



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
June 11, 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 May 14, 2024 at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat
Parcels D30-030, D30-031, D30-047, D30-080, & D30-091**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Final Plat consisting of 125 lots and 18 tracts on 104.326 acres, MOL. **The applicant is seeking a favorable recommendation from the Project Review Committee.**

2. **PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat
Parcel D31-007**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Townhomes Ph 1 Final Plat consisting of 120 lots and 8 tracts on 15.732 acres, MOL. **Staff recommends approval.**

3. **SP 2208-010 Inspire Parkview Independent Senior Community - Liberty
Senior Center
Parcel G08-016**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 167,118 SF independent living facility with 164 units with associated infrastructure on 6.28 acres, MOL. **The applicant is seeking a favorable recommendation from the Project Review Committee contingent on outstanding comments.**

4. **SP 2401-008 Fifth Third Bank - Pinellas Plaza
A portion of parcel G04-055C**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 1,900 SF bank building with a drive-thru and associated infrastructure within Pinellas Plaza on 1 acre, MOL. **The applicant is seeking a favorable recommendation from the Project Review Committee.**

VI. ADJOURNMENT

June 11, 2024 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 14, 2024 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

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

II. Roll Call

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

III. APPROVAL OF SUMMARY MINUTES

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

The summary minutes from the April 9, 2024, meeting were approved. No comments were offered or received. Vote 5-0.

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

IV. OLD BUSINESS

1. SP 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. The project required a force main extension to supply sewer services to the property. The applicant had been working with the city's utility department on the proposed sanitary sewer extension route which would be submitted and reviewed separately. Staff noted there was an executed developer's agreement that legally bound the owner to construct the off-site sanitary sewer extension in order to serve the parcel. Kevin Atchley with Tillman & Associates was present on behalf of the project and advised that he had the surety for the water main. City Manager McHugh clarified with Assistant Utilities Director Martin that he was comfortable with the project as proposed. Martin responded that he approved as long as the applicant understood that they could not flow sewer until the main was built, to which Atchley agreed. No further comments were offered or received. Vote 5-0.

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

V. NEW BUSINESS

1. PLAT 2401-005 Livano Wildwood Final Plat

Development Services Director Strickland read aloud case number PLAT 2401-005 Livano Wildwood Final Plat. The applicant, Jason Bailey with Wildwood Villages Residences, LLC, sought a favorable recommendation from the Project Review Committee for a replat to Lots 3 and 5 within the Oxford Greens Subdivision, creating Lots 1 and 2 for the final plat. David Shaw was present on behalf of the project. 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

2. PLAT 2402-002 Wildwood Oaks Lot Split

Development Services Director Strickland read aloud case number PLAT 2402-002 Wildwood Oaks Lot Split. The applicant, BluRock Development, LLC, sought 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. Heather Coons was present on behalf of the project. Strickland stated she had been in contact with the owner to obtain an easement for reuse along the western boundary of the property. She advised that if the lot split took place and a new owner took over the property, the easement would be transferred to the new owner. Coons responded that they were working on completing the easement documents. No further comments were offered or received. Vote 5-0.

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

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

Development Services Director Strickland read aloud case number PLAT 2403-005 Tahj Clements Sr. Lot Split. The applicant, Tahj Clements Sr., sought a favorable recommendation from the Project Review Committee for the split of a one-acre lot into two equal 0.5 acre lots. The development plans included two proposed accessory dwelling unit (ADU) structures and two main structures, all of which were single-story frame residences, relocation of an existing shed, and removal of an existing manufactured home. No utility easement(s) were found nor identified within the subject parcel. Chris Zipperer, the architect/builder for the project, as well as the applicant, were present on behalf of the project. Assistant Utilities Director Martin advised Zipperer that the sanitary sewer connections were on Clay Drain Road. Public Works Director Hockenbury agreed to an open cut as Clay Drain Road had planned improvements. City Attorney Bills stated that it appeared the water meter was inside the property line and since there were no utility easements, it may need to be resolved as the applicant connects to utilities. Zipperer stated they would relocate the water meter to the property line so that it could be accessed by the right-of-way. 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

4. SP 2305-011 Twisted Oaks Amenity Center

Development Services Director Strickland read aloud case number SP 2305-011 Twisted Oaks Amenity Center. The applicant, KL Twisted Oaks, LLC, sought 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 proposed Twisted Oaks Amenity Center would serve the residents of the single-family detached and attached dwelling units within the Twisted Oaks Subdivision, as well as the residents of the Highfield at Twisted Oaks Subdivision. Stephanie Vaughn with Kolter was present in-person, and Matt Morris was present by phone on behalf of the project. 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

5. SP 2309-006 Wildwood Acres Pavilion

Development Services Director Strickland read aloud case number SP 2309-006 Wildwood Acres Pavilion. The applicant, C Miller Construction, Inc., sought a favorable recommendation from the Project Review Committee for the construction of a new 1,740-square-foot open pavilion, new restrooms, construction of 5-foot ADA sidewalk and ADA parking spaces, and associated infrastructure improvements on 0.173 acres MOL. Larry Dagle of C Miller Construction 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

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

Development Services Director Strickland read aloud case number SP 2312-008 Merideth Nagel Law Firm Minor Site Plan. The applicant, Merideth Nagel, sought 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. Kyle Grindrod of Barrier Island Building Services, and Merideth Nagel, the owner and applicant, were present by phone on behalf of the project. Nagel asked for more information regarding the maximum number of parking spaces allowed. Strickland responded that there was no maximum, only that the project had to stay within the guidelines for impervious surface coverage requirements and not disrupt the drainage calculations. She advised the project engineer would be able to determine the number of spaces that could fit based on the infrastructure provided. A short discussion was held regarding the process of adding the modifications. No further comments were offered or received. Vote 5-0.

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

7. SP 2401-001 Twisted Oaks Apartments

Development Services Director Strickland read aloud case number SP 2401-001 Twisted Oaks Apartments. The applicant, James P. Harvey, President of KL Twisted Oaks, LLC, sought 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. Per the staff report, as of May 1, 2024, the applicant had submitted revised plans to address the city attorney and fire outstanding comments. Strickland clarified with Assistant Development Services Director Then that the revised plans satisfied all outstanding comments. Then advised that the next round of comments would come back on May 17, 2024, which would confirm all comments were cleared. Stephanie Vaughn with Kolter was present at the meeting, and Matt Morris was present by phone on behalf of the project. Strickland asked for a motion to approve the project upon resolution of the outstanding comments. No further comments were offered or received. Vote 5-0.

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

8. SP 2401-007 Chipotle @ Signature Drive

Development Services Director Strickland read aloud case number SP 2401-007 Chipotle at Signature Drive. The applicant, Troy F. Carter with Suncoast Civil Engineering, sought 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. The applicant, Troy Carter, and Wright Barrs with Brightwork Real Estate, were present by phone on behalf of the project. Strickland provided an overview of the outstanding utility comments. Assistant Development Services Director Then stated that as of May 10, 2024, the comments were cleared, and Assistant Utilities Director Martin explained the actions that would be taken to correct the issues. No further comments were offered or received. Vote 5-0.

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

VI. ADJOURNMENT

The meeting was adjourned at 10:33 a.m.

RESULT:	Adjourned
MOVER:	Assistant Utilities Director Martin
SECONDER:	Police Chief Parmer
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: PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat

REQUESTED ACTION: The applicant is seeking a favorable recommendation from the Project Review Committee.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

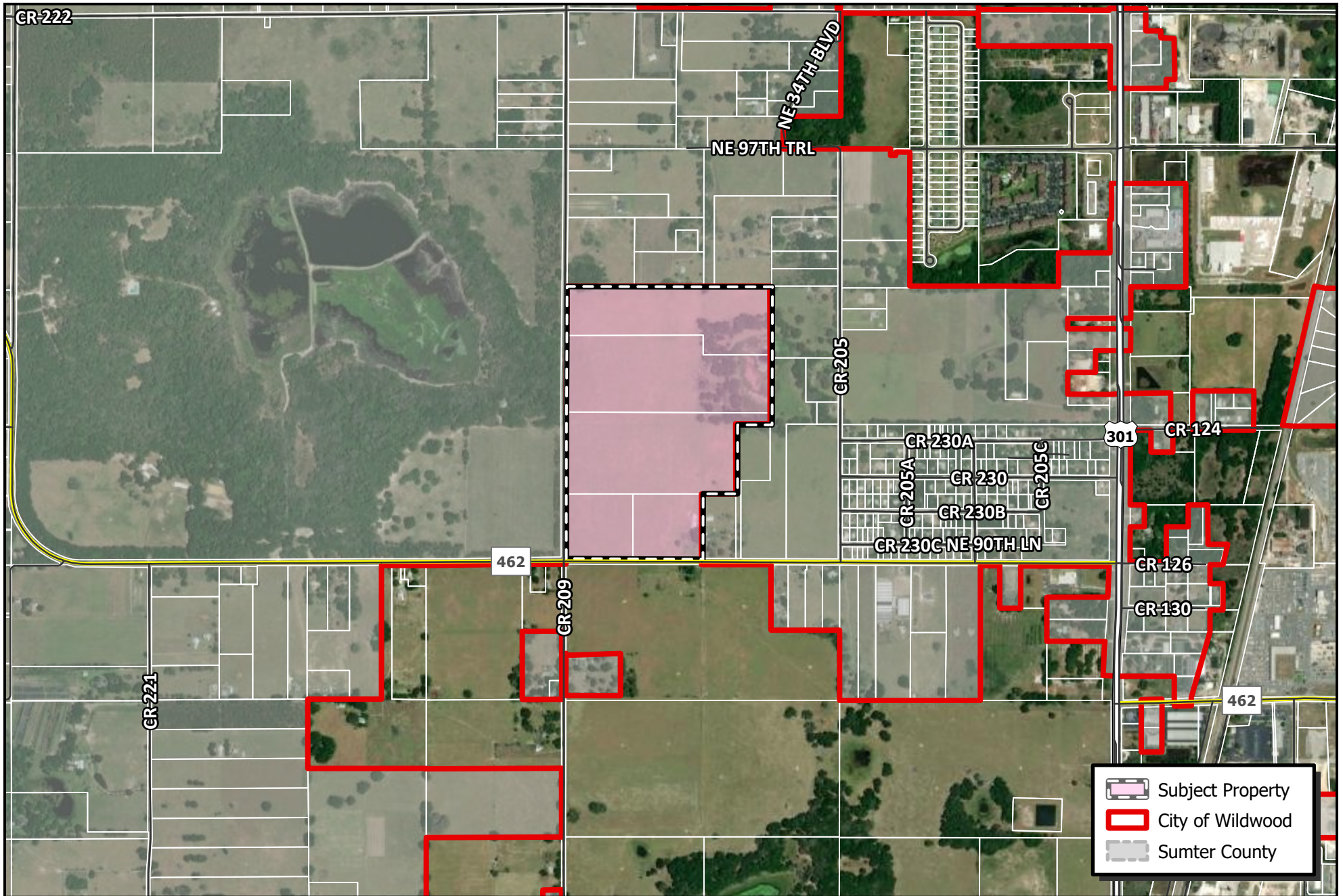
Case Number	PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat
Owner/applicant(s)	KL Highfield LLC
Acreage	104.326 +/-
Property Location	The subject property is generally located at the northeast corner of CR 209 and E C 462 intersection.
Parcel(s)	D30-030, D30-031, D30-047, D30-080, & D30-091

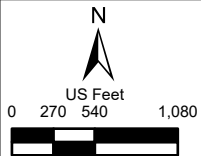
The applicant is seeking a favorable recommendation from the Project Review Committee for the Highfield at Twisted Oaks Phase 1 Final Plat consisting of 125 lots and 18 tracts, per the attached plans.

PLAT 2403-001 meets the criteria set forth in the F.S. 177, the land development regulations, and is in line with the goals, objectives and policies of the 2050 Comprehensive Plan.



Dated: 05/31/2024
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	 US Feet 0 270 540 1,080	PLAT 2403-001 HIGHFIELD AT TWISTED OAKS PHASE 1 FINAL PLAT PARCELS D30-030, D30-031, D30-047, D30-080 & D30-091		MAP 1B LOCATION MAP MAR 2024
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HIGHFIELD AT TWISTED OAKS

BEING A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 8

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 30, S 89°45'54" E, A DISTANCE OF 12.60 FEET, THENCE DEPARTING SAID SOUTH LINE, RUN N 00°14'06" E, A DISTANCE OF 34.08 FEET THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 AND THE NORTH RIGHT-OF-WAY LINE OF EAST COUNTY ROAD 462, SAID POINT ALSO BEING THE **POINT OF BEGINNING**, THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) N 00°04'34" W, A DISTANCE OF 626.90 FEET 2) N 00°10'01" E, A DISTANCE OF 781.01 FEET 3) N 00°11'10" E, A DISTANCE OF 733.61 FEET 4) N 00°10'38" E, A DISTANCE OF 474.21 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S 89°55'05" E, A DISTANCE OF 650.86 FEET; THENCE S 89°55'10" E, A DISTANCE OF 662.08 FEET; THENCE S 89°50'47" E, A DISTANCE OF 100.00 FEET; THENCE S 89°13'32" E, A DISTANCE OF 561.89 FEET; THENCE S 00°06'45" W, A DISTANCE OF 1328.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE RUN ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, N 89°51'47" W, A DISTANCE OF 331.19 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, RUN S 00°05'54" W, A DISTANCE OF 663.77 FEET; THENCE N 89°47'04" W, A DISTANCE OF 331.35 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, THENCE RUN ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, S 00°08'03" W, A DISTANCE OF 630.84 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF EAST COUNTY ROAD 462; THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N 89°45'47" W, A DISTANCE OF 663.09 FEET 2) N 89°40'37" W, A DISTANCE OF 650.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 104.326 ACRES, MORE OR LESS.

NOTES:

- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 209, HAVING A GRID BEARING OF N 00°04'34" W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- ALL DISTANCES SHOWN ARE IN FEET.
- WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (NR). ALL OTHER LINES ARE RADIAL.
- LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- EVERY LOT HAS A 5.00 FOOT WIDE DRAINAGE EASEMENT ON EACH SIDE OF THE LOT UNLESS OTHERWISE NOTED OR DEPICTED.
- EVERY LOT HAS 10.00 FEET FRONT LOT UTILITY EASEMENTS, AND EVERY CORNER LOT HAS 10.00 FEET UTILITY EASEMENTS UNLESS OTHERWISE NOTED OR DEPICTED.
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- LOTS 1 THROUGH 125 ARE DEPICTED ON THIS PLAT FOR A TOTAL OF 125 LOTS. TRACTS A-1, D-1 THROUGH D-7, FD-1 AND FD-2, LS-1, OS-1 THROUGH OS-4, R-1, RD-1 AND RD-2 AND W-1 ARE DEPICTED ON THIS PLAT FOR A TOTAL OF 19 TRACTS.
- AT THE TIME OF RECORDING THIS PLAT IS AFFECTED BY THE FOLLOWING RECORDED EASEMENTS FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA (WHICH THIS REFERENCE DOES NOT ACT TO REIMPOSE SAME):
 - TEMPORARY EASEMENT AGREEMENT MADE ON AUGUST 31, 2023 BY KL HIGHFIELD LLC, A FLORIDA LIMITED LIABILITY COMPANY TO AND IN FAVOR OF PULTE HOME COMPANY, LLC, RECORDED SEPTEMBER 7, 2023 IN OFFICIAL RECORDS BOOK 4524, PAGE 236.
 - TEMPORARY EASEMENT AGREEMENT MADE ON AUGUST 31M 2023 IN FAVOR OF PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 7, 2023 IN OFFICIAL RECORDS BOOK 4524, PAGE 266.
 - DEAD OF EASEMENT TO BLUE STREAM COMMUNICATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JANUARY 6, 2024 IN OFFICIAL RECORDS BOOK 4581, PAGE 233.

CERTIFICATE OF CLERK OF COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 2024, AT _____ FILE NUMBER _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

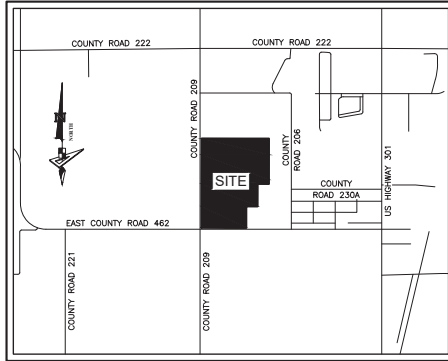
PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK _____ DEPUTY CLERK _____

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, 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 _____

RONALD W. HERR, P.L.S. REGISTRATION NO. _____
WADE SURVEYING, INC.



LOCATION MAP
CITY OF WILDWOOD, SUMTER COUNTY,
FLORIDA SCALE: 1" = 200'

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 _____, 2024.

ATTEST:

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 _____, 2024.

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 _____, 2024.

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

JEREMY HOCKENBURY
PUBLIC WORKS DIRECTOR

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

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

LEGEND:

- U.E. ----- UTILITY EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PI ----- POINT OF INTERSECTION
- (NR) ----- NON-RADIAL
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- INDICATES SET (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7727" UNLESS OTHERWISE NOTED.
- ----- LOT CORNER OR CHANGE OF DIRECTION
- C.C.R. ----- CERTIFIED CORNER RECORD
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

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.

DEDICATION AND GRANT OF EASEMENTS:

THIS IS TO CERTIFY THAT KL HIGHFIELD LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THIS PLAT KNOWN AS HIGHFIELD AT TWISTED OAKS, AND HEREBY DEDICATES THE LANDS SUBJECT TO THIS PLAT AS FOLLOWS:

- TO THE TWISTED OAKS POINTE DEVELOPMENT DISTRICT ("CDD"), AND ITS SUCCESSORS AND ASSIGNS:
 - TRACT R-1 FOR RIGHT-OF-WAY PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS, GOVERNMENTAL ENTITIES, INCLUDING EMERGENCY PERSONNEL AND VEHICLES, AS WELL AS UTILITY PROVIDERS, AND UNITED STATES POSTAL SERVICE MAIL CARRIERS, SHALL HAVE A NON-EXCLUSIVE EASEMENT OVER ALL SUCH RIGHTS-OF-WAY FOR THE PURPOSES OF PERFORMING THEIR OFFICIAL DUTIES.
 - TRACTS D-1 THROUGH D-7 FOR STORMWATER PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - TRACTS OS-1 THROUGH OS-4 FOR OPEN SPACE PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - TRACT W-1 FOR WETLAND PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL "DRAINAGE EASEMENTS" WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL "LANDSCAPE BUFFERS" WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY LANDSCAPE, HARDSCAPE, LIGHTING, AND IRRIGATION IMPROVEMENTS WITHIN SUCH EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL "UTILITY EASEMENTS" AND TRACTS R-1, RD-1 AND RD-2, IDENTIFIED HEREIN INCLUDING THE RIGHT AND OBLIGATION TO CONSTRUCT, ACQUIRE, OWN, AND TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES WITHIN SUCH EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
 - TO THE CITY OF WILDWOOD, FLORIDA ("CITY"), AND ITS SUCCESSORS AND ASSIGNS:
 - TRACT LS-1 FOR LIFT STATION PURPOSES. THE CITY SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - NON-EXCLUSIVE EASEMENTS FOR GOVERNMENTAL PURPOSES OVER ALL RIGHTS-OF-WAY, UTILITY EASEMENTS AND DRAINAGE EASEMENTS, EXCEPT AS OTHERWISE STATED HEREIN, THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN AND REPAIR ANY IMPROVEMENTS THEREON.
 - TO SUMTER COUNTY, FLORIDA ("COUNTY"), AND ITS SUCCESSORS AND ASSIGNS:
 - TRACT RD-1 AND RD-2 FOR ROADWAY PURPOSES. EXCEPT AS OTHERWISE STATED HEREIN, THE COUNTY SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN AND REPAIR ANY IMPROVEMENTS THEREON.
 - ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISIONS SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF CHAPTER 177, PART 1, SECTION 177.09(2)(b) OF THE FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.
 - TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE:
 - NON-EXCLUSIVE EASEMENTS OVER ALL UTILITY EASEMENTS AND AS SHOWN ON THE PLAT HEREIN FOR THE RIGHTS OVER THE ROADS FOR INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ELECTRIC FACILITIES.
 - ALL LANDS SUBJECT TO THIS PLAT THAT ARE NOT OTHERWISE DEDICATED ABOVE ARE HEREBY RESERVED BY THE OWNER FOR FUTURE USES.
- IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE ____ DAY OF _____, 2024.
- KL HIGHFIELD LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SIGNATURE _____ SIGNATURE _____
PRINT NAME _____ PRINT NAME _____
BY: _____
AUTHORIZED SIGNATORY

ADDRESS _____ ADDRESS _____

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE ____ DAY OF _____, 2024.

