



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

September 3, 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

III. OLD BUSINESS

IV. NEW BUSINESS

1. RZ 2407-001 707 Missouri Ave

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.

Parcel G05-029

The applicant seeks a favorable recommendation from the Planning and Zoning

Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR1 (County) to R-2 (City) for the parcel listed above on 5.63 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2407-001 (O2024-54). **Staff recommends approval**

2. **SP 2312-010 The Railyard**

Parcels G06L152, G06L154, G06L156, G06L165

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Private-Public Partnership Downtown Revitalization Project proposing the construction of a multi-tenant Restaurant/Retail Development featuring approximately 7,494 Square Feet of area accommodating 300 seats in a two-story building that will host two tenants. Tenant 1 will feature approximately 3,392 square feet of area and Tenant 2 will have approximately 4,198 square feet. Both tenants will feature covered rooftop and outdoor seating areas for patrons. The total area to be developed is approximately 14,748 square feet and includes associated infrastructure such as enhanced hardscape, landscaping, underground storm water vaults, site lighting and on-site parking spaces on .034 acres MOL, as per the attached plans. **The Project Review Committee recommends approval upon resolution of the outstanding fire comments**

3. **SP 2403-007 Highfield at Twisted Oaks Amenity Center**

Portion of D30-030 & D30-031

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks Subdivision Amenity Center consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure on 1.442 acres, MOL. Highfield at Twisted Oaks residences will also have access to the Twisted Oaks Amenity Center located approximately 0.42 miles southeast of this development. **Project Review Committee recommends approval.**

4. **SP 2405-002 VOSO Phase XI C&D Master Plan**

Parcels K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001, and K28-001

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on 753.04 acres, MOL. **The Project Review Committee recommends approval**

5. **SE 2408-001 Wildwood Oaks**

Parcel G05-183

The applicant is seeking a special exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an automobile repair shop on

a portion of parcel G05-183, zoned CMU. **Staff recommends approval.**

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.

September 3, 2024 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2407-001 707 Missouri Ave

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	RZ 2407-001 707 Missouri Ave.
Ordinance No.	O2024-54
Applicant(s)	Aleli and Brenda Hernandez
Owner(s)	Aleli and Brenda Hernandez
Property Location	707 Missouri Avenue, Wildwood, FL 34785
Parcel Number	G05-029
Date	08/29/2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR1 (County) to R-2 (City) for the parcel listed above on 5.63 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2407-001 (O2024-53).

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

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

At this time, the applicants would like to proceed with assigning a future land use designation to parcel G05-029; which was recently annexed into the City this past April. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon annexation, applicants have one year to proceed with the comprehensive plan process and rezoning applications. The proposed rezoning to R-2 is consistent with the proposed Future Land Use Map designation of Medium Density Residential (MDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. to accommodate the character of existing neighborhoods. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

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

The proposed rezoning to R-2 is compatible with the current zoning designations and development patterns in this area and the existing character of the subdivisions within this community. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The area is mostly built with very few infill development lots. The community exhibits a few older manufactured homes and mostly single family residences.

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

Schools: Five dwelling units would generate approximately two (2) students to Sumter County Schools. The school district advises that capacity is available.

Potable Water & Sewer: There is a 2-inch water main right along the front of the property and an 8-inch sanitary sewer line approximately 175 linear feet from the subject parcel. The applicant will be required to establish utility easements at the time of plat submittal.

Streets: Access to the property will be provided along Missouri Avenue/CR 140. The applicant will be required to dedicate right-of-way for access to the additional lots during the plat submittal.

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

The subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property and bring the property into compliance with the proposed Future Land Use designation as the applicant intends to subdivide and develop in the near future.

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

Transportation: For five single family residences, it's expected not to exceed 50 trips per day; which is de minimis in nature relative to the size of the parcel.

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

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties.

ZONING DESIGNATION OF SURROUNDING PROPERTIES

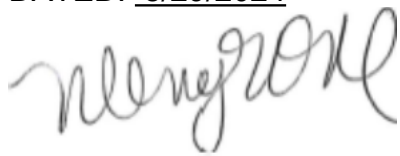
NORTH	R6C and RR1 (Sumter County)
SOUTH	Missouri Avenue ROW/ R-3 (City)
EAST	RR1 (Sumter County)
WEST	R-3 (City)

If approved, the applicant will need to submit a Subdivision Improvement Plan and Final Plat following the requirements established in the City's Land Development Regulations in

accordance to the R-2 Zoning District.

The applicant seeks a favorable recommendation of Ordinance Number O2024-54 (attached) subject to approval of O2024-53, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 8/29/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', is written over the date line.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-54

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

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

Parcel G05-029
Aleli & Brenda Hernandez
5.63 +/-

LEGAL DESCRIPTION

Begin at the Southwest Corner of the Northeast 1/4 of the Northwest 1/4, run East 215 Feet, North 297 Feet, West 215 Feet, South 297 Feet to the Point of Beginning, lying and behind in Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

Also:

Begin at the Southwest corner of the Northeast 1/4 of the Northwest 1/4, run East 215 feet to the Point or Beginning, continue East 306 feet, North 297 feet, West 306 feet, South 297 feet to the Point of Beginning, Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

This property is to be reclassified from RR1 (County) and to R-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

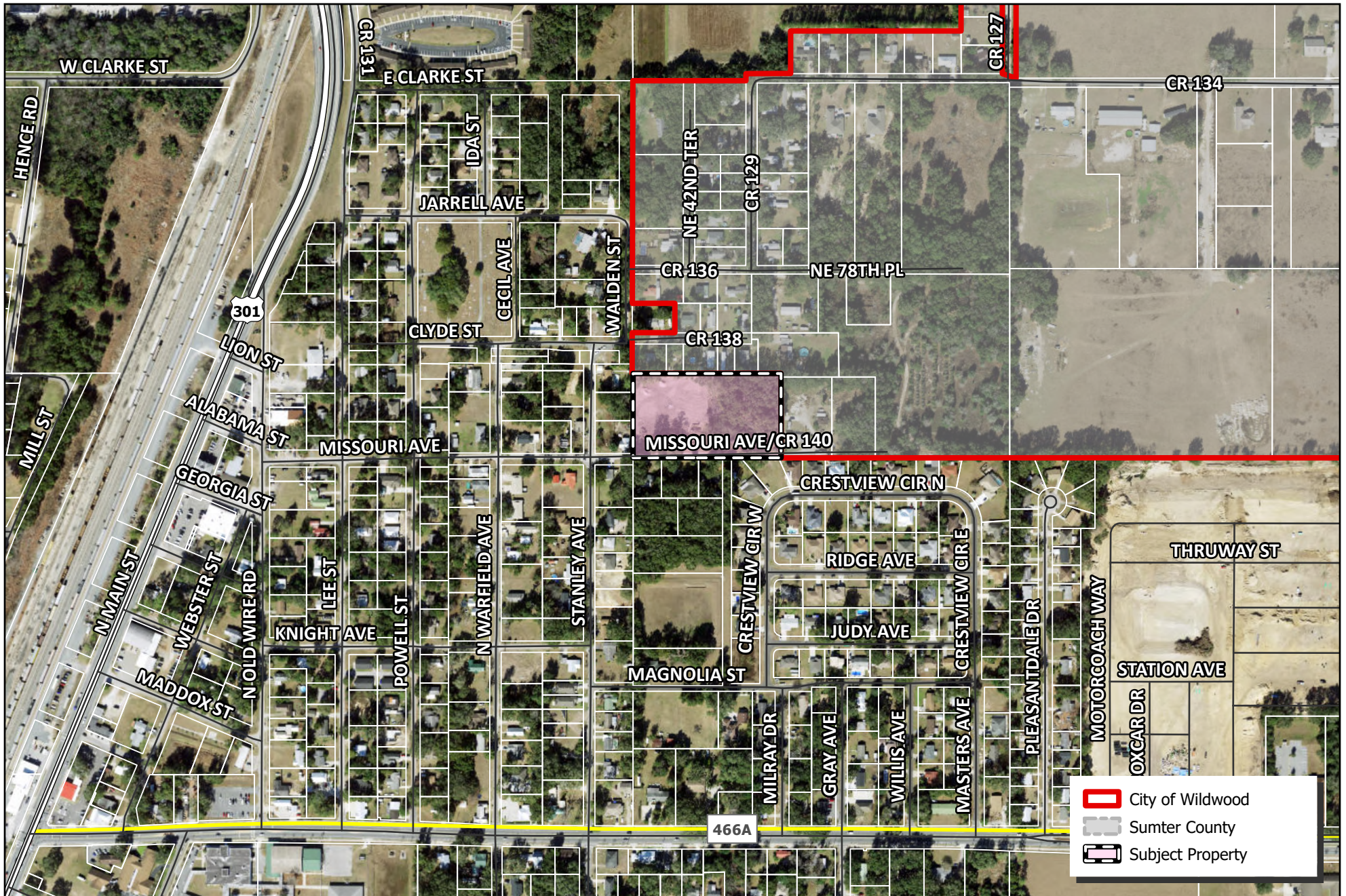
ATTEST: _____
Jessica Barnes, City Clerk

