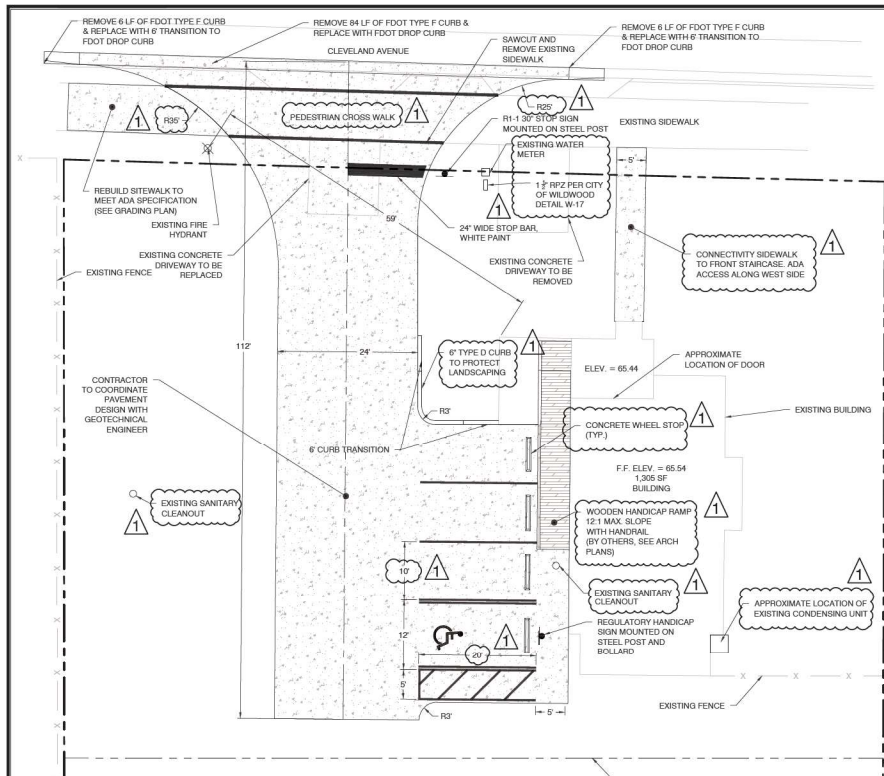
1. SITE PAVING AND DRAIN MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATEST EDITIONS, INsofar AS THEY APPLY TO THE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER. THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE PROJECT ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A Florida LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTORS EXPENSE.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSITE AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES NOT DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMAL AND SHALL NOT ALLEVATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY THAT DISTURBS LAND. THE DATES AND LOCATIONS OF THE CONSTRUCTORS RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT BEFORE INITIATING CONSTRUCTION AND PERFORM ANY REQUIRED INSPECTIONS DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN PROJECT ENGINEERS APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILT MUST BE FURNISHED.
6. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CFB. CFB RELIES ON REFERENCED GEOTECHNICAL REPORTS IN PREPARATION OF THESE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE REPORTING ENGINEER. CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
7. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE. (TOP OF SOO OR SEEDED SURFACE).
8. PIPE LENGTHS AND SPACING BETWEEN DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS, BIDDERS SHALL ADJUST FOR PIPE LENGTHS ACCORDINGLY.
9. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
11. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND OF THE CONSTRUCTORS POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO CFB/OWNER IMMEDIATELY UPON DISCOVERY.
12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS, OR ACTIONS REGARDING THE WORK.
13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY AND/OR SITE UNDERDRAINS AS NEEDED. CFB SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STATE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
15. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRAINAGE SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL ADA STANDARDS.
18. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOO SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS, WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNERS LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
21. CFB RESERVES THE RIGHT TO WITH-HOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
22. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
24. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
25. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY CFB/OWNER OR GEOTECHNICAL ENGINEER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESEEDED AND/OR REVEGETATED AS REQUIRED BY OWNER AND DIRECTED BY GEOTECHNICAL ENGINEER AT CONTRACTORS EXPENSE TO OWNERS SPECIFICATIONS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONDS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE START OF THE POND CONSTRUCTION.

1. STORM DRAINS SHALL BE FOOT-APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX 430.
2. ALL STORM STRUCTURES SHALL CONFORM TO FOOT STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL BE 4 FT. DIAMETER.
4. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
5. HDPE PIPE (WHERE SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED HOPE CONTRACTOR.
6. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY PROJECT ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY PROJECT ENGINEER.
7. PAVING MATERIALS SHALL CONFORM WITH FOOT STANDARD SPECIFICATIONS LATEST EDITION.
8. UNDERDRAIN SHALL BE HEAVY DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVAL EQL.
9. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
10. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECTS GEOTECHNICAL CONSULTANT.
11. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE OF ROADWAY FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH FOOT STANDARD INDEX 430. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
12. SOIL TEST RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATE MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS.

1. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
2. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
3. ALL CURBING SHOWN ON PLAN IS TRENCH CURB UNLESS NOTED OTHERWISE.
4. ALL TRAFFIC FLOW ARROWS, STOP BARS, AND SITE MARKING SHALL BE WHITE SURF RESISTANT PAINT PER PDA SPECIFICATIONS.
5. SITE LIGHTING TO BE PROVIDED BY POLE AND BUILDING MOUNTED LIGHTING FIXTURES.
6. FINISH FLOOR ELEVATION (FFE) SHALL BE ADJUSTED BASED ON THE CURRENT SURVEY DATA OF SITE IMPROVEMENTS CONSTRUCTED/COMPLETED AT TIME OF FFE SURVEY REQUEST. THE SITE AND BUILDING CONTRACTORS SHALL COORDINATE WITH THE ENGINEER FIVE MONTHS PRIOR TO THE FFE SURVEY REQUEST. THE FFE SURVEY REQUEST MUST BE SUBMITTED IF NO IMPROVEMENTS HAVE BEEN CONSTRUCTED AT TIME OF FFE SURVEY REQUEST. USE THE FFE STATION ON THE APPROVED PLANS.
7. ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.0% MAXIMUM CROSS SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (2.0%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND RE-PLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR ENGINEER.
8. THE FDC CONNECTION TO BE A 4" STORM FIRE DEPARTMENT CONNECTION WHEN REQUIRED.
9. UTILITY SERVICE WILL BE BROUGHT UP TO MEET CURRENT CONSTRUCTION SPECIFICATIONS IF NEEDED.
10. YARD DRAINAGE ISOLS ARE SUBJECT TO BE MOVED AT LANDSCAPE ARCHITECT DIRECTION.
11. REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER OR DUMPSTERS. ENCLOSURE TO BE CONSTRUCTED PER ARCHITECTS

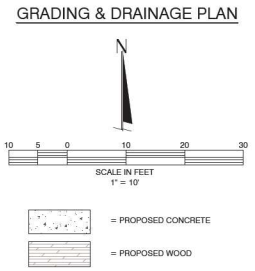
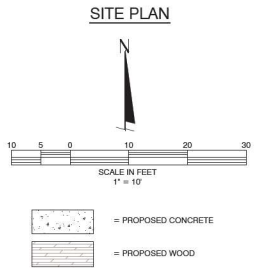
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SITE DATA

- PROJECT AREA = 1.23 AC. (33,578.9 SQ. FT.)
- ZONING: CMU
- LAND USE: CMU
- PARCEL ID: 00009
- BUILDING TYPE: EXISTING
- PROJECTED NUMBER OF EMPLOYEES: 2
- PARKING DATA:
REQUIRED PARKING: 1,800 SQ. FT. (UPPER: 3 SPACES PER 1,000 SQ. FT. = 3 SPACES)
TOTAL PARKING REQUIRED: 3 SPACES
TOTAL HANDICAP REQUIRED: 1 SPACE
STANDARD PARKING SPACES PROVIDED: 8 x 20 SPACES = 3
HANDICAP PARKING SPACES PROVIDED: 12' x 20' = 1
TOTAL PARKING PROVIDED: 4 SPACES
- ENGINEER/SURVEYOR: CLYMER, FARMER, BARLEY, INC.
4400 NE 68RD ROAD
WILWOOD, FL 34785
(352) 746-3126
- PERMITTING AGENCIES:
CITY OF WILWOOD
SUMNER COUNTY
- SECTION 05: TOWNSHIP 10 SOUTH, RANGE 23 EAST
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)
PROPOSED CONCRETE/IMPERVIOUS = 3,721 SQ. FT. (0.08 AC.) 8.9%
EXISTING BUILDINGS = 3,303 SQ. FT. (0.08 AC.) 8.2%
TOTAL IMPERVIOUS AREA = 5,884 SQ. FT. (0.13 AC.) 10.5%
OPEN AREA = 57,695 SQ. FT. (1.13 AC.) 88.5%
PROJECT AREA = 53,379 SQ. FT. (1.23 AC.) 100%



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BY	DATE	REVISIONS
CLYMER, FARMER, BARLEY, INC.	2/23/2024	
CITY PLAN #1		

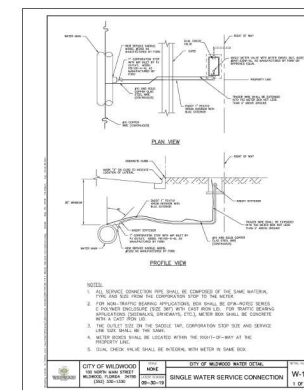
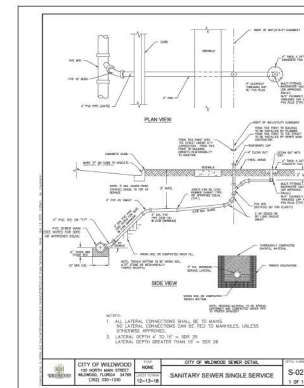
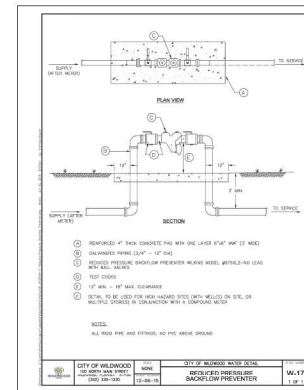
CLYMER, FARMER, BARLEY, INC.
4400 NE 68RD ROAD, WILWOOD, FL 34785
(352) 746-3126

MEREDITH NAGEL
LAW OFFICE
WILWOOD, FL

SITE, GRADING & DRAINAGE

SAVE DATE	2/26/2024
DRAWN BY	BCB
CHECKED BY	TDC
PROJECT #	621003.0027
FILE NAME	SHAWNEE SITE DRA.DWG

SHEET NUMBER **04**



	DATE	REVISIONS	BY
	2/23/2024	CITY F&M #1	TDC
	4/16/2023	CITY F&M #2	TDC

CFB | **CLYMER FARNER
BARLEY**

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352)748-3126

DETAILS

MERIDETH NAGEL
LAW OFFICE
WILDWOOD, FL

SAVE DATE	4/16/2024
DRAWN BY	SCS
CHECKED BY	TDC
PROJECT #	E01023.0277

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SHEET NUMBER 05

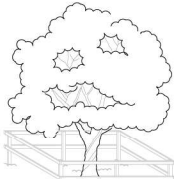
TREE CALCULATIONS

NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist William Needham, FLSA-ISA and Landscape Architect Suzanne Sturui PLA LA46646052 and have been categorized as viable or non-viable. Viable trees are healthy and thriving. Non-viable trees include designated invasive/prohibited species, and trees that are damaged, or in decline, and which require removal for protection of the public health, safety and welfare. Non-viable trees are not included in replacement calculations.

(1) 18" PALM REMOVED = 3 SHADE TREES REQUIRED FOR MITIGATION

TABLE 1
V - Viable
NV - Non-Viable

TAG NO.	TYPE	DBH	NAV	STATUS
1	GEDAR	18"	NV	REMOVE
2	GEDAR	10"	V	PRESERVE
3	PALM	12"	V	PRESERVE
4	GEDAR	8"	V	PRESERVE
5	LIVE OAK	12"	V	PRESERVE
6	GEDAR	6"	NV	REMOVE
7	LAUREL OAK	30"	NV	REMOVE
8	GEDAR	11"	V	REMOVE
9	LIVE OAK	18"	V	PRESERVE
10	LIVE OAK	12"	V	PRESERVE
11	LAUREL OAK	30"	NV	REMOVE
12	PALM	18"	V	REMOVE
13	LIVE OAK	12"	V	PRESERVE
14	CAMELLIA	4"	V	PRESERVE
15	CAMELLIA	4"	V	PRESERVE
16	HOLLY	10"	V	PRESERVE



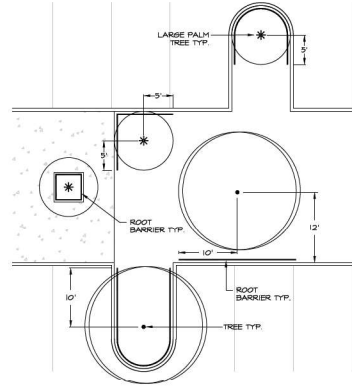
Individual or continuous barrier to be constructed of 24" barrier, 4" to 6" to protect existing trees to remain during clearing of trees and underpinning to be removed. Locate barrier as shown unless otherwise directed by LA or Arborist.

TREE PROTECTION DETAIL

NOT TO SCALE

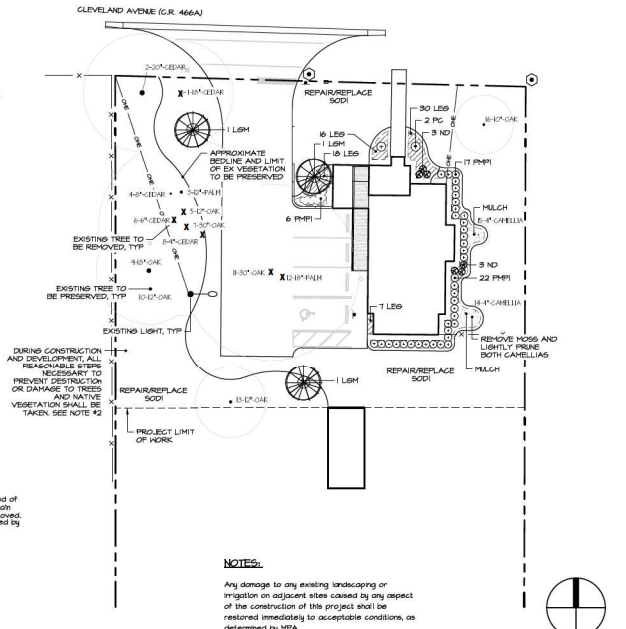
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12" OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT. TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE. LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINO PALM, WASHINGTON PALM. THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS AS BY NDS PRODUCTS, DEEP ROOT ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



ROOT CONTROL BARRIER DETAIL

1" = 10'



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.

SCALE: 1" = 20'

Site Data

Project Area: 0.36 Ac.

Design District: Downtown

Tree Mitigation

(1) 18" Palm Removed = 3 Shade Trees required

Provided: 3 Shade Trees (LSM)

(Refer to Plant Schedule Indicating replacement trees that will reach a minimum height of 15' and single/aggregate DBH of 4" at maturity)

No Landscape Buffers Required

Parking Lot Requirements

4 Paved Parking spaces

Required: 1 Canopy tree and 3 shrubs per 25 spaces (1 Canopy Trees, 3 Shrubs total required)

Provided: 1 Canopy tree and 6 shrubs

NOTES:

- THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF WILKHOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRE LANDSCAPING UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH OR MAY EXCEED CODE.
- DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN AND AS PART 5, PART 6, AND PART 8. 3A-CERTIFIED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE WILKHOOD TREE MARKET STUDY OF JANUARY 2020.
- ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SOODED, SEEDDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
- ALL PLANT MATERIAL, USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRACES AND STANDARDS FOR NURSERY PLANTS" STATE OF FLORIDA, LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FFLA.
- THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
- ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 815. THE WATER SOURCE SHALL BE THE EXISTING IRRIGATION METER, SEE IRRIGATION PERMIT PLAN FOR LOCATION. BAHIA SOO MAY BE UNIRRIGATED.
- ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES.

PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.

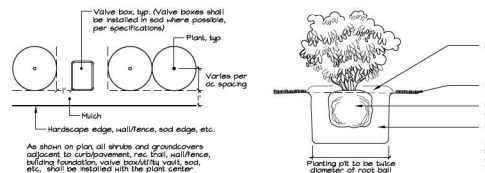
Key	Qty	Plant Name	Size and Spacing	Maintenance
LEB	1	Emerald dodecad Liriope Liriope muscari (Emerald dodecad) - (LEB)	4 1/2 ft x 5-1 ppp m; 18" oc	18" H x ft mms
LSM	3	Little deer Magnolia Magnolia grandiflora Little deer - (LSM)	M65, 12" H x 5' x 5' sp; 3' ca (2" DBH)	Allow natural growth; prune only for form or dead wood
ND	6	Heavenly Bamboo Nandina domestica - (ND)	FT, 28" H x 2' x 2' sp; 5 comes m	Allow natural growth
PC	2	Plumbago Plumbago capensis - (PC)	45" 12" x 18"; 42" oc	4' H x ft mms; maintain informally; do not shear
PHPI	45	Principles Dwarf Japanese Yew Podocarpus macrophyllus Principles - (PHPI)	FT, 30" H x 24-28" sp; 3' oc	30" H x ft mms; maintain informally; do not shear
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOOI		Argentine Bahia Paspalum notatum Argentine - (SOOI)	Pallet or Roll	

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO UNIRRIGATED BAHIA INSTALLED AS PART OF THIS CONTRACT, UNTIL ESTABLISHMENT OR TURNOVER, WHICHEVER OCCURS EARLIER.

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

- The Landscape Contractor shall generally include the following work:
 - Finish grading 4" in all areas of the work.
 - Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
 - Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting and use of pre-emergent herbicide during planting.
 - Regrading of plant material of the specified type, size, and quality.
 - Proper location, layout, and orientation of trees and planting beds.
 - Proper amendment of the soil used for planting, preparation of bed areas, siting of planting pits, and correct planting procedures.
 - Installation of soil within the limits shown on the plan in a neat, finished manner meeting specified requirements.
 - Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
 - Observing and following any special requirements beyond the specifications as noted on the plans.
 - Removing above ground tree staking within one year of installation. Underground rootball kits shall remain in place and will deteriorate naturally.
- The Landscape Contractor shall be responsible for:
 - Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
 - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - Reporting and reporting any damage caused by the work or actions.
 - Maintaining the plan in a clean, professional, and workmanlike manner.
 - Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
 - Coordination with all other aspects of the job affecting the finished character of the landscaping - particularly the drainage system to achieve proper results, including adjustments to plant locations if required.
 - Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications. Following all administrative and technical requirements of the bid documents.
- Michael Page & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not meet to rejection and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.



OFFSET DETAIL

N.T.S.

SHRUB INSTALLATION DETAIL

REVISIONS

DATE BY

Michael Page & Associates, P.A.
LAND PLANNING - SITE DESIGN - LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL 32301-3000 • www.MPA-LA.com



This item has been electronically signed and sealed by the professional using a link authentication code. The code is located on the back of the seal and is valid for 90 days from the date of signing. The code is not valid for any other use and is not to be used for any other purpose.