TWISTED OAKS POINTE DEVELOPMENT DISTRICT ("CDD")

SIGNATURE _____ SIGNATURE _____
PRINT NAME _____ PRINT NAME _____
BY: _____
AUTHORIZED SIGNATORY

ADDRESS _____ ADDRESS _____

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF SUMTER }
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS ____ DAY OF _____, 2024, BY JIM HARVEY, AS THE AUTHORIZED SIGNATORY, OF KL HIGHFIELD LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE _____

COMMISSION EXPIRES: _____ PRINT NAME _____
COMMISSION NO. _____

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF SUMTER }
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS ____ DAY OF _____, 2024, BY _____, AS THE AUTHORIZED SIGNATORY, OF COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE _____

COMMISSION EXPIRES: _____ PRINT NAME _____
COMMISSION NO. _____

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT OF HIGHFIELD AT TWISTED OAKS WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE PLACED ON THE 7TH DAY OF AUGUST, 2023; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

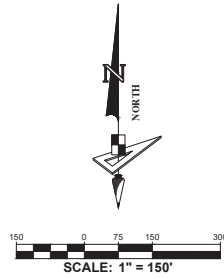
DAVID MAXWELL
PROFESSIONAL LAND SURVEYOR NO. LS7311
GEOPoint SURVEYING, INC.
(LICENSED BUSINESS NUMBER LB7768)
528 NORTHLAKE BOULEVARD, STE. 1040,
ALTAMONTE SPRINGS, FLORIDA 32701

DATE: _____

GeoPoint
Surveying, Inc.
528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

HIGHFIELD AT TWISTED OAKS

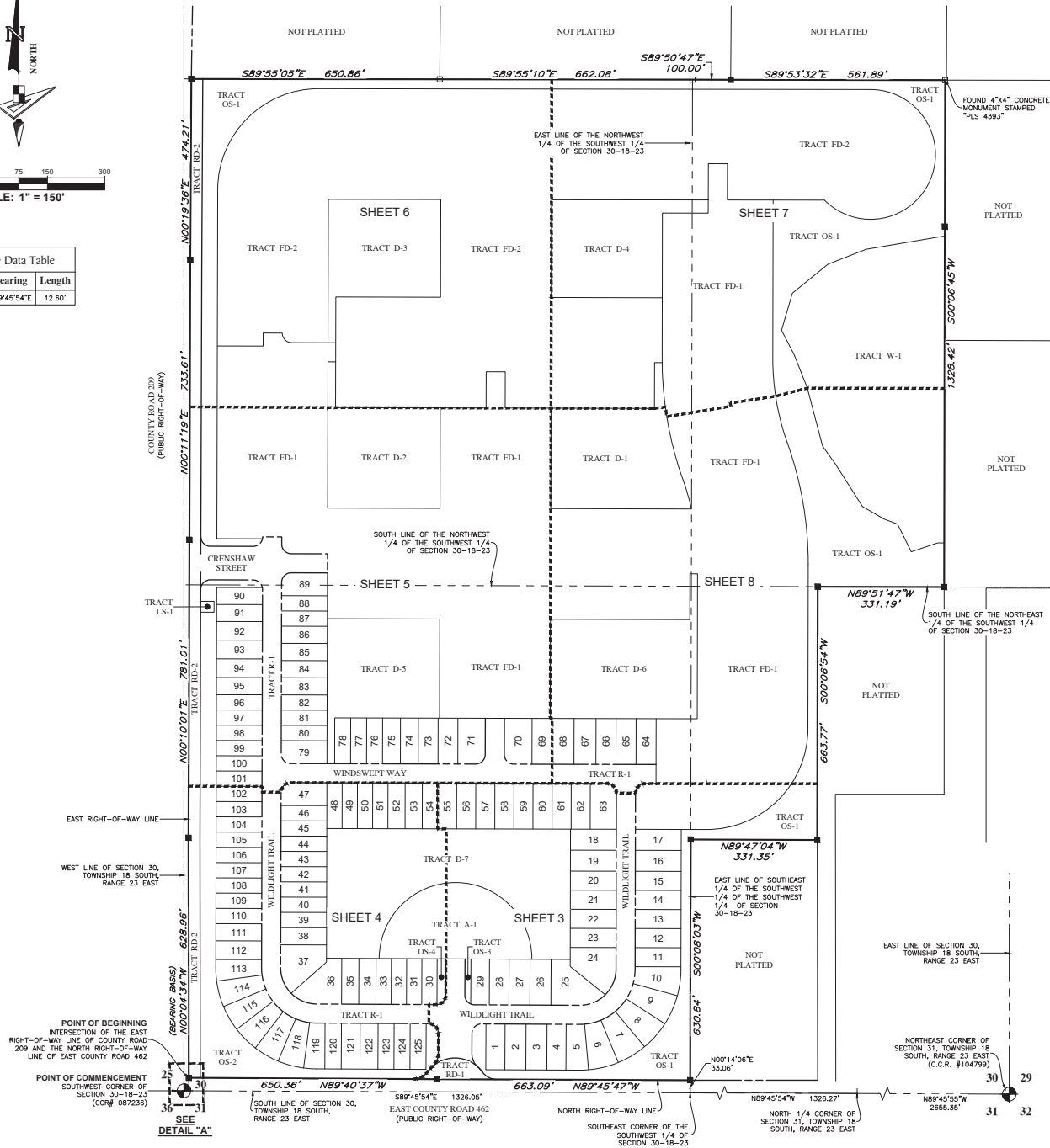
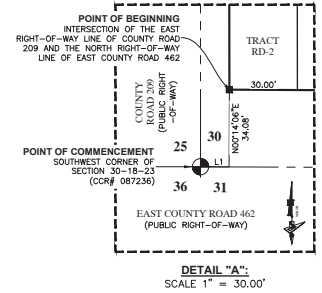
BEING A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA



Line Data Table		
No.	Bearing	Length
L1	S89°45'54"E	12.60'

PLAT BOOK _____ PAGE _____
SHEET 2 OF 8

- LEGEND:**
- U.E. ----- UTILITY EASEMENT
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PT ----- POINT OF CURVATURE
 - PI ----- POINT OF INTERSECTION
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - (NR) ----- NON-RADIAL
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB1723" UNLESS OTHERWISE NOTED.
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - C.C.R. ----- CERTIFIED CORNER RECORD
 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



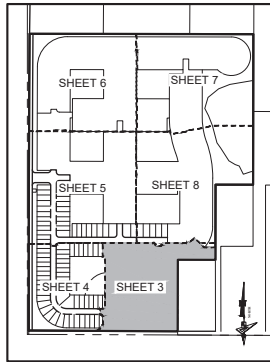
GeoPoint
Surveying, Inc.

528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
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HIGHFIELD AT TWISTED OAKS

BEING A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8

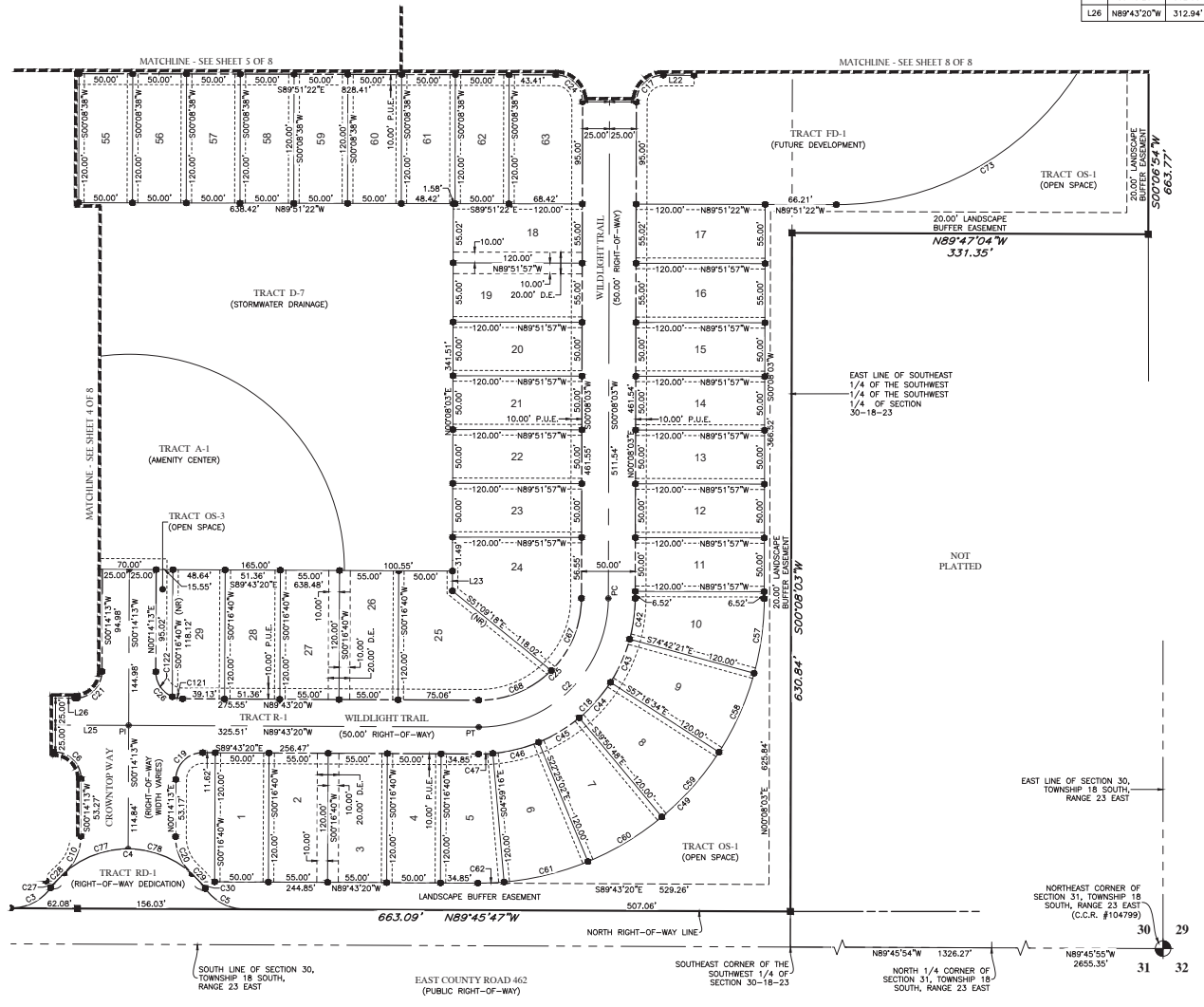


SHEET LAYOUT:
SCALE 1" = 600.00'

No.	Radius	Arc	Δ	Bearing	Chord
C2	120.00'	188.80'	90°08'37"	N45°12'22"E	169.92'
C3	46.00'	43.36'	54°00'09"	N63°19'18"E	41.77'
C4	89.00'	167.45'	107°48'06"	N89°46'43"W	143.82'
C5	46.00'	43.33'	53°57'55"	S62°46'50"E	41.74'
C6	25.00'	39.25'	89°57'32"	N44°44'34"W	35.34'
C10	46.00'	38.69'	48°11'21"	N24°19'53"E	37.56'
C17	25.00'	39.27'	90°00'35"	S45°08'21"W	35.36'
C18	145.00'	228.13'	90°08'37"	N45°12'22"E	205.32'
C19	25.00'	39.29'	90°02'28"	S45°15'26"W	35.37'
C20	46.00'	38.69'	48°11'25"	S23°51'30"E	37.56'
C21	25.00'	39.29'	90°02'28"	N45°15'26"E	35.37'
C24	25.00'	39.27'	89°59'25"	N44°51'39"W	35.35'
C25	95.00'	149.46'	90°08'37"	N45°12'22"E	134.52'
C26	25.00'	39.25'	89°57'32"	S44°44'34"E	35.34'
C27	89.00'	8.30'	52°00'36"	S38°50'32"W	8.30'
C28	89.00'	10.50'	6°45'44"	S45°02'42"W	10.50'
C29	89.00'	10.63'	6°50'43"	N44°31'51"W	10.63'
C30	89.00'	8.25'	5°18'37"	N38°27'11"W	8.25'
C42	145.00'	38.37'	15°09'36"	N07°42'51"E	38.25'
C43	145.00'	44.11'	17°25'46"	N24°00'33"E	43.94'
C44	145.00'	44.11'	17°25'46"	N41°26'19"E	43.94'
C45	145.00'	44.11'	17°25'46"	N58°52'05"E	43.94'
C46	145.00'	44.11'	17°25'46"	N76°17'51"E	43.94'
C47	145.00'	13.32'	5°15'56"	N87°38'42"E	13.32'
C49	265.00'	416.92'	90°08'37"	N45°12'22"E	375.24'
C57	265.00'	70.11'	15°09'36"	N07°42'51"E	69.91'
C58	265.00'	80.61'	17°25'46"	N24°00'33"E	80.30'
C59	265.00'	80.61'	17°25'46"	N41°26'19"E	80.30'
C60	265.00'	80.61'	17°25'46"	N58°52'05"E	80.30'
C61	265.00'	80.61'	17°25'46"	N76°17'51"E	80.30'
C62	265.00'	24.35'	5°15'56"	N87°38'42"E	24.35'
C67	95.00'	74.73'	45°04'19"	N22°40'13"E	72.82'
C68	95.00'	74.73'	45°04'19"	N67°44'31"E	72.82'
C73	265.00'	416.40'	90°01'45"	N45°07'46"E	374.86'
C77	89.00'	64.95'	41°48'37"	S69°19'52"W	63.51'
C78	89.00'	64.95'	41°48'37"	N69°51'31"W	63.51'
C121	25.00'	9.76'	22°22'18"	S78°32'11"E	9.70'
C122	25.00'	29.49'	67°35'15"	S33°33'25"E	27.81'



SCALE: 1" = 60.00'



No.	Bearing	Length
L22	N89°51'22"W	28.59'
L23	N00°08'03"E	18.51'
L25	N89°43'20"W	362.98'
L26	N89°43'20"W	312.94'

LEGEND:

D.E. ----- DRAINAGE EASEMENT
U.E. ----- UTILITY EASEMENT
P.U.E. ----- PUBLIC UTILITY EASEMENT
PC ----- POINT OF CURVATURE
PT ----- POINT OF TANGENCY
● ----- LOT CORNER OR CHANGE OF DIRECTION

PI ----- POINT OF INTERSECTION
(NR) ----- NON-RADIAL
LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

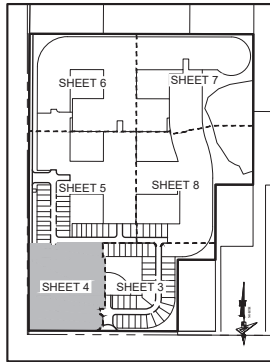
● ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB1723" UNLESS OTHERWISE NOTED.
C.C.R. ----- CERTIFIED CORNER RECORD

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HIGHFIELD AT TWISTED OAKS

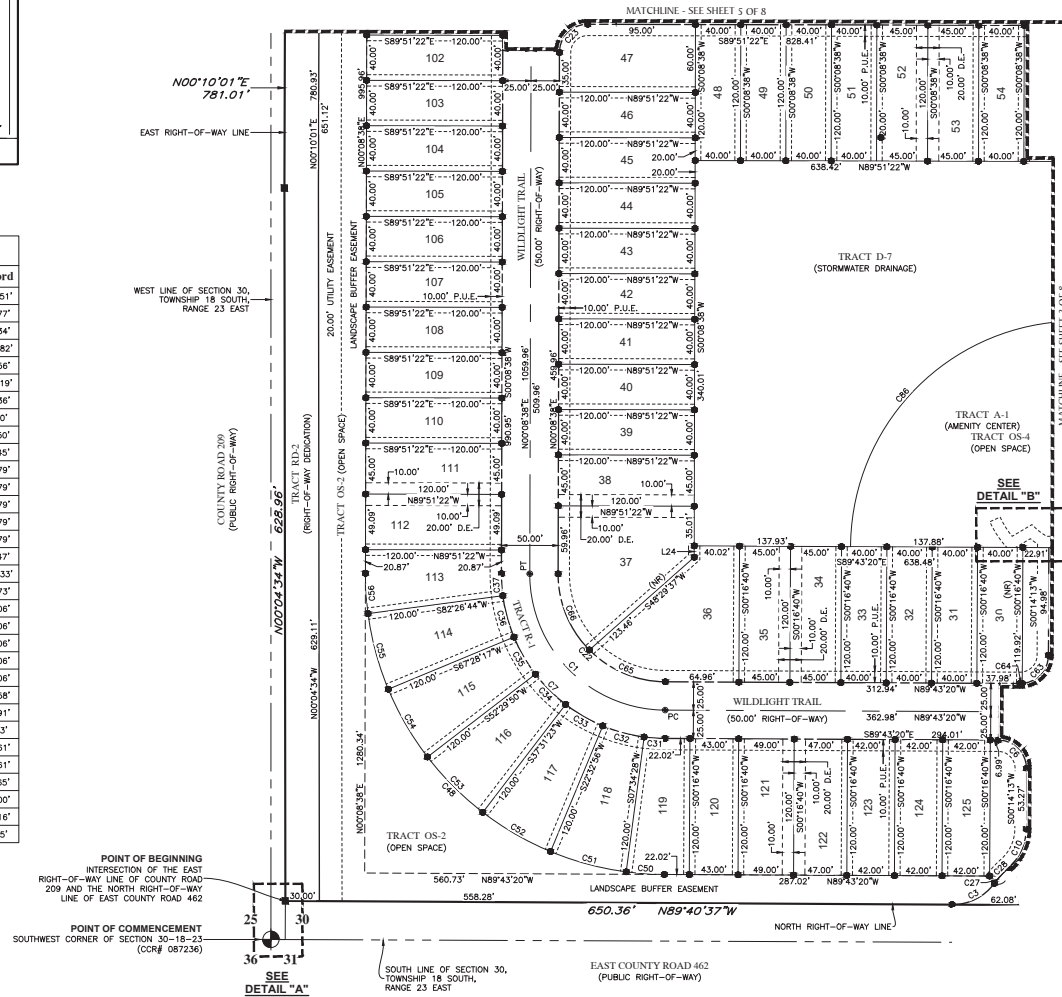
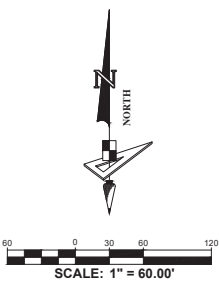
BEING A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8



SHEET LAYOUT:
SCALE 1" = 600.00'

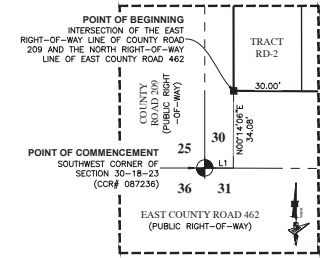
No.	Radius	Arc	Δ	Bearing	Chord
C1	120.00'	188.22'	89°51'58"	S44°47'21"E	169.51'
C3	46.00'	43.36'	54°00'09"	N63°19'18"E	41.77'
C6	25.00'	39.25'	89°57'32"	N44°44'34"W	35.34'
C7	145.00'	227.43'	89°51'58"	S44°47'21"E	204.82'
C10	46.00'	38.69'	89°11'21"	N24°19'53"E	37.56'
C22	95.00'	149.00'	89°51'58"	S44°47'21"E	134.19'
C23	25.00'	39.27'	90°00'00"	S45°08'38"W	35.36'
C27	89.00'	8.30'	5°20'36"	S38°59'32"W	8.30'
C28	89.00'	10.50'	6°45'44"	S45°02'42"W	10.50'
C31	145.00'	18.46'	7°17'48"	S86°04'26"E	18.45'
C32	145.00'	37.89'	14°58'27"	S74°56'18"E	37.79'
C33	145.00'	37.90'	14°58'27"	S59°57'51"E	37.79'
C34	145.00'	37.90'	14°58'27"	S44°59'24"E	37.79'
C35	145.00'	37.90'	14°58'27"	S30°00'57"E	37.79'
C36	145.00'	37.90'	14°58'27"	S15°02'29"E	37.79'
C37	145.00'	18.48'	7°41'54"	S03°42'19"E	19.47'
C48	265.00'	415.64'	89°51'58"	S44°47'21"E	374.33'
C50	265.00'	33.74'	7°17'48"	S86°04'26"E	33.73'
C51	265.00'	69.28'	14°58'27"	S74°56'18"E	69.06'
C52	265.00'	69.28'	14°58'27"	S59°57'51"E	69.06'
C53	265.00'	69.28'	14°58'27"	S44°59'24"E	69.06'
C54	265.00'	69.28'	14°58'27"	S30°00'57"E	69.06'
C55	265.00'	69.28'	14°58'27"	S15°02'29"E	69.06'
C56	265.00'	35.60'	7°41'54"	S03°42'19"E	35.58'
C63	25.00'	37.26'	89°23'56"	N42°56'10"E	33.91'
C64	25.00'	2.03'	4°38'32"	N87°57'24"E	2.03'
C65	95.00'	74.50'	44°55'59"	S67°15'20"E	72.61'
C66	95.00'	74.50'	44°55'59"	S27°19'21"E	72.61'
C67	55.00'	16.71'	17°24'29"	N51°31'20"W	16.65'
C68	75.00'	20.06'	19°19'28"	N31°54'06"W	20.00'
C69	85.00'	27.28'	18°23'13"	S33°25'59"E	27.16'
C90	65.00'	7.86'	6°55'41"	S53°31'35"E	7.85'



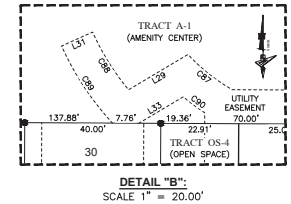
LEGEND:
D.E. ----- DRAINAGE EASEMENT
U.E. ----- UTILITY EASEMENT
P.U.E. ----- PUBLIC UTILITY EASEMENT
PC ----- POINT OF CURVATURE
PT ----- POINT OF TANGENCY
LOT CORNER OR CHANGE OF DIRECTION

PI ----- POINT OF INTERSECTION
(NR) ----- NON-RADIAL
LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
INDICATES (P.C.B.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7723" UNLESS OTHERWISE NOTED.
C.C.R. ----- CERTIFIED CORNER RECORD



No.	Bearing	Length
L1	S89°45'54"E	12.60'
L24	N00°08'38"E	9.99'
L29	S59°16'12"W	20.33'
L31	S65°45'38"W	10.00'
L33	N59°16'12"E	15.19'

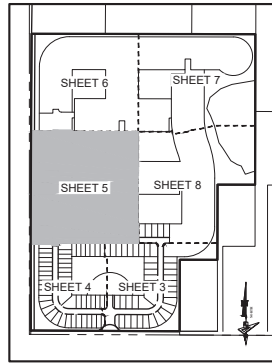


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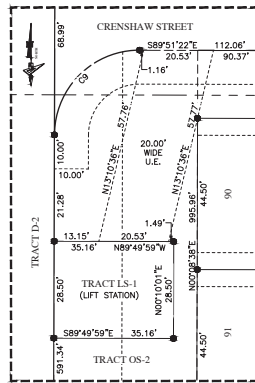
HIGHFIELD AT TWISTED OAKS