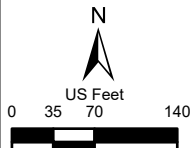
First Reading: _____

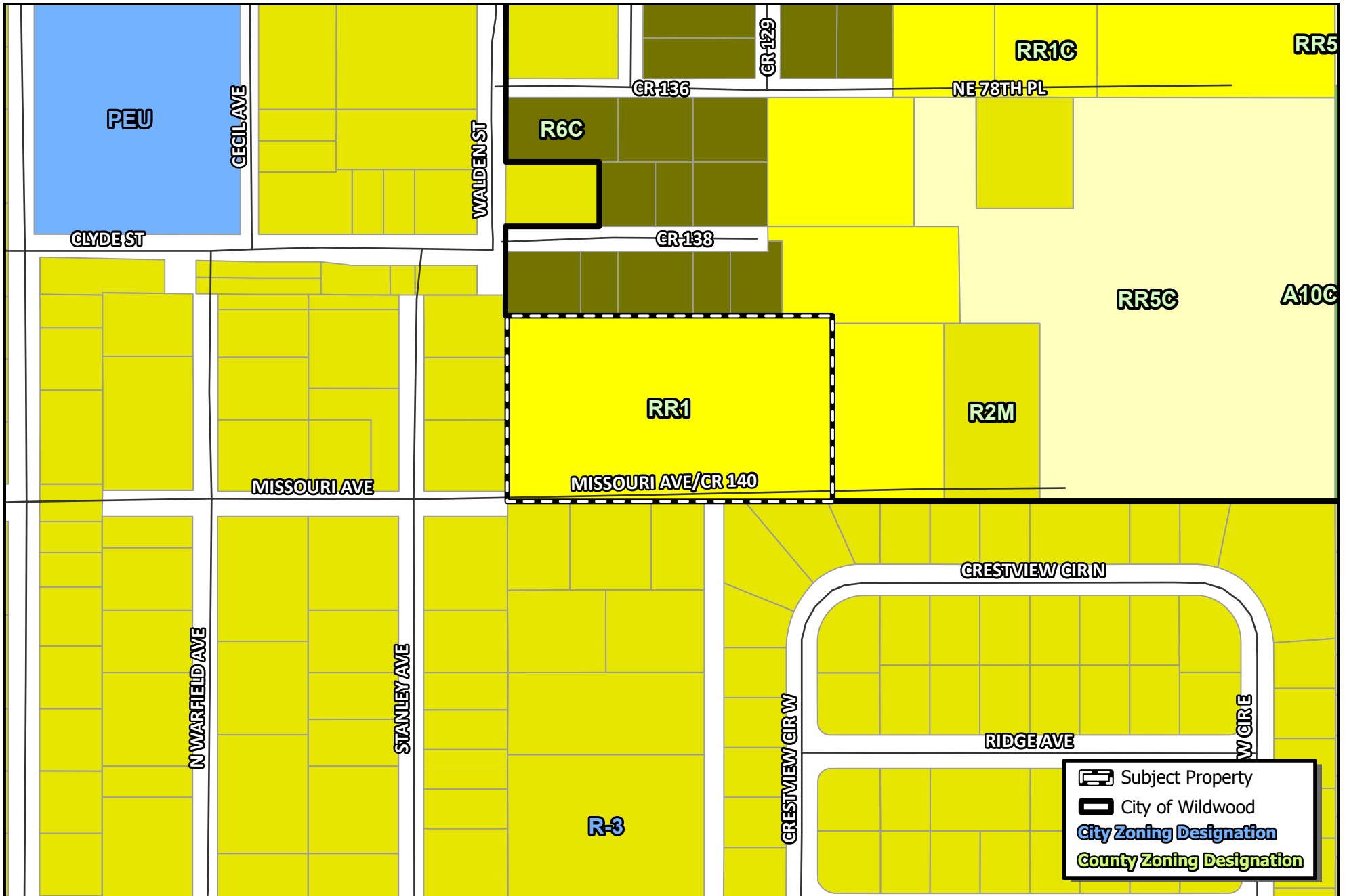
Second Reading: _____

Approved as to form:

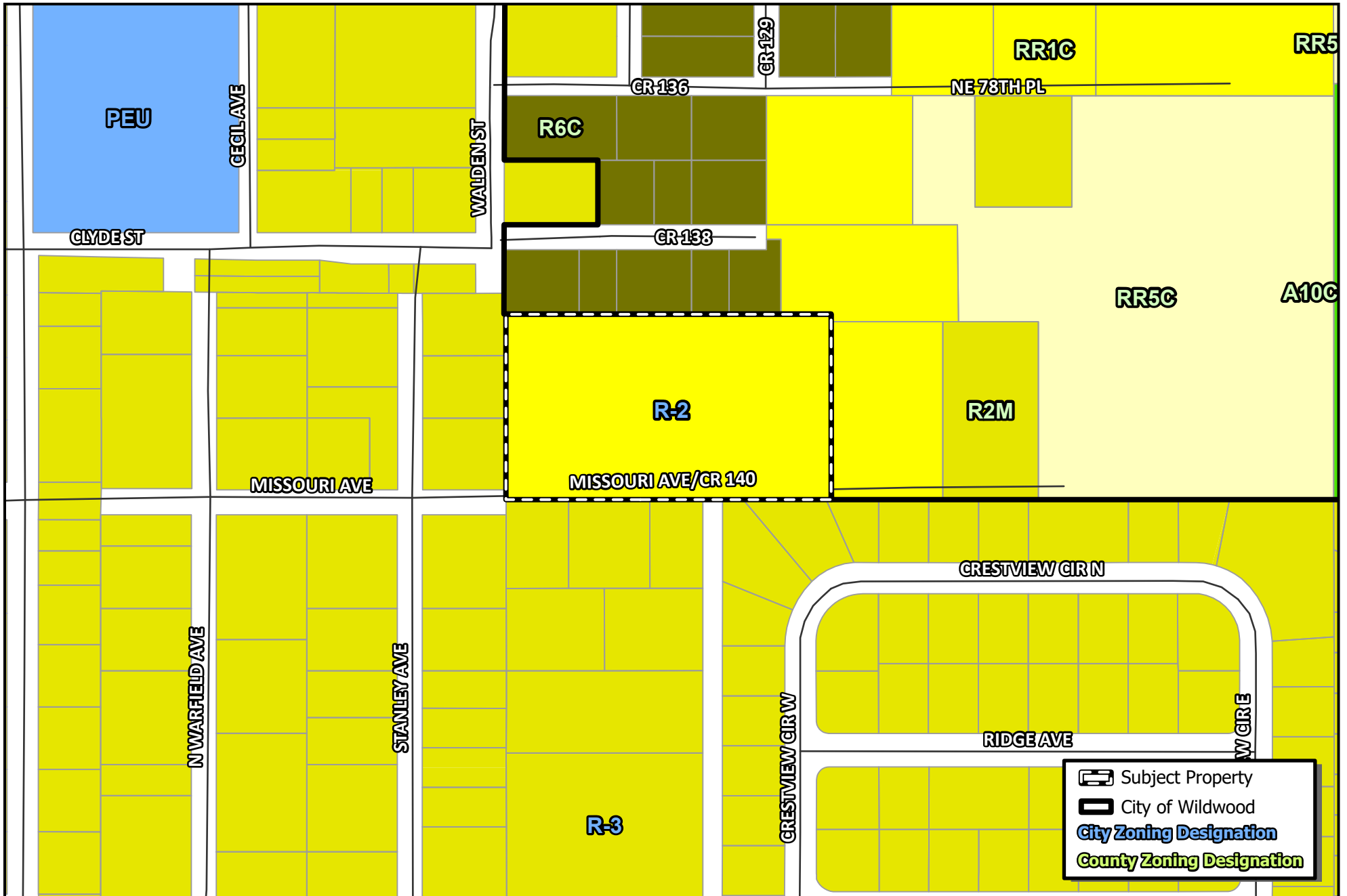
City Attorney

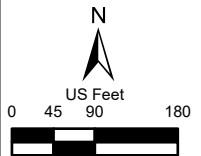


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	RZ 2407-001 707 MISSOURI AVE PARCEL G05-029	MAP 1B
			LOCATION MAP
			AUG 2024



 Subject Property
 City of Wildwood
 City Zoning Designation
 County Zoning Designation



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	RZ 2407-001 707 MISSOURI AVE PARCEL G05-029	MAP 3B
			PROPOSED ZONING
			AUG 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: O2024-54

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 2312-010 The Railyard

REQUESTED ACTION: The Project Review Committee recommends approval upon resolution of the outstanding fire comments

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2312-010 The Railyard
Parcel Number	G06L152, G06L154, G06L156, G06L165
Acreage	0.34 Acres, MOL
Property Location	The property is generally located at the southwest intersection of Wonders Street and US 301.
Owner	City of Wildwood
Applicant	Austin Guenther with The Railyard, LLC / 3G

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Private-Public Partnership Downtown Revitalization Project proposing the construction of a multi-tenant Restaurant/Retail Development featuring approximately 7,494 Square Feet of area accommodating 300 seats in a two-story building that will host two tenants on 0.34 acres MOL, as per the attached plans.

