



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

July 9, 2024 2:15 PM

City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Board/Special Magistrate Regular Meeting June 11, 2024, at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2405-002 Michael DeMers
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A
ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN
ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND**

**DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

Parcels G18-023, G18-024, G18-025, and G18-026

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment request to change the zoning designation from MHP (City) to M-1 (City) for the parcel listed above on 0.913 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2405-002 (O2024-42). **The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-43 to be forwarded to the City Commission for further action.**

2. RZ 2406-001 Oxford Oaks Professional Plaza

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Portion of Parcel D17-069

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map amendment request to change the zoning designation from CL/ROW (Sumter County) to C-2 (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2406-001 (O2024-44). **The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-45 to be forwarded to the City Commission for further action.**

3. SP 2208-010 Inspire Parkview Independent Senior Community - Liberty Senior Center

Parcel G08-016

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 167,118 SF independent living facility with 164 units with associated infrastructure on 6.28 acres, MOL. **The Project Review Committee recommends approval contingent on the resolution of outstanding city attorney comments prior to the city commission meeting.**

4. SP 2312-007 Wildwood Training Center (Duke Energy)

Parcels D32-006, D32-012, & D32-125

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 18,377 SF training center with a 6,950 SF attached canopy, a tower training area, a pole training

area, and a future substation training area with associated infrastructure on 18.36 acres, MOL. Duke energy will provide improvements to CR 128 from the east ROW of CR 462 to the northwest corner of parcel D32-012 to be submitted under a separate application. **Staff recommends approval with the submission of CR 128 improvements to be submitted under a separate application.**

V. ADJOURNMENT

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

July 9, 2024 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 11, 2024 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Leni Li	Planner	Present
Jessica Barnes	City Clerk	Present

Special Magistrate Holt brought the meeting to order at 2:17 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting May 07, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the May 7, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2309-002 Wildwood East

Special Magistrate Holt read aloud the title of RZ 2309-002 Wildwood East. The item was presented by Planner Bondi. The applicant, LPG Urban & Regional Planners, Inc, sought a

favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (County) to R-5 (City) for parcel G04-013 on 2.94 acres MOL. Based on the most recent analysis of utility capacity, staff was unable to verify adequate wastewater treatment plant capacity for new applications which resulted in an increase in density or intensity. The subject property anticipated project buildout in 2026, according to the accepted TIA, adding an estimated 44 ERUs of potable water and sanitary sewer.

Mike Rankin of LPG was present on behalf of the project and addressed the Special Magistrate. He concurred with staff findings and recognized the wastewater capacity issues. Development Services Director Strickland clarified for the record that as part of the requirements for the rezoning, staff is tasked with verifying that the city has adequate capacity to support recommendations for rezoning. She wanted to state again on the record that staff cannot guarantee capacity for the project, and while there are plans in place to increase capacity, it is not projected to begin until mid-2026 as it is a tedious process. She further stated that staff would not be recommending approval for other projects moving forward for this reason. This project was unique in that it was previously annexed into the city, and are required to apply the future land use and zoning designation within one year. McGregor Love of Lowndes Law addressed the Special Magistrate and agreed with staff regarding the risk of there not being sewer capacity at the time of development. He stated that he disagreed with what the impact of a rezoning at this time would be, and what the entitlement would mean for permitting at a later date. He again noted that the developer understands that sewer capacity cannot be guaranteed at this time, but that it may be addressed later. There was no further public comment. Special Magistrate Holt recommended approval conditioned on verification of wastewater capacity.

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

2. RZ 2404-003 Cheng Zheng Home Site

Special Magistrate Holt read aloud the title of RZ 2404-003 Cheng Zheng Home Site. The item was presented by Assistant Development Services Director Then. The applicant, Mei Chen, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to R-1 (City) for parcel G33-063 on 0.442 acres of land MOL. Then also stated that the annexation of the property was approved at the Commission meeting on June 10, 2024. The owner/applicant was not present. Special Magistrate Holt noted that the project did not have wastewater capacity concerns as the property would be on well and septic. No further comments were offered or received.

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

3. PLAT 2401-005 Livano Wildwood Final Plat

Special Magistrate Holt read aloud the title of PLAT 2401-005 Livano Wildwood Final Plat. The item was presented by Planner Bondi. The applicant, Clymer, Farnier, Barley Surveying,

LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a replat to Lot 3 and 5 within the Oxford Greens Subdivision creating Lots 1 and 2 for the Livano Wildwood Final Plat on parcels D08F003 and D08F005, consisting of 42.74 acres, MOL. The owner/applicant was not present. No comments were offered or received.

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

4. PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2403-001 Highfield at Twisted Oaks Phase 1 Final Plat. The item was presented by Planner Bondi. The applicant, KL Highfield LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks Phase 1 Final Plat consisting of 125 lots and 18 tracts on parcels D30-030, D30-031, D30-047, D30-080, and D30-091. Stephanie Vaughn was present on behalf of the applicant. No comments were offered or received.

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

5. PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2403-006 Twisted Oaks Townhomes Ph 1 Final Plat. The item was presented by Planner Li. The applicant, KL Highfield LLC, sought a favorable recommendation from the Planning and Zoning Board for the Twisted Oaks Townhomes Ph 1 Final Plat consisting of 120 lots and 8 tracts on parcel D31-007. Stephanie Vaughn was present on behalf of the applicant. No comments were offered or received.

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

6. SP 2305-011 Twisted Oaks Amenity Center

Special Magistrate Holt read aloud the title of SP 2305-011 Twisted Oaks Amenity Center. The item was presented by Planner Bondi. The applicant, KL Twisted Oaks, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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 a portion of parcels D31-007 and D31-029, consisting of 4.3 acres, MOL. The Twisted Oaks Amenity Center will serve the residents of the single-family detached and attached dwelling units within the Twisted Oaks Subdivision, along with the residents of the Highfield at Twisted Oaks Subdivision. Stephanie Vaughn was present on behalf of the applicant. No comments were offered or received.

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

7. SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood

Special Magistrate Holt read aloud the title of SP 2309-003 Exalt Health 40 Bed Rehabilitation Hospital at Wildwood. The item was presented by Planner Bondi. The applicant, Wildwood Rehab, LP, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 39,218 SF rehabilitation hospital and a future 6,000 SF medical office with associated infrastructure, on parcel G08-021. 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. There is an executed developer's agreement that legally binds the owner to construct the off-site sanitary sewer extension in order to serve the parcel. The applicant was present on behalf of the project. No comments were offered or received.

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

8. SP 2309-006 Wildwood Acres Pavilion

Special Magistrate Holt read aloud the title of SP 2309-006 Wildwood Acres Pavilion. The item was presented by Assistant Development Services Director Then. The applicant, C Miller Construction, Inc., sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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 parcel G07-111, consisting of 0.173 acres MOL. The owner/applicant was not present. No comments were offered or received.

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

9. SP 2401-001 Twisted Oaks Apartments

Special Magistrate Holt read aloud the title of SP 2401-001 Twisted Oaks Apartments. The item was presented by Assistant Development Services Director Then. The applicant, James P. Harvey, President of KL Twisted Oaks, LLC, sought approval from the City of Wildwood City Commission 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 portions of parcel D31-007, consisting of 16.87 acres MOL.

Stephanie Vaughn was present on behalf of the applicant. No comments were offered or received.

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

10. SP 2401-007 Chipotle @ Signature Drive

Special Magistrate Holt read aloud the title of SP 2401-007 Chipotle at Signature Drive. The item was presented by Planner Bondi. The applicant, Troy F. Carter of Suncoast Civil Engineering, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,420 SF fast food restaurant with a mobile pick-up lane and associated infrastructure on parcel G17A004A. The applicant, Troy Carter, the engineer of record, was present on behalf of the project. No comments were offered or received.

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

11. SP 2401-008 Fifth Third Bank - Pinellas Plaza

Special Magistrate Holt read aloud the title of SP 2401-008 Fifth Third Bank - Pinellas Plaza. The item was presented by Planner Bondi. The applicant, Benjamin Lewis of BDG Architects LLP, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 1,900 SF bank building with a drive-thru and associated infrastructure within Pinellas Plaza, located on a portion of parcel G04-055C. The engineer of record was present on behalf of the project. No comments were offered or received.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:49 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **RZ 2405-002 Michael DeMers**

REQUESTED ACTION: The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-43 to be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER RZ 2405-002

ORDINANCE NUMBER O2024-43

APPLICANTS Michael Rankin w/ LPG Urban and Regional Planners, LLC

OWNER Michael C. DeMers

PROPERTY LOCATION The property is generally located approximately 0.33 miles east of N US 301, at 702 Clay Drain Road, Wildwood, FL 34785

PARCEL NUMBERS G18-023, G18-024, G18-025, G18-026

DATE July 1, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from MHP (City) to M-1 (City) for the parcels listed above on 0.913 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2405-002 (O2024-42).

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

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

The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the zoning designation from MHP (City) to M-1 (City). The applicant states that they intend to use the parcels as industrial and combine them with the adjacent industrial parcel owned by the applicant to create a unified industrial development. The proposed rezoning to M-1 is consistent with the proposed future land use designation of Industrial and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4.

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

The proposed rezoning to M-1 would be compatible with the existing larger parcel and the existing character of the neighborhood:

FLU Policy 1.1.1(c) outlines standards for industrial development which limits intensity of a FAR of 0.5.

FLU Policy 1.2.1 states that the City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years. The subject site is located within an area of existing development where public infrastructure, services and utilities are already present.

The proposed zoning change would assist in meeting industrial needs and would result in a logical development pattern.