BEING A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8



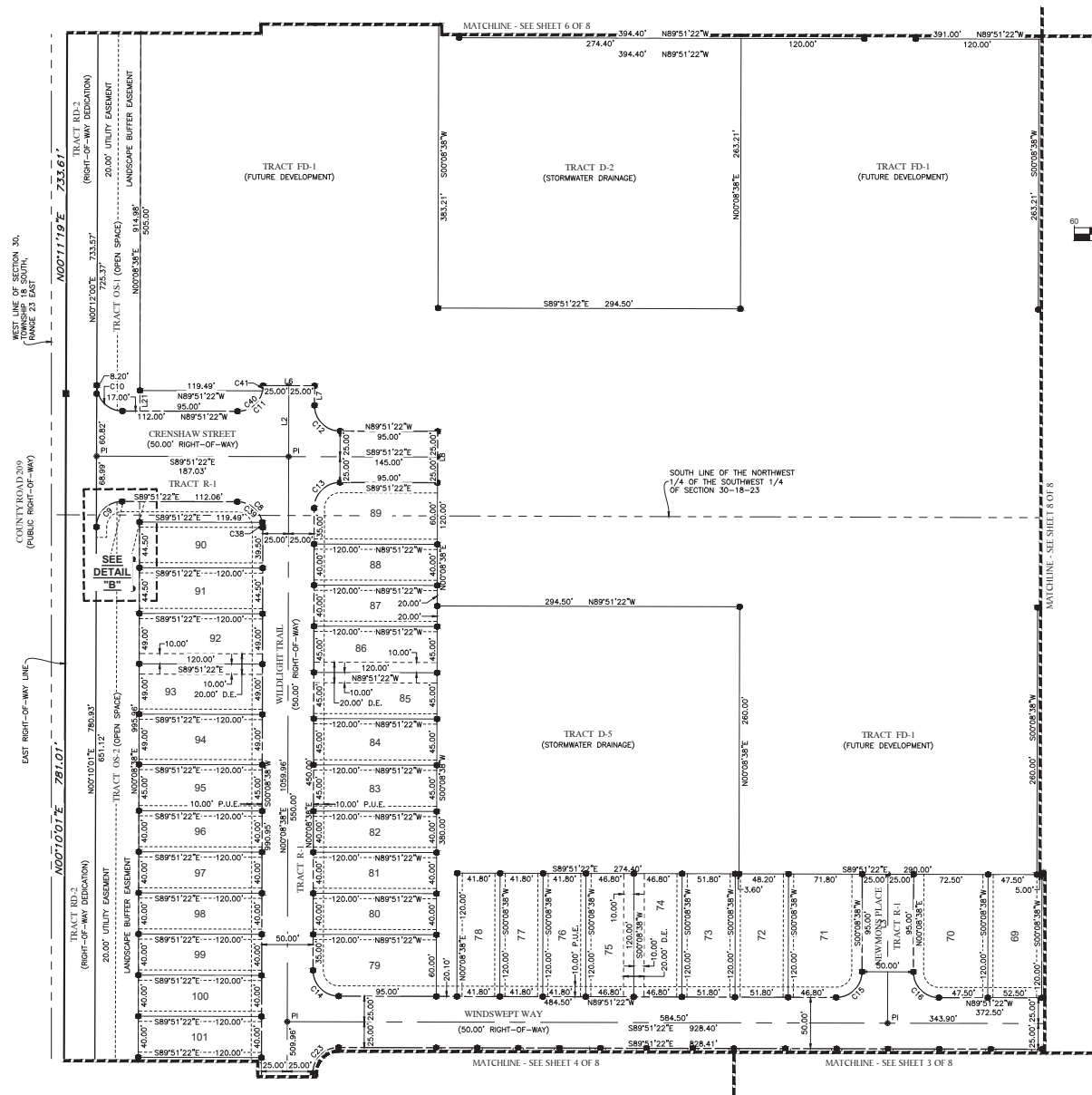
SHEET LAYOUT:
SCALE 1" = 600.00'



DETAIL "B":
SCALE 1" = 20.00'

No.	Radius	Arc	Δ	Bearing	Chord
C8	25.00'	39.27'	90°00'00"	N44°51'22"W	35.36'
C9	25.00'	39.26'	89°58'38"	S49°09'19"W	35.35'
C10	25.00'	39.29'	90°03'21"	S44°49'41"E	35.37'
C11	25.00'	39.27'	90°00'00"	N49°08'38"E	35.36'
C12	25.00'	39.27'	90°00'00"	S44°51'22"E	35.36'
C13	25.00'	39.27'	90°00'00"	S49°08'38"W	35.36'
C14	25.00'	39.27'	90°00'00"	S44°51'22"E	35.36'
C15	25.00'	39.27'	90°00'00"	N49°08'38"E	35.36'
C16	25.00'	39.27'	90°00'00"	S44°51'22"E	35.36'
C23	25.00'	39.27'	90°00'00"	S49°08'38"W	35.36'
C38	25.00'	5.03'	11°32'13"	N05°37'28"W	5.03'
C39	25.00'	34.24'	78°27'47"	N50°37'28"W	31.62'
C40	25.00'	34.24'	78°27'47"	N50°54'45"E	31.62'
C41	25.00'	5.03'	11°32'13"	N05°54'45"E	5.03'

No.	Bearing	Length
L2	N00°08'38"E	69.00'
L3	N00°08'38"E	145.00'
L6	S89°51'22"E	50.00'
L7	S00°08'38"W	19.00'
L8	S00°08'38"E	50.00'
L21	S00°08'38"W	1204.74'

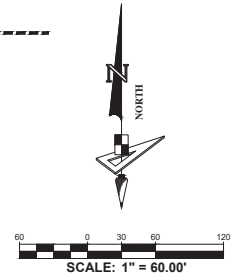


LEGEND:

D.E. ----- DRAINAGE EASEMENT
U.E. ----- UTILITY EASEMENT
P.U.E. ----- PUBLIC UTILITY EASEMENT
PC ----- POINT OF CURVATURE
PT ----- POINT OF TANGENCY
■ ----- LOT CORNER OR CHANGE OF DIRECTION

PI ----- POINT OF INTERSECTION
(NR) ----- NON-RADIAL
LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
■ ----- INDICATES (P.C.B.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

■ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
⊕ ----- INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7723" UNLESS OTHERWISE NOTED.
C.C.R. ----- CERTIFIED CORNER RECORD



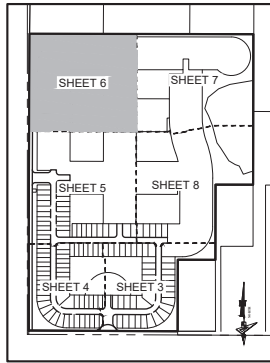
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HIGHFIELD AT TWISTED OAKS

BEING A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

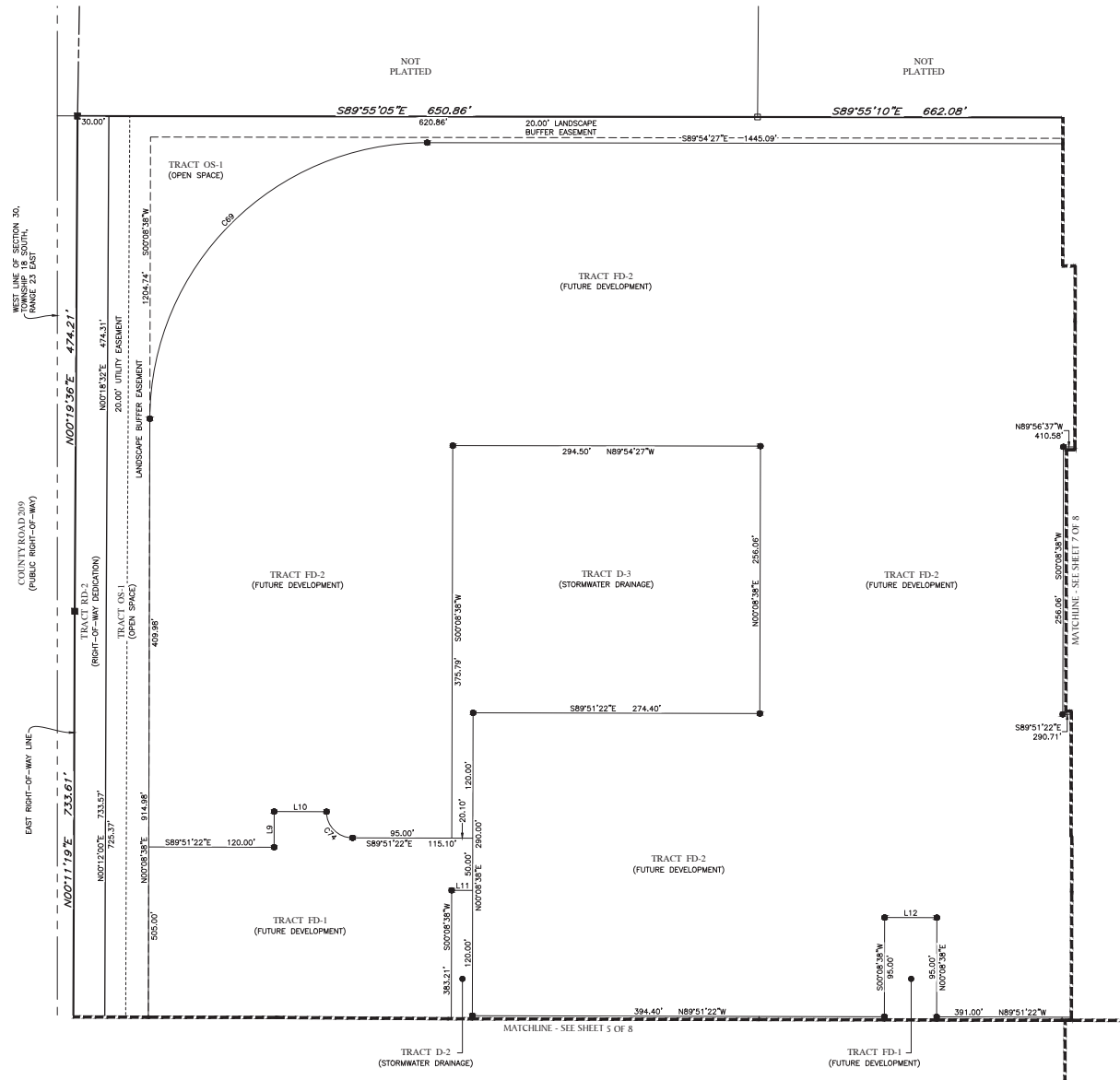
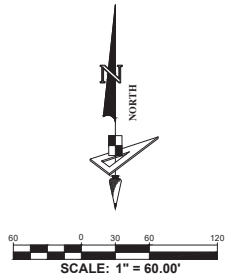
PLAT BOOK _____ PAGE _____
SHEET 6 OF 8



SHEET LAYOUT:
SCALE 1" = 600.00'

No.	Radius	Arc	Δ	Bearing	Chord
C69	265.00'	416.02'	89°56'55"	S45°07'06"W	374.60'
C74	25.00'	39.27'	90°00'00"	S44°51'22"E	35.36'

No.	Bearing	Length
L9	N00°08'38"E	34.21'
L10	S89°51'22"E	50.00'
L11	S89°51'22"E	20.10'
L12	S89°51'22"E	50.00'



LEGEND:

D.E. ----- DRAINAGE EASEMENT
U.E. ----- UTILITY EASEMENT
P.U.E. ----- PUBLIC UTILITY EASEMENT
PC ----- POINT OF CURVATURE
PT ----- POINT OF TANGENCY
■ ----- LOT CORNER OR CHANGE OF DIRECTION

PI ----- POINT OF INTERSECTION
(NR) ----- NON-RADIAL
LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

■ ----- INDICATES (P.P.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
⊕ ----- INDICATES FOUND (P.P.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB1723" UNLESS OTHERWISE NOTED.
C.C.R. ----- CERTIFIED CORNER RECORD

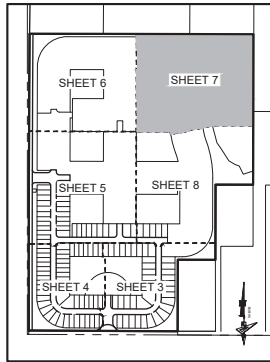
GeoPoint
Surveying, Inc.

528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

HIGHFIELD AT TWISTED OAKS

BEING A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILLOWOOD, SUMTER COUNTY, FLORIDA

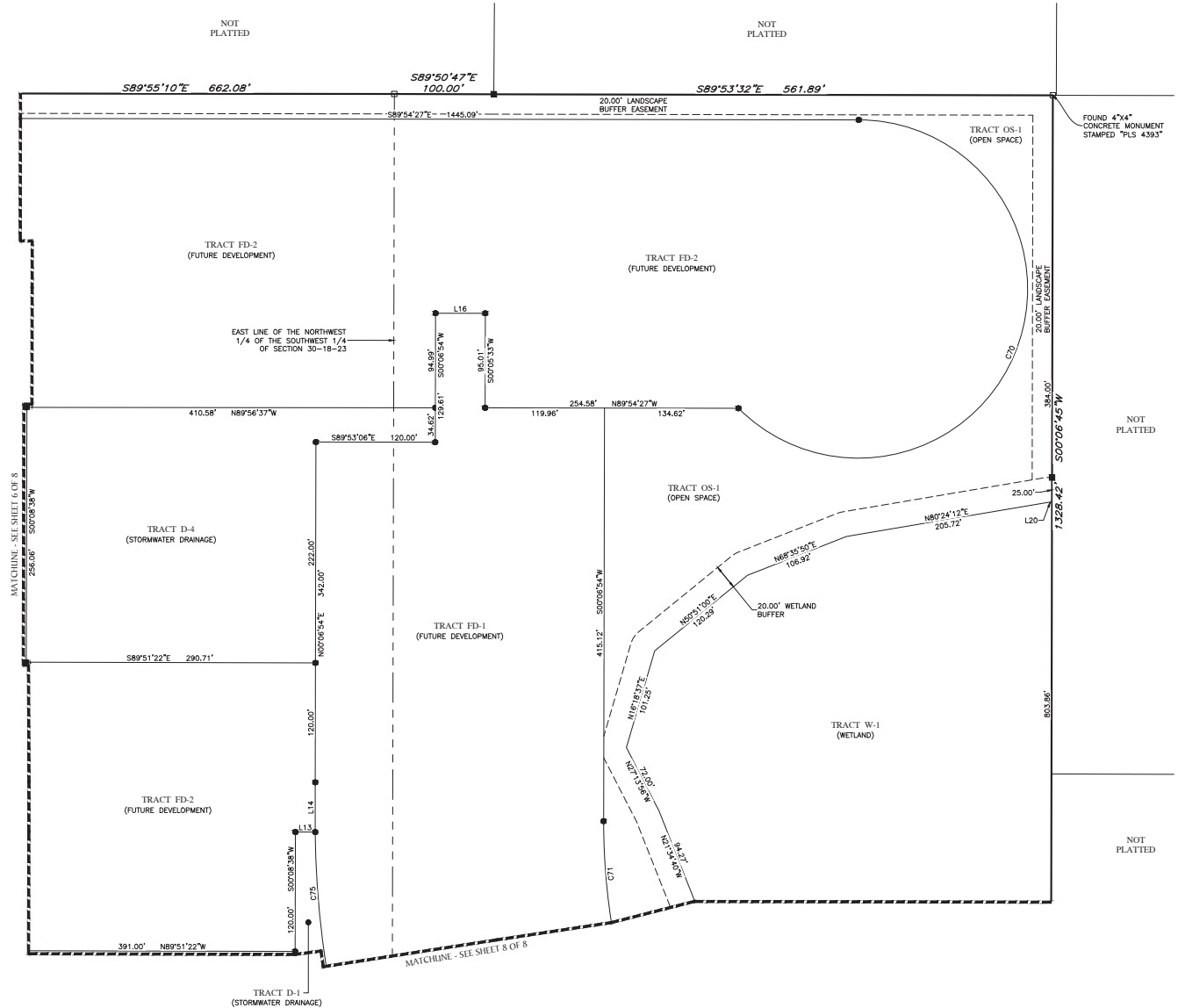
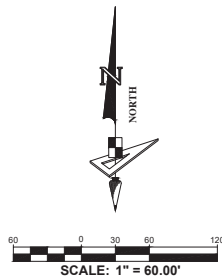
PLAT BOOK _____ PAGE _____
SHEET 7 OF 8



SHEET LAYOUT:
SCALE 1" = 600.00'

No.	Radius	Arc	Δ	Bearing	Chord
C70	170.00'	667.88'	225°05'57"	N22°38'32"E	314.01'
C71	655.00'	225.45'	18°43'15"	S09°44'44"E	224.34'
C75	945.00'	313.69'	19°01'09"	S10°05'47"E	312.25'

No.	Bearing	Length
L13	S89°51'22"E	19.87'
L14	N00°02'01"E	50.00'
L16	S89°55'47"E	50.00'
L20	S89°53'15"E	3.67'



LEGEND:

D.E. ----- DRAINAGE EASEMENT
U.E. ----- UTILITY EASEMENT
P.U.E. ----- PUBLIC UTILITY EASEMENT
PC ----- POINT OF CURVATURE
PT ----- POINT OF TANGENCY
LOT CORNER OR CHANGE OF DIRECTION

PI ----- POINT OF INTERSECTION
(NR) ----- NON-RADIAL
LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
INDICATES FOUND (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7723" UNLESS OTHERWISE NOTED.
C.C.R. ----- CERTIFIED CORNER RECORD

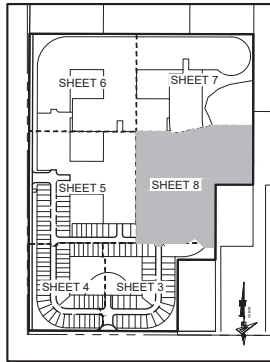
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HIGHFIELD AT TWISTED OAKS

BEING A PORTION OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

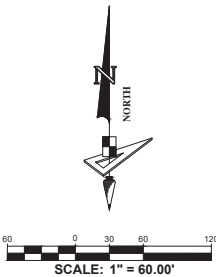
PLAT BOOK _____ PAGE _____
SHEET 8 OF 8



SHEET LAYOUT:
SCALE 1" = 600.00'

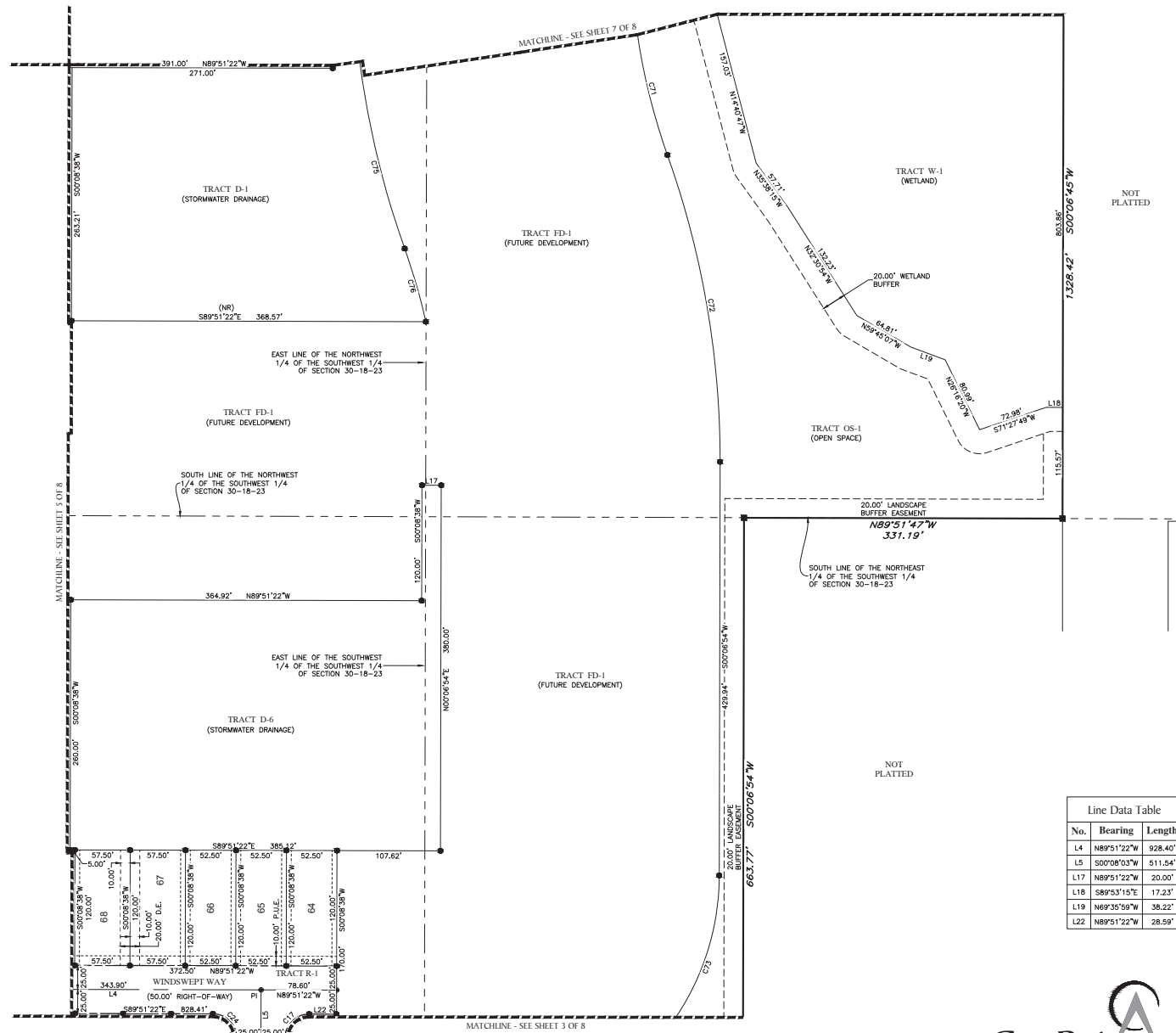
Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C17	25.00'	39.27'	90°00'35"	S45°08'21"W	35.36'
C24	25.00'	39.27'	89°59'25"	N44°51'39"W	35.35'
C71	655.00'	225.45'	19°43'15"	S09°44'44"E	224.34'
C72	945.00'	325.26'	19°43'15"	N09°44'44"W	323.66'
C73	265.00'	416.40'	90°01'45"	N45°07'46"E	374.86'
C75	945.00'	313.69'	19°01'09"	S10°05'47"E	312.25'
C76	655.00'	79.15'	6°55'26"	N16°08'39"W	79.10'



LEGEND:

- D.E. ----- DRAINAGE EASEMENT
- U.E. ----- UTILITY EASEMENT
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
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- ⊕ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- LOT CORNER OR CHANGE OF DIRECTION
- C.C.R. ----- CERTIFIED CORNER RECORD
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Line Data Table

No.	Bearing	Length
L4	N89°51'22"W	928.40'
L5	S00°08'03"W	511.54'
L17	N89°51'22"W	20.00'
L18	S89°53'15"E	17.23'
L19	N69°35'59"W	38.22'
L22	N89°51'22"W	28.59'

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PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