Tenant 1 will feature approximately 3,392 square feet of area and Tenant 2 will have approximately 4,198 square feet. Both tenants will feature covered rooftop, outdoor seating, and amenity areas for patrons. The total area to be developed is approximately 14,748 square feet and includes associated infrastructure such as enhanced hardscape, landscaping, underground storm water vault, site lighting and four on-street parking spaces along Wonders Street of which two of them will be Florida ADA Accessible parking spaces.

The remaining required parking spaces will be provided by the newly completed parking garage. The project has a few outstanding fire comments. Please see the comment review sheet report attached. Additionally, the City has worked with Waste Management to address dumpster/trash compactor needs for businesses in this area.

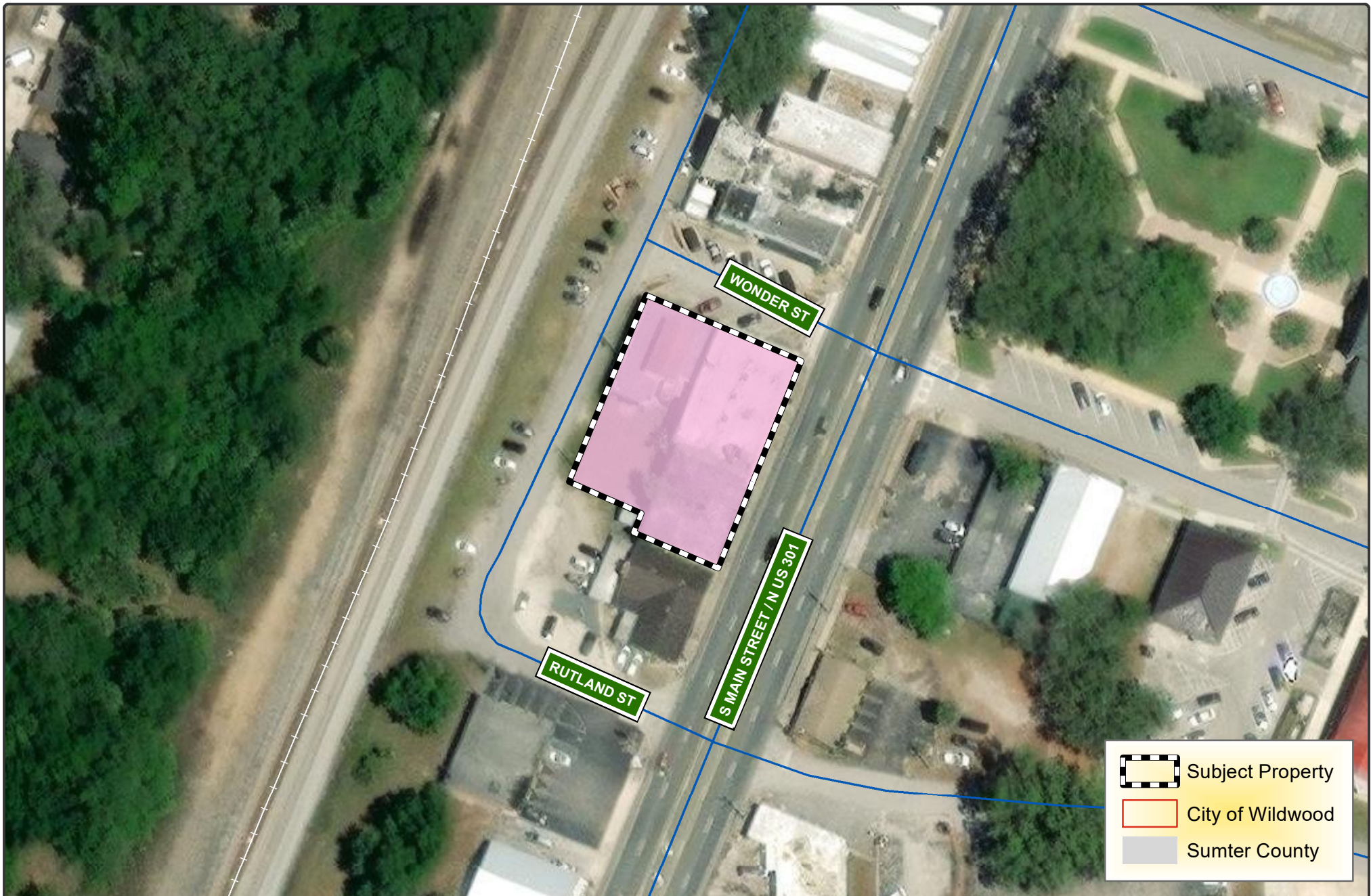
Aside from the outstanding fire comments, SP 2312-010 is expected to meet the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line

with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 8/29/2024

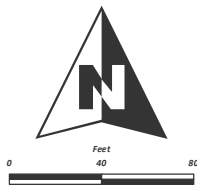
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Wendy Then, AICP, CFM
Assistant Director Development Services



**CITY OF
WILDWOOD**

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



SP 2312-010

THE RAILYARD

PARCELS G06L152, G06L154, G06L156 & G06L165

MAP 1B

**LOCATION
MAP**

**JANUARY
2024**



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2312-010 The Railyard

Parcels G06L152, G06L154, G06L156, & G06L165

Representative: The Railyard, LLC – Austin Guenther

8/20/2024

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

CITY ENGINEER

No comments.

DEVELOPMENT SERVICES

No comments.

CITY ATTORNEY:

No comments.

FIRE

1. Provide construction type and fire flow per FFPC 1:Table 18.4.5.2.1. ***STILL MISSING. ***
2. Provide current hydrant flow test report (form attached) in compliance with FFPC 1:18.3.1, NFPA 291. ***MISSING PAGE 2 of 3. SUBMIT COMPLETE FORM. ***
3. Show fire sprinkler riser access door in compliance with FFPC 1:13.1.5. ***STILL MISSING. PROVIDE PLAN, ELEVATION, AND FLOORPLAN VIEWS. RISER ROOM MUST BE LIGHTED AND HEATED. (NFPA 13:8.3.1.8.2) ***
4. Provide automatic freeze protection for the fire backflow preventer. (NFPA 24:6.5.2) ***STILL MISSING***

POLICE

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

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

PUBLIC WORKS (WILDWOOD)

Public Works Road

No comment

Stormwater / Tree Mitigation

Standing Comment

No comment.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES &TRAFFIC ANALYSIS

No comments.

WM

No comments.

UTILITIES – WATER/WASTEWATER

No comments.

Utilities Miscellaneous – Standing Comment

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

WILDWOOD RAILYARD COMMERCIAL CONSTRUCTION DOCUMENTS

CITY OF WILDWOOD, FLORIDA
PARCEL ID: G06L152, G06L154,
G06L156, G06L165

PREPARED FOR:

PREPARED BY:

G3 DEVELOPMENT
639 NORTH ALEXANDER STREET
MOUNT DORA, FL. 32757
(325) 516-2244


gai consultants
EB 9951
618 SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

LEGAL DESCRIPTION:

Parcel 1:

Lots 2 and 3, Block 20, of the TOWN OF WILDWOOD, according to MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD of said Town, as per plat of said survey recorded in Public Records of Sumter County, Florida, in Plat Book 1, Page 50, also a lot commencing at a point South of Wonders Street and West of Sumterville Street, of the Town of Wildwood where said streets intersect, running South 28 1/2 feet, thence West 105 feet to the railroad right of way, thence North 28 1/2 feet to Wonders Street, thence East 105 feet along Wonders Street to the POINT OF BEGINNING, start at a point where Sumterville and Wonders Street intersect at the Northeast corner of Block 20 of the Town of Wildwood, according to Mason's Extension of Denham's Survey, and run South along Sumterville Street 28 1/2 feet, thence run Westerly 55 feet, along South boundary line of Lot 1, Block 20, for a Point of Beginning, thence run in a Southerly direction parallel with the West boundary of Lots 2 and 3, 54 feet, thence West 50 feet, thence North 54 feet, thence East 50 feet to the Point of Beginning.

Parcel 2:

Begin at the Northeast corner of Block 20, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, according to the map or plat thereof recorded in Plat Book 1, Page 50, Public Records of Sumter County, Florida, and run South along Sumterville Street 82 1/2 feet; thence West along South side of Lot 3, Block 20, 55 feet for the Point of Beginning, thence run West 54 feet, South parallel with Railroad 47 feet; East 54 feet and thence North to the Point of Beginning. Less Sal Railroad Co. Terminal Lands.