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

Transportation: Primary access to the property will be from Clay Drain Road (CR 156). Approximate access easements will be secured prior to development. The trip generation analysis indicates that the proposed amendment will result in an additional 31 PM Peak Hour trips. The amendment will not degrade the LOS of area roadways.

Potable Water & Sewer: City water and sewer are available to the subject site. The applicant/owner will work with City utilities at the construction plan stage to connect to City water and sewer.

Schools: The commercial development will not generate any school-age children.

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

Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located along a collector roadway, in close proximity to an arterial roadway, which would support industrial development. As a result, since 2021, the site has current operations that generate trips. In short, there are five current operators:

- ☐ A gutter repair business that has two trucks generating four trips per day.
- ☐ Two landscaping businesses that have five trucks generating ten trips per day.
- ☐ Storage for concrete fiber optic vaults that sees two to four trips per month.
- ☐ The Log House has a driver that enters and exits three to four times per week.

The rezoning is necessary to establish the correct zoning designation and permitted land uses to reconcile the current operations at the site.

(e) Whether the proposed change will create or excessively increase traffic congestion

or otherwise be a detriment to public safety;

A trip generation analysis was conducted on the maximum development potential and the results of the analysis indicate that the proposed amendment's impact results in a slight increase of traffic and is considered de minimis. Based on the Comprehensive Plan Amendment, a maximum of 31 PM Peak Hours could be generated. Based on the existing business operations, the development is expected to generate eight new PM peak hour trips, which is less than the County's threshold for a Minor TIA.

(f) Whether the proposed change will be a deterrent to the improvement of development of adjacent property;

ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	M-1 (City)
SOUTH	Clay Drain Road ROW & AG-5 (Sumter County)
EAST	MHP, M-1 (City)
WEST	MHP, M-1 (City)

If the rezoning is approved, the applicant will be required to submit a general plan to the City prior to submitting construction plans to the Sumter County Building Department for any improvements. The site plan will need to follow requirements established in the City's Land Development Regulations in accordance to the M-1 Zoning District.

The applicant seeks a favorable recommendation of Ordinance Number O2024-43 (attached) subject to approval of O2024-42, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 7/1/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-43

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels G18-023, G18-024, G18-025, and G18-026
Michael C. DeMers
0.913 +/-

LEGAL DESCRIPTION:

Parcel 1:

Begin 770.88 feet West and 7 feet North of the SE Corner of NE ¼ of NE ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, Run West 75 feet, North 138 feet, East 75 feet and South 138 feet to the Point of Beginning.

Parcel 2:

Begin 620.88 feet West and 7 feet North of the SE Corner of NE ¼ of NE ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, Run West 75 feet, North 138 feet, East 75 feet and South 138 feet to Point of Beginning.

Parcel 3:

Begin 383.99 feet West and 7 feet North of the SE Corner of NE ¼ of NE ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, Run West 78.5 feet, North 138 feet, East 78.5 feet and South 138 feet to Point of Beginning, Less Road Right of Way.

Parcel 4:

Begin 462.38 feet West and 7 feet North of the SE Corner of NE ¼ of NE ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, Run West 78.5 feet, North 138.04 feet, East 78.5 feet and South 138.04 feet to Point of Beginning.

This property is to be reclassified from MHP (City) to M-1 (City)

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

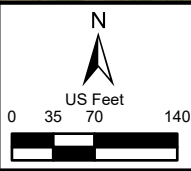
Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	RZ 2405-002		MAP 1B
		MICHAEL DEMERS REZONING		LOCATION MAP
		PARCELS G18-023, G18-024, G18-025 & G18-026		MAY 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-43

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2406-001 Oxford Oaks Professional Plaza

REQUESTED ACTION: The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-45 to be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER

RZ 2406-001

ORDINANCE NUMBER

O2024-45

APPLICANTS

Luisa Betancur & Rodolfo De Anda

OWNER

Oxford Oaks Plaza, LLC

PROPERTY LOCATION

The property is generally located approximately 445 linear feet east of N US 301, and approximately 467 linear feet south of CR 106, in section 17, township 18 south, range 23 east

PARCEL NUMBER

Portion of Parcel D17-069

DATE

July 1, 2024

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map amendment request to change the zoning designation from CL/ROW (Sumter County) to C-2 (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2406-001 (O2024-44).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-2 should be granted based on the following criteria:

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive

plan, with the proposed land use change from Commercial/ROW (Sumter County) to Commercial (City). The proposed land use amendment is consistent with objective 1.2 stating “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implanting a compact land use pattern.” Objective 1.2 is being met specifically from Policy 1.2.7 and Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern.

The applicant is planning to utilize the vacated right of way land for the southern landscaping buffer and retention pond of the proposed Oxford Oaks Professional Plaza.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The existing adjacent land use designations within the City limits are Commercial (COM) and the proposed land use amendment is consistent with the proposed land use category on the JPA Map.

The applicant is looking to establish a future land use designation consistent with the remaining portion of parcel D17-069; which consists of the north 1/2 of Perry Street, being approximately 25 feet in width and 297.2 linear feet in length.

(c) The possibility of adversely affecting public facilities such as school, utilities, streets, etc.:

Transportation: The property will have a full-access driveway on CR 106. As it refers to the overall development, the proposed project is to generate 1,185 net daily trips of which 51 will occur in the A.M. peak hour and 143 in the P.M. peak hour. The transportation impact analysis indicates that with the added number of trips, the impacted roadway segments and intersections are projected to operate at satisfactory levels of service (LOS).

Potable Water & Sewer: City water is available to the subject property. The nearest force main is approximately 350 feet north of the property. The applicant/owner will work with the City’s Utility Department and adjacent developers at the site plan stage to connect to the City water and sewer.

Schools: The commercial development will not generate any school-age children.

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

The applicant plans to construct a professional/medical plaza (Oxford Oaks Professional Plaza), whose site plan has been submitted for review and this is how it was found that the extra step is necessary to incorporate that piece of land into the City limits and establish a future land use (Commercial) and zoning designation (C-2) consistent with the City for the rest of Parcel D17-069.

ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	ROW CR 106 & C-3 (City)
SOUTH	A10C (Sumter County)
EAST	C-3 (City)
WEST	C-2 (City), RR1, R2M (County)

A site plan has been submitted for review for the Oxford Oaks Professional Plaza Project, and this is how the ROW discrepancy was discovered.

The applicant seeks a favorable recommendation of Ordinance Number O2024-45 (attached) subject to approval of O2024-44, which establishes a Future Land Use

appropriate to the proposed zoning.

DATED: 7/1/2024

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

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-45

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Portion of Parcel D17-069
Oxford Oaks Plaza, LLC
0.17 +/-

LEGAL DESCRIPTION:

PORTION OF PARCEL D17-069

That portion of the North half of Perry Street (50 feet wide) as shown on the Plat of TOWN of OXFORD, as recorded in Plat Book 1, Page 32, of the Public Records of SUMTER County, Florida, Lying South of the Following Described Parcel: The West 297.2 feet of Block F of TOWN of OXFORD, according to the Plat thereof as recorded in Plat Book 1, Page(s) 32-33, of the Public Records of SUMTER County, Florida.

This property is to be reclassified from ROW (Sumter County) and CL (Sumter County) to C-2 (City)