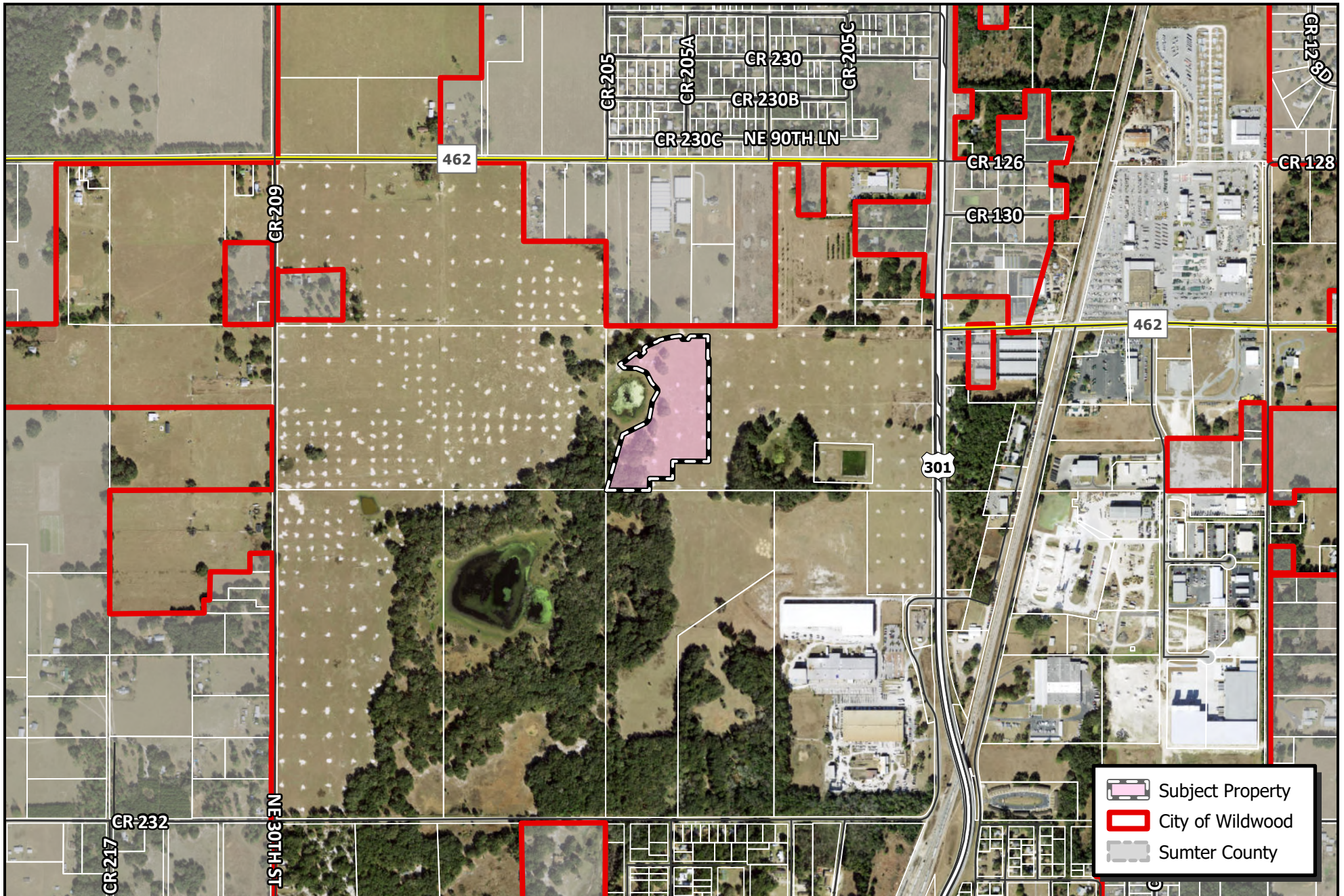
Case Number	PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat
Owner/applicant(s)	KL Highfield LLC
Acreage	15.732 acres +/-
Property Location	The subject property is generally located approximately 0.35 miles west of North US Highway 301 and 0.50 miles north of County Road 232.
Parcel(s)	D31-007

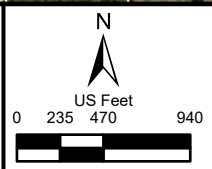
The applicant is seeking a favorable recommendation from the Project Review Committee for the Twisted Oaks Townhomes Ph 1 Final Plat consisting of 120 lots and 8 tracts, per the attached plans.

PLAT 2403-006 meets the criteria set forth in the F.S. 177, the land development regulations, and is in line with the goals, objectives and policies of the 2050 Comprehensive Plan.



Dated: 05/29/2024
Nong(Leni) Li
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 235 470 940	PLAT 2403-006 TWISTED OAKS TOWNHOMES PHASE 1 FINAL PLAT PARCEL D31-007	MAP 1B LOCATION MAP MAR 2024
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TWISTED OAKS TOWNHOMES PHASE I

A REPLAT OF TRACTS FD-5, LS-1, P-7 AND P-8, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 1 OF 5 SHEETS

DESCRIPTION:

A REPLAT OF TRACTS FD-5, LS-1, P-7 AND P-8, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA.

ALSO DESCRIBED AS

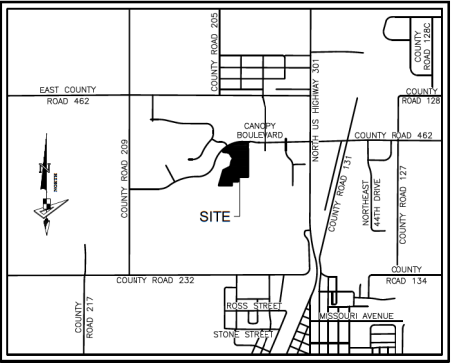
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 31, THENCE RUN ALONG THE EAST LINE OF TRACT OS-3 TWISTED OAKS, AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THE FOLLOWING FIFTEEN (15) COURSES: 1) N.16°13'18"E., A DISTANCE OF 464.68 FEET; 2) N.83°18'05"E., A DISTANCE OF 208.33 FEET; 3) THENCE NORTHEASTERLY, 12.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 23°15'41" (CHORD BEARING N.51°40'14"E., 12.10 FEET); 4) N.40°02'24"E., A DISTANCE OF 20.13 FEET; 5) THENCE NORTHEASTERLY, 15.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 23°45'19" (CHORD BEARING N.25°09'44"E., 15.41 FEET); 6) N.10°17'05"E., A DISTANCE OF 136.64 FEET; 7) N.28°08'41"E., A DISTANCE OF 81.27 FEET; 8) THENCE NORTHERLY, 37.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 71°25'09" (CHORD BEARING N.06°33'53"W., 35.02 FEET); 9) N.42°13'28"W., A DISTANCE OF 31.43 FEET; 10) N.27°41'5"W., A DISTANCE OF 83.27 FEET; 11) THENCE NORTHWESTERLY, 20.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 35°59'30" (CHORD BEARING N.47°24'00"W., 20.52 FEET); 12) N.87°23'49"W., A DISTANCE OF 64.09 FEET; 13) THENCE WESTERLY, 10.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 20°12'42" (CHORD BEARING N.77°30'06"W., 10.53 FEET); 14) N.87°36'27"W., A DISTANCE OF 100.28 FEET; 15) N.45°23'15"W., A DISTANCE OF 44.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CANOPY BOULEVARD, OF SAID TWISTED OAKS; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIXTEEN (16) COURSES: 1) THENCE NORTHEASTERLY, 22.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 81.00 FEET AND A CENTRAL ANGLE OF 16°08'05" (CHORD BEARING N.58°58'47"E., 22.73 FEET); 2) THENCE NORTHEASTERLY, 39.85 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 18°11'14" (CHORD BEARING N.82°17'11"E., 39.68 FEET); 3) THENCE NORTHEASTERLY, 80.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 816.00 FEET AND A CENTRAL ANGLE OF 05°38'20" (CHORD BEARING N.51°41'16"E., 80.51 FEET); 4) THENCE EASTERLY, 38.26 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°41'29" (CHORD BEARING S.81°38'22"E., 34.84 FEET); 5) THENCE SOUTHEASTERLY, 18.45 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 06°02'24" (CHORD BEARING S.40°48'52"E., 18.44 FEET); 6) N.48°09'56"E., A DISTANCE OF 50.00 FEET; 7) THENCE NORTHERLY, 45.11 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 105°40'42" (CHORD BEARING N.09°00'17"E., 39.85 FEET); 8) THENCE NORTHEASTERLY, 87.58 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 816.00 FEET AND A CENTRAL ANGLE OF 08°08'57" (CHORD BEARING N.64°55'07"E., 87.53 FEET); 9) THENCE NORTHEASTERLY, 38.53 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 139.00 FEET AND A CENTRAL ANGLE OF 15°52'54" (CHORD BEARING N.60°03'08"E., 38.41 FEET); 10) THENCE NORTHEASTERLY, 36.30 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 99.00 FEET AND A CENTRAL ANGLE OF 21°00'27" (CHORD BEARING N.63°36'51"E., 36.10 FEET); 11) THENCE EASTERLY, 188.08 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 828.00 FEET AND A CENTRAL ANGLE OF 10°56'21" (CHORD BEARING N.78°35'18"E., 157.84 FEET); 12) THENCE SOUTHEASTERLY, 41.91 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°03'11" (CHORD BEARING S.47°54'56"E., 37.17 FEET); 13) S.85°53'07"E., A DISTANCE OF 50.00 FEET; 14) N.00°00'40"E., A DISTANCE OF 4.46 FEET; 15) THENCE NORTHEASTERLY, 39.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°03'12" (CHORD BEARING N.49°08'16"E., 35.37 FEET); 16) S.89°50'08"E., A DISTANCE OF 130.00 FEET TO A POINT OF THE WEST LINE OF TRACT FD-5, AS SAID THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 7) S.00°09'52"W., A DISTANCE OF 179.33 FEET; 1) S.85°50'08"E., A DISTANCE OF 8.35 FEET; 2) S.00°06'40"W., A DISTANCE OF 824.63 FEET; 3) N.89°53'20"W., A DISTANCE OF 288.17 FEET; 4) S.00°06'40"W., A DISTANCE OF 139.33 FEET; 5) N.89°53'20"W., A DISTANCE OF 185.08 FEET; 7) S.00°06'40"W., A DISTANCE OF 114.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 31; THENCE ALONG SAID NORTH LINE RUN N.89°53'23"W., A DISTANCE OF 377.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.732 ACRES, MORE OR LESS.

NOTES:

- 1) 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 SERVICE OF 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.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, HAVING A GRID BEARING OF N.89°53'23"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- 3) THE SUBJECT PLAT LIES IN FLOOD ZONES "X" AND "A", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12111C0008D FOR SUMTER COUNTY, DATED 09/22/2013, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN, IF ANY, HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
- 4) ALL DISTANCES SHOWN ARE IN FEET.
- 5) WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (NR). ALL OTHER LINES ARE RADIAL.
- 6) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- 7) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 8) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 9) THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 10) THE RADIIUS ON THE EXTERIOR OF WETLANDS BUFFER IS 25.00' UNLESS NOTED OR DEPICTED.
- 11) LOTS 1 THROUGH 14 AND LOTS 93 THROUGH 198 ARE DEPICTED ON THIS PLAT FOR A TOTAL OF 120 LOTS.
- 12) MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- 13) MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- 14) AT THE TIME OF RECORDING THIS PLAT IS AFFECTED BY THE FOLLOWING RECORDED EASEMENTS FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA: (WHICH THIS REFERENCE DOES NOT ACT TO REIMPOSE SAME)
- a. EASEMENT AGREEMENT BETWEEN PRIMUS PIPE AND TUBE, INC., A DELAWARE CORPORATION, (GRANTOR), AND KL TWISTED OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 28, 2024 IN OFFICIAL RECORDS BOOK 4604, PAGE 469, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (BENEFICIAL)



LOCATION MAP
CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA
SCALE: 1" = 2000'

CERTIFICATE OF CLERK OF COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 2024, AT _____, FILE NUMBER _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME DEPUTY CLERK SIGNATURE DEPUTY CLERK

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, 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

RONALD W. HERR, P.L.S. REGISTRATION NO. WADE SURVEYING, INC.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS _____, 2024.

ATTEST:

MELANIE D. STRICKLAND PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS _____, 2024.

JESSICA BARNES CITY CLERK ED WOLF MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDMOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS _____, 2024.

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

PRINT NAME CITY OF WILDMOOD, ENGINEER SIGNATURE CITY OF WILDMOOD, ENGINEER

PRINT NAME CITY OF WILDMOOD, ATTORNEY SIGNATURE CITY OF WILDMOOD, ATTORNEY

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.

DEDICATION AND GRANT OF EASEMENTS:

THIS IS TO CERTIFY THAT KL TWISTED OAKS, LLC (OWNER), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THIS PLAT KNOWN AS TWISTED OAKS TOWNHOMES PHASE I, AND HEREBY DEDICATES THE LANDS SUBJECT TO THIS PLAT AS FOLLOWS:

1. TO THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD":
- a. TRACT R-1 FOR RIGHT-OF-WAY PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS, GOVERNMENTAL ENTITIES, INCLUDING EMERGENCY PERSONNEL AND VEHICLES, AS WELL AS UTILITY PROVIDERS AND UNITED STATES POSTAL SERVICE MAIL CARRIERS, SHALL HAVE A NON-EXCLUSIVE EASEMENT OVER ALL SUCH RIGHTS-OF-WAY FOR THE PURPOSES OF PERFORMING THEIR OFFICIAL DUTIES.
- b. TRACTS OS-1 THROUGH OS-6 FOR OPEN SPACE PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
- c. TRACT P-1 FOR STORMWATER DRAINAGE PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
- d. NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL DRAINAGE EASEMENTS ("D.E.") WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, MAINTAIN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS THEREON.
- e. NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL UTILITY EASEMENTS ("U.E.") AND TRACT LS-1 "LIFT STATION" (IDENTIFIED HEREON INCLUDING THE RIGHT OF ACCESS FOR CDD PURPOSES, AND THE RIGHT AND OBLIGATION TO CONSTRUCT, ACQUIRE, OWN, AND TRANSFER ANY WALKWAY, SEWER AND RECLAIM UTILITIES WITHIN SUCH EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
2. TO THE CITY OF WILDMOOD, FLORIDA ("CITY"), AND ITS SUCCESSORS AND ASSIGNS:
- a. TRACT LS-1 FOR LIFT STATION PURPOSES. THE CITY SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
- b. NON-EXCLUSIVE EASEMENTS FOR GOVERNMENTAL PURPOSES OVER TRACT R-1 FOR RIGHTS-OF-WAY ACCESS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS, EXCEPT AS OTHERWISE STATED HEREIN, THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN AND REPAIR ANY IMPROVEMENTS THEREON.
3. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISIONS SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF CHAPTER 177, PART 1, SECTION 177.091(28) OF THE FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.
4. ALL LANDS SUBJECT TO THIS PLAT THAT ARE NOT OTHERWISE DESIGNATED ABOVE ARE HEREBY RESERVED BY THE OWNER FOR FUTURE USES.
5. TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE:
- a. NON-EXCLUSIVE EASEMENTS OVER ALL UTILITY EASEMENTS AND AS SHOWN ON THE PLAT HEREIN FOR THE RIGHTS OVER THE ROADS FOR INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ELECTRIC FACILITIES.
- IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAS EXECUTED THIS PLAT ON THE _____ DAY OF _____, 2024.
- KL TWISTED OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: SIGNATURE SIGNATURE

AUTHORIZED SIGNATORY PRINT NAME PRINT NAME

ADDRESS ADDRESS

NOTARY ACKNOWLEDGEMENT:

STATE OF _____, COUNTY OF _____,) SS THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ AS _____ OF KL TWISTED OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:

TYPE OF IDENTIFICATION PRODUCED PRINTED NAME OF NOTARY COMMISSION NUMBER:

NOTARY ACKNOWLEDGEMENT:

STATE OF _____, COUNTY OF _____,) SS THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ AS _____ OF TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT "CDD". HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:

TYPE OF IDENTIFICATION PRODUCED PRINTED NAME OF NOTARY COMMISSION NUMBER:

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT OF TWISTED OAKS TOWNHOMES PHASE 1 WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE PLACED ON THE 28TH DAY OF FEBRUARY, 2024; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DAVID MCCRARY DATE PROFESSIONAL LAND SURVEYOR NO. LS4853 GEOPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7789) 528 NORTHLAKE BOULEVARD, STE. 1040, ALTAMONTE SPRINGS, FLORIDA 32701

LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORDS
U.E. ----- UTILITY EASEMENT
P.U.E. ----- DRAINAGE EASEMENT
D.E. ----- DRAINAGE EASEMENT
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
P.R.C. ----- POINT OF REVERSE CURVATURE
P.C.C. ----- POINT OF COMPOUND CURVATURE
LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
P ----- LOT CORNER OR CHANGE OF DIRECTION
M ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7789" UNLESS OTHERWISE NOTED.
● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7789"

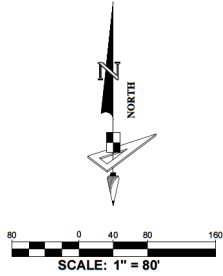
GeoPoint
Surveying, Inc.

528 Northlake Blvd. Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

TWISTED OAKS TOWNHOMES PHASE I

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PLAT BOOK _____ PAGE _____
SHEET 2 OF 5 SHEETS

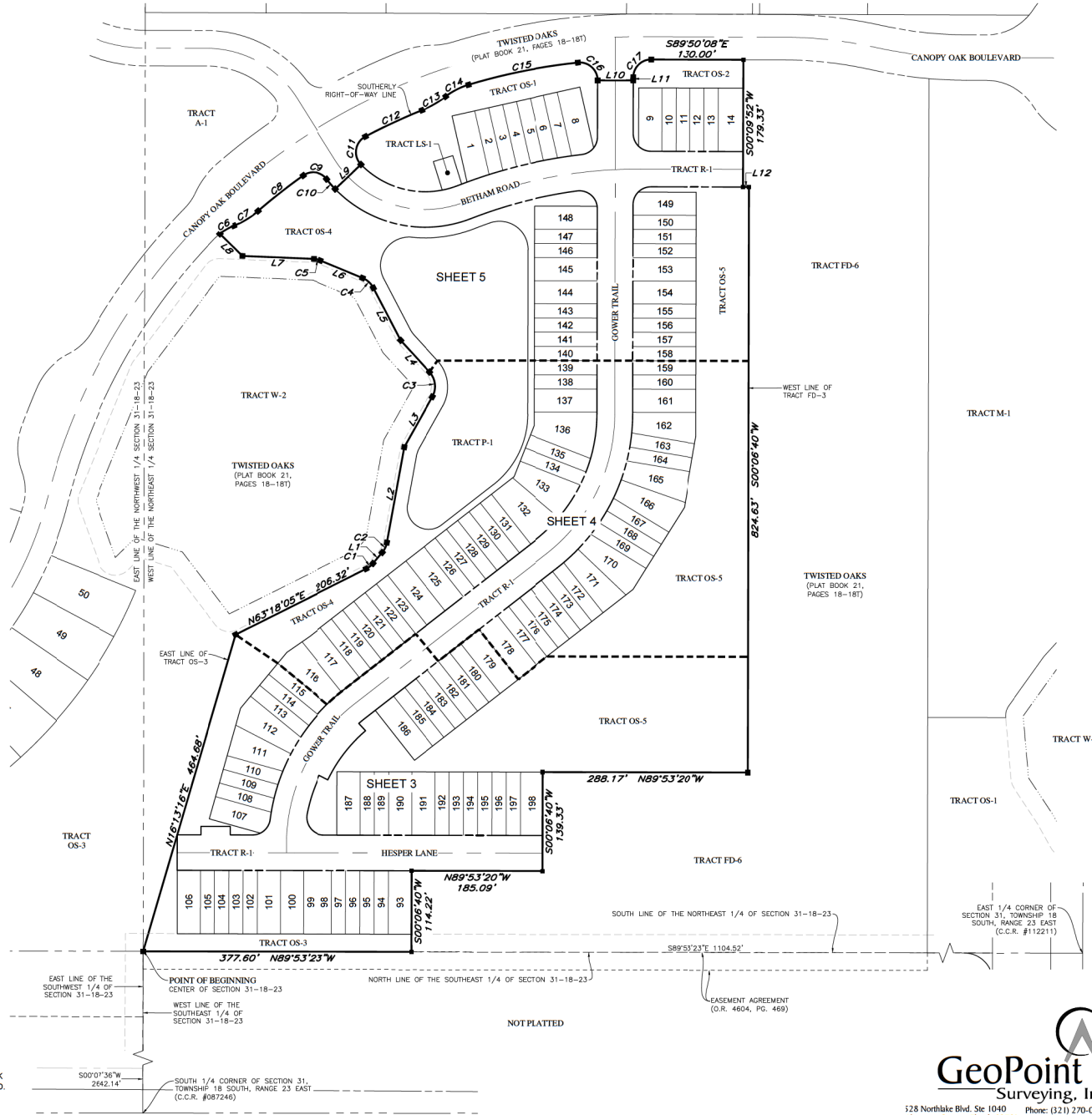


Line Data Table		
No.	Bearing	Length
L1	N40°02'24"E	20.13'
L2	N10°17'05"E	136.64'
L3	N29°08'41"E	81.27'
L4	N42°16'28"W	60.43'
L5	N27°24'15"W	83.27'
L6	N67°23'45"W	64.09'
L7	N87°36'27"W	100.28'
L8	N45°23'15"W	44.33'
L9	N46°09'56"E	50.00'
L10	S89°53'20"E	50.00'
L11	N00°06'40"E	4.46'
L12	S89°50'08"E	8.35'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	30.00'	12.18'	23°15'41"	N51°40'14"E	12.10'
C2	30.00'	15.58'	29°45'19"	N25°09'44"E	15.41'
C3	30.00'	37.40'	71°25'09"	N06°33'53"W	35.02'
C4	30.00'	20.94'	39°59'30"	N47°24'00"W	20.52'
C5	30.00'	10.58'	20°12'42"	N77°30'06"W	10.53'
C6	81.00'	22.81'	16°08'05"	N59°58'47"E	22.73'
C7	119.00'	39.85'	19°11'14"	N58°27'13"E	39.66'
C8	816.00'	80.55'	5°39'20"	N51°41'16"E	80.51'
C9	25.00'	38.26'	87°41'25"	S81°38'22"E	34.64'
C10	175.00'	18.45'	6°02'24"	S40°48'52"E	18.44'
C11	25.00'	46.11'	105°40'42"	N09°00'17"E	39.85'
C12	816.00'	87.58'	6°08'57"	N64°55'07"E	87.53'
C13	139.00'	38.53'	15°52'54"	N60°03'08"E	38.41'
C14	99.00'	36.30'	21°00'27"	N62°36'54"E	36.10'
C15	828.00'	158.08'	10°56'21"	N78°35'18"E	157.84'
C16	25.00'	41.91'	96°03'11"	S47°54'56"E	37.17'
C17	25.00'	39.29'	90°03'12"	N45°08'16"E	35.37'