MERIDETH NAGEL LAW OFFICE
WILKHOOD, FLORIDA
LANDSCAPE PLAN

DATE: 02/22/24

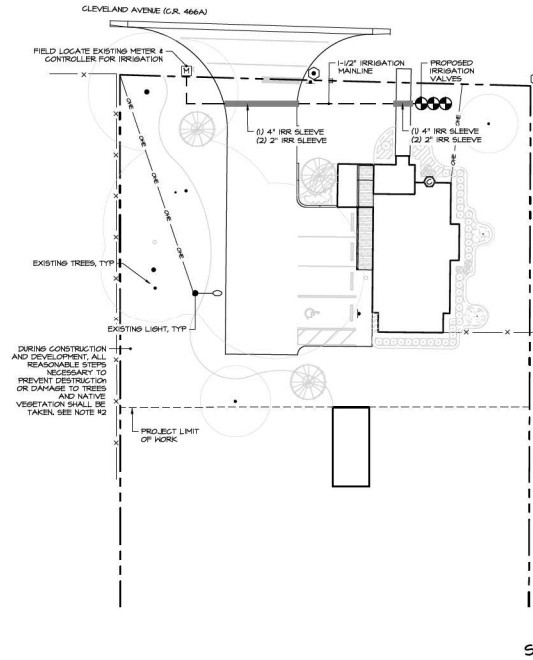
DWN BY: SAZ

CHKD BY: SS

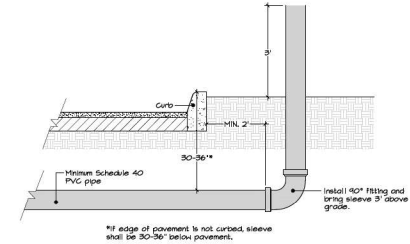
SHEET 1 OF 2

L-1

P:\MERIDETH NAGEL LAW OFFICE\MERIDETH NAGEL LAW OFFICE\IR-1.DWG



SCALE: 1"=20'



IRRIGATION SLEEVE INSTALLATION DETAIL
N/A.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Irrigation Contractor shall generally include the following work:
 - A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
 - B. Root pruning existing trees critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Directional boring shall be required within all critical root zones of trees.
 - C. Documentation and submit of actual water supply performance prior to commencing installation.
 - D. Separation of zones covering areas for independent operation where applicable.
 - E. Adjustment of pipe, head or valve location or depth to allow for landscaping.
 - F. Adjustment of nozzle pattern or relocation of heads to minimize overthrust on pavement or structures and to provide satisfactory coverage to all plant material.
 - G. Programming of and labeling of controller(s) and submit of separate zone schedule and Controller Operations Manual to the Landscape Architect.
 - H. Submission of two Owner's Manuals with contents as described in the specifications.
 - I. Submission of as-built plans illustrating dimensional locations of all major components and any changes to the bid plan.
 - J. Provision of a written guarantee.
2. The Irrigation Contractor shall be responsible for:
 - A. Observing and reporting any conditions which would affect the performance of the system.
 - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
 - C. Providing competent supervision of the work at all times.
 - D. Reporting and repairing any damage caused by its work or actions.
 - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
 - F. Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
 - G. Protecting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
 - H. Following all administrative and technical requirements of the bid documents.
3. Michael Page & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and required in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at its own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

REVISIONS

DATE BY

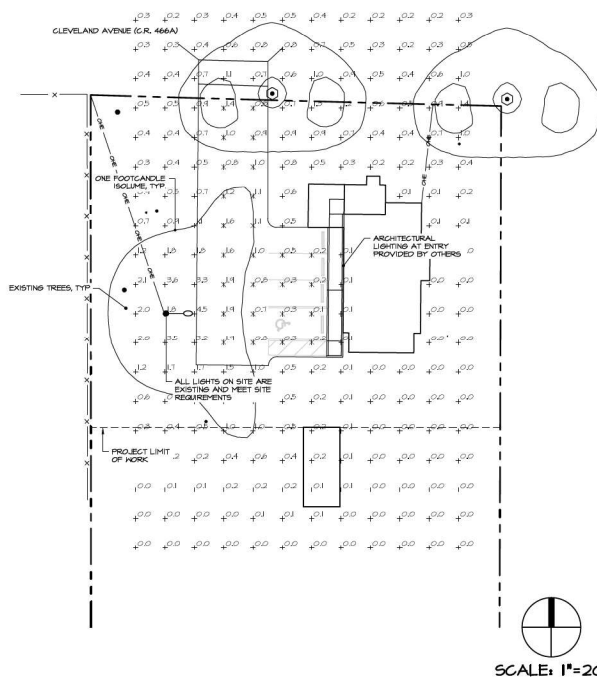
MPA Michael Page
& Associates, P.A.
LAND PLANNING - SITE DESIGN - LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL 32831-3500 • www.MPA-LA.com



MERIDETH NAGEL LAW OFFICE
MILWAUKEE, WISCONSIN
IR-1
IR-1

DATE 02/22/24
DWG BY RAZ
CHKD BY SS
SHEET 2 OF 2

IR-1



KEY

- DUKE ENERGY "MADWAY" COBRA, 100K HPS, MOUNTED AT 20' ON RELOCATED WOOD POLES, CONFIRM NEW POLE LOCATIONS WITH CIVIL PLANS.
- DUKE ENERGY SINGLE ACORN, FP100H12BA4H BY HOLOPHANE, TYPE III, NON-CUT-OFF, 100K HPS, WITH STIMPLED ACRYLIC GLOBE BY CROWN, MODEL FGA 059FL, 12' MOUNTING HEIGHT, BLACK, CONCRETE WASHINGTON POLE BY AMERON, PART# 26ET12/6P.

Notes:

1. This light location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America (IESNA). The location of lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building and garden and for security lighting. Security and such lighting is not addressed or shown on this plan.
2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate lighting levels are provided.
3. Changes to the plan or specifications may cause lighting levels to change and may require additional lighting.
4. Fixtures and Arms shall be oriented as shown on plan.
5. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections and to supply the wiring. The contractor shall ensure that all connections shall be underground and in conduit. Lighting shall be installed in a manner that includes all work necessary to complete the project.

Site Average: 0.9 fc
Min: 0.1 fc (paved surfaces)
Max: 1.9 fc (paved surfaces)



SCALE: 1"=20'



This item has been electronically signed and sealed by Suzanne M. Stancil on 12/22/23 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.

[illegible]

MPA Michael Pape
& Associates, PA
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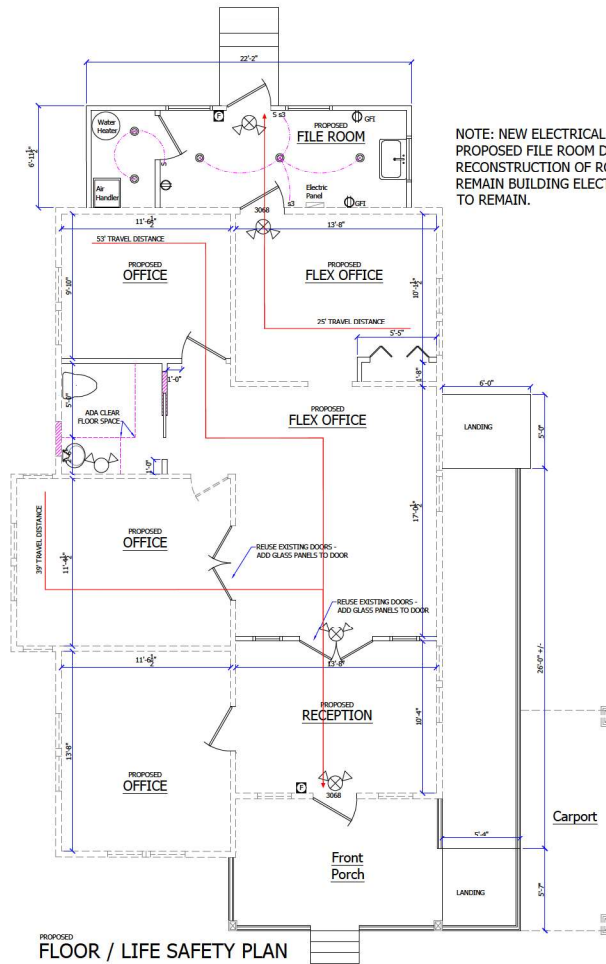
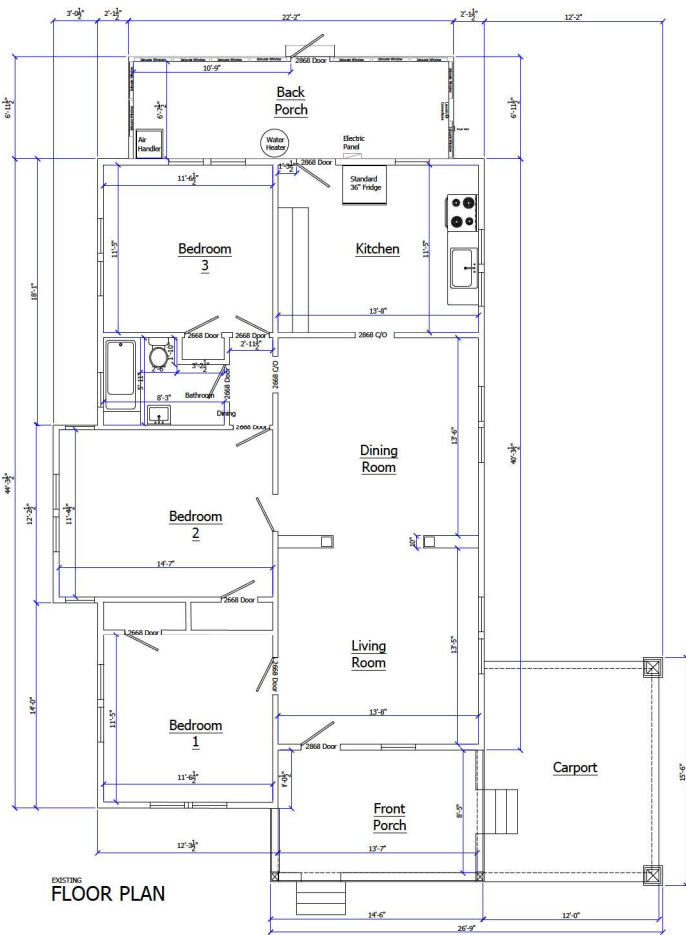
MERIDETH NAGEL LAW OFFICE
WILDWOOD, FLORIDA

SITE LIGHTING & PHOTOMETRIC PLAN

DATE 12-21-23
DWN. BY RAZ
CHKD. BY SS

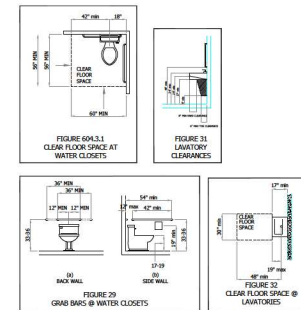
SHEET 1 OF 1

LTG-1



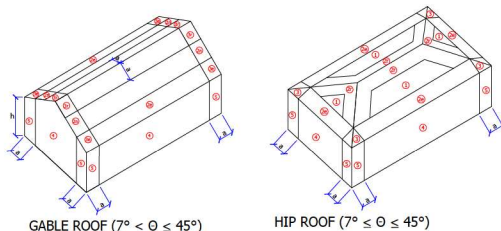
NOTE: NEW ELECTRICAL IN PROPOSED FILE ROOM DUE TO RECONSTRUCTION OF ROOM. REMAIN BUILDING ELECTRICAL TO REMAIN.

LIFE SAFETY GENERAL INFORMATION:				
APPLICABLE CODES: (RISK CATEGORY II)				
BUILDING:	FLORIDA BUILDING CODE	2020 7TH EDITION	IBC EXISTING 2020 7TH EDITION	
PLUMBING:	FLORIDA PLUMBING CODE	2020 7TH EDITION		
LIFE SAFETY:	NFPA LIFE SAFETY CODE	2020 7TH EDITION		
ELECTRICAL:	NATIONAL ELECTRIC CODE	NEC 2017		
MECHANICAL:	FLORIDA MECHANICAL CODE	2020 7TH EDITION		
ENERGY:	FLORIDA ENERGY CODE	2020 7TH EDITION		
FIRE:	FLORIDA FIRE PREVENTION CODE	2020 7TH EDITION		
ACCESSIBILITY:	FLORIDA ACCESSIBILITY CODE	2020 7TH EDITION		
MAX FLOOR AREA ALLOWANCES PER OCCUPANT				
OCCUPANCY LOAD				
BUSINESS "B"				
1000 SF / 150 SF / PERSON = 9 PERSONS				
EXITS:				
MAXIMUM COMMON PATH OF EGRESS TRAVEL PERMITTED = <u>75</u> (1014.3)				
F.L. MAX TRAVEL DISTANCE = <u>200</u> FT PROVIDED = <u>52</u> (1008.1)				
REQD NUMBER OF EXITS (TABLE 1001.1) = <u>2</u> PROVIDED = <u>3</u>				
REQD EXIT CAPACITY (TABLE 1006.1) @ 0.2 in / Occupant = <u>1.8 in</u> = <u>36 in</u> MINIMUM CHECK				
TYPE OF CONSTRUCTION:				
V-B UN-SPRINKLED				
WOOD WALLS AND WOOD TRUSS ROOF				
SPRINKLED / UNSPRINKLED: <u>UN-SPRINKLED</u>				
No. of STORIES ALLOWED: <u>2</u> (TABLE 503) No. of STORIES ACTUAL: <u>2</u>				
MAX AREA ALLOWED (TABLE 503): <u>2,000</u> ACTUAL AREA: <u>1,037 SF</u> TOTAL UNDER ROOF				
NOTE: INCL. INCREASES ALLOWED				
PLUMBING FIXTURES REQUIRED				
CLASSIFICATION	WATER CLOSETS	LAUNDRIES	WETTING FIXTURES	SERVICE SINK
AND OCCUPANCY	MALE	FEMALE	MALE	FEMALE
No. 2: BUSINESS	1/100	1/100	N/A	1



LIFE SAFETY SYMBOL LEGEND	
	EXIT ILLUMINATION
	DIRECTIONAL EXIT SIGN
	EXIT SIGN
	DIRECTIONAL EXIT ILLUMINATION
	EXISTING FIRE EXTINGUISHER
	STROBE HORN
	FIRE SPRINKLER

NOTE: ALL EXIT SIGNS TO HAVE BATTERY BACK-UP



Notation
 a = 10% of least horizontal dimension or 0.4 h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft (0.9 m).
 Exception: For buildings with $\theta = 0^\circ$ to 7° and a least horizontal dimension greater than 300 ft (91 m), dimension a shall be limited to a maximum of 0.8 h.
 h = Mean roof height, in ft (m), except that eave height shall be used for roof angles $< 10^\circ$.
 θ = Angle of plane of roof from horizontal, in degrees.

- Notes**
- Pressures shown are applied normal to the surface, for Exposure B, at $h = 30$ ft (9.1 m). Adjust to other conditions using Eq. (D6.4-1).
 - Plus and minus signs signify pressure acting toward and away from the surfaces, respectively.
 - For hip roofs with $\theta \leq 25^\circ$, Zone 3 shall be treated as Zone 2a and 2b.
 - For effective wind area between those given, values may be interpolated; otherwise use the value associated with the lower effective wind area.
 - If overhangs exist, the lesser horizontal dimension of the building shall not include any overhang dimension, but the edge distance, a , shall be measured from the outside edge of the overhang.

ENGINEER'S NOTES:

- DESIGN WIND SPEED Vult = 140 MPH
- BUILDING RISK CATEGORY 2
- WIND EXPOSURE: "B"
- 2020 FLORIDA BUILDING CODE BUILDING 7th EDITION
- ROOF LIVE LOAD = 20 PSF, DEAD LOAD = 17 PSF
- ASSUMED SOIL BEARING CAPACITY = 2,000 PSF
- INTERNAL PRESSURE COEFF = +/-0.18
- CONCRETE COMPRESSION STRENGTH 3000 PSI @ 28 DAYS
- NFPA70 / NEC 2017 CODES IN EFFECT

COMPONENTS AND CLADDING		BASIC WIND SPEED (MPH)					
ZONE	EFFECTIVE WIND AREA (FT ²)	130	140	150	160	170	
4	10	30.4	-33.0	35.3	-38.2	40.5	-38.2
4	20	29.0	-31.6	33.7	-36.7	38.7	-36.7
4	50	27.2	-29.8	31.6	-34.6	36.2	-34.6
4	100	25.9	-28.4	30.0	-33.0	34.4	-33.0
5	10	30.4	-40.7	35.3	-47.2	40.5	-47.2
5	20	29.0	-38.0	33.7	-44.0	38.7	-44.0
5	50	27.2	-34.3	31.6	-39.8	36.2	-39.8
5	100	25.9	-31.6	30.0	-36.7	34.4	-36.7

Riddle Consulting Engineers, Inc.

structural civil mechanical

Paul D. Riddle, P.E.
Senior Engineer
COA: 00049799

Paul A. Riddle, Jr.
Structural Engineer

EMAIL: RIDDLEENGINEERS@AOL.COM
ADDRESS: 1728 SE CITY HWY #404
BELLEVUE, FL 33405
PHONE: (561) 245-5602
FAX: (561) 245-5648
WEBSITE: WWW.RIDDLEENGINEERS.COM

ENGINEER'S SEAL

PAUL D. RIDDLE, P.E.
P.E. 50093

500 CLEVELAND AVE
MARK RODRIGUEZ CONSTRUCTION

A CUSTOM DESIGN FOR

DRAWN: JASON R. RIDDLE

DATE: 1.31.2023

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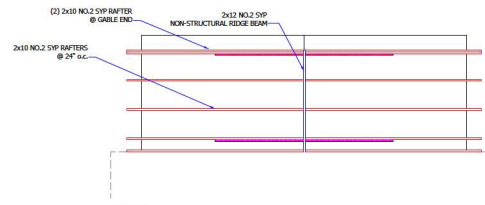
SCALE: 1/4" = 1'-0"

1 OF 3

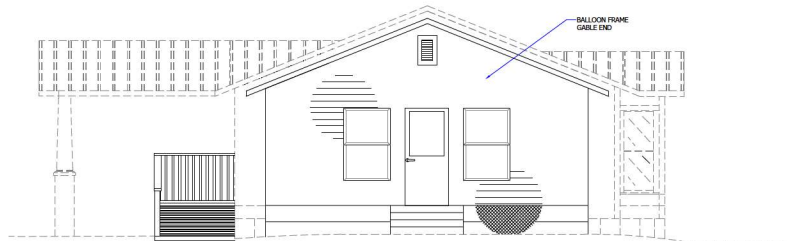
JOB NUMBER: 2220061



FRONT ELEVATION

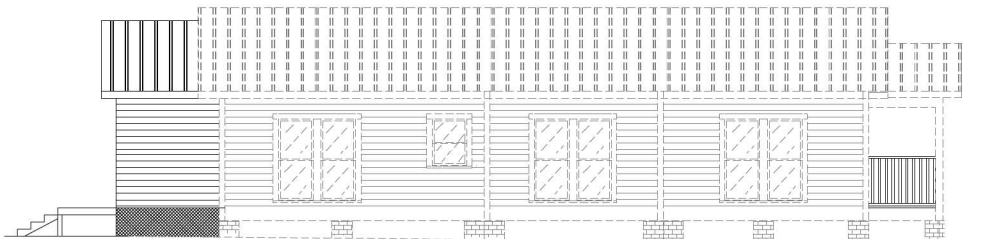


PROPOSED
ROOF FRAMING PLAN

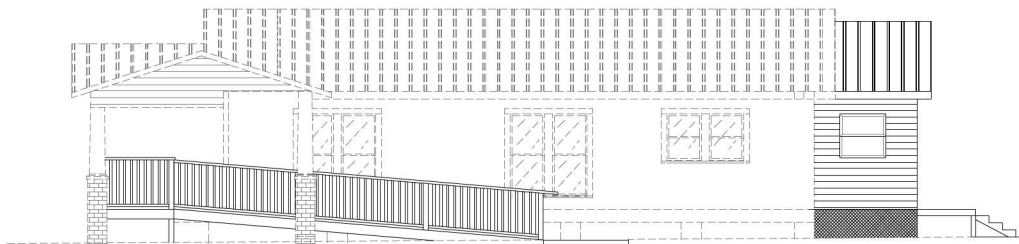


REAR ELEVATION

BUILDING PAINT WILL BE TOUCHED UP BASED ON A COLOR MATCH OF THE EXISTING PAINT. GENERAL COLORS ARE:
-YELLOW (BUILDING)
-WHITE (TRIM)
HANDICAP RAILING WILL ALSO BE PAINTED WHITE. ROOF HAS BEEN RECENTLY REPLACED AND IS METAL.