Parcel 3:

Lots 4 and 5, Block 20, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, according to the map or plat thereof as recorded in Plat Book 1, page 50, Public Records of Sumter County, Florida.



MAP OF FLORIDA

FEBRUARY 2024

CONTACT INFORMATION

OWNER

CITY OF WILDWOOD
100 NORTH MAIN ST.
WILDWOOD, FL. 34785
(352) 330-1334
ATTN: MELANIE STRICKLAND

AUTHORIZED AGENT

G3 DEVELOPMENT
310 NORTH BAKER ST.
MOUNT DORA, FL 32757
(352) 397-4869
ATTN: AUSTIN GUENTHER

ARCHITECT

BWC CONSTRUCTION
4330 N. US HIGHWAY 441 #1
OCALA, FL 34475
(407) 644-8383 (EXT: 21)
ATTN: BRYAN CARACCILO

CIVIL ENGINEER

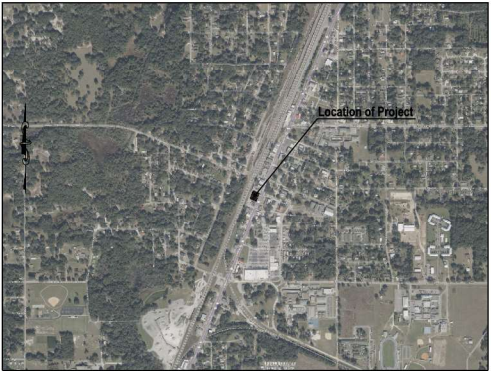
GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FL 32801
(321) 319-3041
ATTN: AMEE J. SHIELDS, P.E.

SURVEYOR

FREELAND-CLINKSCALES & ASSOC., INC.
1220 HUFFSTETLER DRIVE, SUITE 201
EUSTIS, FL 32726
(352) 609-2830
ATTN: SCOTT LEE

LANDSCAPE ARCHITECT

GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FL 32801
(321) 445-8034
ATTN: KEITH OROPEZA



LOCATION MAP

CITY OF WILDWOOD, FLORIDA

2024 MARCH 01 PM 01:00 (DATE) DISTRIBUTION AREA 00 000 10/01/2024

PROPOSED BUILDING MAX. HEIGHT = 29'
PROPOSED BUILDING STORIES = 2 STORIES

(1" = 1000')

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY AMEE J. SHIELDS,
P.E. USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FL. 32801

CERTIFICATE OF AUTHORIZATION: 9951
AMEE J. SHIELDS, P.E. NO. 68011

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE
RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE
WITH RULE 61G15-23.004 F.A.C.

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY KEITH OROPEZA,
R.L.A. USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FL. 32801

KEITH OROPEZA, R.L.A. NO. 1023

THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL
BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN
ACCORDANCE WITH RULE 61G15-23.004 F.A.C.

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-010	GENERAL NOTES
C-020	SWPPP NOTES
C-030	LOCATION PLAN
C-040	EROSION CONTROL AND DEMOLITION PLAN
C-100	SITE PLAN
C-200	GRADING & DRAINAGE
C-400	UTILITY PLAN
C-500	DETAILS
C-501	DETAILS
C-502	DETAILS

Sheet List Table

Sheet Number	Sheet Title
L-100	STANDARD NOTES & DRAWING SYMBOLS
L-101	FINISH SCHEDULE & SITE FURNISHINGS
L-110	HARDSCAPE PLAN
L-111	HARDSCAPE DETAILS
L-112	HARDSCAPE DETAILS
L-113	HARDSCAPE DETAILS
L-200	LANDSCAPE PLAN
L-201	LANDSCAPE DETAILS

COMMUNITY
SOLUTIONS
GROUP


gai consultants

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
WILDWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILDWOOD FL 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:	
SUBMITTAL	12/27/2023
ISSUED FOR PERMIT	01/09/2024
ISSUED FOR PERMIT	03/27/2024
CITY RAI 2 RESPONSE	06/03/2024
CITY RAI 3 RESPONSE	07/26/2024

PROJECT NUMBER: R2109999.03

DATE: 12/27/2023

DRAWN: CDA

CHECKED: JTC

APPROVED: AJS

REGISTRATION

SEAL

SHEET TITLE

COVER SHEET

SHEET NUMBER

C-000

A GAI CONSULTANTS, INC. SERVICE GROUP

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ABIDE BY ALL PERMIT CONDITIONS, INSPECTIONS, SCHEDULES, AND OTHER RELEVANT REGULATORY AGENCY RULES AND REGULATIONS.

-

SILT FENCE (TYPE-II) DETAIL
N.T.S.

1. ALL CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PERFORM A "SUNSHINE ONE-CALL" PRIOR TO EXCAVATIONS.

- Filter Fabric (In Conformance With Sec. 985 FDOT Spec.)

1. THE CONTRACTOR MUST IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF THE WATER QUALITY CRITERIA AND STANDARDS IN CHAPTERS 23-4, 23-102, 23-103, 23-104, 23-105, 23-106, 23-107, 23-108, 23-109, 23-110, 23-111, 23-112, 23-113, 23-114, 23-115, 23-116, 23-117, 23-118, 23-119, 23-120, 23-121, 23-122, 23-123, 23-124, 23-125, 23-126, 23-127, 23-128, 23-129, 23-130, 23-131, 23-132, 23-133, 23-134, 23-135, 23-136, 23-137, 23-138, 23-139, 23-140, 23-141, 23-142, 23-143, 23-144, 23-145, 23-146, 23-147, 23-148, 23-149, 23-150, 23-151, 23-152, 23-153, 23-154, 23-155, 23-156, 23-157, 23-158, 23-159, 23-160, 23-161, 23-162, 23-163, 23-164, 23-165, 23-166, 23-167, 23-168, 23-169, 23-170, 23-171, 23-172, 23-173, 23-174, 23-175, 23-176, 23-177, 23-178, 23-179, 23-180, 23-181, 23-182, 23-183, 23-184, 23-185, 23-186, 23-187, 23-188, 23-189, 23-190, 23-191, 23-192, 23-193, 23-194, 23-195, 23-196, 23-197, 23-198, 23-199, 23-200, 23-201, 23-202, 23-203, 23-204, 23-205, 23-206, 23-207, 23-208, 23-209, 23-210, 23-211, 23-212, 23-213, 23-214, 23-215, 23-216, 23-217, 23-218, 23-219, 23-220, 23-221, 23-222, 23-223, 23-224, 23-225, 23-226, 23-227, 23-228, 23-229, 23-230, 23-231, 23-232, 23-233, 23-234, 23-235, 23-236, 23-237, 23-238, 23-239, 23-240, 23-241, 23-242, 23-243, 23-244, 23-245, 23-246, 23-247, 23-248, 23-249, 23-250, 23-251, 23-252, 23-253, 23-254, 23-255, 23-256, 23-257, 23-258, 23-259, 23-260, 23-261, 23-262, 23-263, 23-264, 23-265, 23-266, 23-267, 23-268, 23-269, 23-270, 23-271, 23-272, 23-273, 23-274, 23-275, 23-276, 23-277, 23-278, 23-279, 23-280, 23-281, 23-282, 23-283, 23-284, 23-285, 23-286, 23-287, 23-288, 23-289, 23-290, 23-291, 23-292, 23-293, 23-294, 23-295, 23-296, 23-297, 23-298, 23-299, 23-300, 23-301, 23-302, 23-303, 23-304, 23-305, 23-306, 23-307, 23-308, 23-309, 23-310, 23-311, 23-312, 23-313, 23-314, 23-315, 23-316, 23-317, 23-318, 23-319, 23-320, 23-321, 23-322, 23-323, 23-324, 23-325, 23-326, 23-327, 23-328, 23-329, 23-330, 23-331, 23-332, 23-333, 23-334, 23-335, 23-336, 23-337, 23-338, 23-339, 23-340, 23-341, 23-342, 23-343, 23-344, 23-345, 23-346, 23-347, 23-348, 23-349, 23-350, 23-351, 23-352, 23-353, 23-354, 23-355, 23-356, 23-357, 23-358, 23-359, 23-360, 23-361, 23-362, 23-363, 23-364, 23-365, 23-366, 23-367, 23-368, 23-369, 23-370, 23-371, 23-372, 23-373, 23-374, 23-375, 23-376, 23-377, 23-378, 23-379, 23-380, 23-381, 23-382, 23-383, 23-384, 23-385, 23-386, 23-387, 23-388, 23-389, 23-390, 23-391, 23-392, 23-393, 23-394, 23-395, 23-396, 23-397, 23-398, 23-399, 23-400, 23-401, 23-402, 23-403, 23-404, 23-405, 23-406, 23-407, 23-408, 23-409, 23-410, 23-411, 23-412, 23-413, 23-414, 23-415, 23-416, 23-417, 23-418, 23-419, 23-420, 23-421, 23-422, 23-423, 23-424, 23-425, 23-426, 23-427, 23-428, 23-429, 23-430, 23-431, 23-432, 23-433, 23-434, 23-435, 23-436, 23-437, 23-438, 23-439, 23-440, 23-441, 23-442, 23-443, 23-444, 23-445, 23-446, 23-447, 23-448, 23-449, 23-450, 23-451, 23-452, 23-453, 23-454, 23-455, 23-456, 23-457, 23-458, 23-459, 23-460, 23-461, 23-462, 23-463, 23-464, 23-465, 23-466, 23-467, 23-468, 23-469, 23-470, 23-471, 23-472, 23-473, 23-474, 23-475, 23-476, 23-477, 23-478, 23-479, 23-480, 23-481, 23-482, 23-483, 23-484, 23-485, 23-486, 23-487, 23-488, 23-489, 23-490, 23-491, 23-492, 23-493, 23-494, 23-495, 23-496, 23-497, 23-498, 23-499, 23-500, 23-501, 23-502, 23-503, 23-504, 23-505, 23-506, 23-507, 23-508, 23-509, 23-510, 23-511, 23-512, 23-513, 23-514, 23-515, 23-516, 23-517, 23-518, 23-519, 23-520, 23-521, 23-522, 23-523, 23-524, 23-525, 23-526, 23-527, 23-528, 23-529, 23-530, 23-531, 23-532, 23-533, 23-534, 23-535, 23-536, 23-537, 23-538, 23-539, 23-540, 23-541, 23-542, 23-543, 23-544, 23-545, 23-546, 23-547, 23-548, 23-549, 23-550, 23-551, 23-552, 23-553, 23-554, 23-555, 23-556, 23-557, 23-558, 23-559, 23-560, 23-561, 23-562, 23-563, 23-564, 23-565, 23-566, 23-567, 23-568, 23-569, 23-570, 23-571, 23-572, 23-573, 23-574, 23-575, 23-576, 23-577, 23-578, 23-579, 23-580, 23-581, 23-582, 23-583, 23-584, 23-585, 23-586, 23-587, 23-588, 23-589, 23-590, 23-591, 23-592, 23-593, 23-594, 23-595, 23-596, 23-597, 23-598, 23-599, 23-600, 23-601, 23-602, 23-603, 23-604, 23-605, 23-