LEGEND:

C.C.R. -----	CERTIFIED CORNER RECORDS
U.E. -----	UTILITY EASEMENT
P.U.E. -----	DRAINAGE EASEMENT
D.E. -----	DRAINAGE EASEMENT
PC -----	POINT OF CURVATURE
PT -----	POINT OF TANGENCY
PRC -----	POINT OF REVERSE CURVATURE
PCC -----	POINT OF COMPOUND CURVATURE
LS -----	LICENSE SURVEYOR
LB -----	LICENSE BUSINESS
O.R. -----	OFFICIAL RECORDS BOOK
• -----	LOT CORNER OR CHANGE OF DIRECTION
■ -----	INDICATES (P.P.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7788" UNLESS OTHERWISE NOTED.
● -----	INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7788"



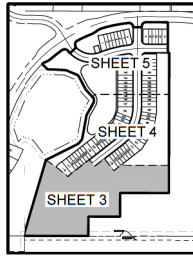
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Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

TWISTED OAKS TOWNHOMES PHASE I

A REPLAT OF TRACTS FD-5, LS-1, P-7 AND P-8, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 5 SHEETS

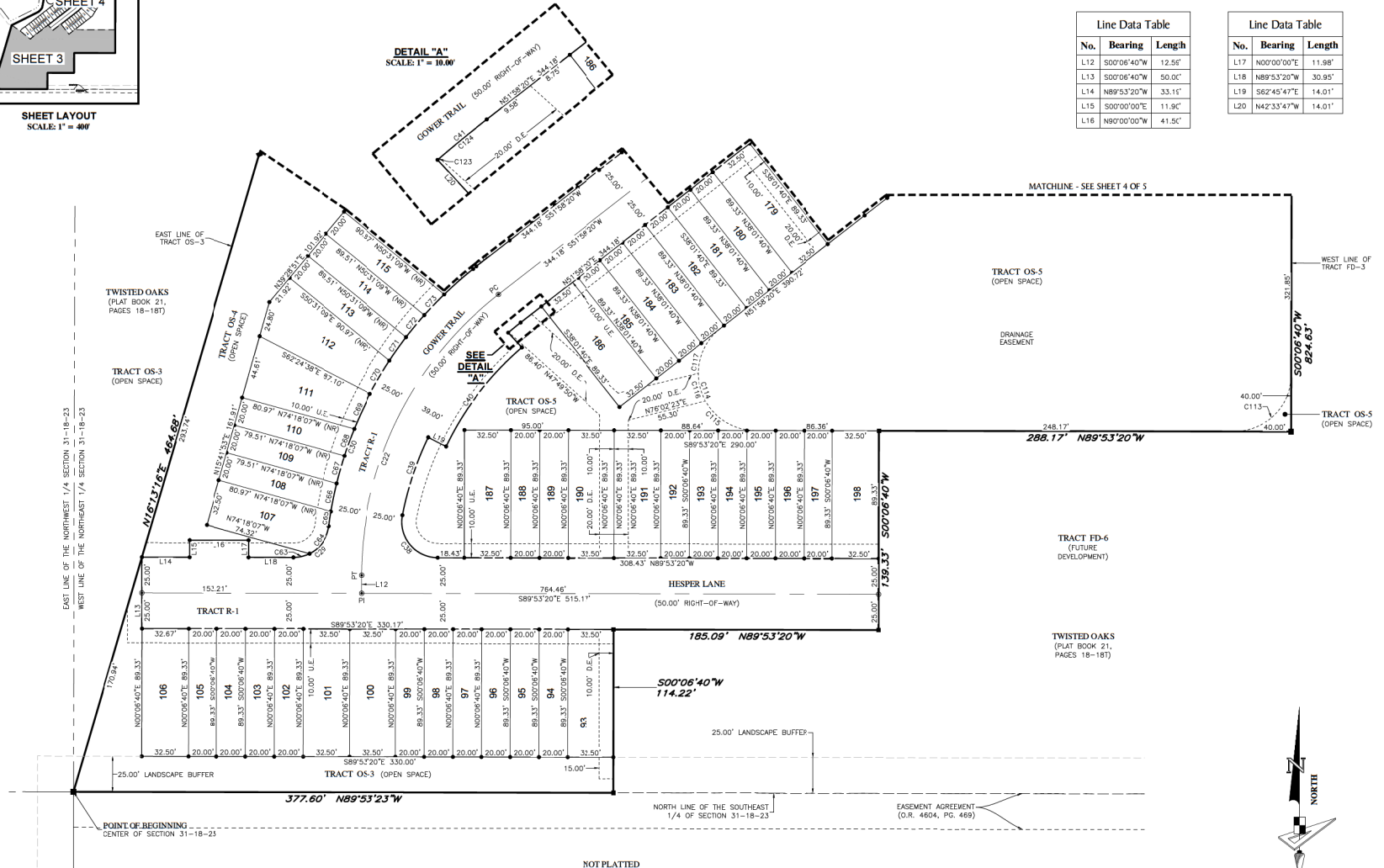


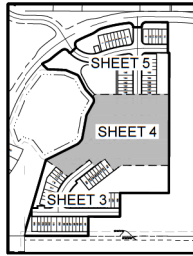
SHEET LAYOUT
SCALE: 1" = 400'

DETAIL "A"
SCALE: 1" = 10.00'

Line Data Table		
No.	Bearing	Length
L12	S00°06'40"W	12.56'
L13	S00°06'40"W	50.00'
L14	N89°53'20"W	33.15'
L15	S00°00'00"E	11.90'
L16	N90°00'00"W	41.50'

Line Data Table		
No.	Bearing	Length
L17	N00°00'00"E	11.98'
L18	N89°53'20"W	30.95'
L19	S62°45'47"E	14.01'
L20	N42°33'47"W	14.01'



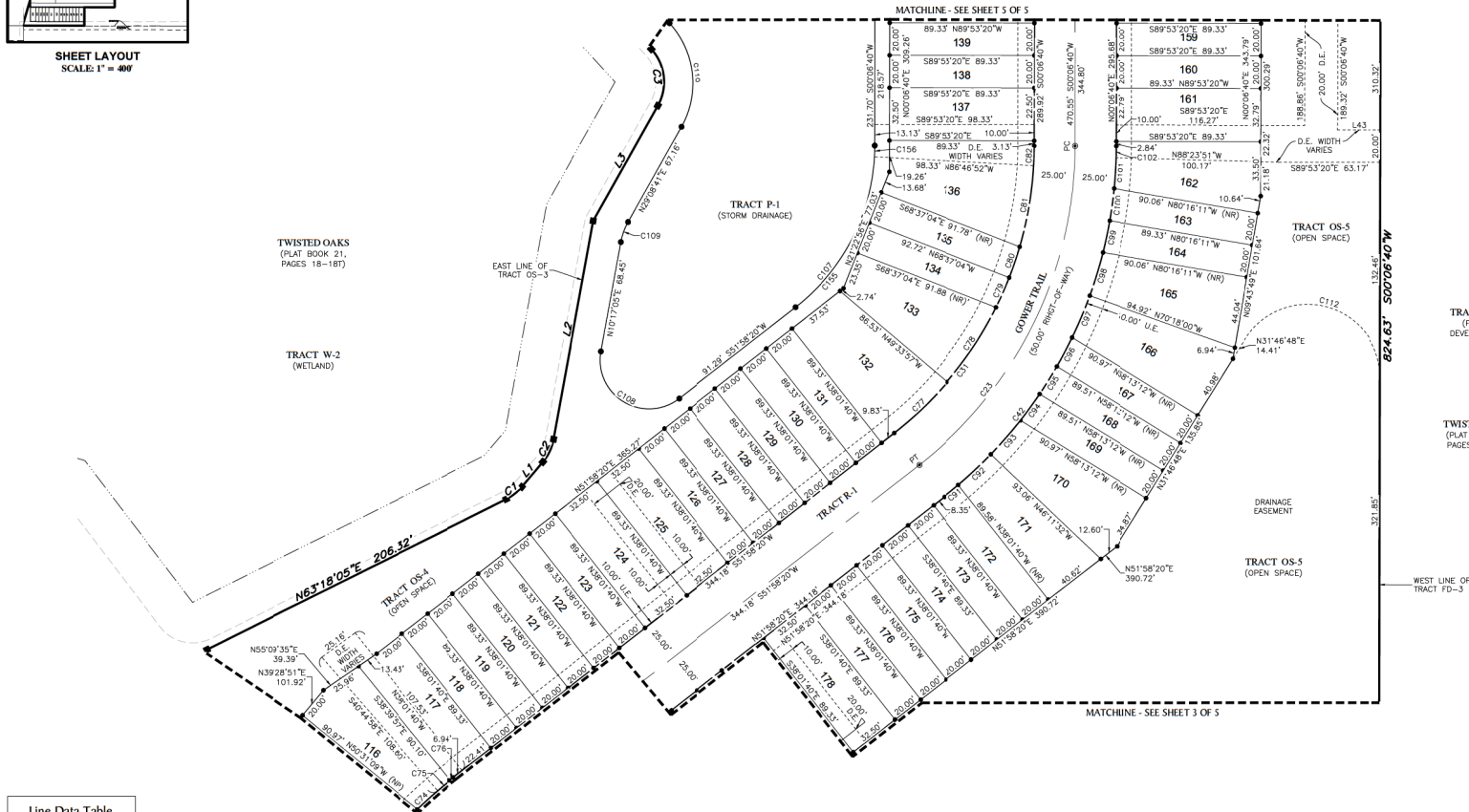


SHEET LAYOUT
SCALE: 1" = 400'

TWISTED OAKS TOWNHOMES PHASE I

A REPLAT OF TRACTS FD-5, LS-1, P-7 AND P-8, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDBOARD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 5 SHEETS



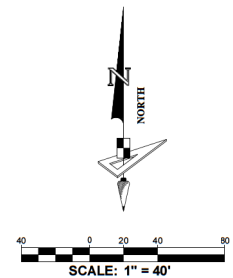
Line Data Table		
No.	Bearing	Length
L1	N40°02'24"E	20.13'
L2	N10°17'05"E	136.64'
L3	N29°08'41"E	81.27'
L43	S89°53'20"E	26.94'

- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.R.C. ----- POINT OF REVERSE CURVATURE
 - P.C.C. ----- POINT OF COMPOUND CURVATURE
 - LS. ----- LICENSE SURVEYOR
 - LB. ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	30.00'	12.18'	23°15'41"	N51°40'14"E	12.10'
C2	30.00'	15.58'	28°45'19"	N25°09'44"E	15.41'
C3	30.00'	37.40'	71°25'09"	N06°33'53"W	35.02'
C23	250.00'	226.29'	51°51'40"	N26°02'30"E	218.64'
C31	225.00'	203.66'	51°51'40"	N26°02'30"E	196.78'
C42	275.00'	248.92'	51°51'40"	N26°02'30"E	240.51'
C74	275.00'	16.83'	3°30'23"	S47°29'49"W	16.83'
C75	275.00'	10.00'	2°05'02"	S50°17'32"W	10.00'
C76	275.00'	3.06'	0°38'17"	S51°39'12"W	3.06'
C77	225.00'	45.31'	11°32'17"	N46°12'12"E	45.23'
C78	225.00'	55.30'	14°04'55"	N33°23'36"E	55.16'
C79	225.00'	20.02'	5°05'57"	N23°48'10"E	20.02'
C80	225.00'	20.03'	5°06'01"	N18°42'11"E	20.02'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C81	225.00'	50.79'	12°56'02"	N09°41'09"E	50.68'
C82	225.00'	12.20'	3°06'29"	N01°39'54"E	12.20'
C91	275.00'	11.66'	2°25'43"	N50°45'20"E	11.66'
C92	275.00'	27.53'	5°44'09"	N46°40'33"E	27.52'
C93	275.00'	27.67'	5°45'54"	N40°55'31"E	27.66'
C94	275.00'	20.06'	4°10'44"	N35°57'12"E	20.05'
C95	275.00'	20.00'	4°10'04"	N31°46'48"E	20.00'
C96	275.00'	20.06'	4°10'44"	N27°36'24"E	20.05'
C97	275.00'	27.92'	5°49'02"	N22°36'31"E	27.91'
C98	275.00'	27.83'	5°47'56"	N16°48'02"E	27.82'
C99	275.00'	20.02'	4°10'14"	N11°48'56"E	20.01'
C100	275.00'	20.02'	4°10'14"	N07°38'42"E	20.01'
C101	275.00'	18.99'	3°57'26"	N03°34'52"E	18.99'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C102	275.00'	7.16'	1°29'29"	N00°51'24"E	7.16'
C107	126.67'	114.66'	51°51'40"	N26°02'30"E	110.78'
C108	30.00'	72.42'	138°18'45"	S58°52'17"E	56.07'
C109	40.00'	3.17'	18°51'36"	S19°42'53"W	13.11'
C110	55.00'	48.56'	71°25'09"	N06°33'53"W	64.20'
C112	45.00'	116.50'	148°19'52"	S74°03'16"E	86.58'
C155	126.67'	107.78'	48°45'12"	N27°35'44"E	104.56'
C156	126.67'	6.87'	3°06'29"	N01°39'54"E	6.87'



GeoPoint
Surveying, Inc.

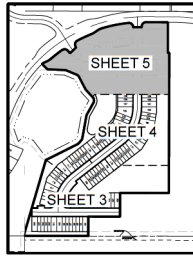
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PLAT BOOK _____ PAGE _____
SHEET 5 OF 5 SHEETS



SHEET LAYOUT
SCALE: 1" = 400'

No.	Bearing	Length
L4	N42°16'28"W	60.43'
L5	N27°24'15"W	83.27'
L6	N67°23'45"W	64.09'
L7	N87°36'27"W	100.28'
L8	N45°23'19"W	44.33'
L9	N46°09'56"E	50.00'
L10	S89°53'20"E	50.00'
L11	N00°06'40"E	4.46'
L12	S89°50'08"E	8.35'
L21	N17°17'34"W	42.00'
L22	N72°42'26"E	28.50'
L23	S17°17'34"E	42.00'
L33	N55°52'42"W	38.21'
L38	N55°52'42"W	23.21'

- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - PRC. ----- POINT OF REVERSE CURVATURE
 - POC. ----- POINT OF COMPOUND CURVATURE
 - LS. ----- LICENSE SURVEYOR
 - LB. ----- LICENSE BUSINESS
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 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

No.	Radius	Arc	Δ	Bearing	Chord
C4	30.00'	20.94'	39°59'30"	N47°24'00"W	20.52'
C5	30.00'	10.58'	20°12'42"	N77°30'06"W	10.53'
C6	81.00'	22.81'	16°08'05"	N59°58'47"E	22.73'
C7	119.00'	39.85'	19°11'14"	N58°27'13"E	39.66'
C8	816.00'	80.55'	5°39'20"	N51°41'16"E	80.51'
C9	25.00'	38.26'	87°41'25"	S81°38'22"E	34.64'
C10	175.00'	18.45'	6°02'24"	S40°48'52"E	18.44'
C11	25.00'	46.11'	105°40'42"	N09°00'17"E	39.85'
C12	816.00'	87.58'	6°08'57"	N64°55'07"E	87.53'
C13	139.00'	38.53'	15°52'54"	N60°03'08"E	38.41'
C14	99.00'	36.30'	21°00'23"	N62°36'54"E	36.10'
C15	828.00'	158.08'	10°56'21"	N78°35'18"E	157.84'
C16	25.00'	41.91'	96°03'11"	S47°54'56"E	37.17'
C17	25.00'	39.29'	90°03'12"	N45°08'16"E	35.37'
C23	150.00'	177.00'	67°36'32"	S77°38'20"E	166.91'

No.	Radius	Arc	Δ	Bearing	Chord
C21	673.67'	254.06'	21°36'28"	S79°21'38"W	252.56'
C24	125.00'	147.50'	67°36'32"	S77°38'20"E	139.09'
C25	698.67'	180.90'	4°50'06"	S75°58'26"W	180.39'
C26	25.00'	36.34'	83°16'49"	N41°45'04"E	33.22'
C27	25.00'	39.25'	89°56'48"	S44°51'44"E	35.34'
C32	25.00'	42.67'	97°48'12"	N48°47'26"W	37.68'
C33	648.67'	155.68'	3°45'04"	S79°25'56"W	155.31'
C34	175.00'	206.50'	67°36'32"	S77°38'20"E	194.73'
C35	25.00'	39.29'	90°03'12"	S45°08'16"W	35.37'
C43	125.00'	84.91'	38°55'15"	S63°17'41"E	83.29'
C44	125.00'	20.02'	9°10'38"	S87°20'38"E	20.00'
C45	125.00'	19.97'	9°09'07"	N83°29'30"E	19.94'
C46	125.00'	22.60'	0°21'33"	N73°44'10"E	22.57'
C47	698.67'	5.95'	0°29'16"	S68°48'02"W	5.95'
C48	698.67'	8.00'	0°39'22"	S69°22'20"W	8.00'

No.	Radius	Arc	Δ	Bearing	Chord
C49	698.67'	32.70'	2°40'53"	S71°02'28"W	32.70'
C50	698.67'	20.05'	1°38'40"	S73°12'15"W	20.05'
C51	698.67'	20.02'	1°38'30"	S74°50'50"W	20.02'
C52	698.67'	20.00'	1°38'25"	S76°29'17"W	20.00'
C53	698.67'	20.00'	1°38'25"	S78°07'43"W	20.00'
C54	698.67'	20.02'	1°38'30"	S79°46'10"W	20.02'
C55	698.67'	20.05'	1°38'40"	S81°24'45"W	20.05'
C56	698.67'	14.10'	1°09'24"	S82°48'47"W	14.10'
C57	25.00'	19.77'	45°19'04"	N60°43'59"E	19.26'
C58	25.00'	16.56'	37°57'45"	N19°05'32"E	16.26'
C59	25.00'	19.79'	45°21'27"	S22°34'04"E	19.28'
C60	25.00'	19.46'	44°35'21"	S67°32'28"E	18.97'
C63	25.00'	3.22'	7°22'43"	N63°34'42"W	3.22'
C64	25.00'	39.46'	90°25'29"	N52°28'48"W	35.49'
C65	25.00'	19.31'	44°15'54"	S22°14'37"W	18.84'

No.	Radius	Arc	Δ	Bearing	Chord
C66	25.00'	19.98'	45°47'18"	S67°16'13"W	19.45'
C103	40.00'	85.93'	123°05'28"	S34°08'29"W	70.34'
C104	190.00'	89.97'	27°07'50"	N82°07'18"E	89.13'
C105	633.67'	22.91'	2°04'17"	S69°35'32"W	22.91'
C106	40.00'	76.43'	109°29'08"	N54°37'50"W	65.32'
C111	40.00'	10.38'	14°52'13"	S34°50'21"E	10.35'
C118	673.67'	218.74'	18°36'14"	S77°51'31"W	217.78'
C119	673.67'	35.32'	3°00'14"	S88°39'45"W	35.32'
C125	816.00'	44.77'	3°08'37"	S63°24'57"W	44.77'
C126	816.00'	25.51'	1°39'02"	S65°48'46"W	23.50'
C127	816.00'	19.30'	1°21'18"	S67°18'56"W	19.30'
C128	99.00'	23.17'	1°34'38"	S58°49'00"W	23.12'
C129	99.00'	13.13'	7°35'48"	S69°19'13"W	13.12'
C130	828.00'	30.00'	2°04'33"	S74°09'24"W	30.00'
C131	828.00'	128.09'	8°51'48"	S79°37'35"W	127.96'

SCALE: 1" = 40'



GeoPoint
Surveying, Inc.
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Altamonte Springs, Florida 32701
www.geopointsurvey.com
Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business Number LB 7768

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center

REQUESTED ACTION: The applicant is seeking a favorable recommendation from the Project Review Committee contingent on outstanding comments.

CONTRACT:

Effective Date:	Vendor/Entity:
Termination Date:	
Managing Division/Department:	

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center
Owner/Applicant(s)	Liberty Senior Living Properties of Wildwood, LLC
Acreage	6.28 +/-
Property Location	The subject property is generally located approximately 0.28 miles northwest of the Powell Rd and C 44A intersection, north along C 44A.
Parcel(s)	G08-016

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 167,118 SF independent living facility consisting of 164 units with associated infrastructure, per the attached plans.



Dated: 05/31/2024
Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2208-010 Inspire Parkview Independent Senior
Community- Liberty Senior Living

Representative: Clifford Alejos – Burkett Engineering

Date: 05/31/2024

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

CITY ATTORNEY

1. LDR 4.4(C)(7) – Provide copy of cross-access easement for east driveway connection to current and future related development.

- i. Response: As discussed with Amanda Bondi, the copy of the cross-access easement issuance will be deferred to a later time, due to the adjacent construction in the tri-party agreement, as as-builts will need to be provided to finalize the easement.

a. Standing Comment.

2. LDR 4.4(C)(8) – Provide copy of easement for sanitary sewer connection to adjacent private parcel as shown on Sheet 7.

- i. Response: As discussed with Amanda Bondi, the copy of the sanitary sewer connection easement issuance will be deferred to a later time, due to the adjacent construction in the tri-party agreement, as as-builts will need to be provided to finalize the easement.

a. Standing Comment.

3. LDR 4.4(C)(7) – Provide copy of easement for stormwater system connection to adjacent private parcel as shown on Sheet 8.