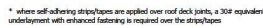


LEFT ELEVATION



RIGHT ELEVATION

Riddle Consulting Engineers, Inc.  Paul D. Riddle, P.E. Senior Engineer CO# 0004799 Paul A. Riddle, Jr. Structural Engineer EMAIL: RIDDLEENGINEERS@AOL.COM ADDRESS: 1728 36 CITY HWY NW BELLEVILLE, FL 33420 PHONE: (562) 245-5942 FAX: (562) 245-5458 WEBSITE: WWW.RIDDLEENGINEERS.COM		ENGINEER'S SEAL PAUL D. RIDDLE, P.E. P.E. 50985
A CUSTOM DESIGN FOR 500 CLEVELAND AVE MARK RODRIGUEZ CONSTRUCTION		DRAWN: JASON R. RIDDLE DATE: 1.31.2023 COPYRIGHT © 2021 THESE PLANS ARE PROTECTED BY COPYRIGHT LAWS. ANY UNAUTHORIZED USES MAY RESULT IN LEGAL ACTION. SCALE: 1/4" = 1'-0" 2 OF 3 JOB NUMBER: 2220061
REVISIONS, NOTED:		



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2401-001 Twisted Oaks Apartments

REQUESTED ACTION: Staff recommends approval upon resolution of the outstanding comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2401-001 Twisted Oaks Apartments

Parcel Number: Portions of Parcel D31-007

Acreage: 16.87 +/- MOL

Property Location: Located within the Twisted Oaks Development, just west Hwy 301 and south of E C 462

Owner: KL Twisted Oaks, LLC / James P. Harvey, President

Applicant: KL Twisted Oaks, LLC / James P. Harvey, President

The applicant is seeking a favorable recommendation by the Project Review Committee for the construction of an apartment complex consisting of a three-story building with a total of 270 dwelling units featuring one hundred and thirty-five (135) 1-bedroom units, eighty-one (81) 2-bedroom units, and fifty-four (54) 3-bedroom units with 465 parking spaces featuring twelve (12) Florida ADA Accessible parking spaces, seventeen (17) detached garage parking spaces, and four (4) charging spaces, providing amenities consisting of a Dog Park, Amenity Center with Pool, Pickleball Courts, Mail Kiosks, Playground and Game Lawn, Proposed Dumpster Compactor, Landscaping Buffers, and associated infrastructure improvements on 16.87 acres MOL, on an ONMU zoned parcel, as per the attached plans.

As of May 1, 2024, the applicant has submitted revised plans to address the City Attorney and Fire outstanding comments.

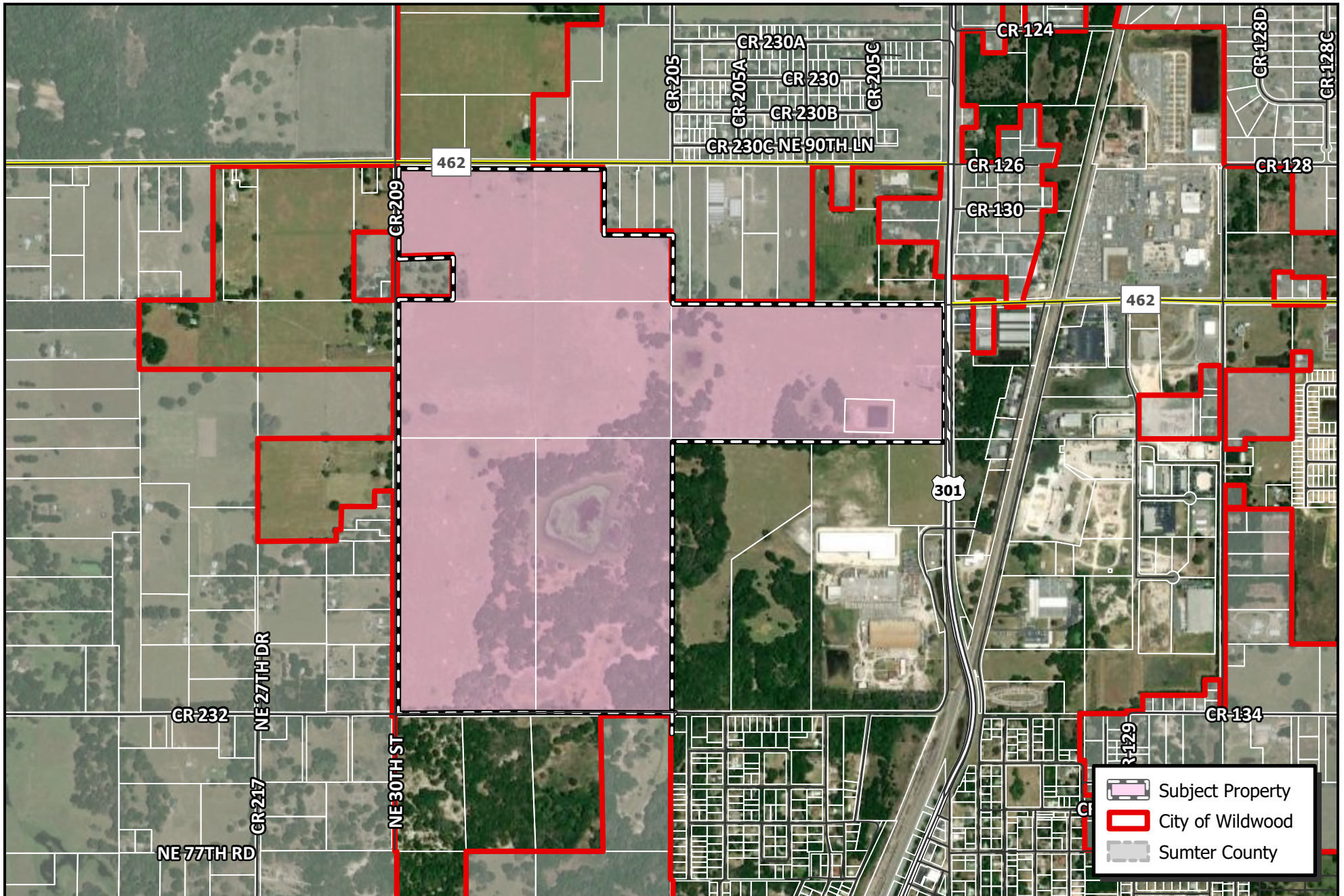
SP 2401-001 meets the criteria set forth in the Design District Standards, Land Development

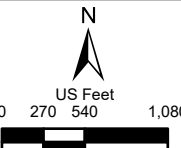
Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 5/7/2024

A handwritten signature in black ink, appearing to read "Wendy Then". The signature is fluid and cursive, with the first name "Wendy" and last name "Then" clearly distinguishable.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 270 540 1,080	SP 2401-001 TWISTED OAKS APARTMENT PARCEL D31-006, D31-007, D31-008, D31-029 & D31-030		MAP 1B LOCATION MAP MAR 2024
---	---	--	---	--	---

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. (NAVD88=NGVD29+3.07' APPROX).
2. LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT & INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, & SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS & CODES.
7. ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES, VALUE TO OBTAIN APPROVAL, BEFORE INSTALLATION MAY RESULT IN REWORK AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED & APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER & APPROPRIATE AGENCIES, & PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, & OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTION PRESENT, MAY BE DEEMED NON-COMPLIANT & WILL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE COMPACTED ABOVE PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP & BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY ASTM 7-99.
12. SET WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHERWISE INDICATED ON STRUCTURE PLANS.
14. ALL PRIVATE & PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR & OWNER.
15. CHAPTER 77-152 OF THE FLORIDA STATUTES REQUIRES THAT AN EROSION CONTROL PLAN BE SUBMITTED WITHIN TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GRS MARKS. AN ON-SITE INSPECTION BY THE RESPECTIVE GRS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
16. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOGRAPHY OF ALL CORROSION TESTS & ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE OWNER, LOCAL, REGULATORY AGENCY, & THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS & PERMITS HAVE BEEN SATISFIED.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED TO BE SUBMITTED WITHIN TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TESTING WITH THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
19. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
20. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
21. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL WILMWOOD STANDARDS & SPECIFICATIONS FOR POTABLE WATER, WASTEWATER, & RECLAIMED WATER PROJECTS. STATE PLANE COORDINATES (FET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.
22. WATER, WASTEWATER, & RECLAIMED WATER SHALL BE PROVIDED & MAINTAINED BY THE COMMUNITY. CITY OF WILMWOOD UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER, WASTEWATER, & IRRIGATION/RE-USE CONSTRUCTION STANDARDS, WHERE ANY NOTE OR DETAIL ON THESE PLANS INDICATES STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE CITY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
23. ALL LAND CONTAINED WITHIN THE PROJECT TRANSPORTATION IMPACT COMPOSITION TRACTS, DRAINAGE EASEMENTS, & WETLAND PRESERVATION TRACTS SHALL ALSO BE A PUBLIC FLOWAGE EASEMENT.
24. ALL EXISTING CROPPED PLANT SPECIES ARE REMOVED FROM LANDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FOR THE PROTECTION, PHASED, REMOVAL, OF INSURANCE, EXISTING PLANT SPECIES THAT BECOME ESTABLISHED WITHIN A RESIDENTIAL DEVELOPMENT FOR THE USE OF THE PROJECT.
25. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILMWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL SAFETY NOTES

1. DURING THE CONSTRUCTION &/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL & SAFETY OF THE TRAVELING PUBLIC & THE SAFETY OF HIS PERSONNEL.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL, & SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE & UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE, & REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, & BARRIERS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TRAFFIC CONTROL DEVICES, WARNING DEVICES, & BARRIERS.
4. ALL TRAFFIC CONTROL MARKINGS & DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE FEDERAL BUREAU OF HIGHWAYS.
5. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY & ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY & DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT &/OR ENFORCE SAFETY REGULATIONS.

CLEARING & EROSION CONTROL NOTES

1. DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZ) OF TREES.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY, PRIOR TO THE START OF ANY CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, THE CONTRACTOR SHALL ENSURE ANY UNDERGROUND UTILITIES, WHETHER SHOWN ON THE PLANS OR INDICATED BY THE UTILITY COMPANY, ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR & NOT BY THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
3. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NOT A BASIS FOR CLAIM.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, PHASED, REMOVAL, OF INSURANCE, EXISTING PLANT SPECIES THAT BECOME ESTABLISHED WITHIN A RESIDENTIAL DEVELOPMENT FOR THE USE OF THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING GRASSING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
8. THERE IS TO BE NO DISCHARGE (i.e. PUMPING, SEEP FLOW, SNAKE, DITCH) INTO EXISTING LAKE, STREAM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTING FLOODS. A SETTING FLOOD PLAN MUST BE SUBMITTED & APPROVED BY THE ENGINEER OF RECORD & LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.
9. ALL DISTURBED AREAS WHICH ARE NOT TO BE SEEDING & MULCHED TO FERTILIZER STANDARDS & MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY & ENGINEER OF RECORD, ANY WASHOUTS, REGRADING, RESEEDING, SOODING, & OTHER EROSION WORK REQUIRED MUST BE PERFORMED BY THE CONTRACTOR. THE SYSTEM IS ACCEPTED BY THE OWNER, REGULATORY AGENCY, & ENGINEER OF RECORD.
10. ALL SEEDING, MULCHING & FERTILIZATION SHALL INCLUDE WATERING & FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED & ACCEPTED BY THE OWNER.

PAVING, GRADING & RECLAIMED NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHIELDING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE & APPURTENANCES ARE BEING PLACED. SHORING SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EMULSION-JOINT MATERIAL, WITH SEALER, AT JOINTMENTS OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION & THE TOP OF THE PIPE OR HELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS OVERS UNDER FLEXIBLE PAVEMENT DETAIL." THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WILMWOOD PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
5. CORRUPTED HELL (AOS TYPE N-123, OR APPROVED EQUIV.)
6. PIPE JOINTS SHALL BE SEAMED & MULCHED TO FERTILIZER STANDARDS, UNLESS OTHERWISE NOTED.
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25. PIPE JOINTS SHALL BE SEAMED & MULCHED TO FERTILIZER STANDARDS, UNLESS OTHERWISE NOTED.

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS PRIOR TO SCHEDULE ANY INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
4. PIPE JOINTS SHALL BE SEAMED & MULCHED TO FERTILIZER STANDARDS, UNLESS OTHERWISE NOTED.
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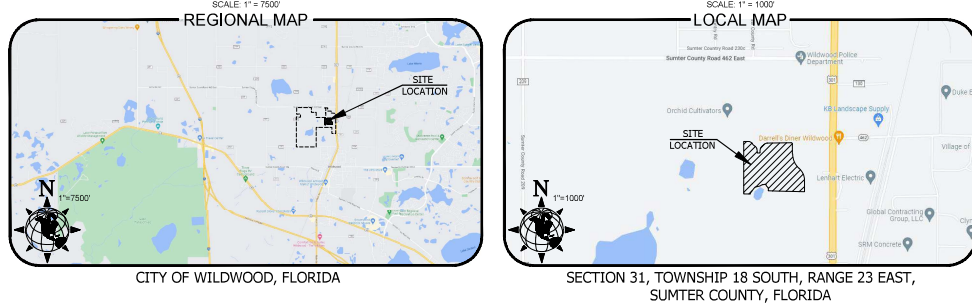
1. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
2. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
3. PIPE QUALITY RECORD.
4. DEFLECTION MEASUREMENTS AND GRAPHICAL DATA ANALYSIS REPORT IN TERMS OF X & Y AXES.
5. LIFT ANALYSIS RECORD.
6. PIPE DEFLECTION MEASUREMENTS, LEAKS, DROPS, OR OTHER DAMAGE OR DEFECTS.
7. DEVIATION IN PIPE LINE AND GRADE, JOINT DATA, AND JOINT MISALIGNMENT.

CONSTRUCTION PLANS for TWISTED OAKS - APARTMENTS A RESIDENTIAL DEVELOPMENT

PROPERTY ADDRESS: 8616 N. US 301, WILDWOOD, FLORIDA 34785,
SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER: D31-007
EXISTING ZONING: NMMU-7 (PD OVERLAY)
EXISTING LAND USE: ONMU
FUTURE LAND USE: RMU (ONMU)
FLOOD ZONE DESIGNATION: X

OWNER
KL TWISTED OAKS, LLC
105 NE 1ST STREET
DELRAY BEACH, FLORIDA 33444

PROPERTY MANAGER
DHI COMMUNITIES
4220 RACE TRACK ROAD
ST. JOHNS, FLORIDA 32259



PREPARED BY
MORRIS ENGINEERING AND CONSULTING, LLC

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A. 28780 941-444-6644 www.morrisengineering.com

INDEX OF SHEETS	
SHEET	TITLE
1	COVER
2	EXISTING CONDITIONS
3	AERIAL SITE MAP
4	MASTER SITE PLAN
5-6	PAVING & SIGNAGE SITE PLANS
7	FIRE TRUCK AND GARBAGE PICK-UP TURNING TEMPLATE PLAN
8	MASTER DRAINAGE PLAN
9	MASTER UTILITY PLAN
10-11	PAVING, GRADING, & DRAINAGE PLANS
12	SECTIONS
13	PLAN & PROFILE KEY
14-19	PLAN & PROFILES
20-22	PAVING, GRADING, & DRAINAGE DETAILS
23	WASTEWATER COLLECTION SYSTEM DETAILS
24	POTABLE WATER & RE-USE WATER SYSTEM DETAILS
25	BEST MANAGEMENT PRACTICES PLAN

PROJECT CONTACTS	
ENGINEER MORRIS ENGINEERING & CONSULTING, LLC 6997 PROFESSIONAL PARKWAY EAST, SUITE B SARASOTA, FLORIDA 34240 941-444-6644 www.morrisengineering.com	WATER CITY OF WILMWOOD UTILITY 100 N. WALK ST. WILMWOOD, FL 34785 (850) 350-1350
SURVEYOR GEORGETOWN SURVEYING, INC. 1400 EAST 5TH AVENUE TAMPA, FLORIDA 33605 813-243-8881 www.georgetownsurveying.com	SEWER CITY OF WILMWOOD UTILITY 100 N. WALK ST. WILMWOOD, FL 34785 (850) 350-1350
PERMITTEE KL TWISTED OAKS, LLC 4220 RACE TRACK ROAD ST. JOHNS, FLORIDA 32259 904-301-2446 www.kl-twistedoaks.com	ELECTRIC NUK ENERGY NEX MARCH PROJECT ENGINEER (850) 434-8928
OWNER KL TWISTED OAKS, LLC 105 NE 1ST STREET DELRAY BEACH, FLORIDA 33444 813-415-1244	SOLID WASTE WASTE MANAGEMENT COMMERCIAL ROUTE MANAGER 9708 NW 4TH AVE WILMWOOD, FL 34785 (850) 284-4391 (waste@wm.com)
	GAS PEOPLES GAS 702 N. FRANKLIN ST. TAMPA, FL 33605 (877) 632-7474
	INTERNET BLUE STREAM 4308 NW 10 AVE CORAL SPRING, FLORIDA 954-735-0100

INFRASTRUCTURE OWNERSHIP		
ITEM	SOURCE	OWNERSHIP
POTABLE WATER	CITY	DHI COMMUNITIES, LLC
WASTEWATER	CITY	DHI COMMUNITIES, LLC
RECLAIMED WATER	PRIVATE	DHI COMMUNITIES, LLC
RECLAIMED	PRIVATE	DHI COMMUNITIES, LLC
DRAINAGE PONDS	PRIVATE	DHI COMMUNITIES, LLC

This form has been digitally signed and sealed by
Brodie Cone, PE, on the date adjacent to the seal.

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

Digitally
Signed
Brodie Cone
Date:
2024/05/21
09:05:20
-0400
BRODIE CONE
FL LICENSE NO. 34991

REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDG

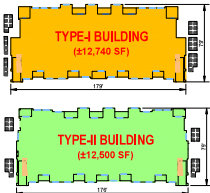
Containing 22.198 acres, more or less.