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

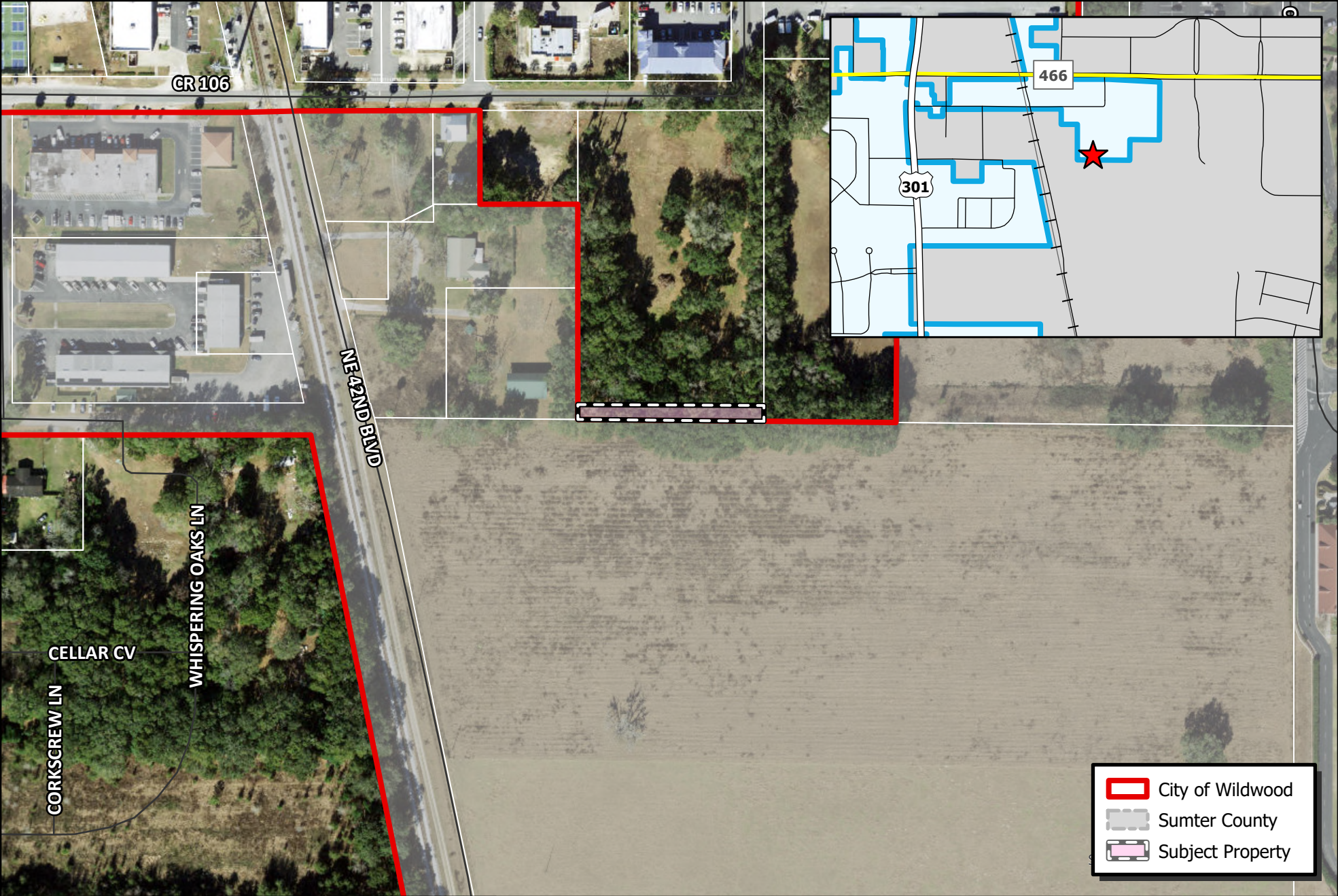
First Reading: _____

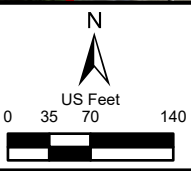
Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	RZ 2406-001	MAP 1B
			OXFORD ORAKS PROFESSIONAL PLAZA	LOCATION MAP
			PARCEL D17-069	JUN 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-45

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: The Project Review Committee recommends approval contingent on the resolution of outstanding city attorney comments prior to the city commission meeting.

CONTRACT:

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 Planning and Zoning Board/Special Magistrate for the construction of a 167,118 SF independent living facility consisting of 164 units with associated infrastructure, per the attached plans.

Aside from the outstanding comments, SP 2208-010 meets the criteria set forth within the land development regulations, design district standards, and is in compliance with the goals, objectives, and policies of the 2050 Comprehensive Plan.

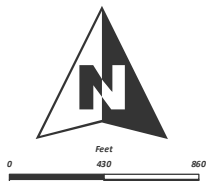


Dated: 07/01/2024
Amanda Bondi
Planner II, Development Services



**CITY OF
WILDWOOD**

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



INSPIRE PARKVIEW INDEPENDENT SENIOR COMMUNITY

SP 2208-010

PARCEL G08-016

MAP 1B

LOCATION
MAP

AUGUST
2022



WILDWOOD FLORIDA

City of Wildwood

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

Representative: Clifford Alejos – Burkett Engineering

Date: 07/01/2024

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

CITY ATTORNEY

1. 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.

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:

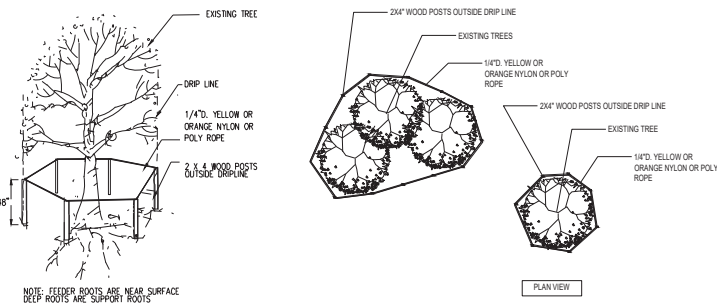
- TREES ARE REMOVED DUE TO POTENTIAL HAZARDS TO PERSON OR PROPERTY DUE TO SITE DEVELOPMENT.
- 55 TOTAL LIVE OAKS REQUIRED. 55 PROPOSED.
- 22 TOTAL OTHER THAN OAKS REQUIRED. 25 PROPOSED.
- PLEASE REFER TO TREE PLANS FOR TREE IDENTIFICATION NUMBERS.

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	Lagerstromia 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	12	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.

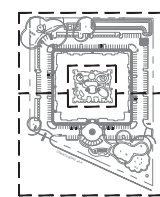


Tree Protection Detail
 Scale: N.T.S.

Designed By:



Key Map:



Owner:



PARKVIEW
 WILWOOD, FL

CONSTRUCTION DOCUMENTS
 Issued for Permit
 TREE PLAN

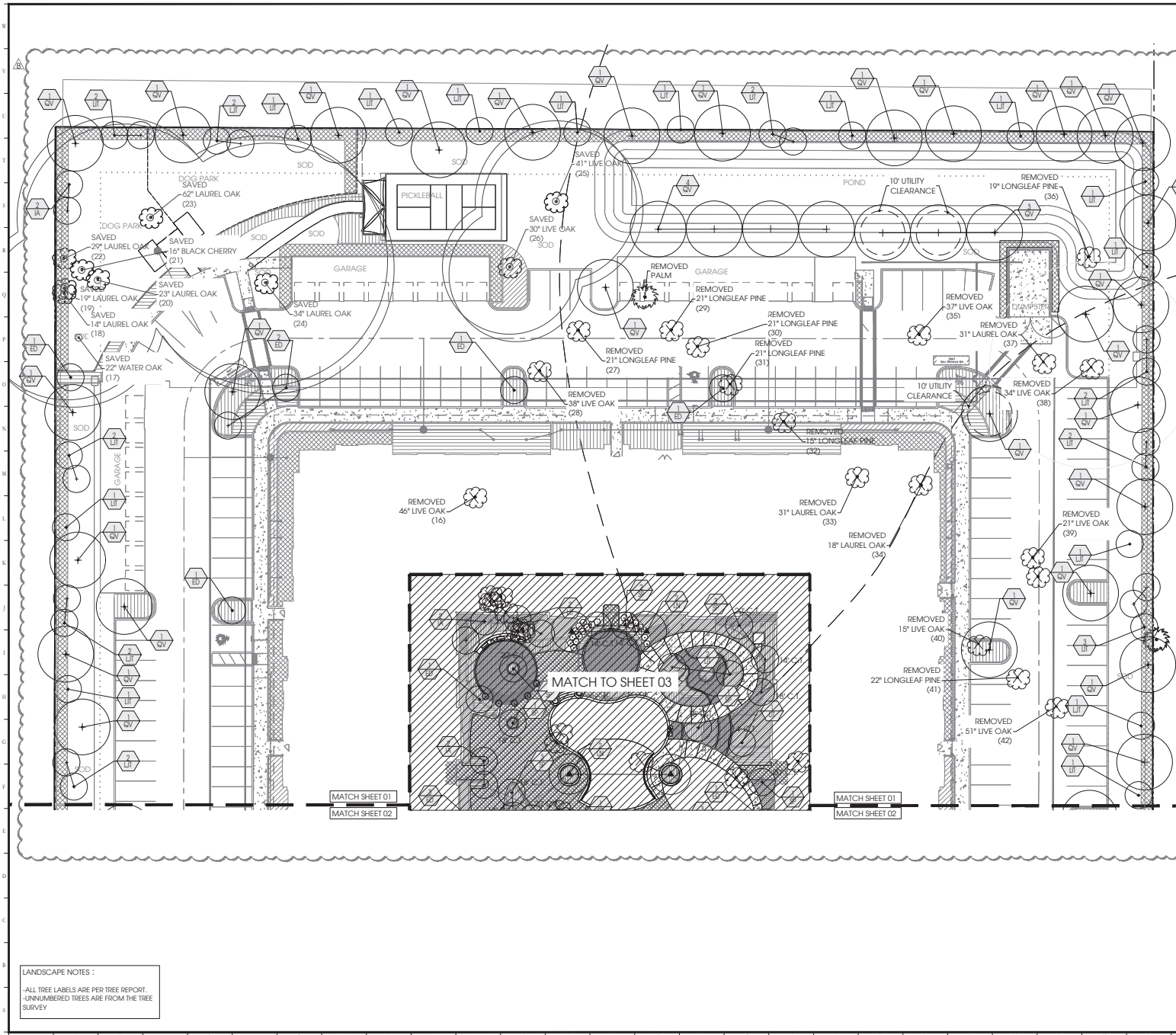
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2	12/22/22	CITY	DF
3	7/11/23	VE	MK
4	7/24/23	UTILITY	MK
5	10/06/23	LIGHT POLES	AP
6	01/10/24	CITY COMMENTS	AP
7	05/02/24	CITY COMMENT	AP

Date: 08/12/2022 Scale: SEE PLAN
 Drawn By: AP, AA, LB Designed By: RR
 Approved By: MM Project No: 21074
 ©Innovations Design Group, Inc.