- DEVELOPER CONTACT INFORMATION
G3 DEVELOPMENT
310 NORTH BAKER ST.
MOUNT DORA, FL. 32757
(352) 397-4869
ATTN: AUSTIN GUENTHER

LOCATION: THE 0.33 ACRE SITE IS LOCATED IN THE CITY OF WILDWOOD
SUMPTER COUNTY, FLORIDA

LIMITS OF CONSTRUCTION: 0.4± ACRES WILL BE DISTURBED DURING

SOIL TYPES: SOIL TYPE 62, URBAN LAND WITH 0 TO 2 PERCENT SLOPE
ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS)
SOILS MAP FOR SUMTER COUNTY, VERSION 21, SEP 2, 2022.

1. INSTALL SILT FENCE AROUND PERIMETER OF SITE. PROVIDE WARNING SIGNS AND DEMONSTRATION REQUIRED TO INSTALL SILT FENCE. INSTALL TEMP. SILT PROTECTION.
2. GENERAL SITE CLEARING AND GRUBBING, AND DEMOLITION.
3. ROUGH GRADE SITE.
4. INSTALL UNDERGROUND UTILITIES.
5. INSTALL STORMWATER DRAINAGE.
6. CONSTRUCT BUILDING.
7. INSTALL LANDSCAPING.
8. REMOVE TEMP. PROTECTION SYSTEMS.

I CERTIFY THAT I PREPARED THE SWPPP FOR THE REFERENCED SITE. TO THE BEST OF MY KNOWLEDGE, THE SWPPP MEETS THE INTENT AND REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. FLR100000, AND IS IN ACCORDANCE WITH STATE AND LOCAL

NAME AND TITLE: _____ GA/ CONSULTANTS, INC.

COMPANY: _____ 618 SOUTH STREET, SUITE 700, ORLANDO, FLORIDA 32801

CONTRACTOR CERTIFICATION

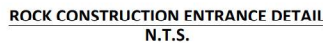
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS A PART OF THIS CERTIFICATION."

NAME AND TITLE _____

COMPANY _____

ADDRESS (CONTRACTING FIRM) _____

ADDRESS (CONSTRUCTION SITE) _____



POTABLE WATER:
CITY OF WILDWOOD
WATER DEPT.

SOMMER COUNTY
FIRE & RESCUE DEPT.
227 HALL STREET
WILDWOOD, FL 34785
PH: (352) 330-1342

WASTEWATER:
CITY OF WILDWOOD

ELECTRIC:
DUKE ENERGY—OCALA
SE MARICAMP ROAD
OCALA, FL 34480
PH: (407) 629-1010

NATURAL GAS:
FLORIDA PUBLIC UTILITIES
NATURAL GAS DEPT.
P.O. BOX 1000
TALLAHASSEE, FL 32304

ATIN: DUFFY McCLELLAND



CERTIFICATE OF AUTHORIZATION: EB6951

101 S. MAIN STREET
WILDWOOD FL, 34785

ISSUED FOR
PERMIT

CONSULTANTS _____

[illegible]

DATE: 12/27/2023

CHECKED: JTC

REGISTRATION

SWPPP NOTES

SHEET NUMBER _____

0 020

A GAI CONSULTANTS, INC. SERVICE GROUP

Z:\2024\165 090803 - WILWOOD COMMERCIAL\DATA\WILWOOD\DRAWINGS\03030303.DWG - 030303.DWG
This drawing was prepared and/or modified using AutoCAD software. It is intended for use as a reference only. It is not intended to be used for construction purposes.



LOCATION MAP
CITY OF WILWOOD, FLORIDA

(1" = 100')

**COMMUNITY
SOLUTIONS
GROUP**



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398
CERTIFICATE OF AUTHORIZATION: E86681

PROJECT
**WILWOOD
COMMERCIAL SITE**

101 S. MAIN STREET
WILWOOD FL 34785

**ISSUED FOR
PERMIT**

CONSULTANTS

REVISIONS:	
SUBMITTAL	12/27/2023
ISSUED FOR PERMIT	03/06/2024
ISSUED FOR PERMIT	03/27/2024
CITY RAI 2 RESPONSE	06/28/2024
CITY RAI 3 RESPONSE	07/28/2024

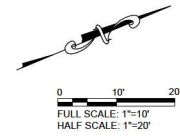
PROJECT NUMBER	R2109999.03
DATE	12/27/2023
DRAWN	CDA
CHECKED	JTC
APPROVED	AJS
REGISTRATION	SEAL

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
C-030

A GAI CONSULTANTS, INC. SERVICE GROUP

1. SEE GENERAL NOTES SHEET C0.10 FOR UTILITY PROVIDERS AND THEIR CONTACT INFORMATION.
2. SEE SHEET C1.00 FOR EXISTING FEATURES LEGEND AND DEFINITIONS.
3. ALL OTHER EXISTING UNDERGROUND UTILITIES TO REMAIN UNLESS INDICATED IN PLANS.
4. TEMPORARILY REMOVE POST MOUNTED SIGNS, CONTACT OWNER PRIOR TO DISPOSITION OF EXISTING SIGNS. TRAFFIC SIGNS SHALL NOT BE IMPAIRED AND SHALL REMAIN UNTIL PROPOSED TRAFFIC SIGNS ARE INSTALLED.
5. REFER TO M.E.P. PLANS FOR ELECTRICAL AND COMMUNICATION DEMOLITION PLUS SUPPLEMENTAL ADJUSTMENT DATA.
6. ALL SURFACE FEATURES (I.E. ASPHALT, CURBING, SIDEWALKS, ETC.) WITHIN THE AREA OF DEMOLITION TO BE CLEARED AND GRUBBED PER FOOT INDEX FOR SECTION 110, UNLESS OTHERWISE NOTED.
7. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE CONTRACTORS RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE RESPECTIVE OWNER OF THE UTILITIES.
8. POTENTIAL UTILITY CONFLICT LOCATION – CONTRACTOR TO EXERCISE CAUTION TO ALLOW FOR PROPER CROSSING OF PROPOSED UTILITIES.
9. Voids CREATED BY REMOVAL OF EXISTING ITEMS MUST BE BACKFILLED AND COMPACTED PER STANDARD TRENCH DETAIL. FINISH GRADE TO MATCH EXISTING SURROUNDING CONDITIONS.
10. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, TREES, TREES, TREES, GRASS, ETC.
11. REMOVE EXISTING IRRIGATION WITHIN THE PROPOSED DEVELOPMENT AREA. CAP AND/OR REROUTE EXISTING MAINLINE AND VALVES, AS NECESSARY, TO ENSURE A FULLY FUNCTIONING SYSTEM FOR THE REMAINING CAMPUS.