BRODY CONE
FL LICENSE NO. 94991

SITE DATA

- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D31-007
- PROPERTY ADDRESS: 866 N. US 301, WILDMOOD, FLORIDA 34785, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
- BEARING STRUCTURE IS (30.00 S 45 W), BASED ON FLORIDA STATE PLANE WEST GRID ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- EXISTING ZONING: NMU-7 (PD)
- EXISTING LAND USE: NMU
- FUTURE LAND USE: NMU
- THE PROPERTY LIES IN THE FLOOD ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NUMBER: NUMBER 1215002000 (FIRM INDEX DATED 09/27/13) SUBJECT TO VERIFICATION, ZONE A 100 YR ELEVATION WITHIN DEVELOPMENT = 57.16 (ESTABLISHED FROM LAKE 18).
- DEVELOPMENT AREA: 16.87 ACES
- PROPOSED LAND USE: APARTMENT COMPLEX (MULTI FAMILY)
- BUILDING HEIGHT AND STORIES: 3 STORY, 34'-7" (46' MAX) TYPE I & II CONSTRUCTION.
- ALL ROADS WITHIN THE APARTMENTS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CDD.
- CONSTRUCTION SCHEDULE: 2024 TO 2026.
- IRRIGATION SOURCE: PRIVATE IRRIGATION FROM POTABLE WATER SERVICES
- ALL RESIDENTIAL UNITS SHALL HAVE CURB SIDE GARBAGE & RECYCLING PICK-UP BY THE CITY OR CITY'S CONTRACTED REFUSE SERVICE PROVIDER
- POTABLE WATER AND "SANITARY SEWER" SHALL BE CONSTRUCTED TO CITY OF WILDMOOD UTILITY STANDARDS AND OWNED AND MAINTAINED BY CITY OF WILDMOOD (WITHIN PUBLIC UTILITY EASEMENT ONLY).
- STREET LIGHTS SHALL BE INSTALLED BY SECO.
- ANY GATES OR EMERGENCY ACCESS POINTS WITHIN THE PROJECT SHALL BE ACCESSIBLE TO EMERGENCY PROVIDERS AND COUNTY PERSONNEL BY "CLICKCENTER" EMERGENCY VEHICLE ACCESS SYSTEM IN ACCORDANCE WITH CITY OF WILDMOOD ORDINANCE 06-72. A FAUX GATE WILL BE LOCATED AT THE CR 209 AND OAKS BOULEVARD ENTRANCE. PRIOR TO FINAL SITE PLAN APPROVAL, THE APPLICANT SHALL RECEIVE WRITTEN APPROVAL FROM SUMTER COUNTY FIRE AND EMS FIRE MARSHAL OF THE PROPOSED SYSTEM. ALL GATES SHALL BE RAISED IN A STORM EMERGENCY TO EXPEDITE AN EVACUATION, ORD 09-72.
- UTL = UTILITY, ESMT = EASEMENT, PR = PRIVATE, PU = PUBLIC, RB = ROADWAY BUFFER, LBS = LANDSCAPE BUFFER, WLB = WETLAND BUFFER, STM = STORM, VM = WATER MAIN, FH = FIRE HYDRANT, RM = RE-USE MAIN, FM = FORCE MAIN



UNIT COUNT

- (5) TYPE I BUILDINGS
(15) 1-BR, (5) 2-BR & (5) 3-BR = 30 UNITS
1-BEDROOM UNIT SF = (see table below)
2-BEDROOM UNIT SF = (see table below)
3-BEDROOM UNIT SF = (see table below)
TYPE I TOTAL BUILDING SF = ±12,500
- (4) TYPE II BUILDINGS
(15) 1-BR, (5) 2-BR & (5) 3-BR = 30 UNITS
1-BEDROOM UNIT SF = (see table below)
2-BEDROOM UNIT SF = (see table below)
3-BEDROOM UNIT SF = (see table below)
TYPE II TOTAL BUILDING SF = ±12,740

TOTAL UNITS (TYPE I AND II BLDGS) = 270 UNITS

AMENITY/OFFICE = 8,143 SF

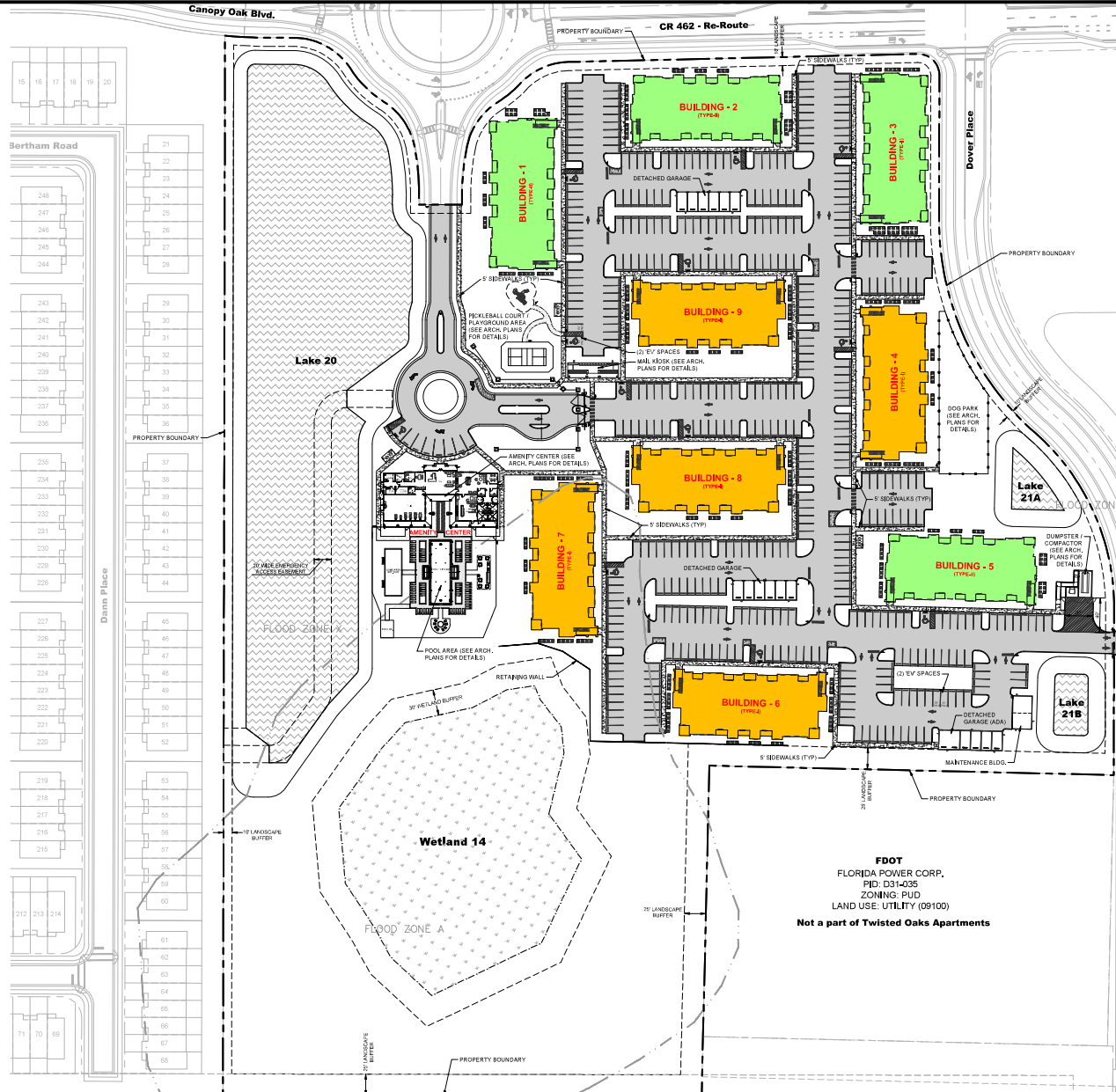
NUMBER OF EMPLOYEES = 5 TOTAL

PARKING REQUIRED: 405 OR 1.5/UNIT

PARKING PROVIDED:
STANDARD (9x20) 438
HANDICAPPED (12x20) 12
DETACHED GARAGE (ADA) 1
DETACHED GARAGE 18
TOTAL PARKING = 469
INCLUDING (5) STD. CHARGING SPACES
AND (1) ADA CHARGING SPACE.

UNIT AREA TABLE

		UNIT AREA IN SF		TOTAL UNIT AREA IN SF	UNIT TOTAL BY NAME	% BY UNIT NAME
UNIT TYPE	UNIT NAME	A/C	NON-A/C			
1 BED / 1 BATH	A1	707 SF	74 SF	781 SF	54	20%
1 BED / 1 BATH	A4	798 SF	84 SF	879 SF	66	24%
1 BED / 1 BATH	A5	795 SF	84 SF	879 SF	61	6%
1 BED / 1 BATH					138	50%
2 BED / 2 BATH	B1	1,114 SF	69 SF	1,183 SF	12	3%
2 BED / 2 BATH	B2	1,131 SF	69 SF	1,200 SF	54	20%
2 BED / 2 BATH	B3	1,130 SF	69 SF	1,200 SF	12	4%
2 BED / 2 BATH	B4	1,222 SF	142 SF	1,364 SF	24	9%
2 BED / 2 BATH					760	39%
3 BED / 2 BATH	C1	1,468 SF	107 SF	1,575 SF	30	11%
3 BED / 2 BATH					30	11%
TOTAL UNITS IN PROJECT - ALL TYPES					270	100%



FDOT
FLORIDA POWER CORP.
PID: D31-035
ZONING: PUD
LAND USE: UTILITY (09100)
Not a part of Twisted Oaks Apartments

NO.	DATE	REVISION DESCRIPTION	BY
01	05/06/24	REVISION PER CITY COMMENTS	EDS



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite 20, Lakewood Ranch, Florida 34201 | C.A. 25739 | 941-414-6644 | www.morrisengineering.com

DATE 04/29/2024	PROJECT TO MFI
DRAWING TO MFI MGP	DRAWN EDC
CHECKED BMC	

MASTER SITE PLAN
TWISTED OAKS - APARTMENTS
CITY OF WILDMOOD, FLORIDA

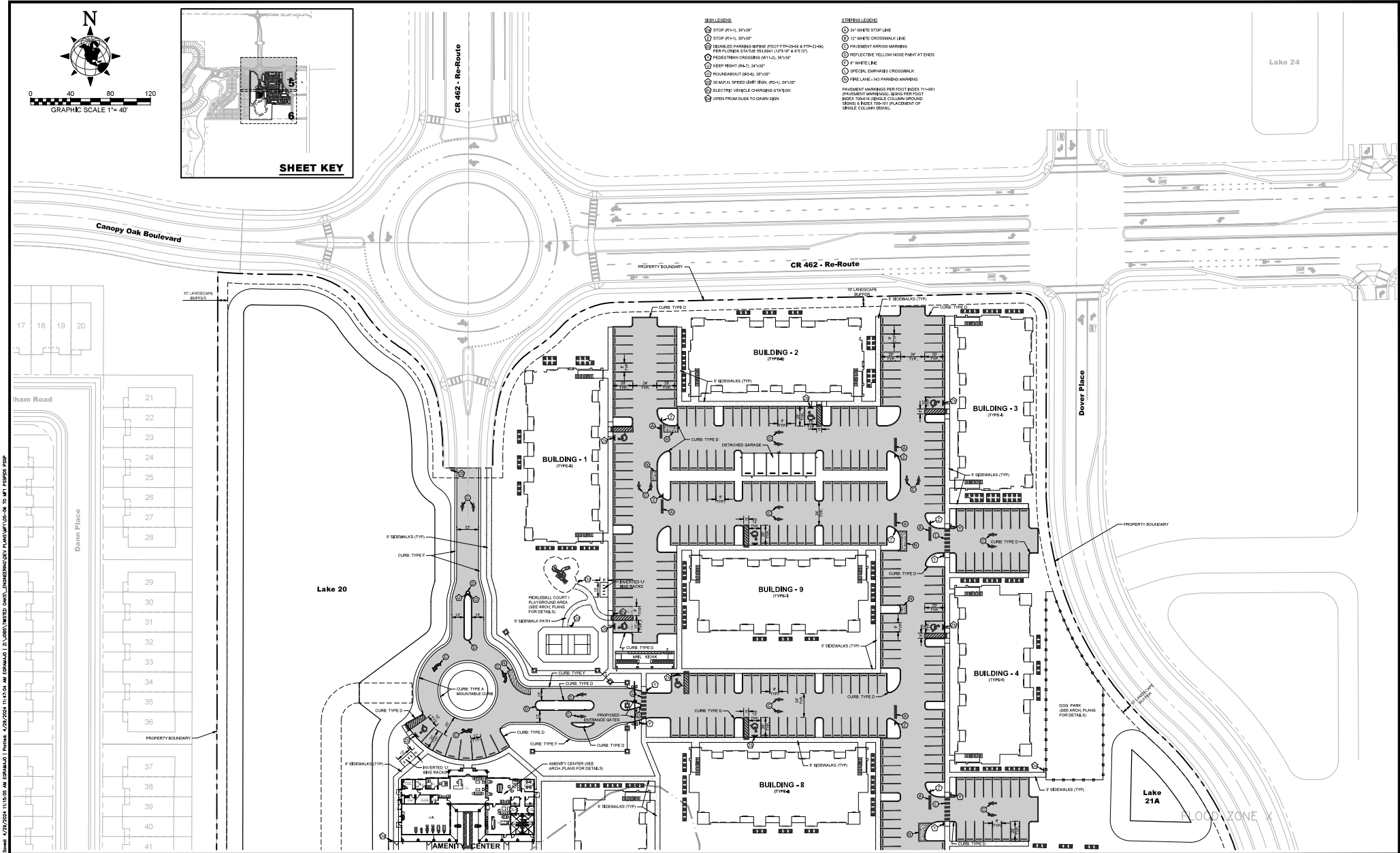
SCALE 1" = 60'	VERTICAL DATUM NAVD83
SHEET 4	OF 25

BRODY CODE
FL LICENSE NO. 94991



- STANDARD**
- 1 STOP (R-1), 36"x36"
 - 2 STOP (R-1), 36"x30"
 - 3 DISABLED PARKING WARNING (FOOT FRT-20-06 & FRT-22-06)
PER FLORIDA STATUTE 553.041 (17'X18" & 6"X12")
 - 4 PEDESTRIAN CROSSING (MT-1-2), 36"x36"
 - 5 KEEP RIGHT (RA-7), 24"x30"
 - 6 ROUNDABOUT (RA-6), 30"x36"
 - 7 20 M.P.H. SPEED LIMIT SIGN (R-1-1), 24"x30"
 - 8 ELECTRIC VEHICLE CHARGING STATION
 - 9 OPEN FROM DUSK TO DAWN SIGN

- STOPPING LEGEND**
- (A) 24" WHITE STOP LINE
 - (B) 12" WHITE CROSSWALK LINE
 - (C) PAVEMENT ARROW MARKING
 - (D) REFLECTIVE YELLOW NOSE PAINT AT ENDS
 - (E) 6" WHITE LINE
 - (F) SPECIAL EMPHASIS CROSSWALK
 - (N) FIRE LANE, NO PARKING MARKING
- PAVEMENT MARKINGS PER FOOT INDEX T01-101 (PAVEMENT MARKINGS), SINGS PER FOOT INDEX T00-102 (SINGLE COLLUMS GROUP SINGS) & INDEX T00-101 (PLACEMENT OF SINGLE COLLUM SINGS).



01	03/06/24	REVISED PER CITY COMMENTS	EDG
NO.	DATE	REVISION DESCRIPTION	BY



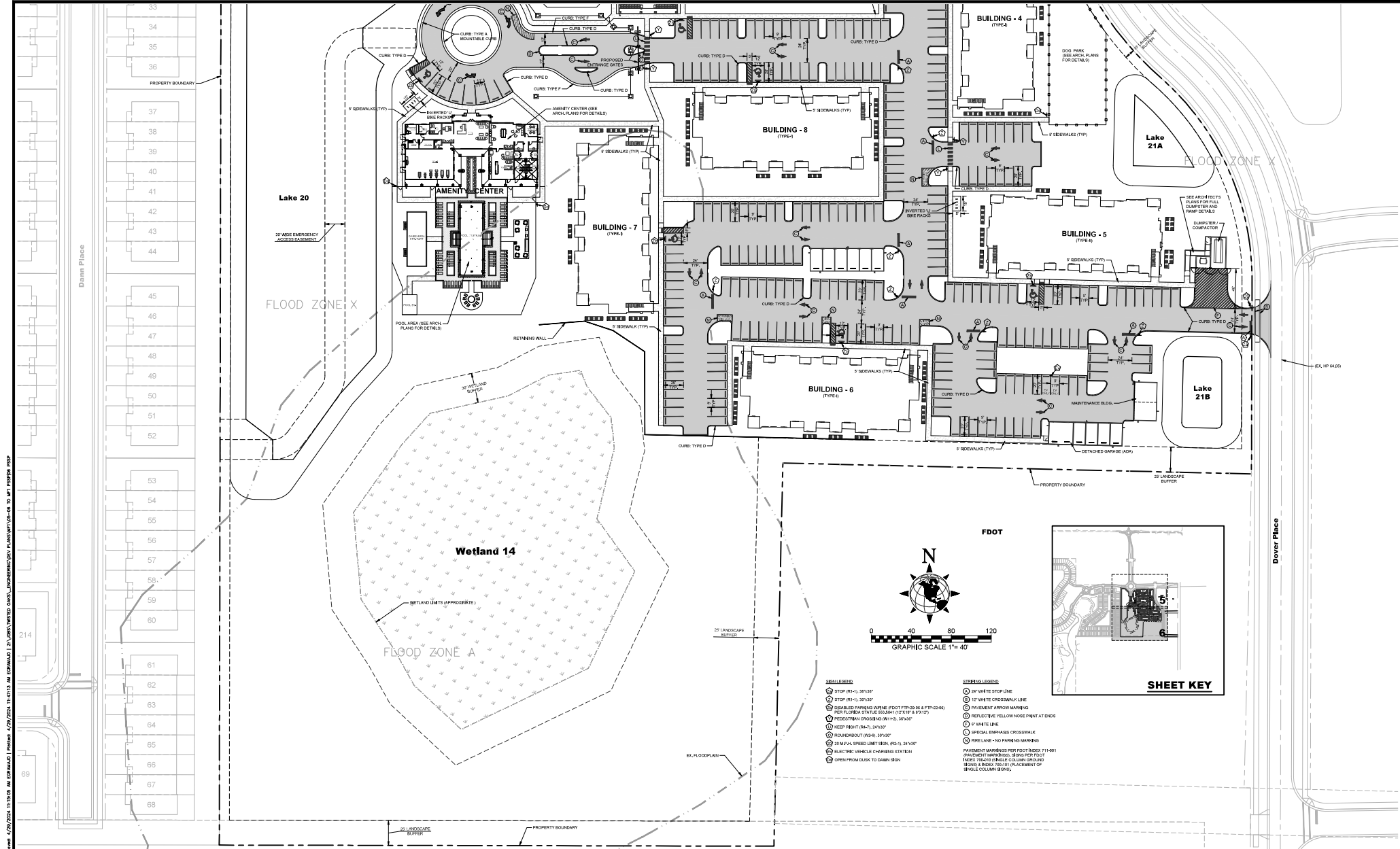
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34210 C.A. 28789 941.444.6644 www.morrisengineering.net

DATE 04/08/2024	
PROJECT TO MF1	
DRAWING TO MF1 PSSP-05	
DRAWN EDG	CHECKED BMC

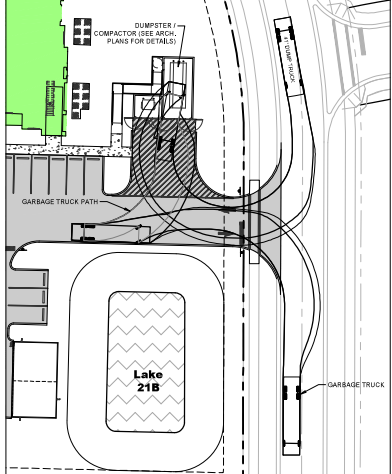
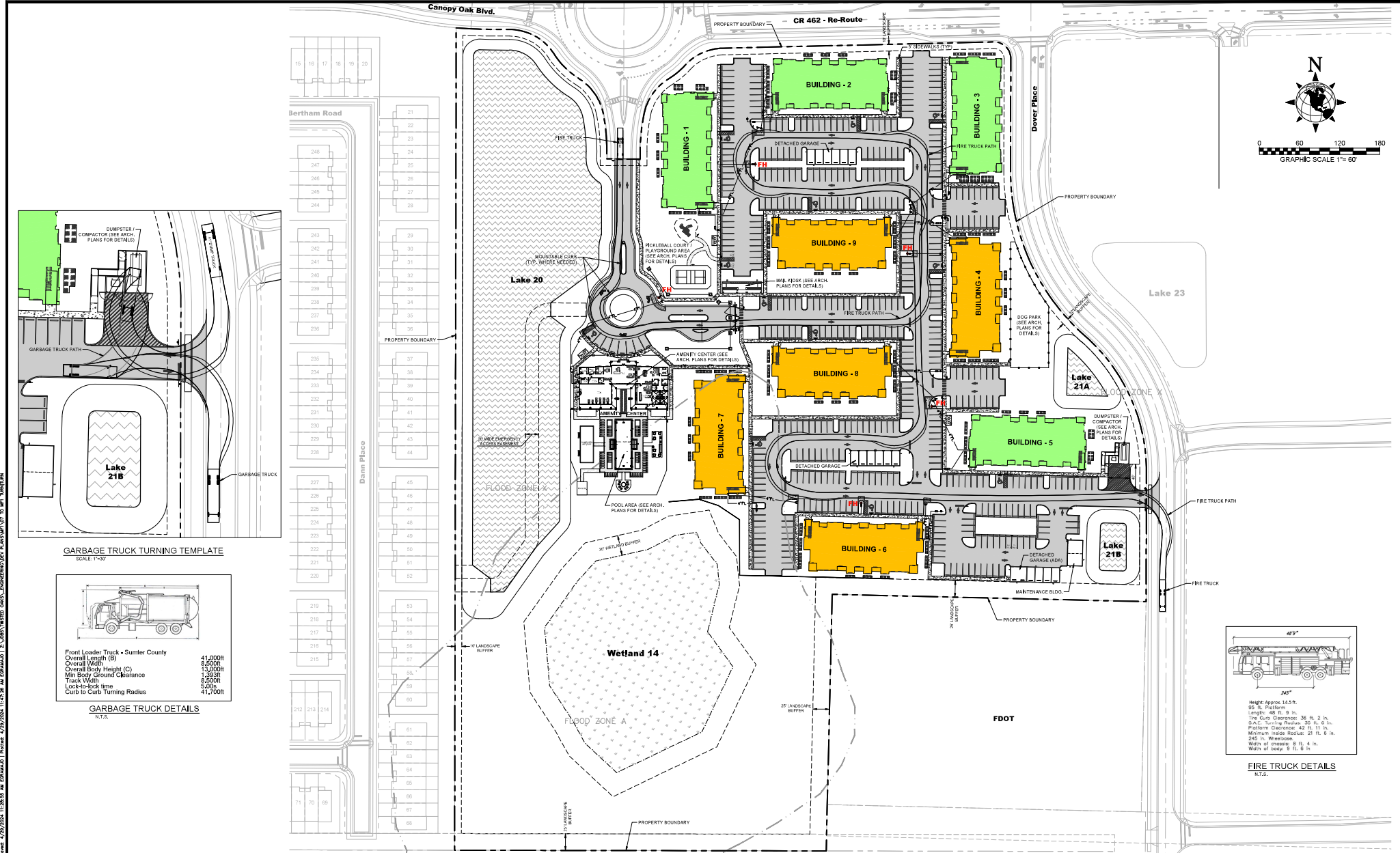
PAVING & SIGNAGE SITE PLAN
TWISTED OAKS - APARTMENTS
CITY OF WILDWOOD, FLORIDA