Seal:

Sheet Number:

LT-00



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

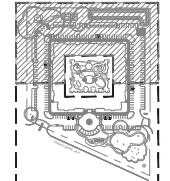
PLANT LIST	
KEY	COMMON NAME
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LJT	Japanese Privet Tree
PALMS	
SP	Cabbage Palmetto
LN	Nitida Palm
PR	Reclinata Date

Designed By:



1200 HILLCREST BL., STE. 100 ■ ORLANDO, FL ■ 32803
 WWW.INNOVATIONSDESIGNGROUP.COM ■ 407.850.5774

Key Map:



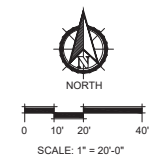
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PARKVIEW
 WILWOOD, FL

CONSTRUCTION DOCUMENTS
 Issued for Permit
TREE PLAN

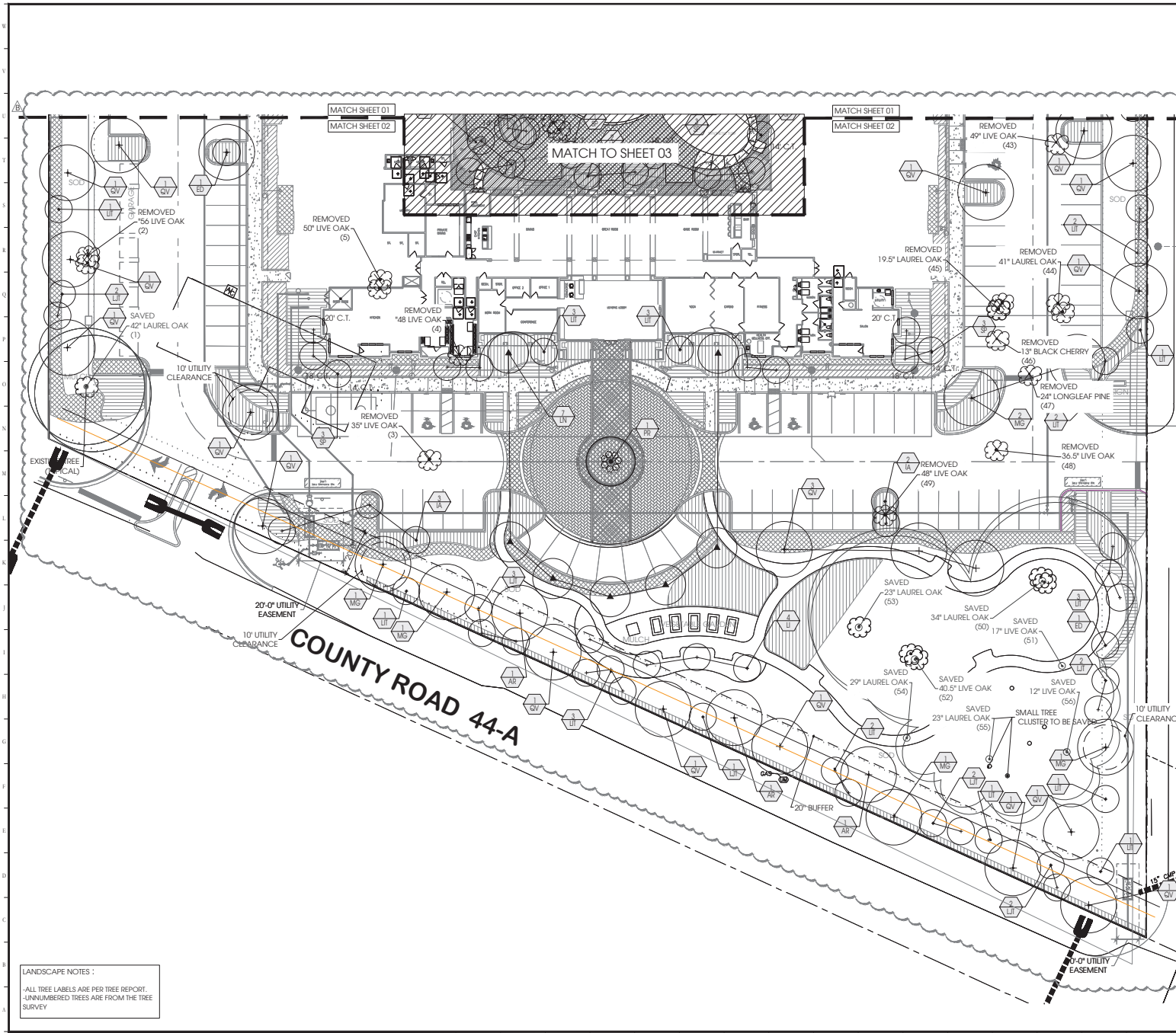
Rev.	Date	Description	By:
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Date: 08/12/2022 Scale: SEE PLAN
 Drawn By: AP,AA,LB Designed By: RR
 Approved By: MM Project No: 21074
 ©Innovations Design Group, Inc.



Sheet:	Sheet Number:
	LT-01

FILE: Z:\14 Studio\Projects\2021\171074-Parkview\12 AutoCAD\4 Construction Docs\Sheets\21074-05-Landscape-Trees.dwg
DATE: 08/12/2022
DRAWING SIZE: 24" X 36"



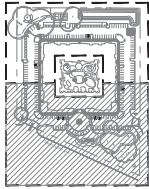
PLANT LIST	
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LI	Crape Myrtle
LIT	Japanese Privet Tree
PALMS	
SP	Cabbage Palmetto
LN	Nitida Palm
PR	Reclinata Date

Designed By:



INNOVATIONS
DESIGN GROUP

Key Map:



Owner:

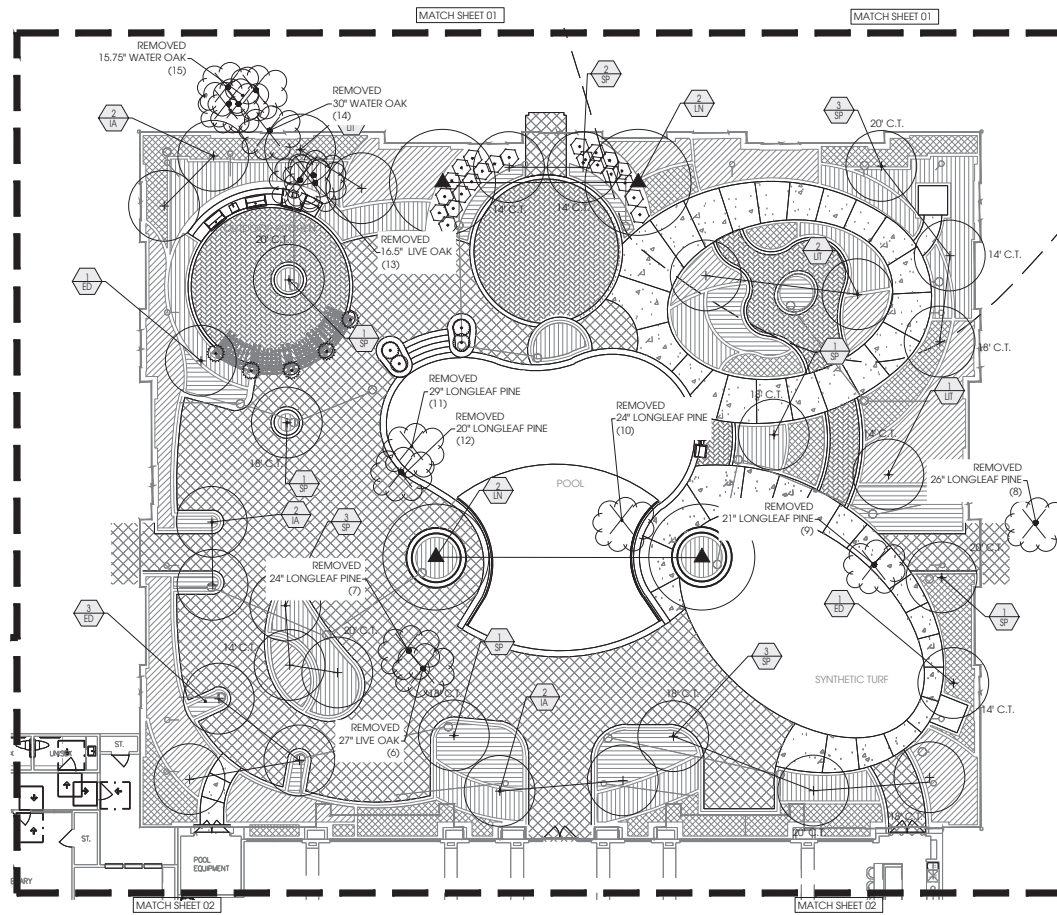
PARKVIEW
WILWOOD, FL

CONSTRUCTION DOCUMENTS
Issued for Permit
TREE PLAN

Rev.	Date	Description	By
1	10/10/22	CITY	RR
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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



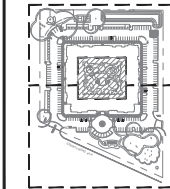
LANDSCAPE NOTES:
 -ALL TREE LABELS ARE PER TREE REPORT.
 -UNNUMBERED TREES ARE FROM THE TREE SURVEY

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



1200 HILLCREST BL., STE. 100 ■ ORLANDO, FL 32803
 WWW.INNOVATIONSDESIGNGROUP.COM ■ 407.486.5074

Key Map:



Owner:

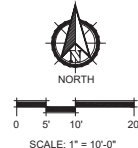
PARKVIEW WILWOOD, FL CONSTRUCTION DOCUMENTS Issued for Permit TREE PLAN