 SILT FENCE
 INLET PROTECTION
 CONSTRUCTION ENTRANCE

1. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO THE EXISTING FACILITIES CAUSED, BUT IS NOT LIMITED TO, THE SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
2. ALL PUBLIC/PRIVATE UTILITIES MUST NOT BE INTERRUPTED DURING CONSTRUCTION. CONTRACTOR SHALL HAVE AND EXECUTE A "UTILITY MAINTENANCE PLAN" THAT HAS BEEN APPROVED BY THE RESPECTIVE UTILITY COMPANY WHEN CONDITIONS APPLY.
3. SEE SURVEY SHEET FOR EXISTING FEATURES LEGEND AND DEFINITIONS.

1. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
3. ALL DESIGNATED ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRAVEL OR OTHER PRE-APPROVED METHODS TO PREVENT OFF-SITE TRACKING OF SEDIMENTS.
4. SITE DUST CONTROL IS MANDATORY. CONTRACTOR SHALL EMPLOY BMP(S) SUCH AS: WATER MISTING OF DRY SOILS, ETC.

CONSULTANTS

[illegible]

PROJECT NUMBER	R210999.03
DATE:	12/27/2023
DRAWN:	CDA
CHECKED:	JTC
APPROVED:	AJS
REGISTRATION	

A GAI CONSULTANTS, INC. SERVICE GROUP

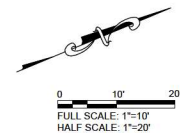
5. WHERE SIDEWALKS AT CURB, CONTRACTOR SHALL

8. SIDEWALK REQUIREMENTS:

- THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%
- IF THE LONGITUDINAL SLOPE OF THE SIDEWALK

- 9. SIDEWALK CURB RAMP REQUIREMENTS:
 - A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
 - THE CROSS SLOPE MUST NOT EXCEED 2%
 - THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
 - THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

10. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD



	PROJECT PROPERTY LINE
	EXISTING FEATURE
	PROPOSED IMPROVEMENTS
	PROPOSED CURB RAMP (FDOT TYPE)
	PROPOSED STORM STRUCTURES
	CONCRETE SIDEWALK / DRIVES

PARCEL ID	G06L152	G06L154	G06L156	G06L165
PROJECT ACREAGE	0.34 ACRES (14,748.31 SF)			
HISTORIC IMPERVIOUS AREA:	0.33 ACRES (14,293 SF)			
	0.97 ISR NO LOTS/IN COMPACTED PARKING AREA			
MAXIMUM IMPERVIOUS SURFACE RATIO EXPRESSED AS A PERCENT OF THE TOTAL SITE AREA, AS WELL AS PROPOSED STANDARDS FOR INDIVIDUAL LOTS.	0.75 MAXIMUM ISR			
	PROPOSED: 0.20 ACRES (12,110 SF) = 0.62 ISR			
FLOOR AREA RATIO	MIN. = 0.31 MAX. = 0.50			
BUILDING HEIGHT	29- FEET			
NUMBER OF SEATS	300 SEATS			
OCCUPANCY LOAD				
POTENTIAL NUMBER OF EMPLOYEES	20 EMPLOYEES			
FUTURE LAND USE DESIGNATION	COM			
ZONING DESIGNATION	C-1			
EASEMENTS	NO KNOWN EASEMENTS SEE SURVEY			
ON-SITE SOILS	PER USDA NRCS SOIL SURVEY OF SUMTER COUNTY, THE SITE SOIL ARE MAPPED AS (62) URBAN LAND, 0 TO 2 PERCENT SLOPES:			
BUILDING SETBACKS	FRONT YARD - 10' SIDE YARD - 12' REAR YARD - 0'			
PARKING SPACES PROVIDED	2 REGULAR PARKING SPACES 2 ADA PARKING SPACES 4 SPACES TOTAL			
SERVICES/UTILITY PROVISION				
WATER	CITY OF WILDWOOD			
SANITARY SEWER	CITY OF WILDWOOD			
ELECTRIC	DUKE ENERGY			
STORMWATER MANAGEMENT	PRIVATE ON-SITE STORM SEWERS THAT DISCHARGE TO EXISTING STORMWATER SYSTEM			
FEMA FLOOD MAP	PARCEL IS LOCATED IN ZONE X			
ROAD RIGHT-OF-WAY AND POSTED SPEED LIMITS	MAIN ST. - 35 MPH WONDERS ST. - 25 MPH			



CERTIFICATE OF AUTHORIZATION: EB005

101 S. MAIN STREET
WILDWOOD FL. 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS

[illegible]

PROJECT NUMBER R210999.03

DATE: 12/27/2023

DRAWN: CDA

CHECKED: JTC

APPROVED: AJS

REGISTRATION

SEAL

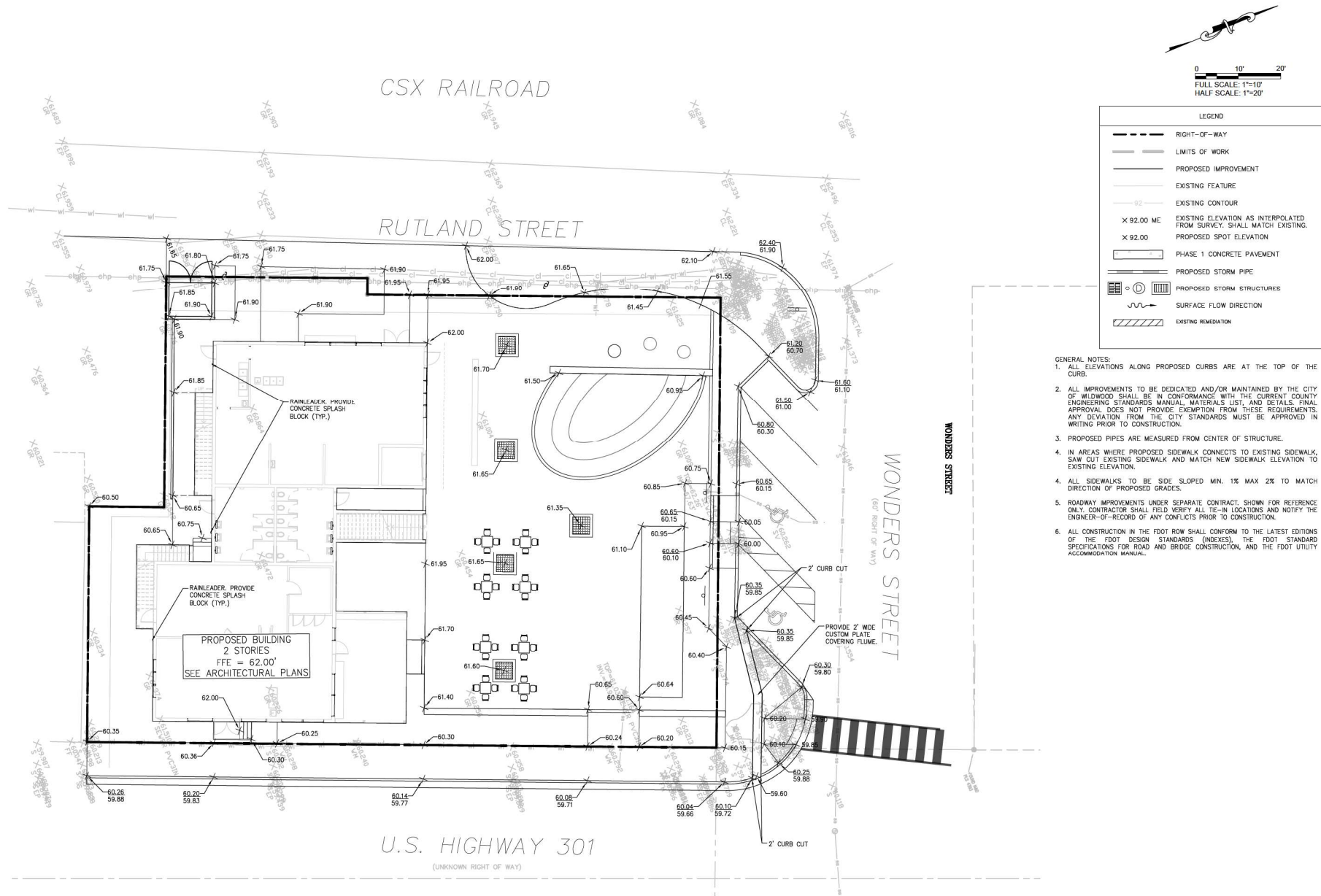
SHEET TITLE

SITE PLAN

SHEET NUMBER

C-100

A GAI CONSULTANTS, INC. SERVICE GROUP

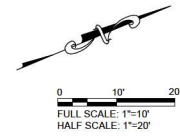


CSX RAILROAD

RUTLAND STREET

WONDERS STREET
(100' RIGHT OF WAY)

U.S. HIGHWAY 301
(UNKNOWN RIGHT OF WAY)