SCALE 1"=40'	
VERTICAL DATUM NAVD88	
SHEET 5	OF 25

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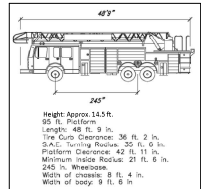
01 03/08/24 REVISION PER CITY COMMENTS		EDS	M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite 20, Lakewood Ranch, Florida 34201 C.A. 28799 941-414-6644 www.morrisengineering.com		DATE 04/08/2024 PROJECT TO MFI DRAWING TO MFI PISP-06 DRAWN EDS CHECKED BMC	PAVING & SIGNAGE SITE PLAN TWISTED OAKS - APARTMENTS CITY OF WILDWOOD, FLORIDA	SCALE 1"=40' VERTICAL DATUM NAVD83 SHEET 6 OF 25	
--	--	-----	---	--	--	---	---	--



GARBAGE TRUCK TURNING TEMPLATE
SCALE: 1"=30'

Front Loader Truck - Sumter County	41,000#
Overall Length (B)	8,200#
Overall Width (C)	13,000#
Min Body Ground Clearance	1,250#
Truck Width	6,500#
Lock-to-lock time	5,000#
Curb to Curb Turning Radius	41,700#

GARBAGE TRUCK DETAILS
N.T.S.



FIRE TRUCK DETAILS
N.T.S.

NO.	DATE	REVISION DESCRIPTION	BY
01	05/08/24	REVISION PER CITY COMMENTS	EDS

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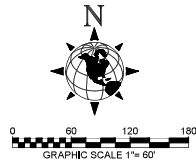
DATE	04/29/2024
PROJECT	TO MFI
DRAWING	TO MFI TURN
DRAWN	EDS
CHECKED	BMC

FIRE TRUCK & GARBAGE PICK-UP TURNING TEMPLATE PLAN
TWISTED OAKS - APARTMENTS
 CITY OF WILDWOOD, FLORIDA

SCALE	1"=60'
VERTICAL DATUM	NAIG88
SHEET	7
OF	25
BRODY CONE	FL LICENSE NO. 94991

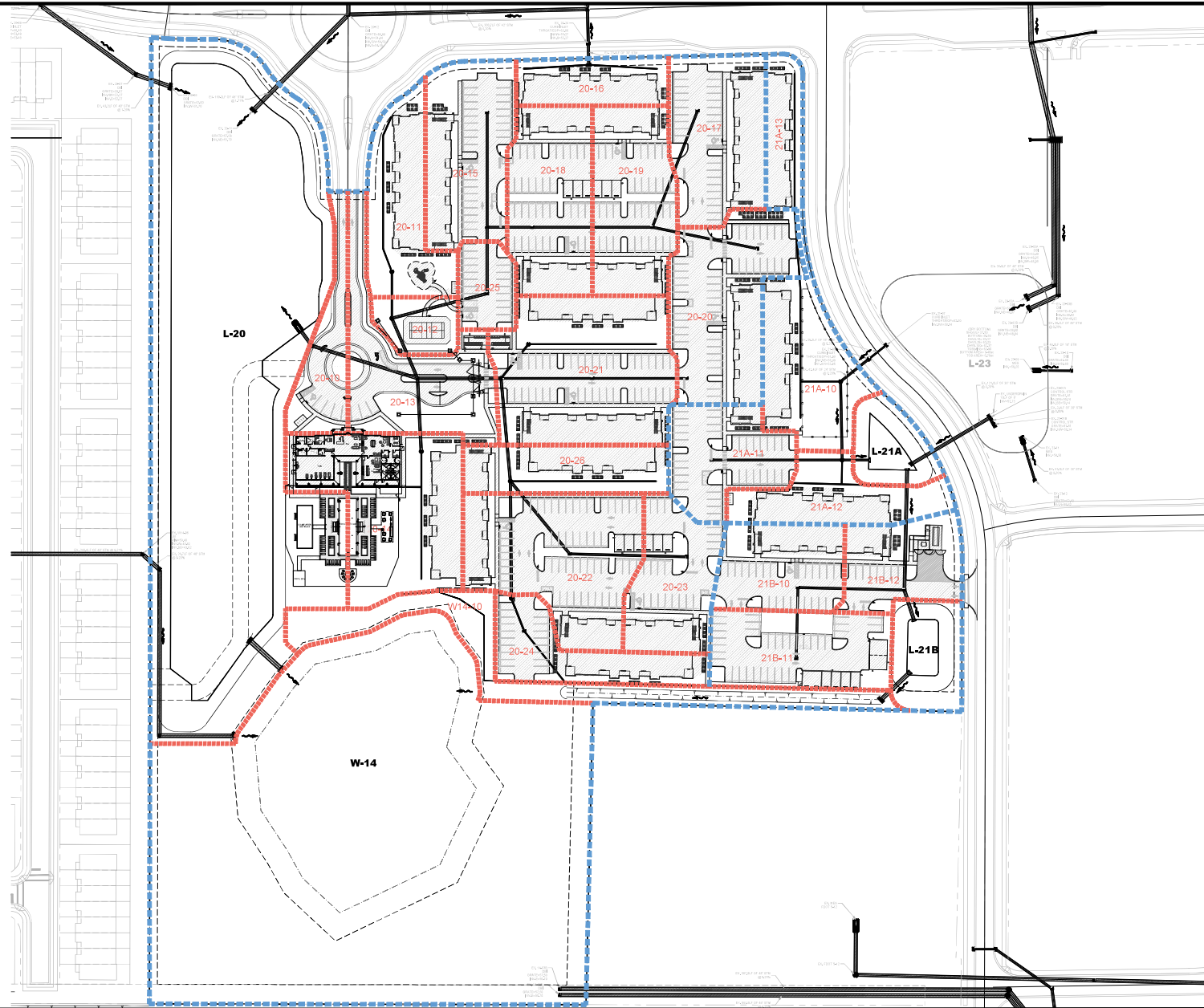
EARTHWORK PROCEDURE

1. SANDS WITH LESS THAN OR EQUAL TO 35 PERCENT FINES WILL BE THE ONLY ACCEPTABLE SOURCE OF ON-SITE SOILS USED FOR STRUCTURAL FILL. THESE SOILS ARE CLASSIFIED BY THE UNIFIED CLASSIFICATION SYSTEM AS SP, SP-SC, SP-SM, SC & SM.
2. CLAY SOILS (GREATER THAN 50 PERCENT FINES) IF EXCAVATED WILL BE CONSIDERED UNSUITABLE FOR USE AS STRUCTURAL FILL & WILL BE PLACED BACK INTO THE BOTTOM OF THE STORMWATER POND/LAKES OR USED TO BUILD POND/LAKE BERMS PROVIDED A MINIMUM OF 2 FEET OF COVER USING COHESIONLESS SOILS IS PLACED OVER THE CLAYS.
3. SOILS WITH GREATER THAN 35 PERCENT FINES BUT LESS THAN 50 PERCENT FINES CAN BE BLENDED WITH SP, SP-SC & SP-SM SOILS TO REDUCE THE FINES CONTENT TO LESS THAN OR EQUAL TO 35 PERCENT & REUSED AS STRUCTURAL FILL.
4. MONITORING OF THE EPR SHOULD BE PROVIDED BY REPRESENTATIVES OF A GEOTECHNICAL ENGINEERING FIRM.
5. HOWEVER, ULTIMATELY THE SITE CONTRACTOR MUST BEAR RESPONSIBILITY TO ENSURE PROPER SOIL USE & PLACEMENT.
6. SITE DEVELOPER SHALL CONSTRUCT THE RESIDENTIAL LOT BUILDING PADS TO 8" BELOW FINISH FLOOR ELEVATION. REFER TO FDOT STANDARD PLAN INDICES 120-001 AND 120-002 IN CASE UNSUITABLE MATERIAL IS DISCOVERED DURING CONSTRUCTION.
7. THE PROPERTY LIES IN THE FLOOD ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 12119C0080D (FIRM INDEX DATED 09/27/13). SUBJECT TO VERIFICATION, ZONE A 100 YR ELEVATION WITHIN DEVELOPMENT = 57.16 (ESTABLISHED FROM LAKE 16).
8. DEVELOPMENT ACREAGE WITHIN FEMA ZONE A ABOVE 100 YEAR FLOOD ELEVATION = 128,296 SF / 2.95 AC.



LEGEND:

- MAJOR DRAINAGE BASIN LIMITS
- MINOR DRAINAGE BASIN LIMITS



NO.	DATE	REVISION DESCRIPTION	BY
01	03/06/24	REVISED PER CITY COMMENTS	EDC



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DATE	04/29/2024
PROJECT	TO MFI
DRAWING	TO MFI MGR
DRAWN	EDC
EDC	CHECKED
	SMC

MASTER DRAINAGE PLAN

TWISTED OAKS - APARTMENTS

CITY OF WILDWOOD, FLORIDA

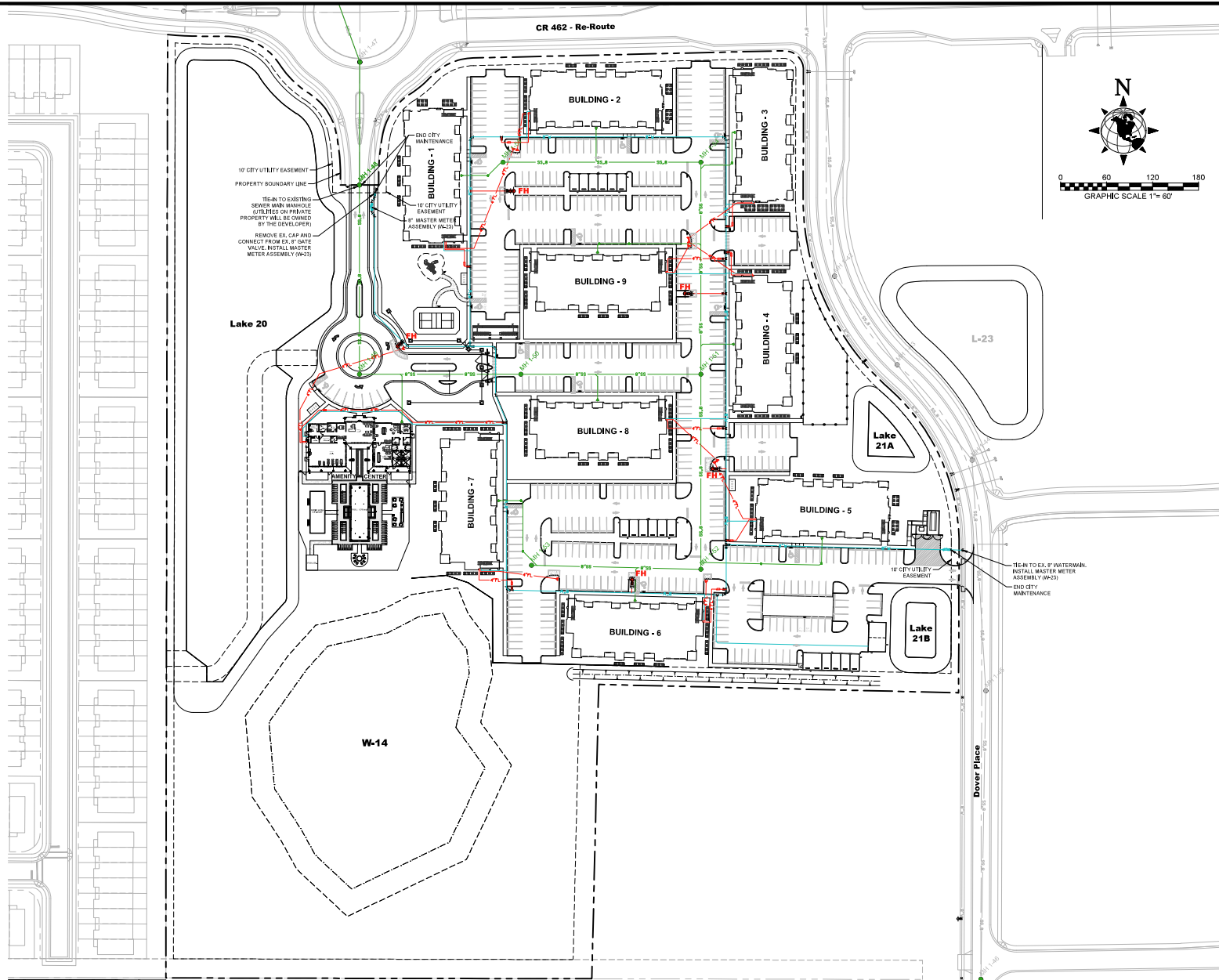
SCALE	1" = 60'
VERTICAL DATUM	NAIG88
SHEET	8
OF	25
BRODY CONE	FL LICENSE NO. 94991

LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING WATER MAIN WITH FIRE HYDRANT
	EXISTING SEWER FORCE MAIN
	PROPOSED 8" WATER MAIN WITH FIRE HYDRANT
	PROPOSED WATER SERVICE LINE
	PROPOSED 4" FIRE SERVICE LINE
	PROPOSED SEWER MAIN WITH MANHOLE
	PROPOSED SEWER SERVICE LINE

SITE UTILITIES

1. END OF CITY MAINTENANCE FOR RESIDENTIAL POTABLE WATER SERVICE SHALL BE AT THE BACK OF THE WATER METER BOX. SEE POTABLE WATER SYSTEM DETAIL W-4.
2. END OF CITY MAINTENANCE FOR RESIDENTIAL SANITARY SEWER SERVICE SHALL BE AT THE CLEANOUT PLACED AT THE PROPERTY LINE. SEE WASTEWATER COLLECTION SYSTEM DETAIL S-02.
3. CONTRACTOR TO FIELD VERIFY ALL HIGH POINTS WITH THE ENGINEER PRIOR TO INSTALLING AIR RELEASE VALVES.



0 60 120 180
GRAPHIC SCALE 1"= 60'

NO.	DATE	REVISION DESCRIPTION	BY
01	05/08/24	REVISION PER CITY COMMENTS	EDS



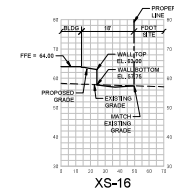
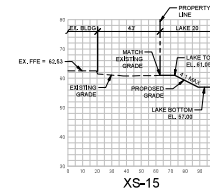
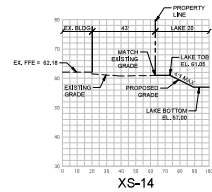
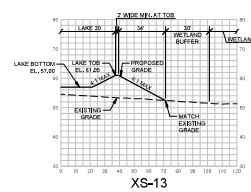
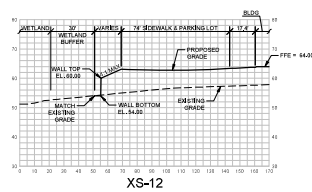
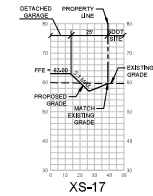
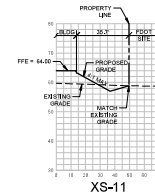
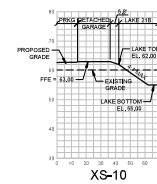
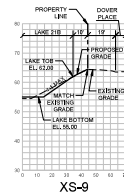
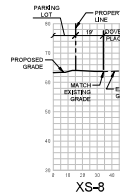
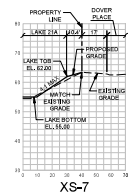
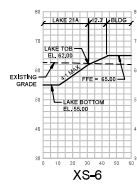
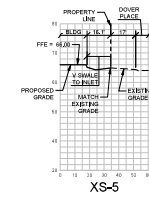
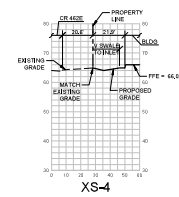
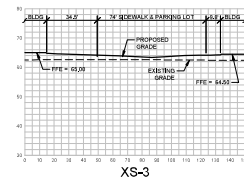
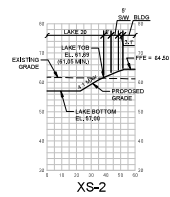
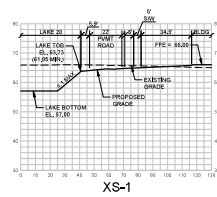
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite 20, Lakewood Ranch, Florida 34240 | C.A. 25799 941-414-6644 | www.morrisengineeringllc.com

DATE	04/29/2024
PROJECT	TO MFI
DRAWING	TO MFI MGT
DRAWN	EDS
CHECKED	BMC

MASTER UTILITY PLAN TWISTED OAKS - APARTMENTS CITY OF WILDWOOD, FLORIDA

SCALE	1"= 60'
VERTICAL DATUM	NAIG88
SHEET	9
OF	25

BRODY CONE
FL LICENSE NO. 94991



01	03/06/24	REVISED PER CITY COMMENTS	EDC
NO.	DATE	REVISION DESCRIPTION	BY



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Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34201 C.A.28/89 941.444.6644 www.morrisengineering.net