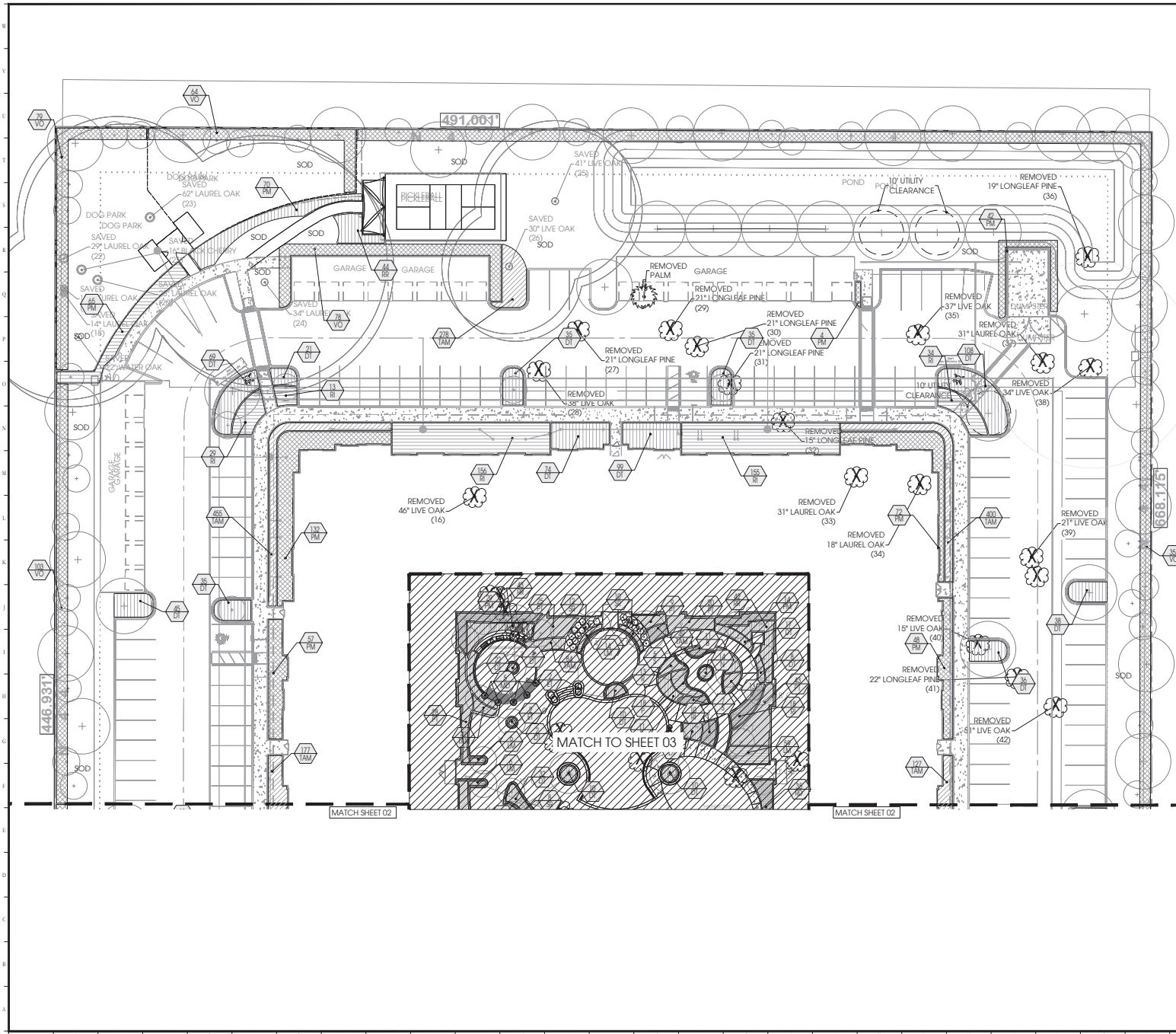
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3	7/11/23	VE	MK
4	7/24/23	UTILITY	MK
5	10/06/23	LIGHT POLES	AP
6	01/10/24	CITY COMMENTS	AP
7	05/02/24	CITY COMMENT	AP

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:

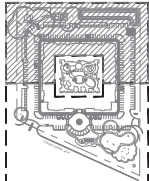
LT-03





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:
 
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Key Map:
 
 Owner:

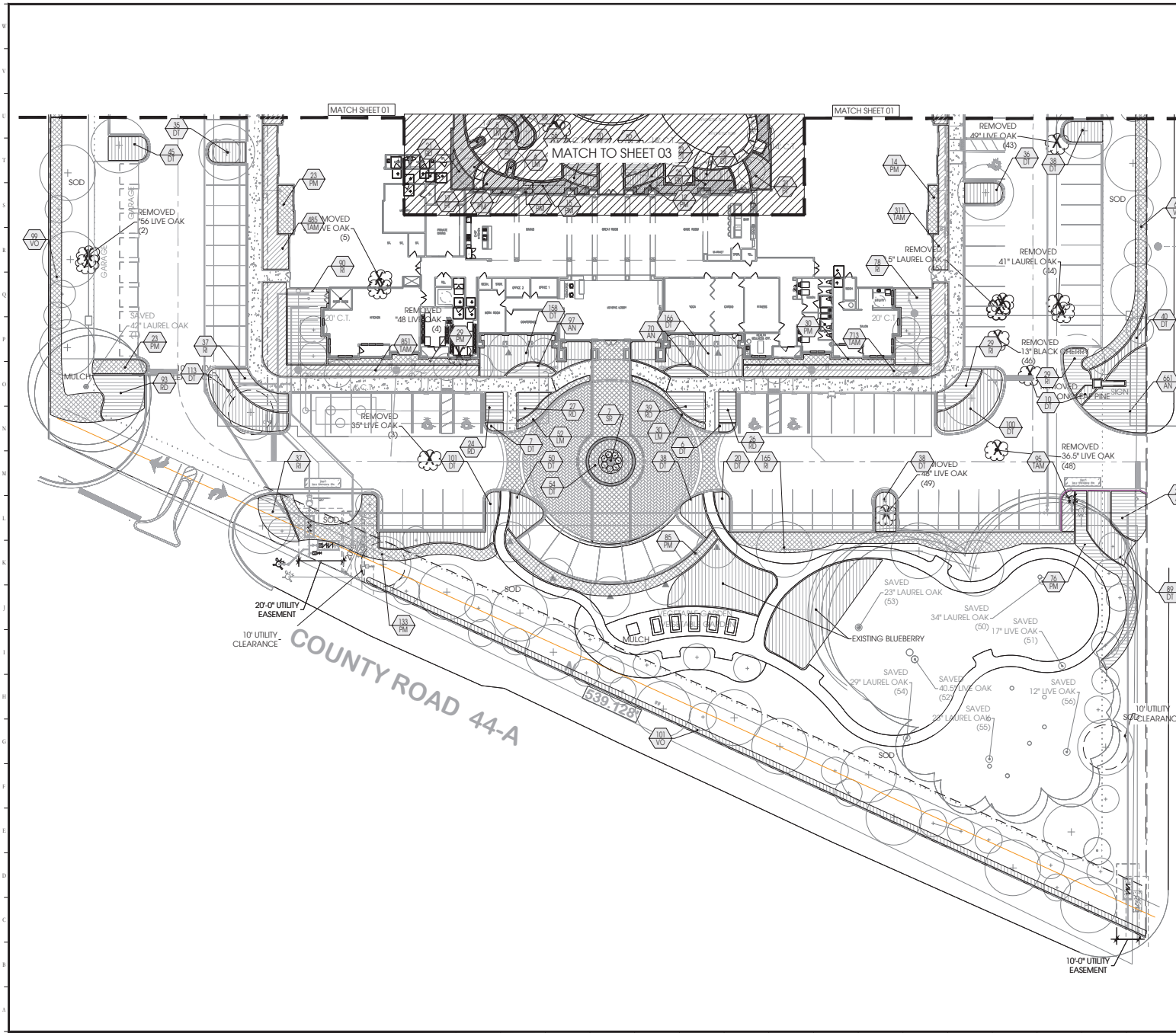
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 WILWOOD, FL
 CONSTRUCTION DOCUMENTS
 Issued for Permit
 SHRUB PLAN

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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
 Drawn By: AP,AA,LB
 Approved By: MM
 Project No: 21074
 Innovations Design Group, Inc.

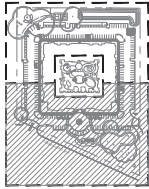
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 Designed By: RR
 Project No: 21074
 Innovations Design Group, Inc.

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:
 
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Key Map:
 
 Owner:

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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 COMMENT	AP
7	05/02/24	CITY COMMENT	AP

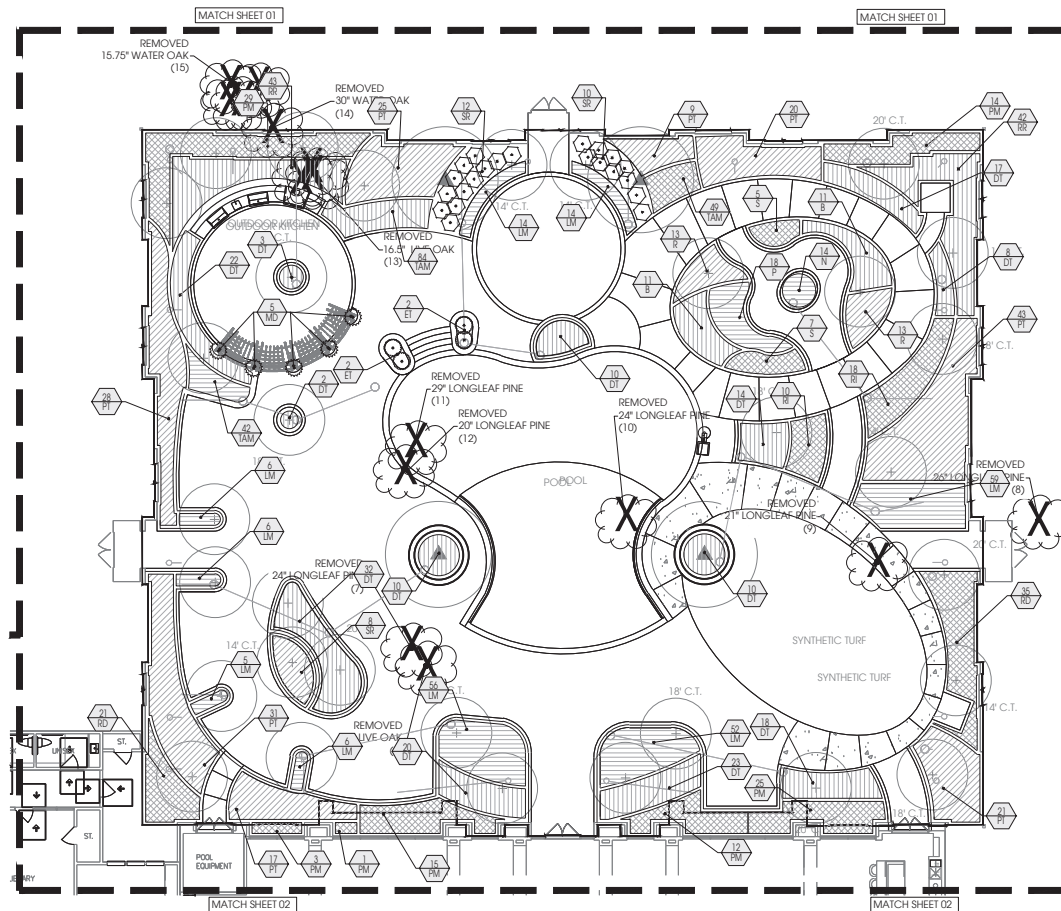
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 Project No: 21074