- i. Response: As discussed with Amanda Bondi, the copy of the stormwater system connection easement issuance will be deferred to a later time, due to the adjacent construction in the tri-party agreement, as as-builts will need to be provided to finalize the easement

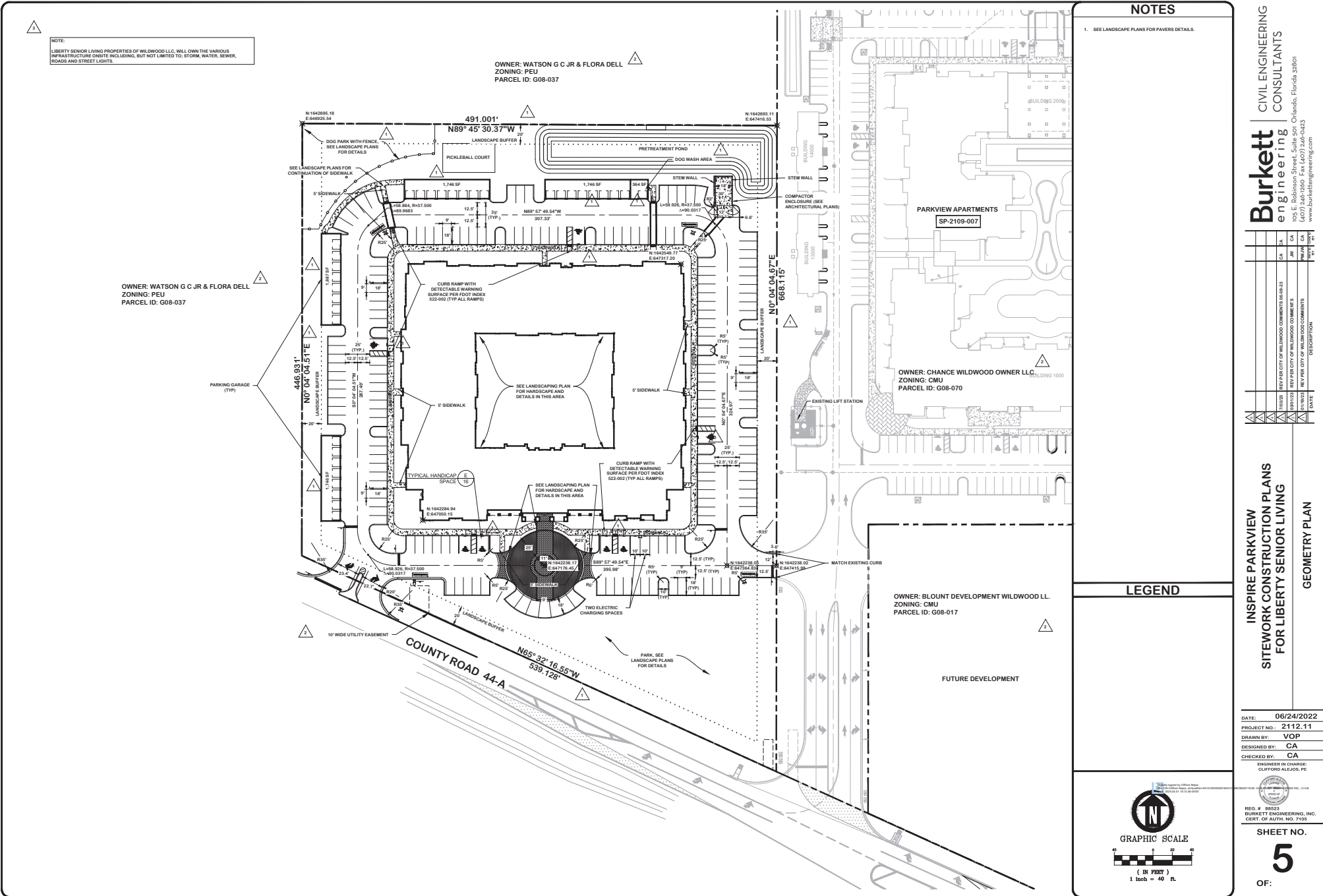
a. Standing Comment.

4. City attorney reserves the right to make further comments based upon responses to pending comments.

a. Standing Comment.

UTILITIES – WATER/WASTEWATER

1. Show location of existing sewer line in the right of way on CR 44A to assure a minimum of 10' separation from all root baring trees



NOTES

- 1. SEE LANDSCAPE PLANS FOR PAVES DETAILS.

LEGEND



Burkett		CIVIL ENGINEERING CONSULTANTS	
105 E. Robinson Street, Suite 301, Orlando, Florida 32801		www.burkettengineering.com	
DATE	06/24/2022	PROJECT NO.	2112.11
DRAWN BY	VOP	DESIGNED BY	CA
CHECKED BY	CA	ENGINEER IN CHARGE	CLIFFORD ALEJOS, PE

INSPIRE PARKVIEW
SITWORK CONSTRUCTION PLANS
FOR LIBERTY SENIOR LIVING

GEOMETRY PLAN

DATE: 06/24/2022
PROJECT NO.: 2112.11
DRAWN BY: VOP
DESIGNED BY: CA
CHECKED BY: CA
ENGINEER IN CHARGE: CLIFFORD ALEJOS, PE

REG. # 88923
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.

5

OF:

LANDSCAPE INSTALLATION NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DESIGNING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNERS REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNERS REPRESENTATIVE IMMEDIATELY.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPED THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTORS OWN WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRASSES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
- ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
- ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
- ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
- ANY TREES WITH A TRUNK FORMED "Y" SHAPE CROTCH WILL BE REJECTED.
- EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
- TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED) SPACING. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTORS EXPENSE.
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AND SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING, AS REQUIRED BY OWNERS REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND BARNWALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE ONLY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL, DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
- CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.
- ALL CRITICAL ROOT ZONES MUST HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.
- TREE STAKES SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

EXISTING TREES REMOVED

TREE #	NAME	DBH	TREES REQUIRED FOR REPLACEMENT
2	LIVE OAK	56"	4
3	LIVE OAK	35"	3
4	LIVE OAK	48"	4
5	LIVE OAK	50"	4
6	LIVE OAK	27"	3
7	LONGLEAF PINE	24"	3
8	LONGLEAF PINE	26"	3
9	LONGLEAF PINE	21"	3
10	LONGLEAF PINE	24"	3
11	LONGLEAF PINE	29"	3
12	LONGLEAF PINE	20"	3
13	LIVE OAK	16.5"	3
14	WATER OAK	30"	4
15	WATER OAK	15.75"	3
16	LIVE OAK	46"	4
27	LONGLEAF PINE	21"	3
28	LIVE OAK	38"	4
29	LONGLEAF PINE	21"	3
30	LONGLEAF PINE	21"	3
31	LONGLEAF PINE	21"	3
32	LONGLEAF PINE	15"	0
33	LAUREL OAK	31"	3
34	LAUREL OAK	18"	3
35	LIVE OAK	37"	4
36	LONGLEAF PINE	19"	3
37	LAUREL OAK	31"	3
38	LIVE OAK	34"	3
39	LIVE OAK	21"	3
40	LIVE OAK	15"	0
41	LONGLEAF PINE	22"	3
42	LIVE OAK	51"	4
43	LIVE OAK	49"	4
44	LAUREL OAK	41"	3
45	LAUREL OAK	19.5"	3
46	BLACK CHERRY	13"	0
47	LONGLEAF PINE	24"	3
48	LIVE OAK	36.5"	4
49	LIVE OAK	48"	4

EXISTING TREES SAVED

TREE #	NAME	SPECIFICATION
1	LAUREL OAK	42"
17	WATER OAK	22"
18	LAUREL OAK	14"
19	LAUREL OAK	19"
20	LAUREL OAK	23"
21	BLACK CHERRY	16"
22	LAUREL OAK	29"
23	LAUREL OAK	62"
24	LAUREL OAK	34"
25	LIVE OAK	41"
26	LIVE OAK	30"
50	LAUREL OAK	34"
51	LIVE OAK	17"
52	LIVE OAK	40.5"
53	LAUREL OAK	23"
54	LAUREL OAK	29"
55	LAUREL OAK	23"
56	LIVE OAK	12"

EXISTING TREE NOTES:

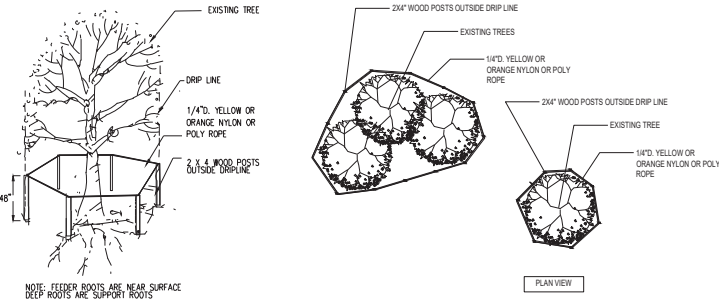
- TREES ARE REMOVED DUE TO POTENTIAL HAZARDS TO PERSON OR PROPERTY DUE TO SITE DEVELOPMENT.
- 55 TOTAL LIVE OAKS REQUIRED. 55 PROPOSED.
- 22 TOTAL OTHER THAN OAKS REQUIRED. 25 PROPOSED.
- PLEASE REFER TO TREE PLANS FOR TREE IDENTIFICATION NUMBERS.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING
LARGE TREES					
MG	6	Magnolia grandiflora	Southern Magnolia	2" D.B.H. 10'-12" HT x 5' Spd	
QV	55	Quercus virginiana 'Cathedral'	Cathedral Live Oak	2" D.B.H. 10'-12" HT x 5' Spd	
AR	3	Acer rubrum	Red Maple	2" D.B.H. 10'-12" HT x 5' Spd	
SMALL TREES					
ED	13	Elaeocarpus decipens	Japanese Blueberry	8' Hgt. x 3' Spd.	
IA	13	Ilex x attenuata 'Eagleston'	Eagleston Holly	8' Hgt. x 3' Spd.	
LIT	46	Lagerstromia indica 'Tuscarora'	Red Crape Myrtle	10' HT x 4' Spd	
LI	4	Lagerstroemia indica	Crape Myrtle	6'-8' HT.	
LJT	30	Ligustrum japonicum	Japanese Privet Tree	8' HT x 8' Spd	
PALMS					
SP	22	Sabal palmetto	Cabbage Palmetto	See Plan for Size	
LN	11	Livistona nitida	Nitida Palm	14' C.T.	
PR	1	Phoenix reclinata	Reclinata Date	20'-22' C.T.	
SHRUBS					
ET	4	Eugenia 'Topylay'	Eugenia 'Topylay'	25 Gal. 6' HT.	AS SHOWN
MD	4	Mandevilla dipladenia	Mandevilla on Trellis	7 Gal. Trellis	AS SHOWN
SR	37	Strelitzia reginae	Bird of Paradise	7 Gal. 30" HT	AS SHOWN
PM	825	Podocarpus macrophyllus	Podocarpus	3 Gal. 36" HT	30" O.C.
PT	48	Pittosporum tobira 'Variegata'	Variegated Pittosporum	3 Gal. 16" HT	30" O.C.
RI	880	Rhaphepis indica	Indian Hawthorn	3 Gal. 16" HT	30" O.C.
RD	78	Rhododendron 'Duc De Rohan'	Duc De Rohan Azalea	3 Gal. 24" HT	24" O.C.
RR	129	Rhododendron 'Red Ruffle'	Red Ruffle Azalea	3 Gal. 24" HT	24" O.C.
VO	941	Viburnum odoratissimum	Sweet Viburnum	36" HT	36" O.C.
BUTTERFLY GARDEN					
B	22	Buddleia	Butterfly Bush	3 Gal.	30" O.C.
N	14	Nepeta	Catmint	3 Gal.	18" O.C.
P	18	Phlox	Phlox	3 Gal.	24" O.C.
R	26	Rudbeckia	Black-eyed Susan	3 Gal.	24" O.C.
S	3	Solidago	Goldenrod	3 Gal.	30" O.C.
GROUND COVER					
AN	1,129	Seasonal Annuals	By Contractor	4" Pot	12" O.C.
DT	2,105	Dianella tasmanica	Blueberry Flax Lily	1 Gal. Full Pot	24" O.C.
LM	300	Liriope muscarif 'Evergreen Giant'	Evergreen Giant Lily Turf	1 Gal. Full Pot	18" O.C.
TAM	4,067	Trachelospermum asiaticum 'Tricolor'	Tricolor Dwarf Asiatic Jasmine	1 Gal. Full Pot	12" O.C.
TURF					
SOD		Stenotaphrum secundatum 'Floritum'	Floritum St. Augustine	SOD	0" O.C.

LANDSCAPE NOTES:

- MAINTAIN A MINIMUM 3' LANDSCAPE FREE BUFFER AROUND ALL UTILITY VALVES, BACKFLOWS, METERS, MANHOLES, HYDRANTS AND CLEAN OUTS.

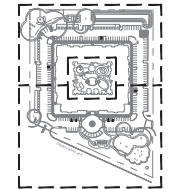


Tree Protection Detail
 Scale: N.T.S.

Designed By:



Key Map:



Owner:

PARKVIEW
 WILWOOD, FL

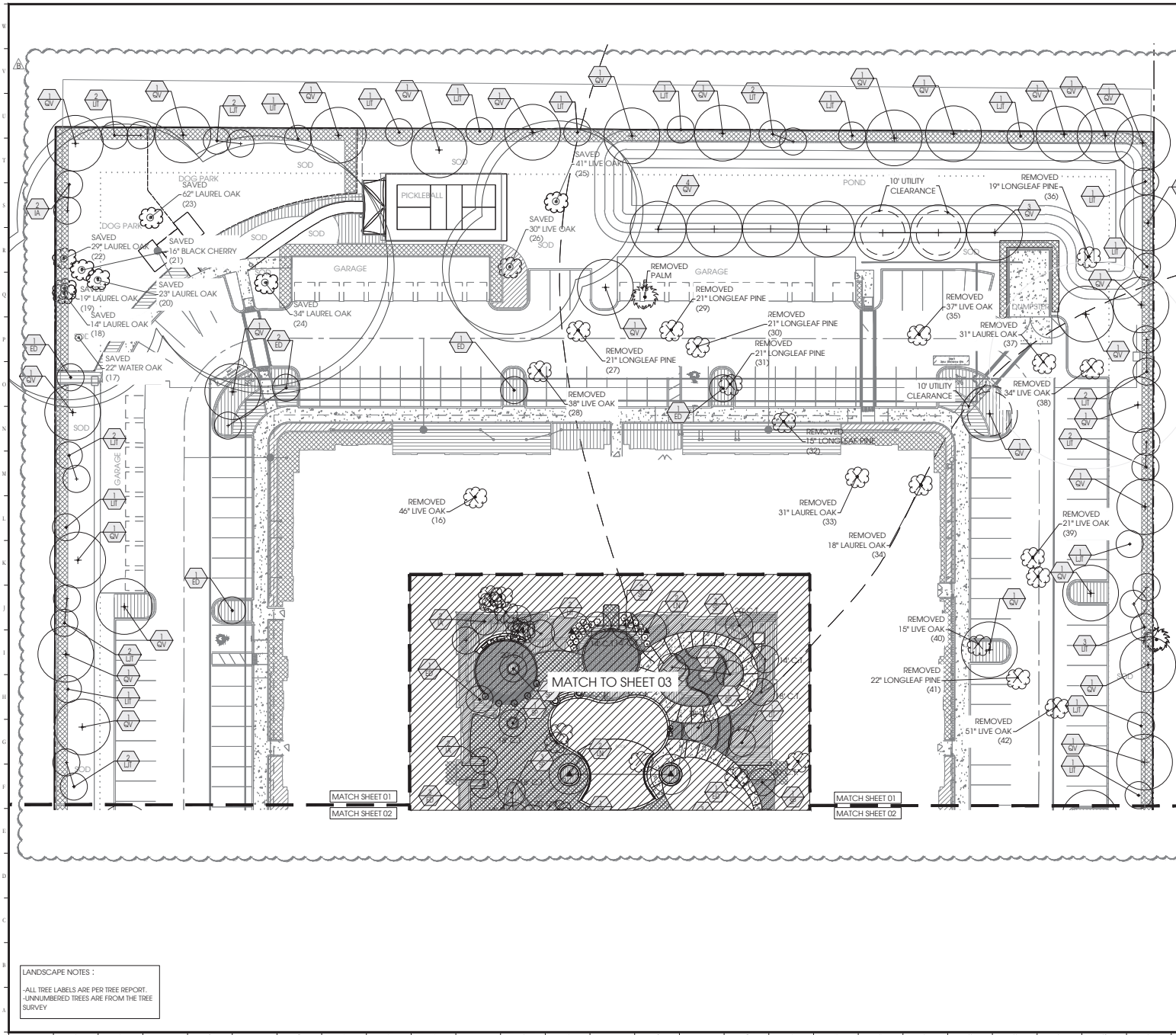
CONSTRUCTION DOCUMENTS
 Issued for Permit
 TREE PLAN

Rev	Date	Description	By
1	10/10/22	CITY	RR
2	12/22/22	CITY	DF
3	7/11/23	VE	MK
4	7/24/23	UTILITY	MK
5	10/06/23	LIGHT POLES	AP
6	01/10/24	CITY COMMENTS	AP
7	05/02/24	CITY COMMENT	AP

Date: 08/12/2022 Scale: SEE PLAN
 Drawn By: AP, AA, LB Designed By: RR
 Approved By: MM Project No: 21074
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Sheet Number:
 LT-00

FILE: Z:\14 Studio\Projects\2021\171074 Parkview\12 AutoCAD\4 Construction Docs\Sheets\171074-05 Landscape-Trees.dwg
DATE: 08/12/2022
DRAWING SIZE: 24" X 36"



LANDSCAPE NOTES:
-ALL TREE LABELS ARE PER TREE REPORT.
-UNNUMBERED TREES ARE FROM THE TREE SURVEY

PLANT LIST	
KEY	COMMON NAME
LARGE TREES	
MG	Southern Magnolia
QV	Cathedral Live Oak
AR	Red Maple
SMALL TREES	
ED	Japanese Blueberry
IA	Eagleston Holly
LIT	Red Crape Myrtle
LI	Crape Myrtle
LJT	Japanese Privet Tree
PALMS	
SP	Cabbage Palmetto
LN	Nitida Palm
PR	Reclinata Date

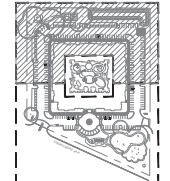
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Key Map:



Owner:

PARKVIEW
WILWOOD, FL

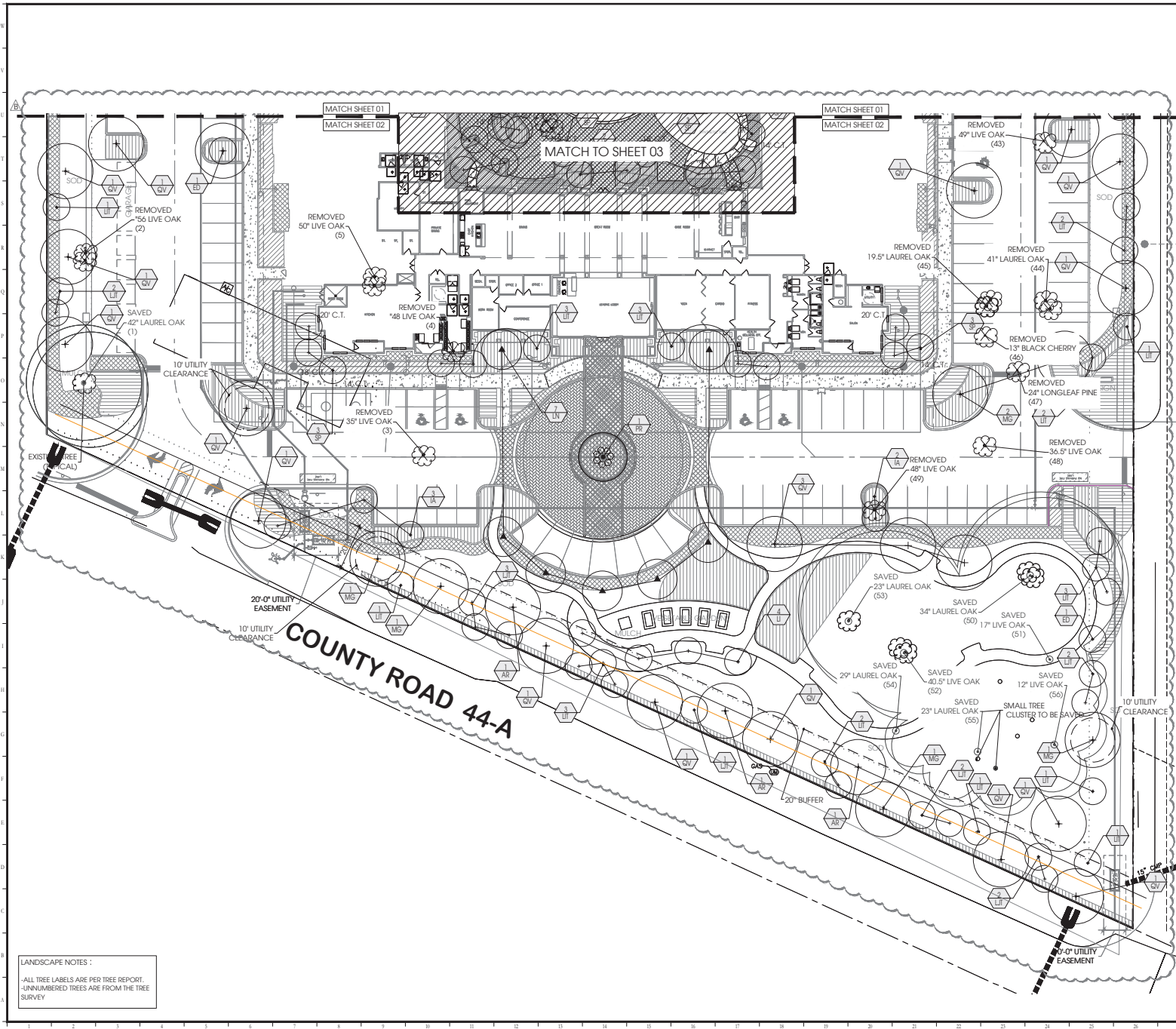
CONSTRUCTION DOCUMENTS
Issued for Permit
TREE PLAN

Rev.	Date	Description	By:
1	10/10/22	CITY	RR
2	12/22/22	CITY	DF
3	7/11/23	VE	MK
4	7/24/23	UTILITY	MK
5	10/06/23	LIGHT POLES	AP
6	01/10/24	CITY COMMENT	AP
7	05/02/24	CITY COMMENT	AP

Date: 08/12/2022 Scale: SEE PLAN
Drawn By: AP,AA,LB Designed By: RR
Approved By: MM Project No: 21074
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Sheet:
Sheet Number:
LT-01