DATE 03/12/2024
PROJECT TO MF1
DRAWING TO MF1 SEC
DRAWN EDG
CHECKED BMC

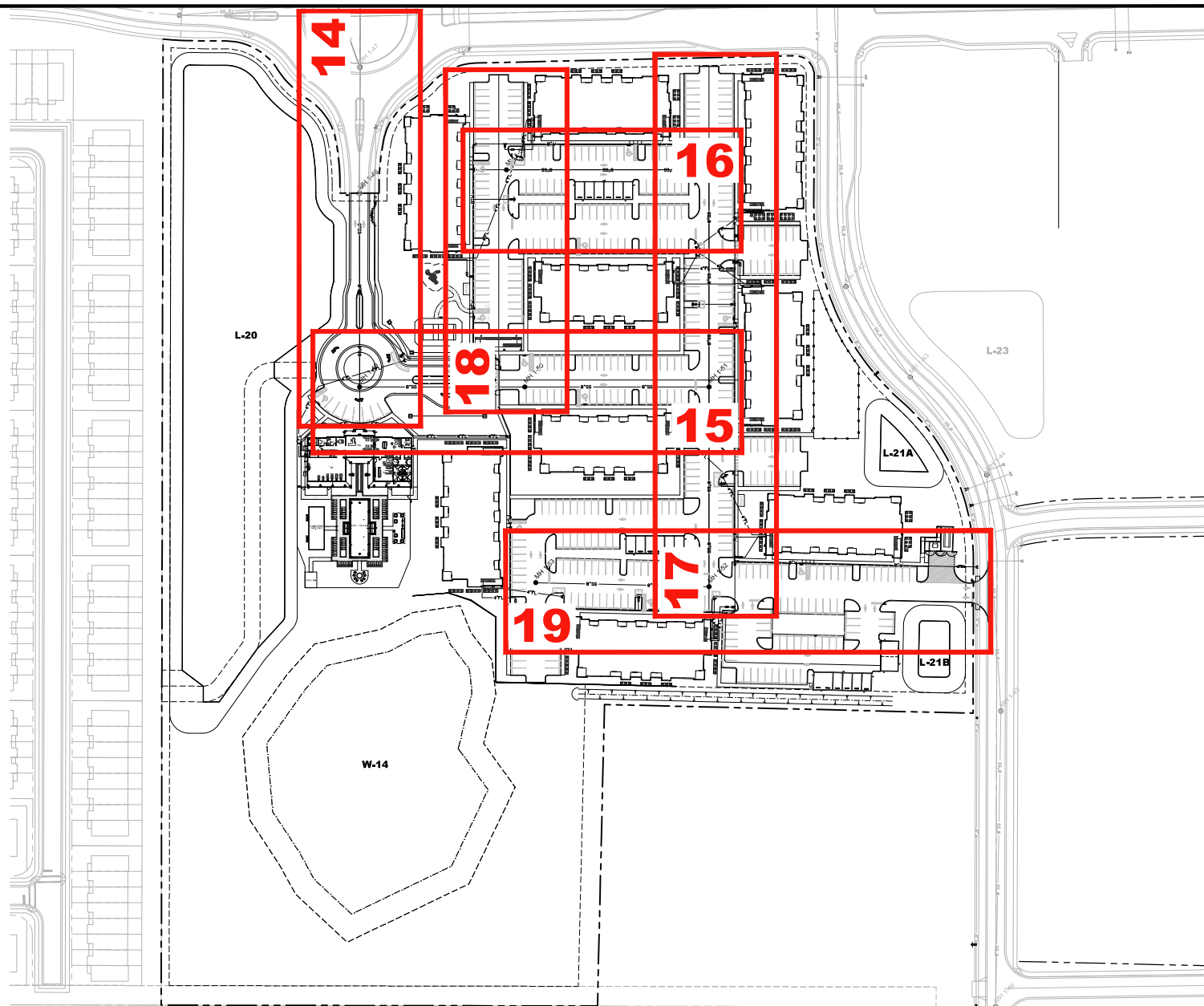
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TWISTED OAKS - APARTMENTS

CITY OF WILDWOOD, FLORIDA

CITY OF WILDWOOD, FLORIDA

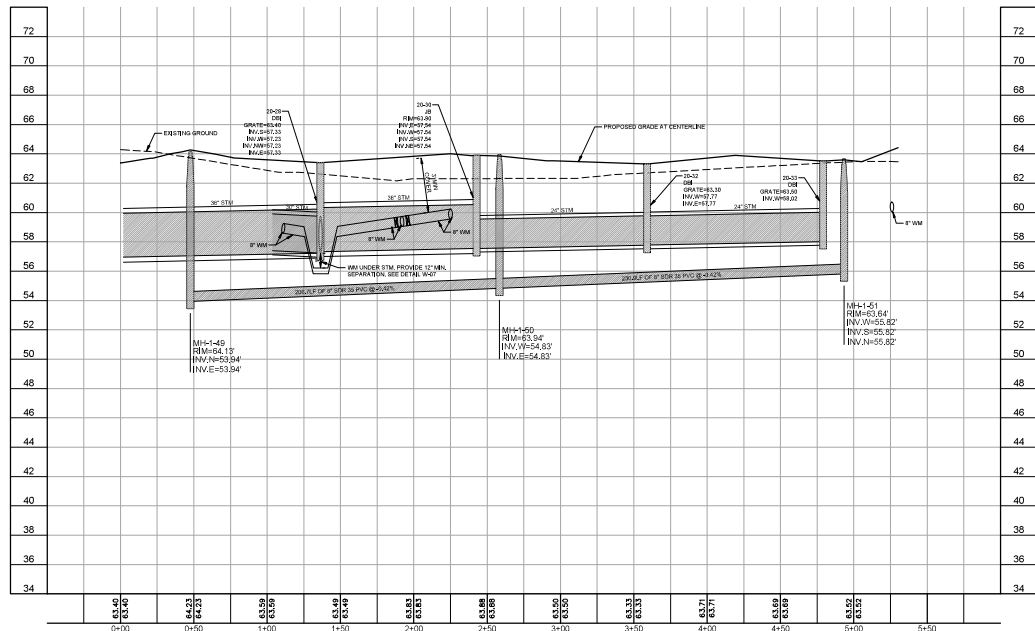
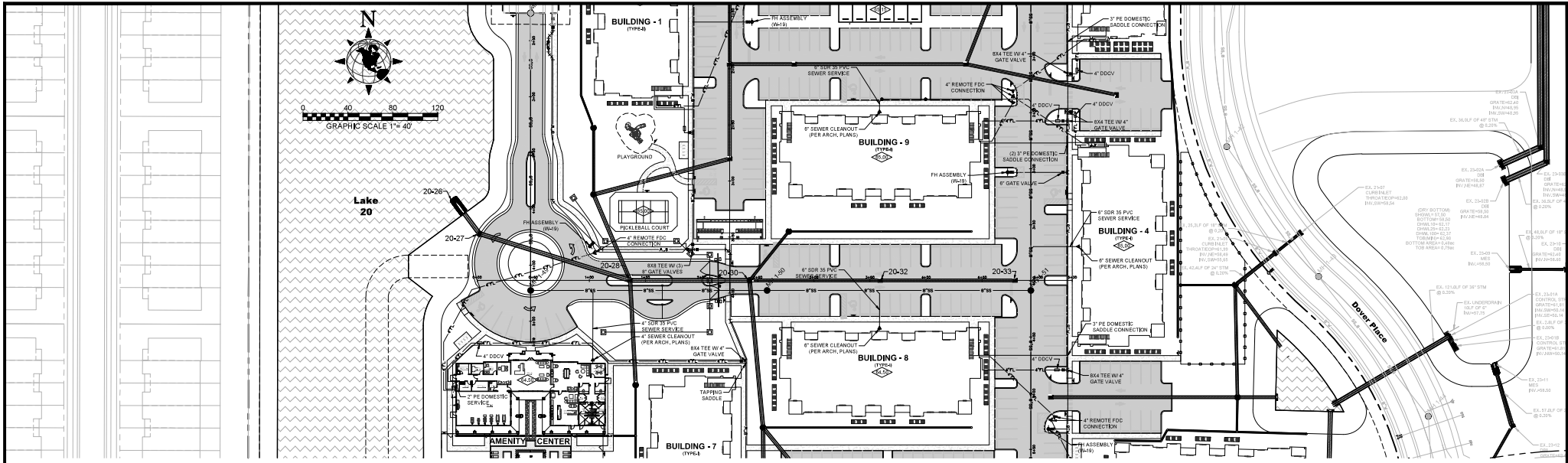
SCALE
H1"=40' V1"=2'
VERTICAL DATUM
NAVD88
SHEET 2 OF 25



M

DATE 03/08/2024	
PROJECT TO MF1	
DRAWING TO MF1 PV	
DRAWN rnc	CHECKED rnc

SCALE 1"=60'	
VERTICAL DATUM NAVD88	
SHEET 13	OF 25



NOTE:
IN ALL AREAS WHERE UTILITIES ARE OVER 7' IN DEPTH, THE LINES
WILL NEED TO BE RESTRAINED WITH EYE BOLTS AND ALL-THREAD
PER CITY OF WILDWOOD STANDARDS.

NO.	DATE	REVISION DESCRIPTION	BY
01	05/08/24	REVISIO PER CITY COMMENTS	EDS

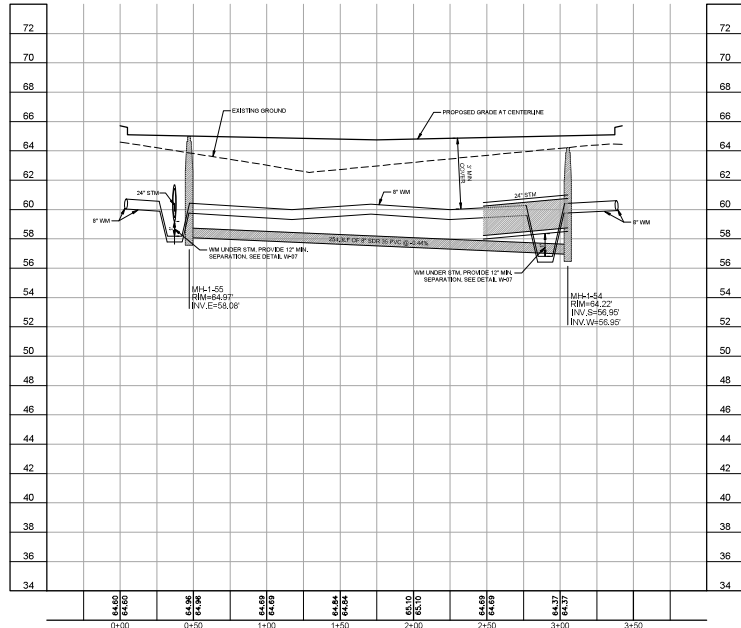
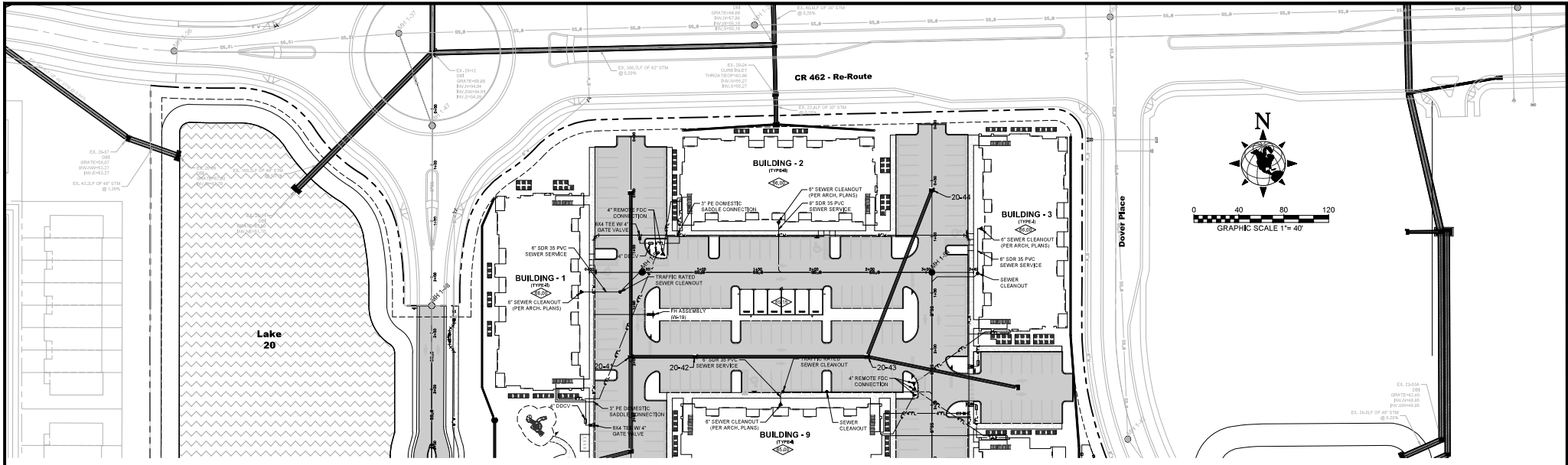


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Civil Engineering and Land Development Consulting
6997 Professional Parkway, Suite E, Lakewood Ranch, Florida 34201 | C.A. 28799 941-414-6644 | www.morrisengineering.com

DATE	04/08/2024
PROJECT	TO MFI
DRAWING	TO MFI PP-P
DRAWN	EDS
CHECKED	BVC

PLAN & PROFILE - P
TWISTED OAKS - APARTMENTS
CITY OF WILDWOOD, FLORIDA

SCALE	1"=40'
VERTICAL DATUM	NAIGDS
SHEET	15
OF	25
BRODY CONE	FL LICENSE NO. 94991



NOTE:
IN ALL AREAS WHERE UTILITIES ARE OVER 7' IN DEPTH, THE LINES
WILL NEED TO BE RESTRAINED WITH EYE BOLTS AND ALL-THREAD
PER CITY OF WILDWOOD STANDARDS.

01 03/08/24 REVISION PER CITY COMMENTS EDC			MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite E, Lakewood Ranch, Florida 34240 CA 28 799 941-414-6644 www.morrisengineering.com	DATE 04/08/2024 PROJECT TO M1 DRAWING TO M1 PP-0 DRAWN EDC CHECKED BMC	PLAN & PROFILE - Q TWISTED OAKS - APARTMENTS CITY OF WILDWOOD, FLORIDA	SCALE H1"=40' V1"=4' VERTICAL DATUM NAIGD83 SHEET 16 OF 25	BIDDY CODE FL LICENSE NO. 94991
NO.	DATE	REVISION DESCRIPTION	BY				

Sheet 1 of 25 - 1/2" = 1'-0" (VERTICAL SCALE) 1/4" = 1'-0" (HORIZONTAL SCALE) 1/4" = 1'-0" (PLAN SCALE) 1/4" = 1'-0" (SECTION SCALE) 1/4" = 1'-0" (ELEVATION SCALE) 1/4" = 1'-0" (PROFILING SCALE) 1/4" = 1'-0" (CROSS SECTION SCALE) 1/4" = 1'-0" (LONGITUDINAL SCALE) 1/4" = 1'-0" (TRANSVERSE SCALE) 1/4" = 1'-0" (VERTICAL SCALE) 1/4" = 1'-0" (HORIZONTAL SCALE) 1/4" = 1'-0" (PLAN SCALE) 1/4" = 1'-0" (SECTION SCALE) 1/4" = 1'-0" (ELEVATION SCALE) 1/4" = 1'-0" (PROFILING SCALE) 1/4" = 1'-0" (CROSS SECTION SCALE) 1/4" = 1'-0" (LONGITUDINAL SCALE) 1/4" = 1'-0" (TRANSVERSE SCALE)

PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
TYPE C	TYPE C	TYPE C	TYPE C
TYPE C	TYPE C	TYPE C	TYPE C
TYPE C	TYPE C	TYPE C	TYPE C

PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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TYPE E	TYPE E	TYPE E	TYPE E

PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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TYPE G	TYPE G	TYPE G	TYPE G
TYPE G	TYPE G	TYPE G	TYPE G

PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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TYPE H	TYPE H	TYPE H	TYPE H
TYPE H	TYPE H	TYPE H	TYPE H

PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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TYPE I	TYPE I	TYPE I	TYPE I
TYPE I	TYPE I	TYPE I	TYPE I

PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

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PLAN

SECTION

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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

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PLAN

SECTION

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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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TYPE Q	TYPE Q	TYPE Q	TYPE Q

PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

WALL TYPE	WALL TYPE	WALL TYPE	WALL TYPE
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PLAN

SECTION

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PLAN

SECTION

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TYPE AA	TYPE AA	TYPE AA	TYPE AA
TYPE AA	TYPE AA	TYPE AA	TYPE AA

NO.	DATE	REVISION	DESCRIPTION	BY
01	03/07/24	REVISED PER CITY COMMENTS		

MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and Land Development Consulting

699 Professional Parkway East, Suite E, Lakewood Ranch, Florida 34201 C.A.2579 941-444-6644 www.morriseng.com

DATE: 03/07/24

PROJECT: TO MFI

DRAWING: TO MFI P-02-0101

DRAWN: EDC

CHECKED: SMC

PAVING, GRADING, & DRAINAGE DETAILS

TWISTED OAKS - APARTMENTS

CITY OF WILDWOOD, FLORIDA

SCALE: SEC-TYP-RING

SHEET: 20 OF 25

BROOKLYN CONSTRUCTION, LLC

FL LICENSE NO. 94991

01	03/06/24	REVISED PER CITY COMMENTS	EDG
NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite E, Lakewood Ranch, Florida 34240 C.A. 38780 941-444-6644 www.morrisengr.com

DATE 03/08/2024	
PROJECT TO MF1	
DRAWING TO MF1 SSWR-DT	
DRAWN EDG	CHECKED BMC

WASTEWATER COLLECTION SYSTEM DETAILS

TWISTED OAKS - APARTMENTS

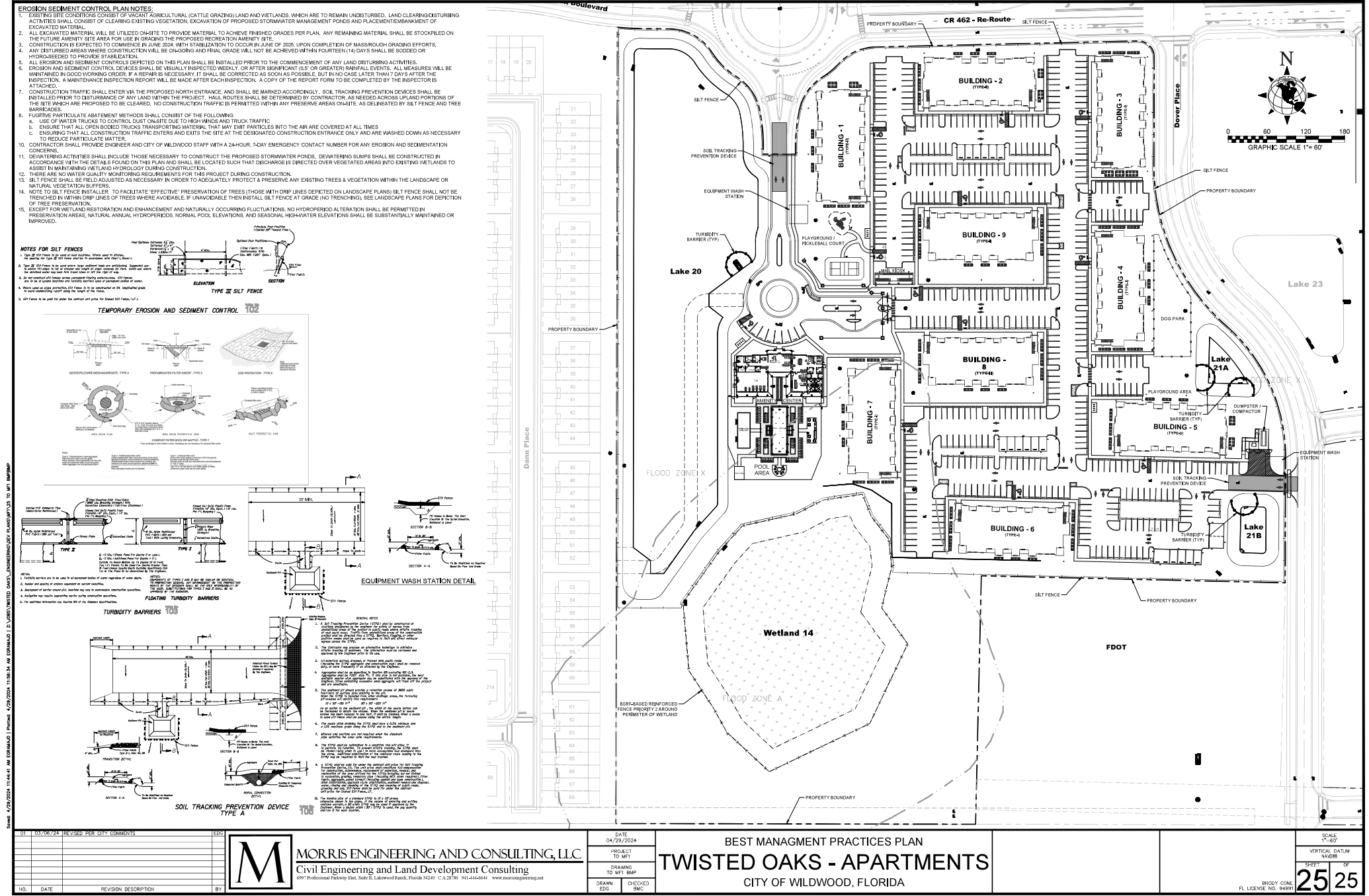
CITY OF WILDWOOD, FLORIDA

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	SCALE N.T.S.	
	SEC-TWP-RNG --	
	SHEET 23	OF 25