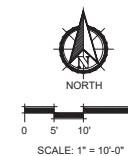
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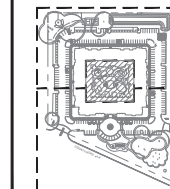


PLANT LIST	
KEY	COMMON NAME
SHRUBS	
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MD	Mandevilla on Trellis
SR	Bird of Paradise
PM	Podocarpus
PT	Variegated Pittosporum
RI	Indian Hawthorn
RD	Duc De Rohan Azalea
RR	Red Ruffle Azalea
VO	Sweet Viburnum
BUTTERFLY GARDEN	
B	Butterfly Bush
N	Catmint
P	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



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Key Map:



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3	7/11/23	VE	MM
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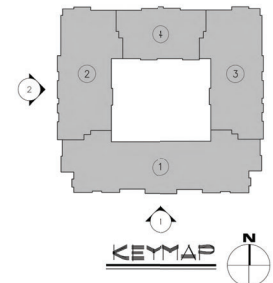
Date: 08/12/2022 Scale: SEE PLAN
 Drawn By: AP, AA, LB Designed By: RR
 Approved By: MM Project No: 21074
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Sheet Number:
 LS-03



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"



STATE OF FLORIDA
08.12.2022
REGISTERED ARCHITECT

DATE: 08.12.2022
REVISION: 1
NO. 1

DATE: 08.12.2022
REVISION: 1
NO. 1

DATE: 08.12.2022
REVISION: 1
NO. 1

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REVISION: 1
NO. 1

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DATE: 08.12.2022
REVISION: 1
NO. 1

DATE: 08.12.2022
REVISION: 1
NO. 1

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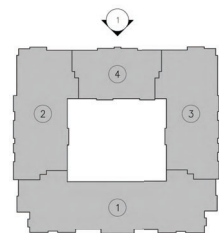
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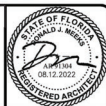


2 EAST ELEVATION
3/32"=1'-0"

ELEVATION KEYNOTE LEGEND	
1A	BRICK VENEER
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"



NO.	DATE	REVISION
1	08.12.2022	ISSUED FOR PERMIT
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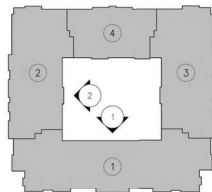
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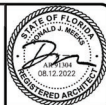


2 COURTYARD WEST ELEVATION AND SECTION
3/32"=1'-0"



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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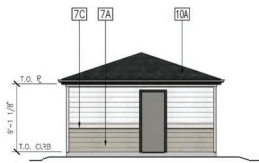
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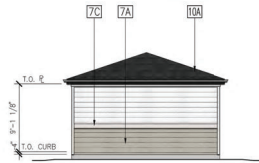


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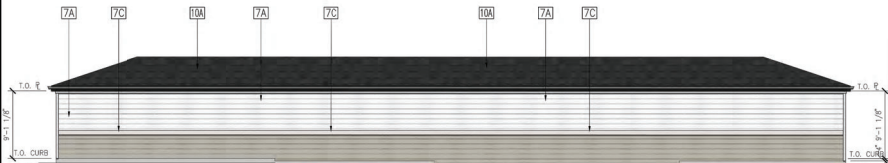
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1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	DECO BRICK - STACKED VERTICALLY
1E	DECO BRICK - HERRINGBONE PATTERN
3A	STONE VENEER
4B	CAST STONE TRIM
7A	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
7B	FIBER CEMENT PANEL SIDING (SMOOTH FINISH)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
7D	FIBER CEMENT BOARD & BATTEN SIDING (SMOOTH FINISH)
7E	FIBER CEMENT REVEAL PANEL SYSTEM (SMOOTH FINISH)
9A	GUARDRAIL SYSTEM 01 - 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



6 3 CAR GARAGE TYPE III
MAINT. - SIDE ELEVATIONS
1/8"=1'-0"



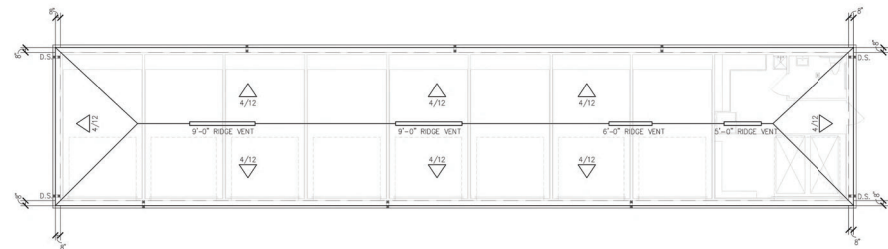
5 3 CAR GARAGE TYPE III
MAINT. - SIDE ELEVATIONS
1/8"=1'-0"



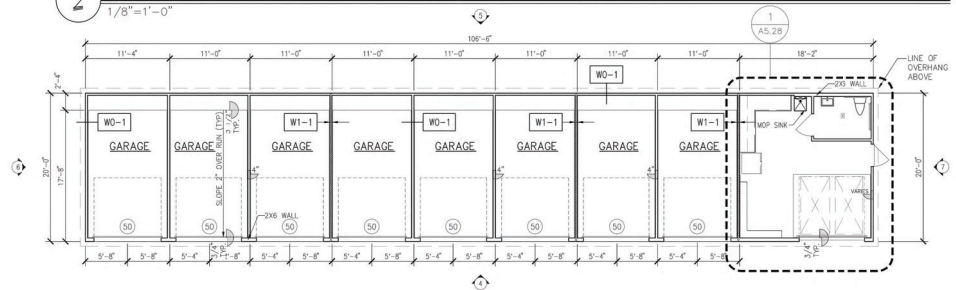
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1/8"=1'-0"



3 3 CAR GARAGE TYPE III & MAINTINANCE - FRONT ELEVATION
1/8"=1'-0"



2 3 CAR GARAGE TYPE III & MAINTINANCE - ROOF
1/8"=1'-0"



1 3 CAR GARAGE TYPE III & MAINTINANCE - LEVEL 1
1/8"=1'-0"



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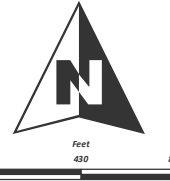
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APP NO. 21069
NOT FOR CONSTRUCTION
ISSUED FOR PERMIT
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ISSUED FOR CONSTRUCTION

SHEET TITLE
DETACHED
GARAGE PLAN &
ELEV.

DRAWING NO.
A5.27



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 430 860	SP 2208-010 INSPIRE PARKVIEW INDEPENDENT SENIOR COMMUNITY PARCEL G08-016	MAP 1B LOCATION MAP AUGUST 2022
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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2312-007 Wildwood Training Center (Duke Energy)

REQUESTED ACTION: Staff recommends approval with the submission of CR 128 improvements to be submitted under a separate application.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