LEGEND	
	RIGHT-OF-WAY
	LIMITS OF WORK
	EXISTING FEATURE
	PROPOSED IMPROVEMENT
	WATER SERVICE
	IRRIGATION SERVICE
	SANITARY SERVICE

UTILITIES NOTES:

1. ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2019 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)].
2. ALL FITTINGS, VALVES, AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS, PER NFPA 24: 8.6.1.
3. CORROSION PROTECTION FOR ALL UNDERGROUND BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION IN ACCORDANCE WITH NFPA 24: 10.8.3.5.
4. THE MINIMUM DEPTH OF COVER TO PREVENT MECHANICAL DAMAGE SHALL BE 30-INCHES MEASURED FROM THE FINAL GRADE TO THE TOP OF THE PIPE OF ALL UNDERGROUND FIRE AND WATER MAINS. PIPE UNDER VEHICULAR TRAFFIC AREAS SHALL BE BURIED AT A MINIMUM DEPTH OF 3-FEET; IN ACCORDANCE WITH NFPA 24: 10.4.
5. PRIOR TO CONSTRUCTION, ALL MEASURES WILL BE TAKEN TO NOTIFY UTILITY PROVIDER'S TO FIELD MARK UTILITIES IN ACCORDANCE WITH CHAPTER 556 F.S., SUNSHINE STATE ONE CALL.
6. ALL PROPOSED UTILITY POINT OF CONNECTIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS FROM THE APPROVED PLANS WILL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD. ANY DESIGN ALTERATIONS TO ACCOMMODATE THE DISCOVERED FIELD CONDITIONS WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE CONNECTION.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

GREASE TRAP CAPACITY

300 SEATS	NUMBER OF SEATS IN DINING AREA (S)
25 GAL/SEAT	GALLONS OF WASTEWATER PER SEAT (GS)
12 HOURS	NUMBER OF HOURS ESTABLISHMENT IS OPEN (HR)
1.0	LOADING FACTOR - 1.0 MAIN HIGHWAY (LF)
TOTAL CAPACITY OF GREASE TRAP IN GALLONS (C)	
$(C) = (S) \times (GS) \times (HR/12) \times (LF)$	
$(C) = 7,500 \text{ GALLONS REQUIRED}$	
TOTAL CAPACITY PROVIDED = 8,000 GALLONS	

COMMUNITY
SOLUTIONS
GROUP



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

CERTIFICATE OF AUTHORIZATION: E28661

PROJECT

WILDWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILDWOOD FL, 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:	
SUBMITTAL	12/27/2023
ISSUED FOR PERMIT	03/06/2024
ISSUED FOR PERMIT	03/27/2024
CITY RAI 1 RESPONSE	06/28/2024
CITY RAI 2 RESPONSE	07/28/2024

PROJECT NUMBER: R2109999.03

DATE: 12/27/2023

DRAWN: CDA

CHECKED: JTC

APPROVED: AJG

REGISTRATION

SEAL

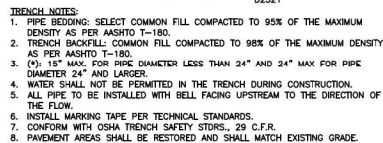
SHEET TITLE

UTILITY PLAN

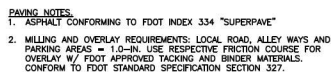
SHEET NUMBER

C-400

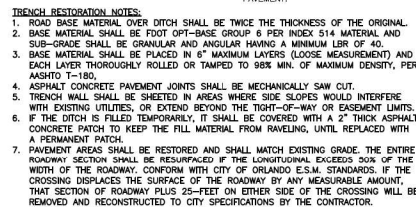
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1 PIPE BEDDING AND TYPICAL TRENCH DETAIL

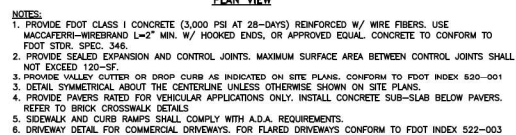


TYPICAL ASPHALT PAVEMENT DETAIL
N.T.S.

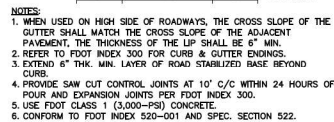


2 ASPHALT PAVEMENT TRENCH RESTORATION DETAIL
N.T.S.

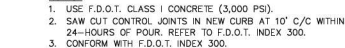
5) VEHICULAR CONCRETE PAVEMENT DETAIL
N.T.S.



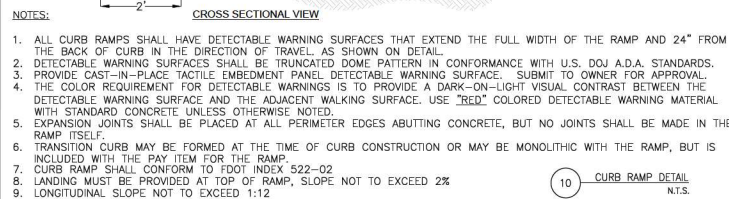
3 TYPICAL DRIVEWAY DETAIL
N.T.S.



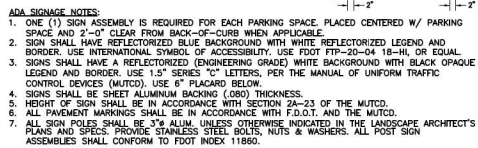
6 FDOT TYPE "F" CURB & GUTTER
N.T.S.



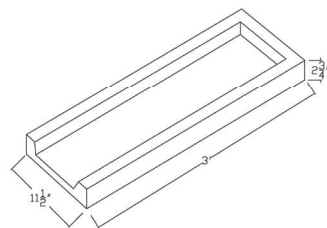
9 FDOT TYPE "D" CURB DETAIL N.T.S.



10 CURB RAMP DETAIL
N.T.S.



2 CLEANOUT ASSEMBLY
N.T.S.



Dimensions: 11-1/2" x 36" x 2-3/4"
Weight: 93lbs

3 CONCRETE SPLASH BLOCK N.T.S.



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

PROJECT
WILDWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILDWOOD FL, 34785

ISSUED FOR
PERMIT

CONSULTANTS

[illegible]

PROJECT NUMBER R210999.03

DATE: 12/27/2023

DRAWN: CDA

CHECKED: JTC

ADDRESS: A 15

APPROVED: _____ AJS

REGISTRATION _____
SEAL _____

22

SHEET TITLE

DETAILS

SHEET NUMBER _____

C-501

A GAI CONSULTANTS, INC. SERVICE GROUP

REVISION	DATE
SUBMITTAL	12/27/2023
ISSUED FOR PERMIT	03/06/2024
ISSUED FOR PERMIT	03/27/2024
CITY RAI 2 RESPONSE	06/20/2024
CITY RAI 3 RESPONSE	07/29/2024

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING & CROSSINGS (FULL JOINT CENTERED)
STORM SEWER STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM SEPARATION. 18 INCHES IS THE MINIMUM CROSSING.	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM SEPARATION. 18 INCHES IS THE MINIMUM CROSSING.	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT. MINIMUM (3) 6 FT. MINIMUM (2)	WATER MAIN 12 INCHES IS THE MINIMUM SEPARATION. 18 INCHES IS THE MINIMUM CROSSING.	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM		

NOTES:

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

CITY OF WILDCO	DATE	CITY OF WILDCO WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCO, FLORIDA 34785 (352) 330-1330	NONE 11-10-14	SEPARATION OF WATER MAINS	W-05 1 OF 1

TOLER-UNION FOUNDRY DOMESTIC #41-3 VALVE BOX WITH "WATER" LID			
SET TOP OF VALVE BOX TO FINISHED GRADE	VALVE BOX LID	VALVE COLLAR (CONCRETE ALL AROUND)	NUMBER THREE (3) ROUND BAR VALVE BOX
ADJUSTABLE CAST IRON VALVE BOX	TRACING WIRE FROM MAIN SHALL BE LOOPEL INTO TOP OF VALVE BOX BETWEEN THE BOTTOM AND TOP SCREW PIECE OF VALVE BOX. TRACING WIRE SHALL BE #10 AWG SOLID COPPER LEAD STEEL WIRE CONTINUOUS.	BOX SHALL REST ON BEDDING ROCK NOT ON VALVE OR PIPE AND SHALL BE CENTERED ON OPERATING NUT (SEE NOTE 4).	SEE NOTE 2
WATER MAIN	WATER MAIN	WATER MAIN	WATER MAIN
6" BEDDING ROCK	6" X 6" X 4" PAD		

NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. GATE VALVES SHALL BE USED WITH ALL WATER MAINS UP TO TWELVE (12) INCHES; BUTTERFLY VALVES SHALL BE USED FOR ALL LARGER SIZES.
4. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.