BRODY CONE
FL LICENSE NO. 949991

Page 108 of 125



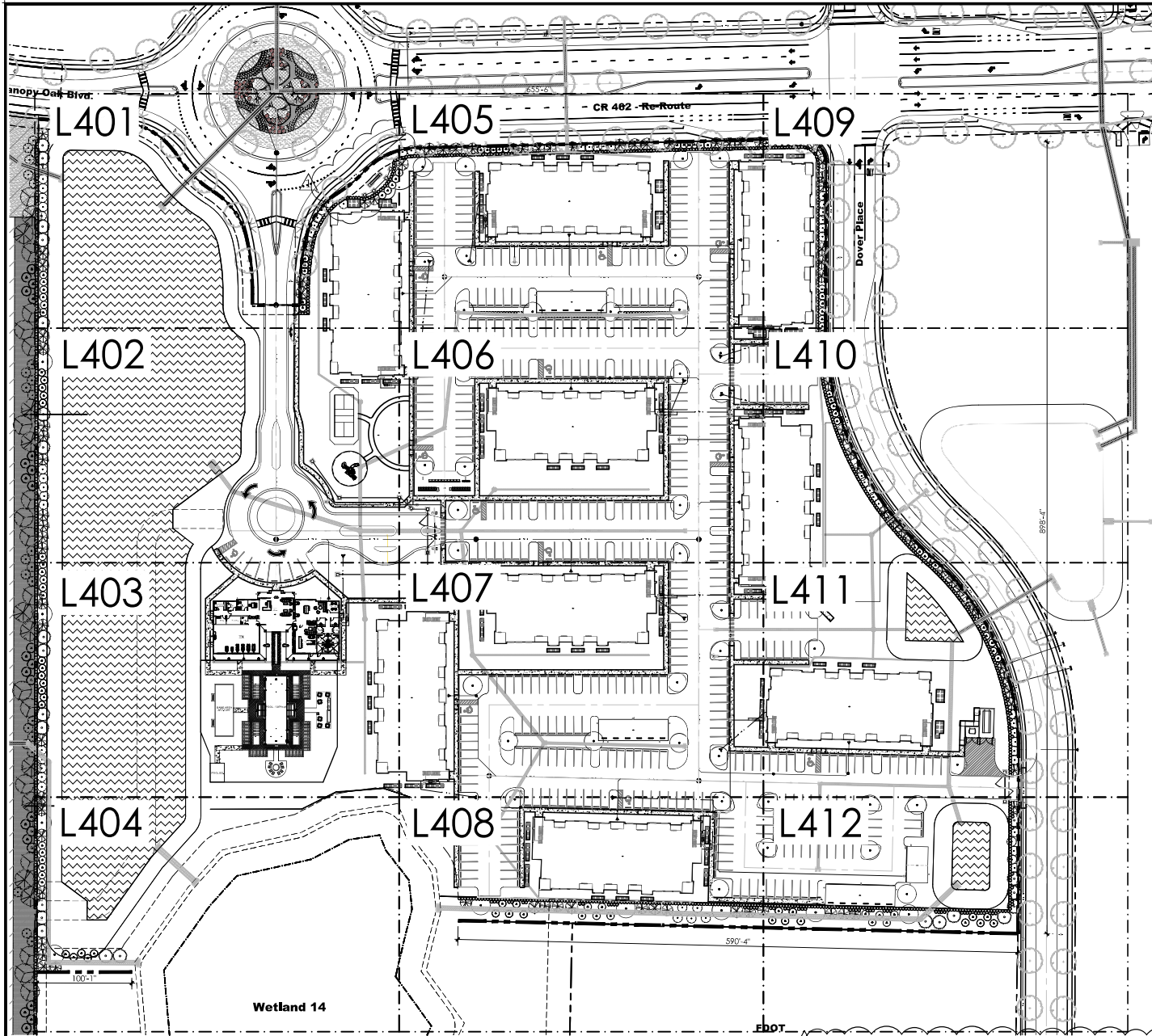
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02 05/06/24 REVISOR PER CITY COMMENTS		EDS
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05 05/06/24 REVISOR PER CITY COMMENTS		EDS
06 05/06/24 REVISOR PER CITY COMMENTS		EDS
07 05/06/24 REVISOR PER CITY COMMENTS		EDS
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21 05/06/24 REVISOR PER CITY COMMENTS		EDS
22 05/06/24 REVISOR PER CITY COMMENTS		EDS
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DATE	04/29/2024
PROJECT	TO MFI
DRAWING	TO MFI BMP
DRAWN	EDS
EDS	EDS
CHECKED	SMC

BEST MANAGMENT PRACTICES PLAN	
TWISTED OAKS - APARTMENTS	
CITY OF WILDMOOD, FLORIDA	

SCALE	1" = 60'
VERTICAL DATUM	NA88
SHEET	25
OF	25

BROOKLYN	CON
FL	LICENSE NO. 94991



BONNETT design group, llc
landscape architecture
community planning
FL Lic. 26000841
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407 622 1588 voice

Twisted Oaks - Multi-family
Landscape Architecture
DHI Communities
Wildwood, Florida
OVERALL LANDSCAPE PLAN

DATE:	December 14, 2023
DRAWN BY:	ELM
CHECKED BY:	TWB
JOB NUMBER:	2023-122
FILE NAME:	20231222_Twisted Oaks_Landscape.dwg
REVISIONS:	
Δ	city comments 03-23-2024
Δ	city comments 04-28-2024



Designed by Todd W. Bonnett
Scale 1/8" = 1'-0" 05-05-2023

L400

REVISIONS: 03/23/2024 - 1/10/2024 BY: TWB
2/1/2024 REVISIONS: 04/28/2024 BY: TWB

VEHICULAR USE AREA (VUA) LANDSCAPE REQUIREMENTS (IN SF) (FIGURE 1.1)

TOTAL VUA	178,511
LANDSCAPE REQUIRED (10% of VUA)	17,851.10
LANDSCAPE PROVIDED	19,845.00
SURPLUS (SF)	1,993.90

WILDWOOD VEHICULAR LANDSCAPE REQUIREMENTS (FIGURE 1.2)

(a) MINIMUM OF 10% OF GROSS SQFT PAVED PARKING & ENTRY WAY IS LANDSCAPED	SEE (VUA) LANDSCAPE REQUIREMENTS
(b) INTERIOR LANDSCAPED AREAS 100 SQFT OR (10) CONSECUTIVE SPACES	CODE LANDSCAPE PLAN WILL PROVIDE THIS
(c) AT LEAST (1) CANOPY TREE & (3) SHRUBS FOR EVERY (25) PARKING SPACES	SPACES = 451 451/25 = 19 TREES 19*3 = 57 SHRUBS

City of Wildwood Design District Regulations-Landscape Buffer

NORTH - 10' wide buffer						
Total Linear Feet		Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided
655.00	Divide by 100 =	6.55	3	Canopy Tree =	20	27
			5	Understory=	33	40
			33	Shrub =	216	219

SOUTH - 25' wide buffer						
Total Linear Feet		Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided
690.00	Divide by 100 =	6.90	3	Canopy Tree =	21	28
			5	Understory=	35	35
			33	Shrub =	228	244

EAST - 10' wide buffer						
Total Linear Feet		Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided
898.00	Divide by 100 =	8.98	3	Canopy Tree =	27	35
			5	Understory=	45	45
			33	Shrub =	296	298

WEST - 10' wide buffer						
Total Linear Feet		Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided
898.00	Divide by 100 =	8.98	3	Canopy Tree =	27	39
			5	Understory=	45	45
			33	Shrub =	296	0

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
CANOPY TREES								
MGP	38	Magnolia grandiflora `Ms. Chloe`	Southern Magnolia	3" caliper., 8` ht. Min.	YES	MEDIUM	As Shown	
PE	73	Pinus elliotti	Slash Pine	3" caliper., 8` ht. Min.	YES	LOW	As Shown	
QV-L	52	Quercus virginiana	Live Oak	3" caliper., 8` ht. Min.	YES	LOW	As Shown	
TD	32	Taxodium distichum	Bald Cypress	3" caliper., 8` ht. Min.	YES	LOW	As Shown	
UNDERSTORY								
LIN	62	Lagerstroemia x `Natchez`	Natchez Crape Myrtle	2" caliper.	NO	HIGH	As Shown	
LJ	69	Ligustrum japonicum	Japanese Privet	2" caliper.	NO	LOW	As Shown	
MFU	58	Myrcianthes fragrans	Simpson`s Stopper	2" caliper.	YES	HIGH	As Shown	
SHRUBS								
Vow	936	Viburnum obovatum	Walter`s Viburnum	3 gal., 30" ht. min.	YES	LOW	36" o.c.	

TREE/SHRUB CALCULATIONS

	PLANT PALETTE	NORTH EAST WEST SOUTH				TOTAL		
CANOPY	SLASH PINE	12	20	14	11	57	20%	NO TREE IS >75% OF LANDSCAPING
	SOUTHERN MAGNOLIA	12	12	8	5	37	13%	
	LIVE OAK	X	X	3	9	9	3%	
	BALD CYPRESS	X	4	14	6	24	8%	
UNDERSTORY	JAPANESE PRIVET	15	10	12	20	57	20%	
	SIMPSON STOPPER	11	13	18	10	52	18%	
	GRAPE MYRTLE	14	22	15	5	56	19%	
	WALTERS VIBURNUM	219	299	X	244	762	X	
						1,054	TOTAL PLANTING	
						292	TOTAL TREES	

REFER TO FIGURE	WILDWOOD PARKING LOT REQUIREMENTS		
	PLANT PALETTE	REQUIRED	PROVIDED
1.2			
CANOPY	LIVE OAK	19	43
SHRUB	WALTERS VIBURNUM	57	57



BONNETT design group, Inc.
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Maitland, FL 32751
407-622-1588 voice

Twisted Oaks - Multi-family
Landscape Architecture
DHI Communities
Wildwood, Florida
PLANT SCHEDULE & CALCULATIONS

DATE: December 14, 2023
DRAWN BY: ELM
CHECKED BY: TWH
JOB NUMBER: 2023-122
FILE NAME: 2023122_Twisted Oaks_Landscape CODE
REVISIONS:



L400.1

GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warrant all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

Tree protection shall be in accordance with ANSI 300, all 10 parts, and the accompanying Best Management Practices and shall be installed prior to any land disturbing activities.

Any/all critical root zones must have root pruning prior to permanent irrigation installation.

All tree staking is to be removed within one year of installation.

Trees not included in the allowable tree species list will be considered by the Development Services Department for use in landscaping provided they are drought tolerant and are not listed on the most recent Florida Exotic Pest Plant Council's Plant List.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron, tablet fertilizer (Agriform® or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	Agriform® tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 21:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

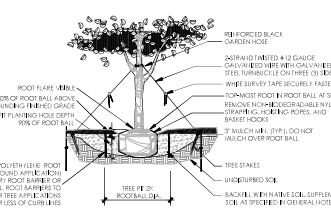
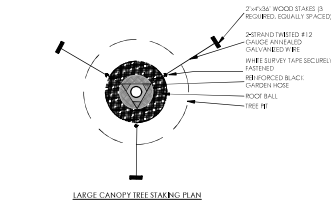
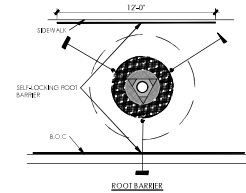
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

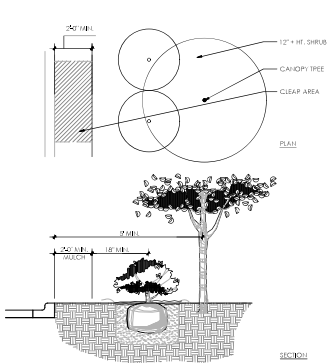
See "Fertilizer" for requirements of all sodded areas.



LARGE CANOPY TREE PLANTING DETAIL

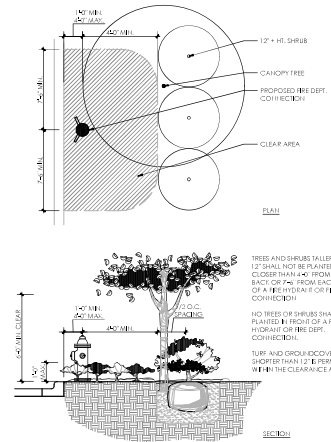
N.T.S.

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THE USUALLY DONE AFTER A ROOT PIT FOR SHADE TREES AND ONE YEAR FOR PALM TREES.



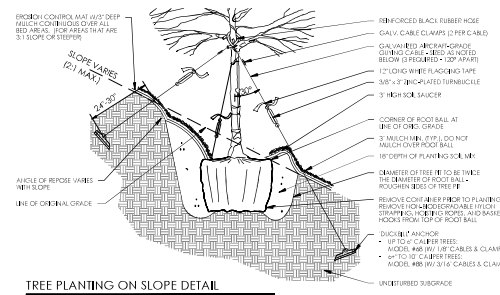
TYPICAL PLANTING ADJACENT TO PARKING

N.T.S.



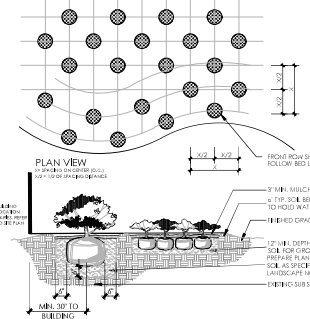
TYPICAL PLANTING AT FIRE HYDRANT

N.T.S.



TREE PLANTING ON SLOPE DETAIL

N.T.S.



SHRUB AND GROUNDCOVER PLANTING DETAIL

N.T.S.



BONNETT design group, Inc.
landscape architect
community planning
FL LIC. 26000041
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407-622-1588 voice

Twisted Oaks - Multi-family
Landscape Architecture
DHI Communities
Wildwood, Florida
LANDSCAPE DETAILS & NOTES

DATE: December 14, 2023
DRAWN BY: ELM
CHECKED BY: TYB
JOB NUMBER: 2023122
FILE NAME: 20231222 Twisted Oaks Landscape Details
REVISIONS:
any comments 03-30-2024



Designed by Todd W. Bonnett
Scale: AS SHOWN

L420



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City of Wildwood, FL
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Andrew Scott Roark
AR97193

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A6.11

**Ascend
Twisted Oak
Apartments**

City of Wildwood, FL

12/20/2023 11:47:23 AM
Andrew Scott Roark
AR97193

SHEET NOTES

- A REFER TO SHEET A17.02 FOR GENERAL NOTES
- B REFER TO SHEET A17.04 FOR CONSTRUCTION ASSEMBLIES
- C REFER TO SHEETS A17.01, A17.04 AND A17.05 FOR DOOR, WINDOW & STOREFRONT SCHEDULES
- D ALL ROOF SLOPES TO BE 12:12 UNLESS NOTED OTHERWISE. REFER TO ROOF PLANS FOR VENTILATION, OVERHANGS, GUTTER/DOWNSPOUT LOCATION, ETC. CONTRACTOR TO COORDINATE DOWNSPOUTS WITH CIVIL SITE DRAINAGE PLANS
- E ALL EXTERIOR TRIM BANDS, FINISHES, AND COLORS TRANSITIONS TO RETURN TO INTERIOR CORNERS, COLUMN TRIMS, FLASHINGS, ETC. TO BE CONTINUOUS AROUND ALL SIDES OF THE COLUMN/PLASTER. REFER TO SECTIONS FOR FLASHING DETAILS. ALL EXTERIOR COLORS TO BE SELECTED BY OWNER
- F CONTRACTOR TO COORDINATE ALL EXTERIOR BUILDING LIGHTING AND SIGNALS WITH ELECTRICAL DRAWINGS AND LOCAL REQUIREMENTS. REFER TO ELECTRICAL DRAWINGS FOR DETAILS

KEYNOTES

- 0712.01 CONCRETE FLAT TILE ROOF SYSTEM PER ASSEMBLY, COLOR TO BE SELECTED BY OWNER
- 0747.04 DECORATIVE ARCHITECTURAL BRACKET, REFER TO DETAIL 0747.02
- 0747.07 PREFABRICATED POWDER COATED ALUMINUM SHUTTER WITH RIBBED TE-BACKS, CONTRACTOR TO COORDINATE AND PROVIDE BLOTTING FOR ALL CONNECTIONS, REFER TO DETAIL 0747.03, COLOR SELECTED BY OWNER. SUBMIT SHOP DRAWINGS FOR ARCHITECTURAL REVIEW AND COORDINATION OF WATER PENETRATION DETAILS
- 0747.09 PREFABRICATED POWDER COATED ALUMINUM MEGALLOON, REFER TO DETAIL 0747.02
- 0747.05 DECORATIVE ARCHITECTURAL BRACKET, REFER TO DETAIL 0747.02
- 0762.01 SEAMLESS ALUMINUM 1" PROFILE GUTTER, COLOR SELECTED BY OWNER
- 0762.03 3/4" RECTANGULAR ALUMINUM DOWNSPOUT, LOCATIONS ARE APPROXIMATE. CONTRACTOR TO COORDINATE CAPACITY AND LOCATIONS WITH CIVIL. DOWNSPOUTS TERMINATE INTO STORM DRAINAGE SYSTEM. UPPER GUTTER TO DISCHARGE INTO LOWER GUTTER, COLOR SELECTED BY OWNER
- 0762.05 2x8 FASCIA TRIM WITH ALUMINUM DRIPE EDGE
- 0824.01 CEMENT PLASTER SYSTEM PER ASSEMBLY, REFER TO LEGEND FOR THICKNESS AND FINISH
- 0824.02 4" RAISED CEMENT PLASTER TRIM BAND, REFER TO LEGEND FOR THICKNESS AND FINISH
- 0824.03 6" RAISED CEMENT PLASTER TRIM BAND, REFER TO LEGEND FOR THICKNESS AND FINISH
- 0824.05 10" RAISED CEMENT PLASTER TRIM BAND, REFER TO LEGEND FOR THICKNESS AND FINISH
- 2656.01 ELECTRICAL SERVICE METER, REFER TO ELECTRICAL DRAWINGS
- 2656.01 EXTERIOR LIGHT FIXTURE, REFER TO MEP

LEGEND

- 0 7/8" CEMENT PLASTER
- 1 1/4" CEMENT PLASTER

SET DISTRIBUTIONS:

121523	Permit Set

SHEET REVISIONS:

PROJECT NO: 4672

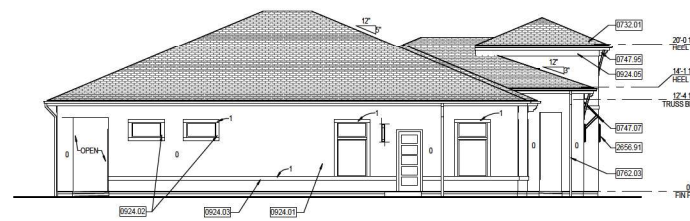
Clubhouse

Exterior Elevations

A17.61



4 Right Exterior Elevation
1/8" = 1'-0"



3 Left Exterior Elevation
1/8" = 1'-0"



2 Rear Exterior Elevation
1/8" = 1'-0"



1 Front Exterior Elevation
1/8" = 1'-0"



Page 115 of 125

ity of Wildwood, FL

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Andrew Scott Roark
AR97193

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PROJECT NO: 4672

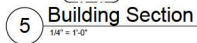
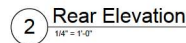
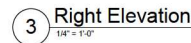
Property Garage

Elevations & Section

A19.57

[illegible]

0731.03 ASPHALT SINGLE ROOF SYSTEM PER ASSEMBLY. COLOR TO
BE SELECTED BY OWNER.
0740.12 3/4" X 1/2" FIBER GLASS INSULATION.
0762.01 SEAMLESS ALUMINUM "I" PROFILE, COLOR TO BE
SELECTED BY OWNER.
0763.03 3/4" SECTIONAL ALUMINUM DOWNSPOUT, LOCATIONS
ARE APPROXIMATE. CONTRACTOR TO COORDINATE
DRAINAGE AND LOCATIONS OF DOWNSPOUTS.
0763.04 3/4" SECTIONAL ALUMINUM DOWNSPOUT, LOCATIONS
TERMINATE INTO STORM DRAINAGE SYSTEM. UPPER GUTTER
TO DISCHARGE INTO LOWER GUTTERS, COLOR SELECTED BY
OWNER.
0765.06 2X8 FASCIA TRIM WITH ALUMINUM CHIP EDGE.
0804.01 CLUSTER PLASTER SYSTEM PER ASSEMBLY, REFER TO
GENERAL NOTES FOR FINISHES AND COLORS.
0924.01 CONTRACT JUNCTION LOCATED AS SHOWN, WHERE VERTICAL
JOINTS MEET HORIZONTAL JOINTS, WINDOWS, OR DOORS.
0924.02 CONCRETE SEALANT IN VERTICAL JOINTS, WINDOWS,
INTERSECTIONS AND AS REQUIRED BY APPLICABLE
METHODS CODES AND STANDARDS.
2605.02 BUILDING SIGNAGE TO BE DESIGNED BY OTHERS.
2605.03 COORDINATE ELECTRICAL REQUIREMENTS WITH SIGNAGE
ELECTRICIAN. PROVIDE ELECTRICAL CONNECTIONS TO
SIGNAGE VENDOR AND CON-FIRM EXISTING LOCATION WITH
OWNER, VENDOR AND ALL OTHERS.
2605.94 OUTDOOR LIGHT FIXTURE, REFER TO M201





WILDWOOD

FLORIDA

City of Wildwood

PROJECT: SP 2401-001 Twisted Oaks Apartments

REPRESENTATIVE: Morris Engineering & Consulting, LLC- Brody Cone

Parcel(s): D31-007

DATE: 4/25/2024

CITY ENGINEER

No Comments.