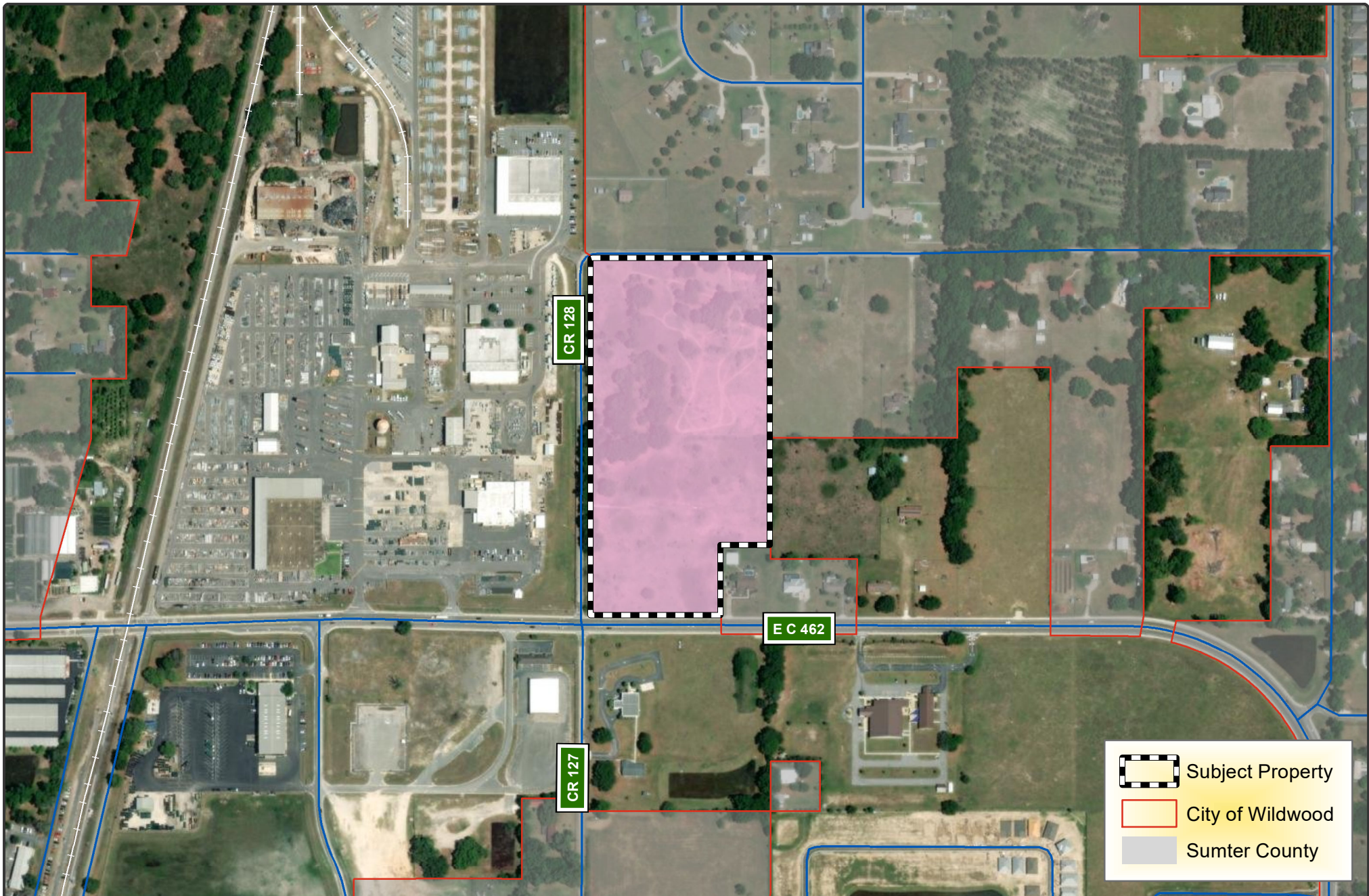
Case Number	SP 2312-007 Wildwood Training Center (Duke Energy)
Owner(s)	Duke Energy Florida, LLC
Applicant(s)	Duffey Southeast, Inc
Acreage	18.36 +/-
Property Location	The subject property is generally located at the northwest corner of E C 462 and CR 128 intersection.
Parcel(s)	D32-006, D32-012, & D32-125

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 18,377 SF training center with a 6,950 SF attached canopy, a tower training area, a pole training area, and a future substation training area with associated infrastructure, per the attached plans. Duke energy will provide improvements to CR 128 from the east ROW of CR 462 to the northwest corner of parcel D32-012 to be submitted under a separate application.

SP 2312-007 meets the criteria set forth within the land development regulations, design district standards, and is in compliance with the goals, objectives, and policies of the 2050 Comprehensive Plan.

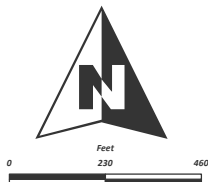


Dated: 07/03/2024
Amanda Bondi
Planner II, Development Services



**CITY OF
WILDWOOD**

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



SP 2312-007

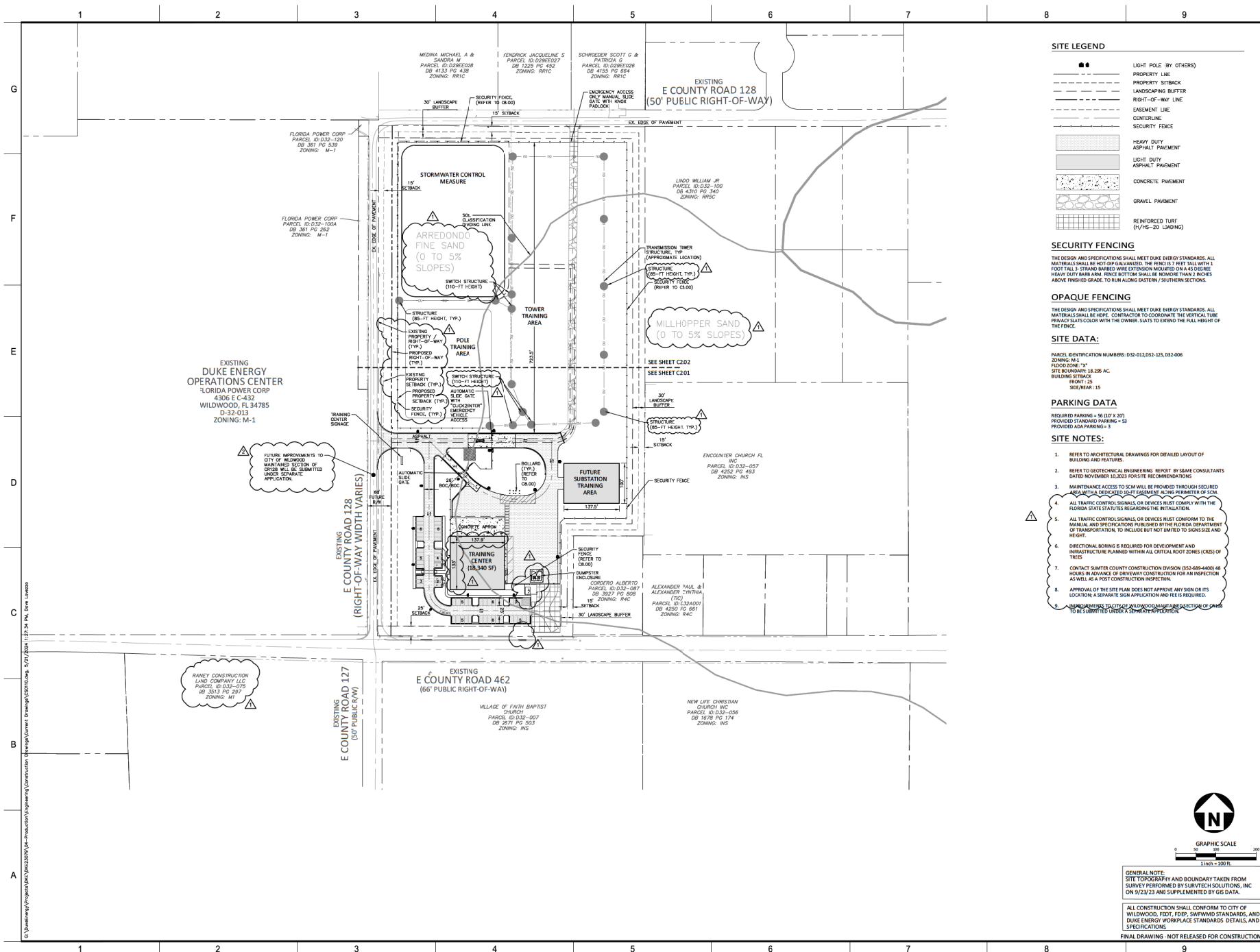
WILDWOOD TRAINING CENTER

PARCELS D32-006, D32-012 & D32-125

MAP 1B

**LOCATION
MAP**

**DECEMBER
2023**



DRAWING NUMBER
CFD-FL2391-CS0110-48C6D5

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC 28201

Safety Expectations:

Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

The John R. McAdams Company, Inc.
401 Midway Road
Raleigh, NC 27603
Phone: 919.261.5000
Fax: 919.261.2000
Internet: www.mcadams.com

Patrick Lewis Coall
State of Florida, Professional Engineer,
License No. 93118

This item has been electronically signed and sealed by Patrick Lewis Coall, PE, on 05/21/2024 using a SHA-1 authentication code.

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

SEAL

WILDWOOD TRAINING CENTER

COUNTY ROAD 128
WILWOOD, FLORIDA

REVISION	DATE	BY	DESCRIPTION
1	05-10-24	DM	RESPONSE TO AGENCY COMMENTS
2	05-10-24	DM	RESPONSE TO AGENCY COMMENTS
3	05-10-24	DM	RESPONSE TO AGENCY COMMENTS
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DRAWING NUMBER
CFD-FL2391-CS0110-48C6D5