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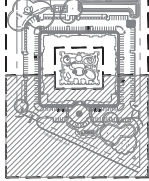
PLANT LIST	
KEY	COMMON NAME
LARGE TREES	
MG	Southern Magnolia
QV	Cathedral Live Oak
AR	Red Maple
SMALL TREES	
ED	Japanese Blueberry
IA	Eagleston Holly
LT	Red Crape Myrtle
LI	Crape Myrtle
LIT	Japanese Privet Tree
PALMS	
SP	Cabbage Palmetto
LN	Nitida Palm
PR	Reclinata Date

Designed By:



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Key Map:



Owner:

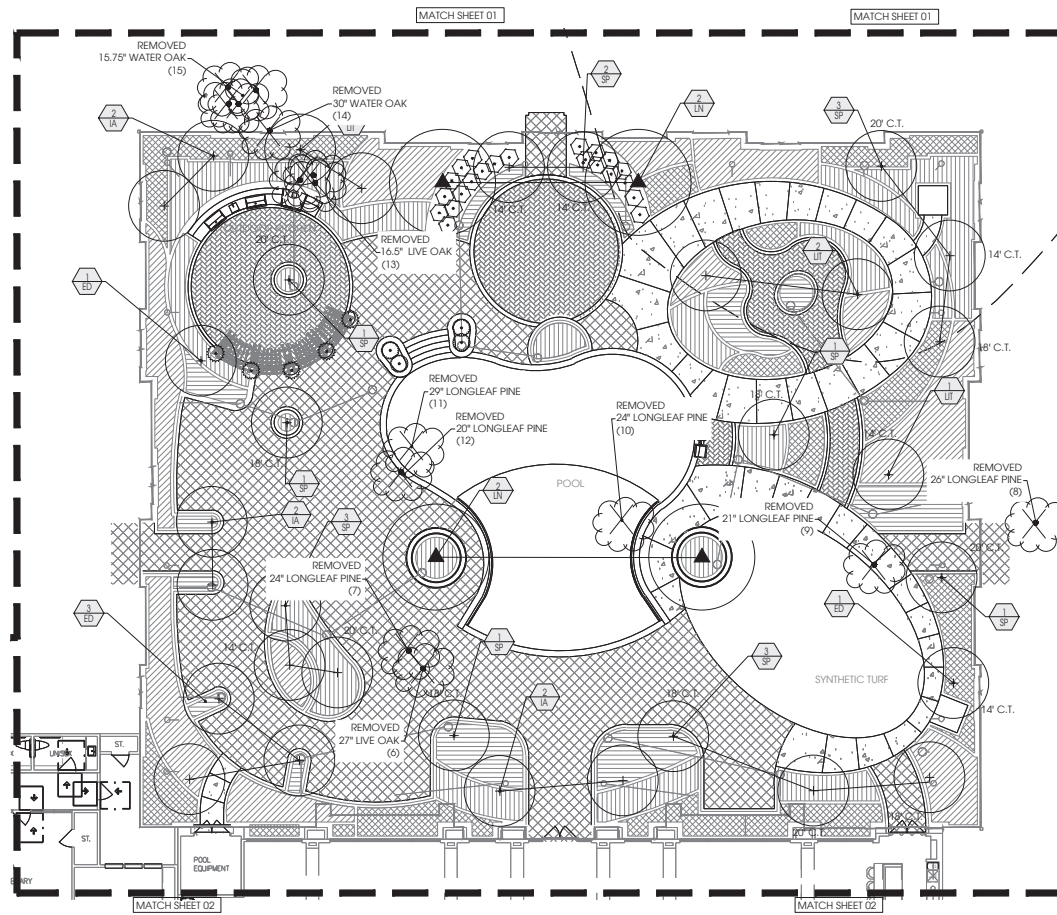
PARKVIEW
WILWOOD, FL

CONSTRUCTION DOCUMENTS
Issued for Permit
TREE PLAN

Rev.	Date	Description	By
1	10/10/22	CITY	RR
2	12/22/22	CITY	DF
3	7/11/23	VE	MK
4	7/24/23	UTILITY	MK
5	10/06/23	LIGHT POLES	AP
6	01/10/24	CITY COMMENTS	AP
7	05/02/24	CITY COMMENT	AP

Date: 08/12/2022 Scale: SEE PLAN
Drawn By: AP, AA, LB Designed By: RR
Approved By: MM Project No: 21074
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Sheet:	Sheet Number:
	LT-02



LANDSCAPE NOTES:
 -ALL TREE LABELS ARE PER TREE REPORT.
 -UNNUMBERED TREES ARE FROM THE TREE SURVEY

PLANT LIST	
KEY	COMMON NAME
LARGE TREES	
MG	Southern Magnolia
QV	Cathedral Live Oak
AR	Red Maple
SMALL TREES	
ED	Japanese Blueberry
IA	Eagleston Holly
LT	Red Crape Myrtle
LI	Crape Myrtle
LJT	Japanese Privet Tree
PALMS	
SP	Cabbage Palmetto
LN	Nitida Palm
PR	Reclinata Date

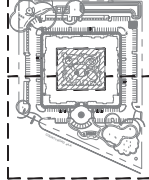
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 WWW.INNOVATIONSGROUPFL.COM ■ 407.926.5774

Key Map:



Owner:

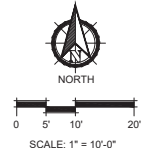
PARKVIEW
WILDWOOD, FL

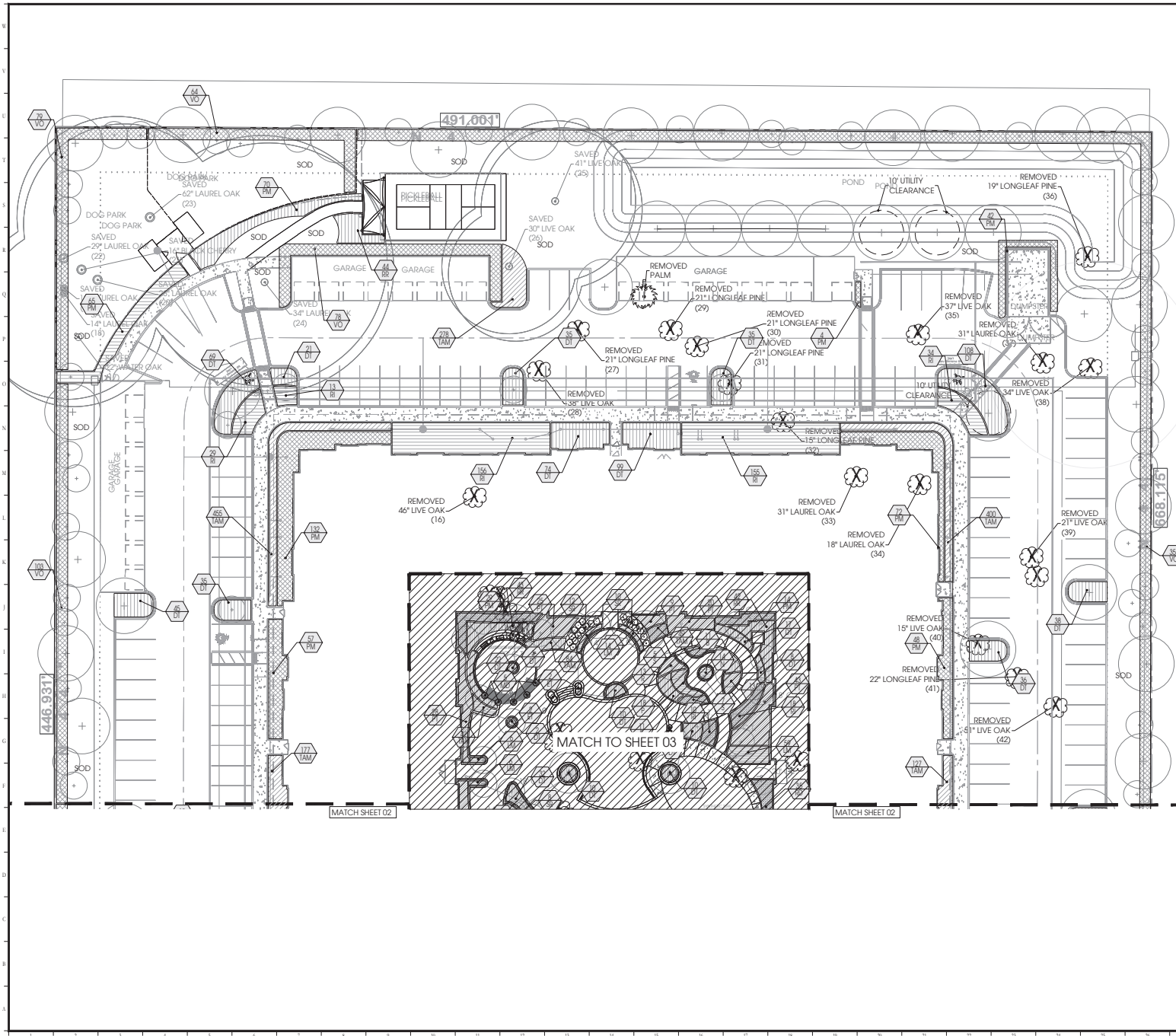
CONSTRUCTION DOCUMENTS
Issued for Permit
TREE PLAN

Rev.	Date	Description	By
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2	12/22/22	CITY	DF
3	7/11/23	VE	MK
4	7/24/23	UTILITY	MK
5	10/06/23	LIGHT POLES	AP
6	01/10/24	CITY COMMENTS	AP
7	05/02/24	CITY COMMENT	AP

Date: 08/12/2022 Scale: SEE PLAN
 Drawn By: AP,AA,LB Designed By: RR
 Approved By: MM Project No: 21074
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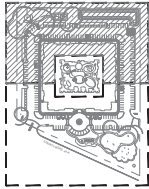
Sheet:	Sheet Number:
	LT-03





PLANT LIST	
KEY	COMMON NAME
SHRUBS	
ET	Eugenia 'Topiary'
MD	Mandevilla on Trellis
SR	Bird of Paradise
PM	Podocarpus
PT	Variegated Pittosporum
RI	Indian Hawthorn
RD	Duc De Rohan Azalea
RR	Red Ruffle Azalea
VO	Sweet Viburnum
BUTTERFLY GARDEN	
B	Butterfly Bush
N	Catmint
P	Phlox
R	Black-eyed Susan
S	Goldenrod
GROUND COVER	
AN	By Contractor
DT	Blueberry Flax Lily
LM	Evergreen Giant Lily Turf
TAM	Tricolor Dwarf Asiatic Jasmine
TURF	
SOD	Floritam St. Augustine

Designed By:
 
 INNOVATIONS DESIGN GROUP
 1300 HILLCREST BL., STE. 100 ■ ORLANDO, FL ■ 32803
 WWW.INNOVATIONSGROUP.COM ■ 407.464.5574

Key Map:
 
 Owner:

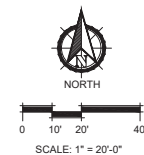
PARKVIEW
 WILWOOD, FL
 CONSTRUCTION DOCUMENTS
 Issued for Permit
 SHRUB PLAN

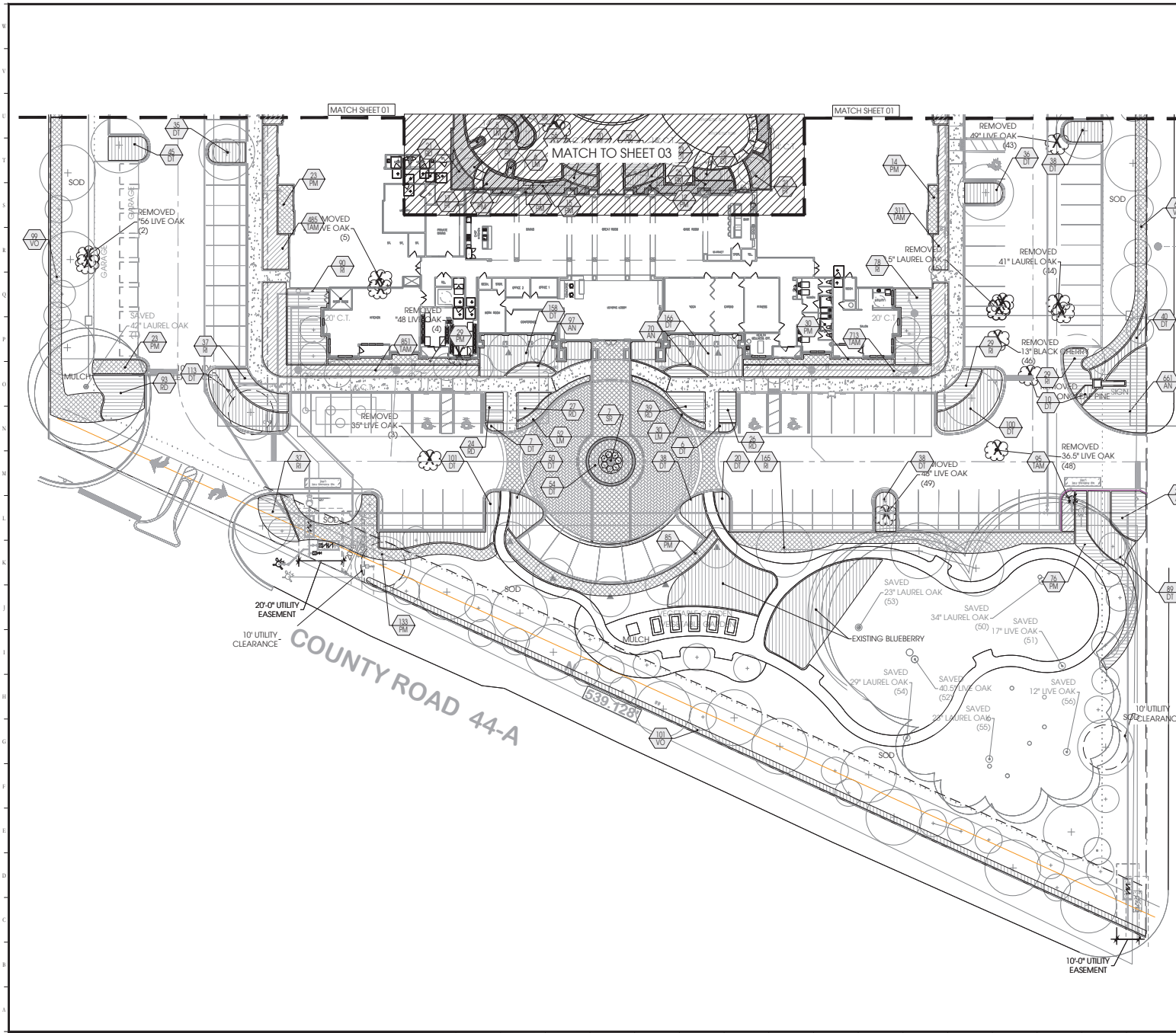
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4	7/24/23	UTILITY	MK
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6	01/10/24	CITY COMMENT	AP
7	05/02/24	CITY COMMENT	AP

Date: 08/12/2022
 Drawn By: AP,AA,LB
 Approved By: MM
 Project No: 21074
 Innovations Design Group, Inc.

Scale: SEE PLAN
 Designed By: RR
 Project No: 21074
 Innovations Design Group, Inc.

Sect:
 Sheet Number:
 LS-01





PLANT LIST	
KEY	COMMON NAME
SHRUBS	
ET	Eugenia 'Topiary'
MD	Mandevilla on Trellis
SR	Bird of Paradise
PM	Podocarpus
PT	Variegated Pittosporum
RI	Indian Hawthorn
RD	Duc De Rohan Azalea
RR	Red Ruffie Azalea
VO	Sweet Viburnum
BUTTERFLY GARDEN	
B	Butterfly Bush
N	Catmint
P	Phlox
R	Black-eyed Susan
S	Goldenrod
GROUND COVER	
AN	By Contractor
DT	Blueberry Flax Lily
LM	Evergreen Giant Lily Turf
TAM	Tricolor Dwarf Asiatic Jasmine
TURF	
SOD	Floritam St. Augustine

Designed By:

Key Map:

Owner:

PARKVIEW WILWOOD, FL

CONSTRUCTION DOCUMENTS Issued for Permit SHRUB PLAN

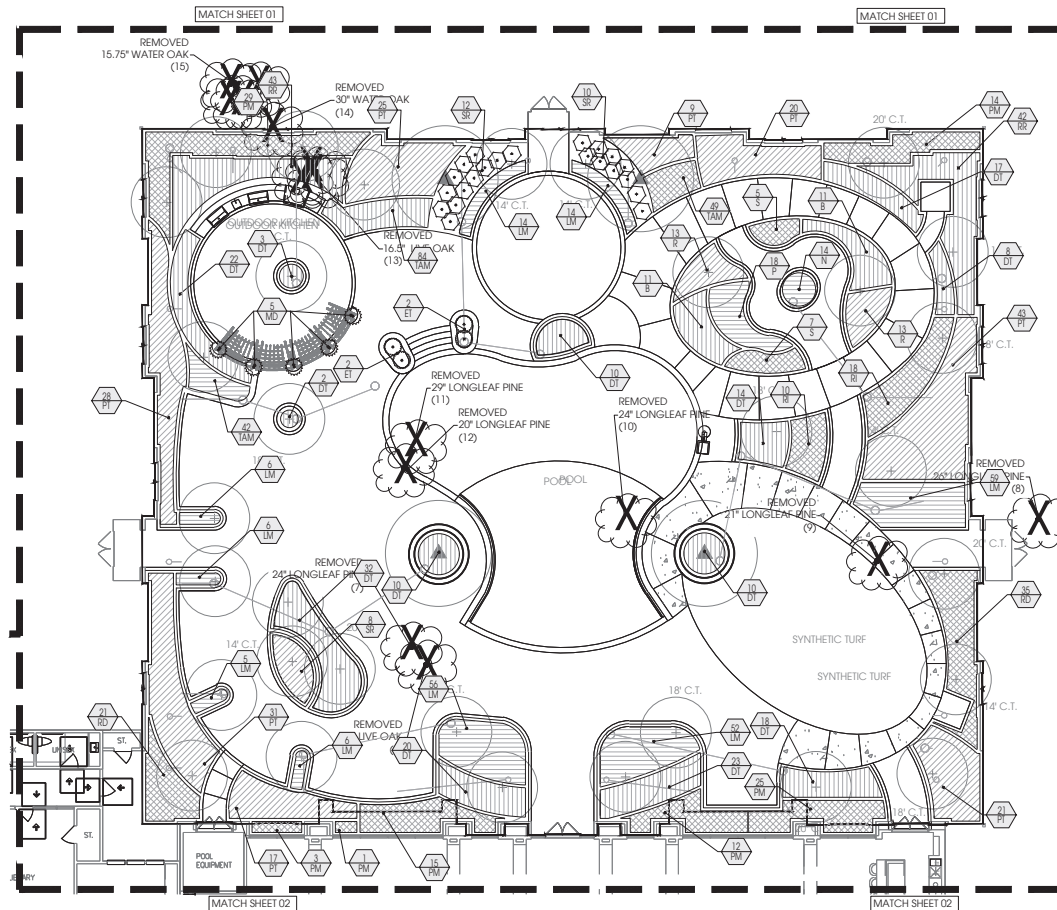
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4	7/24/23	UTILITY	MK
5	10/06/23	LIGHT POLES	AP
6	01/10/24	CITY COMMENT	AP
7	05/02/24	CITY COMMENT	AP

Date: 08/12/2022	Scale: SEE PLAN
Drawn By: AP, AA, LB	Designed By: RR
Approved By: MM	Project No: 21074
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Sect:

Sheet Number:
 LS-02

FILE: Z:\14 Studio\Projects\2021\121074 Parkview\12 AutoCAD\4 Construction Docs\Sheets\121074-06 Landscapes\Shrub.dwg
DATE: 08/12/2022
DRAWING SIZE: 24" X 36"



PLANT LIST	
KEY	COMMON NAME
SHRUBS	
ET	Eugenia 'Tropical'
MD	Mandevilla on Trellis
SR	Bird of Paradise
PM	Podocarpus
PT	Variegated Pittosporum
RI	Indian Hawthorn
RD	Duc De Rohan Azalea
RR	Red Ruffle Azalea
VO	Sweet Viburnum
BUTTERFLY GARDEN	
B	Butterfly Bush
N	Catmint
P	Phlox
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GROUND COVER	
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DT	Blueberry Flax Lily
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TURF	
SOD	Floritam St. Augustine

Owner:

Rev. Date Description By

10/10/22	CITY	RR
12/22/22	CITY	DF
7/11/23	VE	MM
7/24/23	UTILITY	MM
10/06/23	LIGHT POLES	AP
01/10/24	CITY COMMENT	AP
05/02/24	CITY COMMENT	AP

Date: 08/12/2022 Scale: SEE PLAN
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Approved By: MM Project No: 21074
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Scale: 1" = 10'-0"

Designed By:

INNOVATIONS DESIGN GROUP

Key Map:

Owner:

PARKVIEW
WILWOOD, FL

CONSTRUCTION DOCUMENTS
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SHRUB PLAN

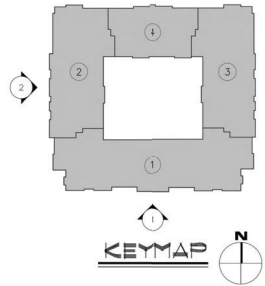
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2 WEST ELEVATION
3/32"=1'-0"

ELEVATION KEYNOTE LEGEND	
1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROOFSLOPE
1D	DECO BRICK - STACKED VERTICALLY
1E	DECO BRICK - HERRINGBONE PATTERN
3A	STONE VENEER
4B	CAST STONE TRIM
7A	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
7B	FIBER CEMENT PANEL SIDING (SMOOTH FINISH)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
7D	FIBER CEMENT BOARD & BATTEN SIDING (SMOOTH FINISH)
7E	FIBER CEMENT REVEAL PANEL SYSTEM (SMOOTH FINISH)
9A	GUARDRAIL SYSTEM 91 - 1/2" SQ. STEEL PICKET
10A	COMPOSITION SHINGLE ROOF
10B	STANDING SEAM METAL ROOF
11	STOREFRONT GLAZING SYSTEM
18	-
22	METAL CANOPY
23	WOOD BRACKET



1 SOUTH ELEVATION
3/32"=1'-0"



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BY: [Signature]
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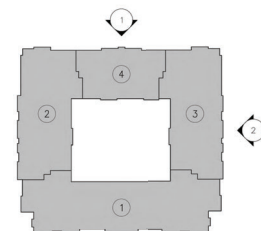
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EXTERIOR ELEVATIONS

DRAWING NO.
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2 EAST ELEVATION
3/32"=1'-0"

ELEVATION KEYNOTE LEGEND	
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1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	DECO BRICK - STACKED VERTICALLY
1E	DECO BRICK - HERRINGBONE PATTERN
3A	STONE VENEER
4B	CAST STONE TRIM
7A	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
7B	FIBER CEMENT PANEL SIDING (SMOOTH FINISH)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
7D	FIBER CEMENT BOARD & BATTEN SIDING (SMOOTH FINISH)
7E	FIBER CEMENT REVEAL PANEL SYSTEM (SMOOTH FINISH)
9A	GUARDRAIL SYSTEM 91 - 1/2" SQ. STEEL PICKET
10A	COMPOSITION SHINGLE ROOF
10B	STANDING SEAM METAL ROOF
11	STOREFRONT GLAZING SYSTEM
18	-
22	METAL CANOPY
23	WOOD BRACKET



1 NORTH ELEVATION
3/32"=1'-0"



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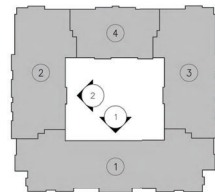
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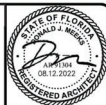


2 COURTYARD WEST ELEVATION AND SECTION
3/32"=1'-0"



1 COURTYARD SOUTH ELEVATION AND SECTION
3/32"=1'-0"

ELEVATION KEYNOTE LEGEND	
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1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	DECO BRICK - STACKED VERTICALLY
1E	DECO BRICK - HERRINGBONE PATTERN
3A	STONE VENER
4B	CAST STONE TRIM
7A	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
7B	FIBER CEMENT PANEL SIDING (SMOOTH FINISH)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
7D	FIBER CEMENT BOARD & BATTEN SIDING (SMOOTH FINISH)
7E	FIBER CEMENT REVEAL PANEL SYSTEM (SMOOTH FINISH)
9A	GUARDRAIL SYSTEM IN - 1/2" SQ. STEEL POCKET
10A	COMPOSITION SHINGLE ROOF
10B	STANDING SEAM METAL ROOF
11	STOREFRONT GLAZING SYSTEM
18	-
22	METAL CANOPY
23	WOOD BRACKET



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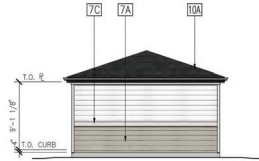
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SHEET TITLE
EXTERIOR ELEVATIONS
DRAWING NO.
A4.02



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A side elevation drawing of a garage. The structure features a gabled roof with a dark, textured surface. The main body of the garage is composed of horizontal siding. A small, square sign with the number '10A' is mounted on the roofline. To the left of the garage, a portion of another structure is visible, marked with a small square labeled 'A'. The drawing is a simple line art illustration.