DEVELOPMENT SERVICES

No Comments.

CITY ATTORNEY

1. LDR 4.4(C)(1)(c) Legal Description in Word does not match Site Plan. The Word Legal Description more closely matches the deed description.

- a. Response: The plat has not been finalized. The legal description will be updated per the final plat, but currently the legal description matches the overall parcel.

- i. Standing Comment.

- a) **Response: Updated legal description has been added to cover sheet. Final plat provided for reference.**

- i. **New Comment: the legal description on the cover sheet or sheet 2 on the plat plan does not match the legal description provided in the Word document of original submittal.**

- ii. **Additionally, there are two legal descriptions on the plans which do not match. Please explain the purpose of the differing legal descriptions on Sheets 1 and 2.**

2. City Attorney reserves the right to make further comments upon resubmittal

FIRE

- 1. Distances between Bldgs. 7 and 6 FDCs and the nearest hydrant exceed 100 ft. (NFPA 14:6.4.5.4)

POLICE

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

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

PUBLIC WORKS (Wildwood Stormwater and Roads):

Public Works Road

1. No comment.

Stormwater / Tree Mitigation

Standing Comment.

1. No comment.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES & TRAFFIC ANALYSIS

No comments.

WASTE MANAGEMENT

TBD

UTILITIES – WATER/WASTEWATER

No comment.

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2401-007 Chipotle @ Signature Drive

REQUESTED ACTION: Staff recommends approval contingent on the resolution of outstanding utility comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2401-007 Chipotle @ Signature Drive
Owner(s)	BW 44 Signature, LLC
Applicant(s)	Troy F. Carter - Suncoast Civil Engineering
Acreage	0.84 +/-
Property Location	The subject property is generally located at the northwest corner of Signature Dr/Powell Rd and E SR 44 intersection.
Parcel(s)	G17A004A

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 2,420 sq ft fast food restaurant with a mobile pick-up lane and associated infrastructure, per the attached plans.

SP 2401-007 meets the criteria set forth within the Sparr Planned Development, the Land Development Regulations, the Design District Standards, and in line with the goals, objectives, and policies within the 2050 Comprehensive Plan contingent on the resolution of the outstanding utility comments.



Date: 05/07/2024
Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2401-007 Chipotle @ Signature Drive

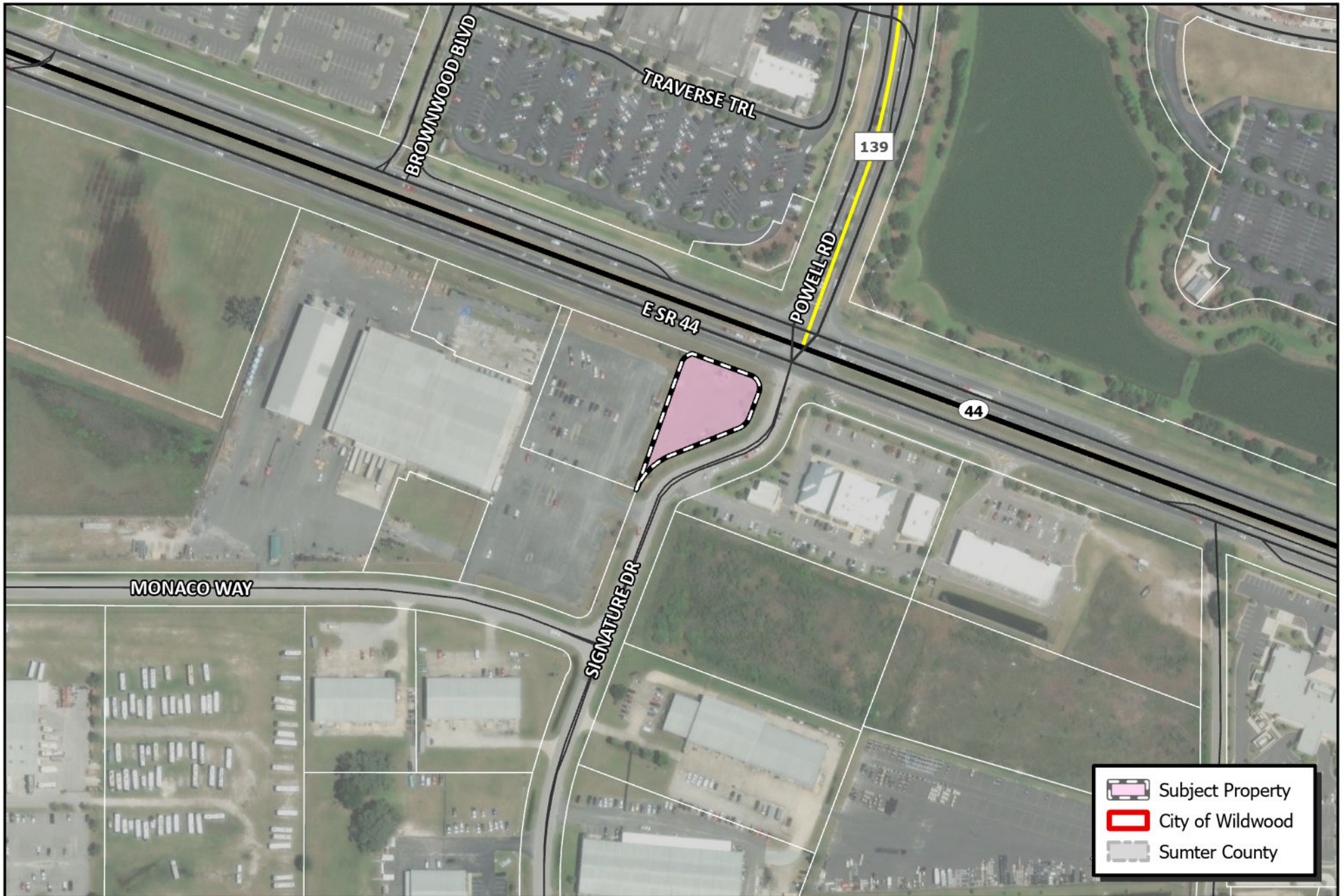
Representative: Troy Carter – Sun Coast Civil

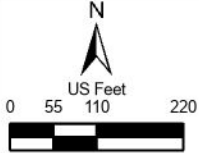
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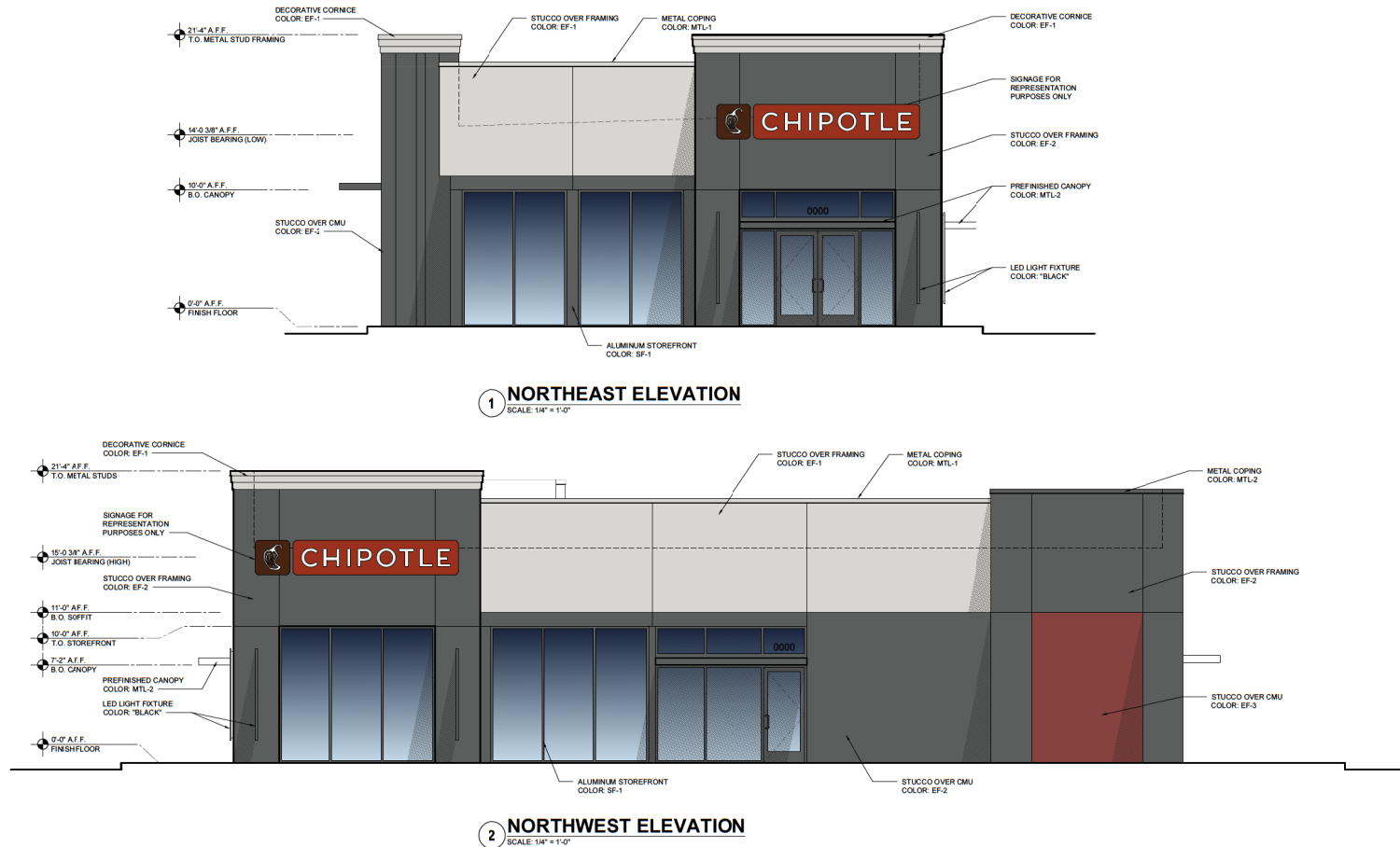
*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. ****

UTILITIES – WATER/WASTEWATER

1. Sheet C-11: Relocate drop manhole MH-1 south outside of paved area.
2. Sheet C-11: Relocate 12" water main south to maintain a 10' buffer from proposed trees on sheet LP-1



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2401-007 CHIPOTLE @ SIGNATURE DR PARCEL G17A004A		MAP 1B LOCATION MAP JAN 2024
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GENERAL NOTES

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS TYPICAL (TYP). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID.

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FACILITY ADDRESS REQUIREMENTS:

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ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT.

WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICIAL, ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT.

ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS.

CRITICAL NOTES

WALL FINISHES AT PARAPET RETURNS:

THE DESIGN INTENT FOR PARAPET WALLS THAT RETURN ONTO THE ROOF SURFACE IS THAT THEY, WHERE EXPOSED TO VIEW, ARE TO BE PROVIDED WITH WALL FINISHES THAT ARE CONSISTENT WITH THE ADJACENT BUILDING ELEVATIONS. FOR EXAMPLE, IF CEMENT PLASTER IS PROVIDED ALONG THE MAIN BUILDING ELEVATION, THE PARAPET RETURNS ARE TO BE PROVIDED WITH EQUAL FINISHES.

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE WALL FINISHES WITH APPLICABLE TRADES PRIOR TO INSTALLATION. UNDER NO CIRCUMSTANCES WILL EXPOSED ROOF MEMBRANE BE ACCEPTED AS A WALL FINISH AT THE PARAPET RETURN CONDITIONS NOTED.

WALL COUNTERFLASHING DETAILS:

REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PLASTER CAPS AND, WHERE APPLICABLE, TRIM MOLDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS.

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION.

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EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT. "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY.

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY.

3. ALL FINISH COAT TEXTURES SHALL BE "SANDBLEBB" UNLESS OTHERWISE NOTED.

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY ACCORCORE" AND SHALL BE COMPOSED OF A TYPE 1 CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING.

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL, BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS.

ALUMINUM COPING AND DRIP EDGES:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT.

ELECTRICAL GEAR, ROOF LADDER AND DOOR AND FRAME ON THE NORTH (REAR) FACADE:

1. ALL COMPONENTS SHALL BE PAINTED PT-1.

GENERAL:

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CEMENT PLASTER / EIFS FINISHES - ACRYLIC DRYVIT EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE. COLOR MATCH REFERENCED PAINTS

TAG	MANUFACTURER	SHERWIN WILLIAMS COLOR	DESCRIPTION
(EF-1)	DRYVIT	PPG "TOG"	CUSTOM DRYVIT COLOR
(EF-2)	DRYVIT	PPG "KNIGHTS' ARMOR"	CUSTOM DRYVIT COLOR
(EF-3)	DRYVIT	PPG "BRICK DUST"	CUSTOM DRYVIT COLOR

PAINT FINISHES

PT-2	PPG	"KNIGHTS' ARMOR"	
PT-3	PPG	"BRICK DUST"	

METAL COPING, TRIM AND CANOPIES

TAG	MANUFACTURER	COLOR	DESCRIPTION
(MTL-1)	DURO-LAST	MATCH EF-1 PPG "TOG"	
(MTL-2)	DURO-LAST	MATCH SF-1 "CHARCOAL"	

ALUMINUM STOREFRONT / DRIVE-THRU PICK-UP WINDOW	PERMAFLUOR COATING
(SF-1)	KAWNEER "CHARCOAL"
(SF-2)	QUICKSERV "BROKEN"

FWH
Architects

3336 Grand Blvd., Suite 201
Hollywood, Florida 33450
Ph. 727.815.3336
FABERFWHARCHITECTS.COM

brightwork
real estate

338 WEST SHADDALE AVE.
SUITE 200
TAMPA, FL 33609
PH: 813.874.1709

TO THE BEST OF THE KNOWLEDGE
OF THE ARCHITECTS AND
ENGINEERS, SAID PLANS AND
SPECIFICATIONS COMPLY WITH THE
APPLICABLE MINIMUM BUILDING
CODES AND THE APPLICABLE
MINIMUM SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

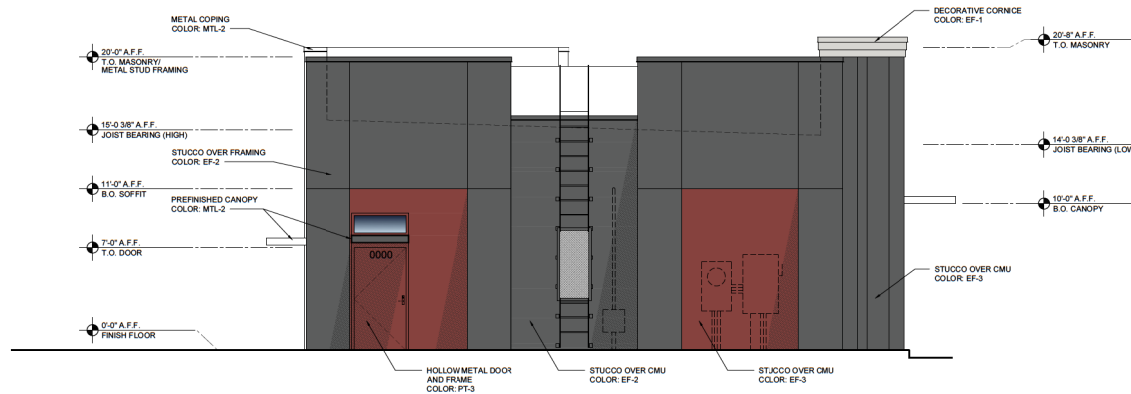
CHIPOTLE MEXICAN GRILL
BUILDING SHELL
6006 SIGNATURE RD.
WILDWOOD, FL 34785

DRC ELEVATIONS
04.15.24
date

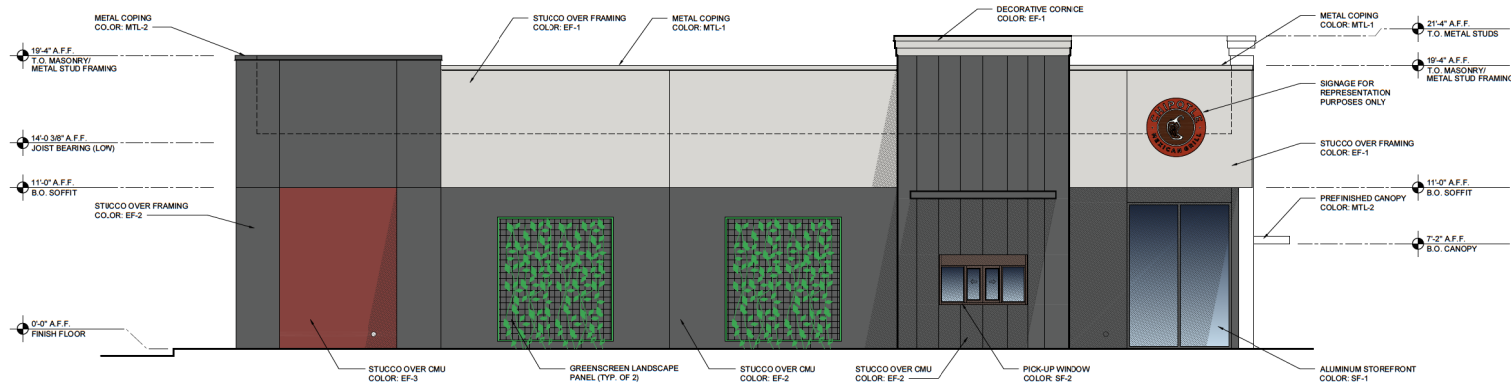
23029
CONTIN. (S)

EXTERIOR
ELEVATIONS

A300



1 **SOUTHWEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 **SOUTHEAST ELEVATION**
SCALE: 1/4" = 1'-0"

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