ELECTRONIC FILE NAME
CS0110.DWG

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05/21/2024

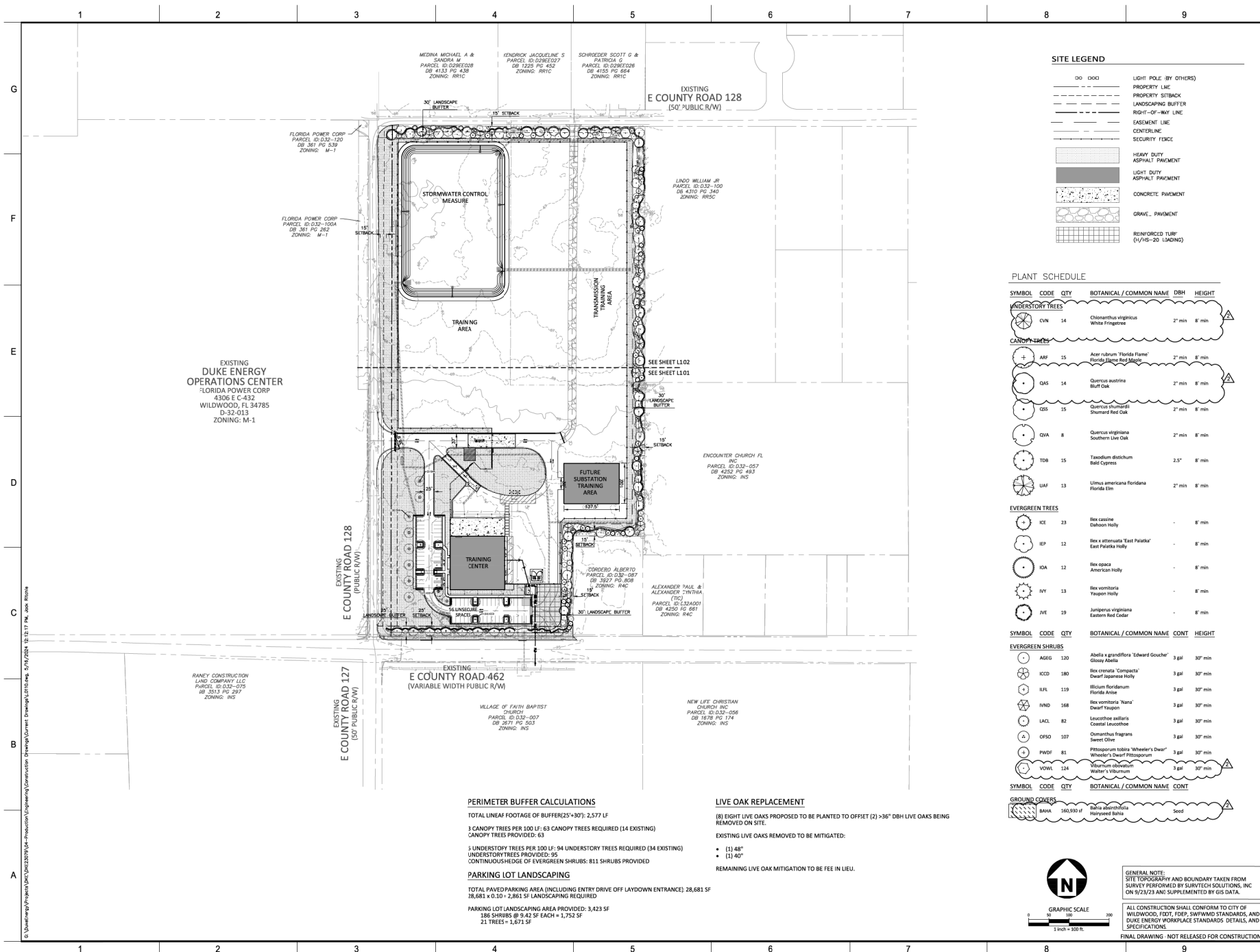
CHKD BY: CIP

EMAIL: PRAD@RCAJAMSC.COM

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SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
C2.00



SITE LEGEND

---	PROPERTY LINE	---	RIGHT-OF-WAY LINE
---	LANDSCAPING BUFFER	---	EASEMENT LINE
---	CONTINUOUS SECURITY FENCE	---	CONTINUOUS SECURITY FENCE
---	HEAVY DUTY ASPHALT PAVEMENT	---	HEAVY DUTY ASPHALT PAVEMENT
---	LIGHT DUTY ASPHALT PAVEMENT	---	LIGHT DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT	---	CONCRETE PAVEMENT
---	GRAVEL PAVEMENT	---	GRAVEL PAVEMENT
---	REINFORCED TURF (1/4" x 1/4" x 1/4")	---	REINFORCED TURF (1/4" x 1/4" x 1/4")

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	DBH	HEIGHT
UNDERSTORY TREES					
+	CVN	14	Chionanthus virginicus White Fringetree	2" min	8' min
CANOPY TREES					
+	ARF	15	Acer rubrum 'Florida Flame' Florida Flame Red Maple	2" min	8' min
+	QAS	14	Quercus austrina Bluff Oak	2" min	8' min
+	QSS	15	Quercus shumardii Shumard Oak	2" min	8' min
+	QVA	8	Quercus virginiana Southern Live Oak	2" min	8' min
+	TDB	15	Taxodium distichum Bald Cypress	2.5"	8' min
+	UAF	13	Ulmus americana floridana Florida Elm	2" min	8' min
EVERGREEN TREES					
+	ICE	23	Ilex coccinea Dahoon Holly	-	8' min
+	IEP	12	Ilex x attenuata 'East Palatka' East Palatka Holly	-	8' min
+	IOA	12	Ilex opaca American Holly	-	8' min
+	IYI	13	Ilex vomitoria Yaupon Holly	-	8' min
+	IYE	19	Juniperus virginiana Eastern Red Cedar	-	8' min
EVERGREEN SHRUBS					
+	AGGS	120	Abelia x grandiflora 'Edward Goucher' Glossy Abelia	3 gal	30" min
+	ICCD	180	Ilex coccinea 'Compacta' Dwarf Japanese Holly	3 gal	30" min
+	ILFL	119	Illicium floridanum Florida Anise	3 gal	30" min
+	IND	168	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal	30" min
+	LAL	82	Leucothoe axillaris Coastal Leucothoe	3 gal	30" min
+	OFSD	107	Osmorhiza fragrans Sweet Olive	3 gal	30" min
+	PWDF	81	Photostylum tobiana 'Wheeler's Dwarf' Wheeler's Dwarf Photostylum	3 gal	30" min
+	VOHL	124	Viburnum acerifolium Walter's Viburnum	3 gal	30" min
GROUND COVERS					
+	BAN	160,000 SF	Bahia alterniflora Honeyreed Bahia	-	Seed

PERIMETER BUFFER CALCULATIONS
TOTAL LINEAR FOOTAGE OF BUFFER (25' x 30'); 2,577 LF
3 CANOPY TREES PER 100 LF; 63 CANOPY TREES REQUIRED (14 EXISTING)
CANOPY TREES PROVIDED: 63

UNDERSTORY TREES PROVIDED: 96
CONTINUOUS HEDGE OF EVERGREEN SHRUBS: 811 SHRUBS PROVIDED

PARKING LOT LANDSCAPING
TOTAL PAVED PARKING AREA (INCLUDING ENTRY DRIVE OFF LAYDOWN ENTRANCE): 28,681 SF
186 SHRUBS @ 9.42 SF EACH = 1,752 SF
21 TREES @ 1.673 SF

LIVE OAK REPLACEMENT
(8) EIGHT LIVE OAKS PROPOSED TO BE PLANTED TO OFFSET (2) >36" DBH LIVE OAKS BEING REMOVED ON SITE.
EXISTING LIVE OAKS REMOVED TO BE MITIGATED:
• (1) 48"
• (1) 40"
REMAINING LIVE OAK MITIGATION TO BE FEE IN LIEU.

GRAPHIC SCALE
1 inch = 100 ft

GENERAL NOTE:
SITE TOPOGRAPHY AND BOUNDARY TAKEN FROM SURVEY PERFORMED BY SURVEY SOLUTIONS, INC. ON 5/23/23 AND SUPPLEMENTED BY GIS DATA.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF WILDMOOD, FLORIDA, FDOT, FDEP, SWFWMD STANDARDS, AND DUK ENERGY WORKPLACE STANDARDS, DETAILS, AND SPECIFICATIONS.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

DRAWING NUMBER
CFD-FL2391-L0110-48C6D5

DUKE ENERGY

MAILING ADDRESS:
P.O. BOX 1007
CHARLOTTE, NC 28201

Safety Expectations:
Reduce Risk
Remove Exposures to Hazards
Reinforce Safe Behavior

LITTLE
INCORPORATED ARCHITECTURAL CONSULTANTS

McADAMS
The John R. McAdams Company, Inc.
611 McAdams Street
Raleigh, NC 27603
phone 919.441.5000
fax 919.441.2000
internet 919.441.5000
www.mcadams.com

SEAL
5-16-24

WILDWOOD TRAINING CENTER
COUNTY ROAD 128
WILDWOOD, FLORIDA

DATE	REVISION	BY	CHKD	APPD
05-16-24	1	JAR	JDM	JDM
04-04-24	2	JAR	JDM	JDM
12-05-23	3	JAR	JDM	JDM

PROJECT NO. 861-20478-00
DRAWING NUMBER CFD-FL2391-L0110-48C6D5
ELECTRONIC FILE NAME L0110.DWG
DRAWN BY: JAR
DATE: 04/04/2024
CHKD BY: JDM
E-MAIL: PRAD@CA2AMSCD.COM

SHEET TITLE:
OVERALL LANDSCAPE PLAN
SHEET NO. L1.00

March 27, 2024

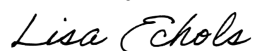
Casey Jones
City of Wildwood Public Works
743 Huey Street
Wildwood, FL 34785

Subject: Project #SP 2312-007 Wildwood Training Center

We understand that CR 128 is in poor condition and our new training facility will be adding additional traffic. Much of the traffic on this road will be personal vehicles entering onto CR 128 from CR 462 to access the training center. Larger truck traffic will be minimal. Therefore, Duke Energy will agree to provide the improvements to CR 128 and the Right of Way from east CR 462 to the Northwest corner of Parcel D32-012. The improvements will adhere to the requirements set forth by the City of Wildwood and FDOT.

In an agreement with City Manager Jason McHugh, Duke Energy will be submitting the CR 128 roadway improvements as a separate application for permit. Duke Energy is requesting the City of Wildwood to provide a Certificate of Occupancy upon completion of the Training Center without the roadway improvements in place. If the choice from the city is to grant the final Certificate of Occupancy only when the roadway improvements are complete, we request from the City of Wildwood to provide a conditional/temporary Certificate of Occupancy for the Training Center. This will allow Duke Energy to begin training classes scheduled for January 2025 with the final Certificate of Occupancy received upon completion of CR 128 roadway improvements.

Sincerely,



Lisa Echols
Real Estate Portfolio Manager
Duke Energy

Cc: Staci Bertrand, Duke Energy Government & Communications Relations
Jason McHugh, Wildwood City Manager
Marielle Souto, Project Manager
Claudia Prado, McAdams