5 8 CAR GARAGE TYPE III
MAINT - SIDE ELEVATIONS
1/8"=1'-0"



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2401-008 Fifth Third Bank - Pinellas Plaza

REQUESTED ACTION: The applicant is seeking a favorable recommendation from the Project Review Committee.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

2008

Case Number

SP 2401-008 Fifth Third Bank - Pinellas Plaza

Owner(s)

Villages of Southwest Plazas LLC

Applicant(s)

BDG Architects LLP - Benjamin Lewis

Acreage

1.00 +/-

Property Location

The subject property is generally located 0.25 miles east of the Powell Rd and C 466A intersection, approximately 0.09 miles west of Pinellas Pl.

Parcel(s)

Portion of Parcel G04-055C

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 1,900 SF bank building with a drive-thru and associated infrastructure within Pinellas Plaza, per the attached plans.

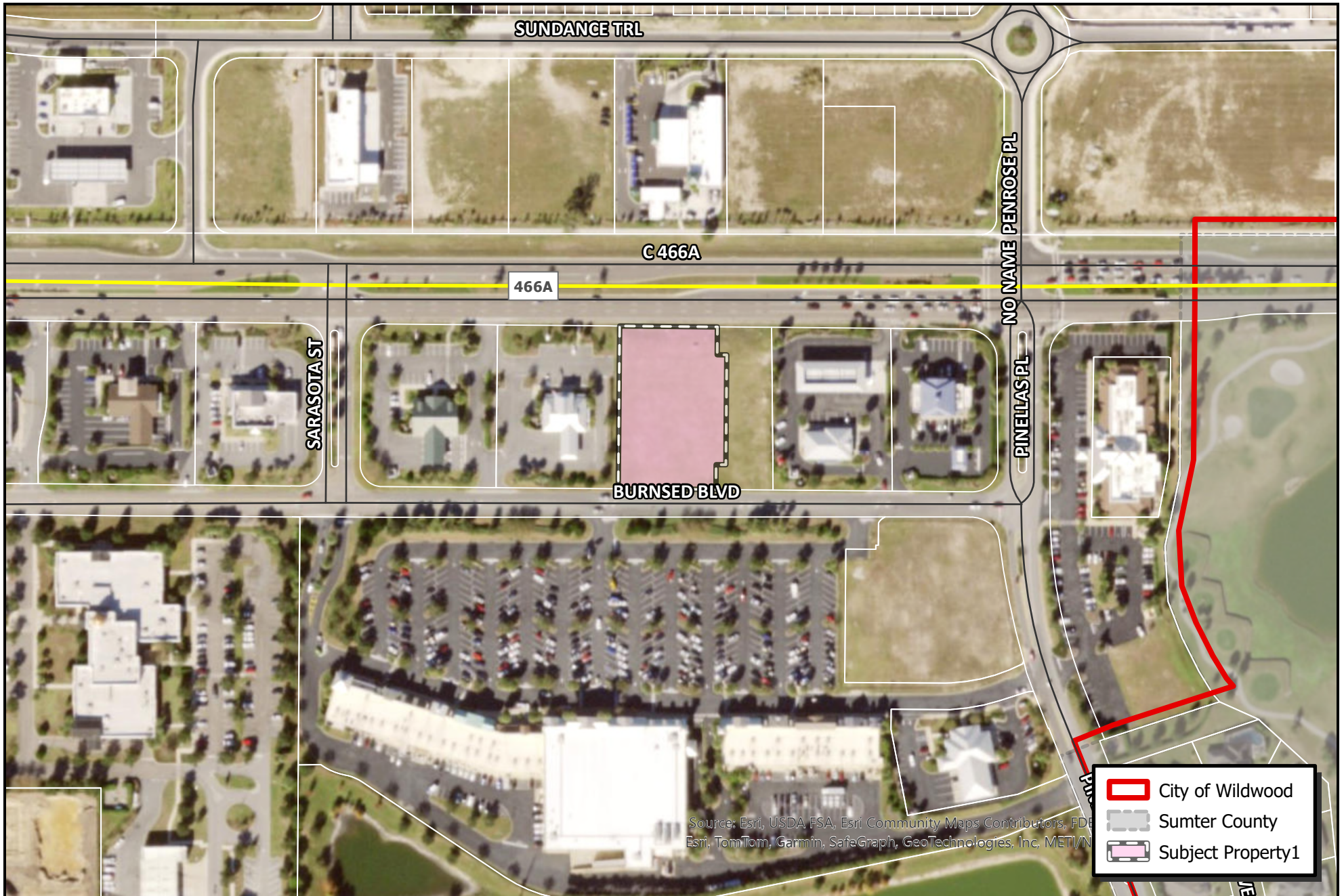
SP 2401-008 meets the criteria set forth within the land development regulations; recorded memorandum of agreement dated November 10, 2008; and is in line with the goals, objectives, and policies within the 2050 comprehensive plan amendment.

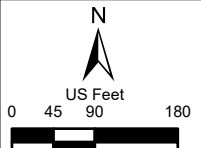


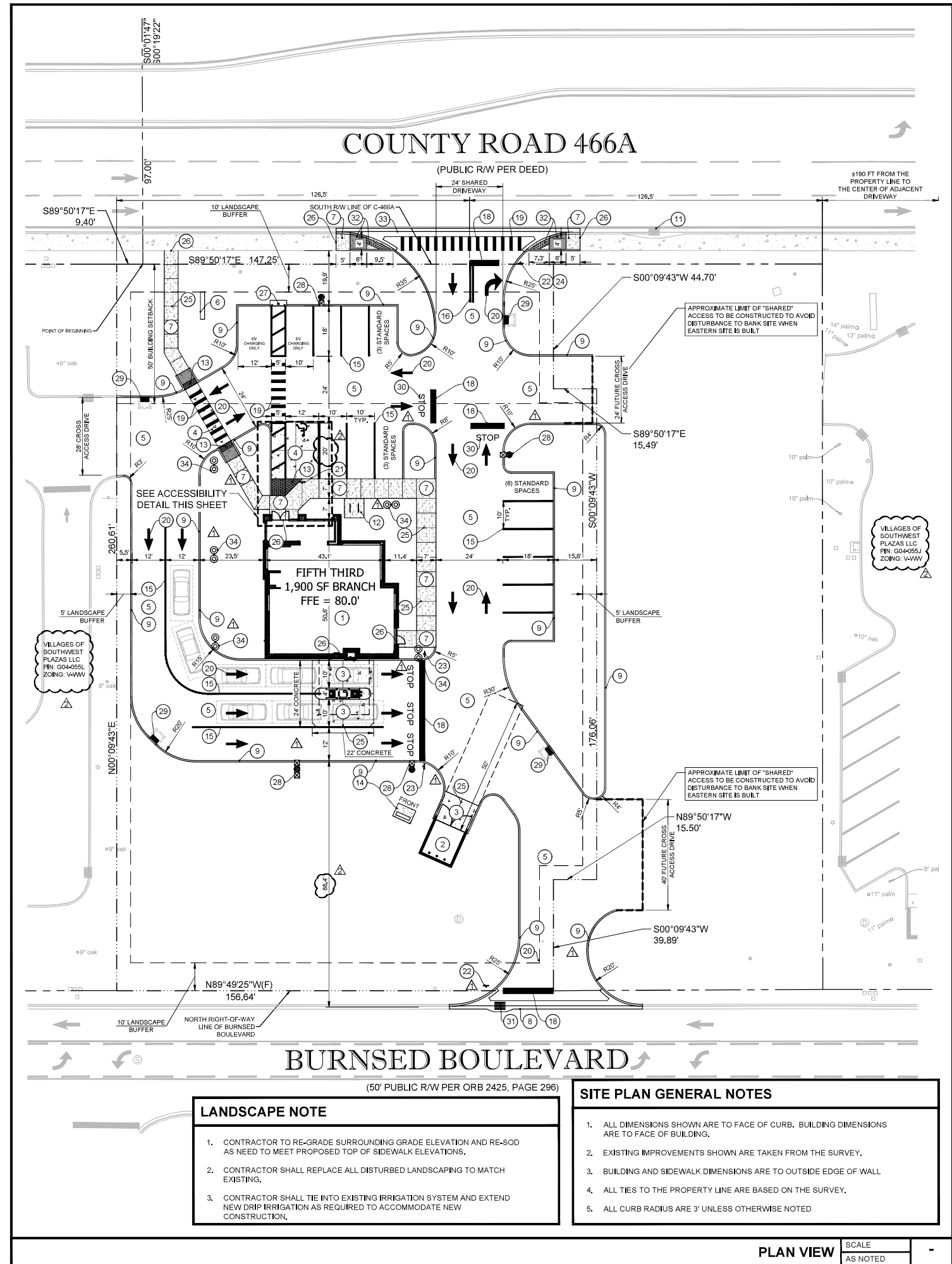
Dated: 05/23/2024

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 45 90 180	SP 2401-008 FIFTH THIRD BANK PINELLAS PLAZA PORTION OF PARCEL G04-055C	MAP 1B
			LOCATION MAP
			MAY 2024



KEYED NOTES	
1	NEW FIFTH THIRD BANK BUILDING AND DRIVE-THRU ISLAND (SEE ARCHITECTURAL PLANS).
2	NEW TRASH ENCLOSURE (REFERENCE VILLAGES STANDARD DETAIL R-20.1 DUMPSTER PAD & ENCLOSURE DETAIL, SHEET C05.02)
3	NEW 6" CONCRETE PAVEMENT, SEE DETAILS, SHEET C05.01.
4	NEW 6" BLACK TINTED CONCRETE PAVEMENT, SEE DETAILS, SHEET C05.01.
5	NEW ASPHALT PAVEMENT, SEE DETAILS, SHEET C05.01.
6	NEW ID SIGN (DESIGNED AND PERMITTED BY OTHERS).
7	NEW 4" CONCRETE SIDEWALK, SEE PLAN FOR WIDTH, SEE DETAILS, SHEET C05.01.
8	NEW VALLEY GUTTER PER THE VILLAGES STANDARD DETAIL, R-2.12 SEE DETAILS, SHEET C05.03.
9	NEW TYPE "D" CURB, 3-FOOT CURB TRANSITION AT PATHWAYS, SEE DETAILS R-2.4, SHEET C05.06.
10	NEW ADA RAMP, SEE DETAILS, SHEET C05.02.
11	EXISTING CURB INLET TO REMAIN.
12	NEW FIFTH THIRD STANDARD BICYCLE RACKS, SEE DETAILS, SHEET C05.01. NOTE: FINAL BIKE RACK SELECTION TO BE APPROVED BY VILLAGES DESIGN PRIOR TO ORDERING / INSTALLATION.
13	NEW DETECTABLE WARNING, SEE DETAILS, SHEET C05.01.
14	NEW TRANSFORMER PAD, SEE UTILITY PLAN, SHEET C04.01, AND ELECTRICAL SITE PLAN FOR MORE INFORMATION
15	NEW 6-INCH "WHITE" PARKING/ISLE STRIPE (CONTINUOUS PAINT).
16	NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT).
17	NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE PER THE VILLAGES STANDARD DETAIL HC-15, SEE DETAILS, SHEET C05.01.
18	NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
19	NEW 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
20	NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT).
21	NEW DECORATIVE HANDICAP SIGN POST PER THE VILLAGES STANDARD DETAIL HC-14, SEE DETAILS, SHEET C05.02.
22	NEW 30" R1-1 "STOP" SIGN PER THE VILLAGES STANDARD DETAIL, SN-10 (TYPICAL OF 6), SEE DETAILS, SHEET C05.01, (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
23	NEW 30" R5-1 "DO NOT ENTER" SIGN PER THE VILLAGES STANDARD DETAIL SN-27 (TYPICAL OF 2), SEE DETAILS, SHEET C05.02, (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
24	NEW 30" R5-1 "RIGHT TURN ONLY" SIGN PER THE VILLAGES STANDARD DETAIL SN-12 (TYPICAL OF 2), SEE DETAILS, SHEET C05.02, (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
25	SAWCUT A 1/4" CONTROL JOINT IN NEW SIDEWALK AS SHOWN, NEW CONTROL JOINT DEPTH MUST BE A MINIMUM OF 25% OF THE OVERALL SLAB DEPTH AND BE PERFORMED WITHIN 12 HR OF POUR, (TYPICAL), SEE DETAILS, SHEET C05.01.
26	EXPANSION JOINTS (TYPICAL).
27	ELECTRICAL STUB-UP FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION, SEE ELECTRICAL SHEET FOR MORE DETAILS AND DETAIL 10/C05.01
28	NEW AREA LIGHT POLE, SEE ELECTRICAL SITE PLANS.
29	NEW STORM STRUCTURE(S), SEE STORM PIPING PLAN, SHEET C03.02.
30	NEW 18" WHITE PAINTED "STOP" LETTERS PER THE VILLAGES STANDARD DETAIL R-21.
31	EXISTING CURB INLET TO BE MODIFIED TO A TYPE "V" GUTTER INLET PER FDOT INDEX 425-041, SEE FDOT STANDARD DETAILS, SHEET C05.05.
32	NEW DETECTABLE WARNING AND SIDEWALK CURB RAMP (GR-G) PER FDOT INDEX 522-002, SEE FDOT STANDARD DETAILS, SHEET C05.06.
33	NEW CURB AND VALLEY GUTTER PER FDOT INDEX 520-001 (SHEET 2 OF 3), SEE FDOT STANDARD DETAILS, SHEET C05.06.
34	NEW DECORATIVE LIGHT POLE, SEE ELECTRICAL SITE PLAN.

UTILITY AUTHORITIES	
WATER AND SEWER PROVIDED BY: VIKUS WATER 1038 LAKE SUMTER LANDING, THE VILLAGES, FLORIDA 32162 CONTACT: STACI LOCKE PHONE: (352) 753-4747 EMAIL: STACI.LOCKE@VIKUSWATER.COM TELEPHONE PROVIDED BY: THE VILLAGES TECHNOLOGY SOLUTIONS GROUP (TVTSG) CONTACT: TOM KONKLIN PHONE: (352) 751-7735 EMAIL: TOM.KONKLIN@THEVILLAGES.COM	ELECTRIC PROVIDED BY: SECO ENERGY (SUMTER COUNTY) 330 S US HIGHWAY 301, SUMTERVILLE, FLORIDA 33585 CONTACT: DAVID PRZYSTAWSKI PHONE: (352) 793-3801 EMAIL: DAVID.PRZYSTAWSKI@SECOENERGY.COM

SITE AREAS			
AREAS	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	43,555	1.00	100.00%
BUILDING	1,900	0.04	4.36%
TOTAL IMPERVIOUS (Including Building)	22,953	0.53	53%
TOTAL PERVIOUS (LS + DRY POND AREA)	20,602	0.47	47%

LEGEND	
---	PROPERTY LINE
---	EXISTING TO REMAIN
---	EXISTING CONCRETE TO REMAIN
---	PROPOSED CONCRETE LESS THAN 6"
---	PROPOSED CONCRETE 6" OR GREATER
---	NEW ASPHALT PAVEMENT
---	SETBACK/BUFFER
---	PROPOSED CURB
---	PROPOSED CURB AND GUTTER

SITE DATA	
SITE ADDRESS:	2485 BURNSED BOULEVARD, WILDWOOD, FL 34785
PARCEL NO:	PORTION OF G04-055C
BUILDING AREA:	1,900 SF BUILDING
EXISTING ZONING:	V-WW DRI
SITE AREA:	43,555 SF / 1.0 AC
EXISTING USE:	VACANT
FUTURE USE:	BANK WITH DRIVE THRU
MAX BUILDING HEIGHT:	25' MAX (MAIN ROOF) 35' MAX (ARCHITECTURAL FEATURES, TOWER, ETC.) 1 STORY BUILDING
NUMBER OF EMPLOYEES:	4
PARKING DATA	
PARKING:	1 SPACE PER 300 SF 1,900 SF / 300 SF = 7 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING = 12 SPACES ACCESSIBLE PARKING = 1 SPACE EV PARKING = 2 SPACES TOTAL PARKING PROVIDED = 15 SPACES
DRIVE THROUGH QUEUE:	200 FEET TOTAL STACKING (5-SPACES PER LANE) 9' x 20' QUEUE SIZE
LOADING ZONE:	*NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.
LANDSCAPE REQUIREMENTS:	
REQUIRED	
LANDSCAPE BUFFER - COUNTY ROAD 466A = 10'	
LANDSCAPE BUFFER - BURNSED BOULEVARD = 10'	
LANDSCAPE BUFFER - EAST/SIDE/INTERNAL = 5'	
LANDSCAPE BUFFER - WEST/SIDE/INTERNAL = 5'	
BUILDING REQUIREMENTS:	
REQUIRED	
BUILDING SETBACK - COUNTY ROAD 466A = 50'	
BUILDING SETBACK - BURNSED BOULEVARD = 0'	
BUILDING SETBACK - EAST/SIDE/INTERNAL = 0'	
BUILDING SETBACK - WEST/SIDE/INTERNAL = 0'	
FLOOD ZONE:	
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120259, PANEL NUMBER 0132, SUFFIX D, EFFECTIVE SEPTEMBER 27, 2013, FOR WILDWOOD, FLORIDA.	
FIRE RESISTANCE REQUIREMENTS PER THE FLORIDA FIRE PREVENTION CODE, 8 TH EDITION:	
CONSTRUCTION TYPE: VB (PER FBC 7TH EDITION (2020) - TABLE 601)	
MINIMUM FIRE FLOW REQ. 1500 GPM FOR 2 HOUR	
LEGAL DESCRIPTION:	
THAT PART OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:	
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE S00°19'22"W, A DISTANCE OF 97.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF C-466A AND THE POINT OF BEGINNING; THENCE S89°30'00"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 147.25 FEET; THENCE S00°30'00"W, A DISTANCE OF 44.70 FEET; THENCE S89°30'00"E, A DISTANCE OF 15.49 FEET; THENCE S00°30'00"W, A DISTANCE OF 176.06 FEET; THENCE N89°30'00"W, A DISTANCE OF 15.50 FEET; THENCE S00°30'00"W, A DISTANCE OF 39.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BURNSED BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 2425, PAGE 296, OF THE PUBLIC RECORDS OF SAID SUMTER COUNTY, FLORIDA; THENCE N89°30'00"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 156.64 FEET; THENCE N00°30'00"E, A DISTANCE OF 260.85 FEET; THENCE S89°30'00"E, A DISTANCE OF 8.40 FEET TO THE POINT OF BEGINNING.	
CONTAINING 43,558 SQUARE FEET OR 1,000 ACRES, MORE OR LESS.	

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PINELLAS PLAZA**

2485 BURNSED BOULEVARD
WILDWOOD, FL 34785

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FL Cert. of Auth. No. 278899
IEG JOB NO. 15-302.00
NISIIT SAPPARKHAO, P.E.
FL REG. NO. 64085

Digitally signed by
Nisit Sapparkhao
DN:
c=US, o=Infinity Engineering Group LLC, ou=Nisit Sapparkhao, email=Nisit@ieggroup.net, cn=Nisit Sapparkhao
Date: 2024.03.13 17:14:25-04'00'

THIS ITEM WAS ELECTRONICALLY SIGNED AND SEALED BY NISIIT SAPPARKHAO, P.E. ON THE DATE AND HOUR THIS STAMP SHOWS USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE AUTHORITY OR ANY ELECTRONIC COPY FILED 03/13/24

ISSUE	BY	DATE	DESCRIPTION
		09/13/23	ISSUE FOR DRC REVIEW
		11/03/23	DRC FINAL REVIEW
		12/21/23	DRC COMMENTS
		01/11/24	SITE PERMIT
		03/05/24	SITE-ROUND1

PROJECT INFORMATION BLOCK

JOB # 230422

DATE: 09/13/23

DRAWN BY: IEG

CHECKED BY: IEG

SHEET TITLE

SITE PLAN

SHEET NUMBER

C02.01