CITY OF WILDCO	DATE	CITY OF WILDCO WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCO, FLORIDA 34785 (352) 330-1330	NONE 09-12-19	GATE VALVE AND BOX DETAIL	W-08 1 OF 1

PLAN VIEW			
SUPPLY (AFTER METER)	TO SERVICE		
SECTION			
TO SERVICE			

1. REINFORCED 4" THICK CONCRETE PAD WITH ONE LAYER 6"x6" WWF (3" WIDE)
2. GALVANIZED PIPING (3/4" - 1 1/2" DIA)
3. REDUCED PRESSURE BACKFLOW PREVENTER WILKINS MODEL #975K2-NO LEAD WITH BALL VALVES
4. TEST COCKS
5. 12" MIN. - 18" MAX. CLEARANCE
6. DETAIL TO BE USED FOR HIGH HAZARD SITES (WITH WELLS) ON SITE, OR MULTIPLE STORES IN CONJUNCTION WITH A COMPOUND METER

NOTES:

ALL RIBD PIPE AND FITTINGS, NO PVC ABOVE GROUND

CITY OF WILDCO	DATE	CITY OF WILDCO WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCO, FLORIDA 34785 (352) 330-1330	NONE 12-09-15	REDUCED PRESSURE BACKFLOW PREVENTER	W-17 1 OF 1

6" CAST IRON CLEANOUT FRAME WITH A THREADED, SQUARE SOCKET HEAD BRASS PLUG OPENING TO MATCH PIPE I.D.			
6" THICK 3' x 4' CONCRETE PAD	VARIES	6" X 6" REDUCER	6" PVC SEWER PIPE
2-45° BEND			

CITY OF WILDCO	DATE	CITY OF WILDCO SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCO, FLORIDA 34785 (352) 330-1330	NONE 06-19-17	COMMERCIAL SANITARY CLEAN-OUT (8" MAIN)	S-05 1 OF 1

4" CONCRETE PAD			
3" BRONZE DISC	ANCHORS		
DISC DETAIL			
PLAN			
PROFILE			

CITY OF WILDCO	DATE	CITY OF WILDCO WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCO, FLORIDA 34785 (352) 330-1330	NONE 11-10-14	CONCRETE VALVE PAD	W-13 1 OF 1

TOP VIEW			
INLET 4" MINIMUM	GLANDWELL	TOP VIEW	
SECTION			
TO SERVICE			

CITY OF WILDCO	DATE	CITY OF WILDCO SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCO, FLORIDA 34785 (352) 330-1330	NONE 11-12-18	GREASE OIL SEPARATOR	S-14 1 OF 2

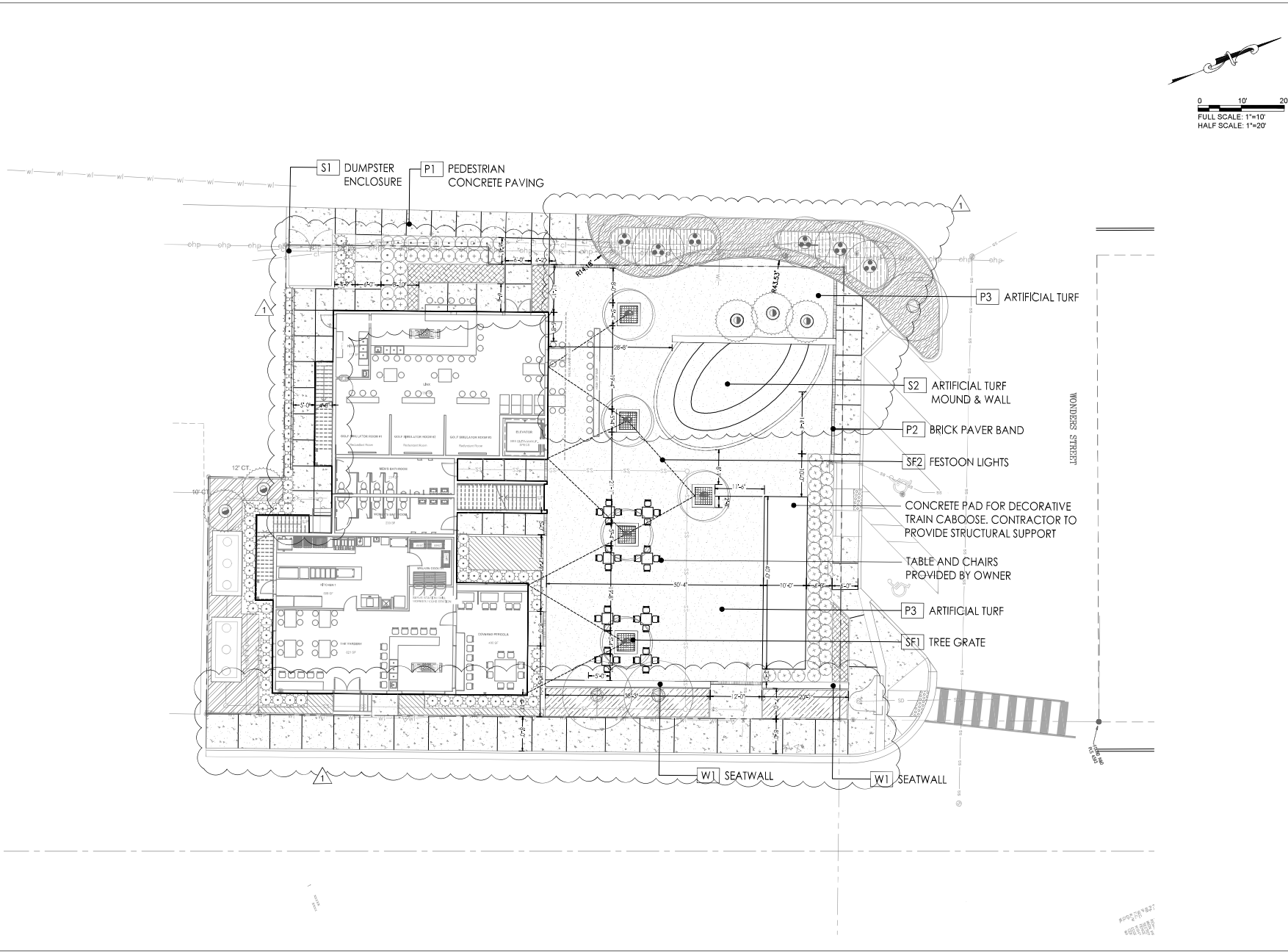
PLAN VIEW			
WATER MAIN	WATER MAIN	WATER MAIN	WATER MAIN
PROFILE VIEW			
NOTES:			
1. ALL SERVICE CONNECTION PIPE SHALL BE COMPOSED OF THE SAME MATERIAL TYPE AND SIZE FROM THE CORPORATION STOP TO THE METER.			
2. FOR NON-TRAFFIC BEARING APPLICATIONS, BOX SHALL BE OPEN-ENDED SERIES C POLYMER ENCLOSURE (SIZE 300) WITH CAST IRON LID. FOR TRAFFIC BEARING APPLICATIONS (ROADWAYS, DRIVEWAYS, ETC.), METER BOX SHALL BE CONCRETE WITH A CAST IRON LID.			
3. THE OUTLET SIDE ON THE SADDLE TAP, CORPORATION STOP SIZE AND SERVICE LINE SIZE SHALL BE THE SAME.			
4. METER BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE PROPERTY LINE.			
5. DUAL CHECK VALVE SHALL BE INTEGRAL WITH METER IN SAME BOX.			
6. THIS DETAIL APPLIES FOR UP TO 2" SERVICE.			

CITY OF WILDCO	DATE	CITY OF WILDCO WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCO, FLORIDA 34785 (352) 330-1330	NONE 02-03-21	SINGLE WATER SERVICE CONNECTION	W-14 1 OF 2

TOP VIEW			
INLET 4" MINIMUM	GLANDWELL	TOP VIEW	
SECTION			
TO SERVICE			

CITY OF WILDCO	DATE	CITY OF WILDCO SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDCO, FLORIDA 34785 (352) 330-1330	NONE 11-09-17	GREASE OIL SEPARATOR	S-14 2 OF 2

\\G:\ARCHITECTS\LOCAL\BUPRO\2021\021999\03 - WILWOOD PARKWAY COMMERCIAL\CD\1\PRODUCTION\BUPRO\021999\03.L110 - HARDSCAPE PLAN.dwg
 This drawing was produced with computer aided drafting technology and is subject to electronic filing. Do not make this drawing for record without review.



COMMUNITY SOLUTIONS
AN A GAY CONSULTANTS, INC. SERVICE GROUP

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-6396
CERTIFICATE OF AUTHORIZATION: EB8951

PROJECT
WILWOOD COMMERCIAL SITE
101 S. MAIN STREET
WILWOOD FL 34785

ISSUED FOR PERMIT

CONSULTANTS

REVISIONS:	
SUBMITTAL	12/07/2023
ISSUED FOR PERMIT	10/06/2024
ISSUED FOR PERMIT	09/27/2024

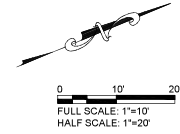
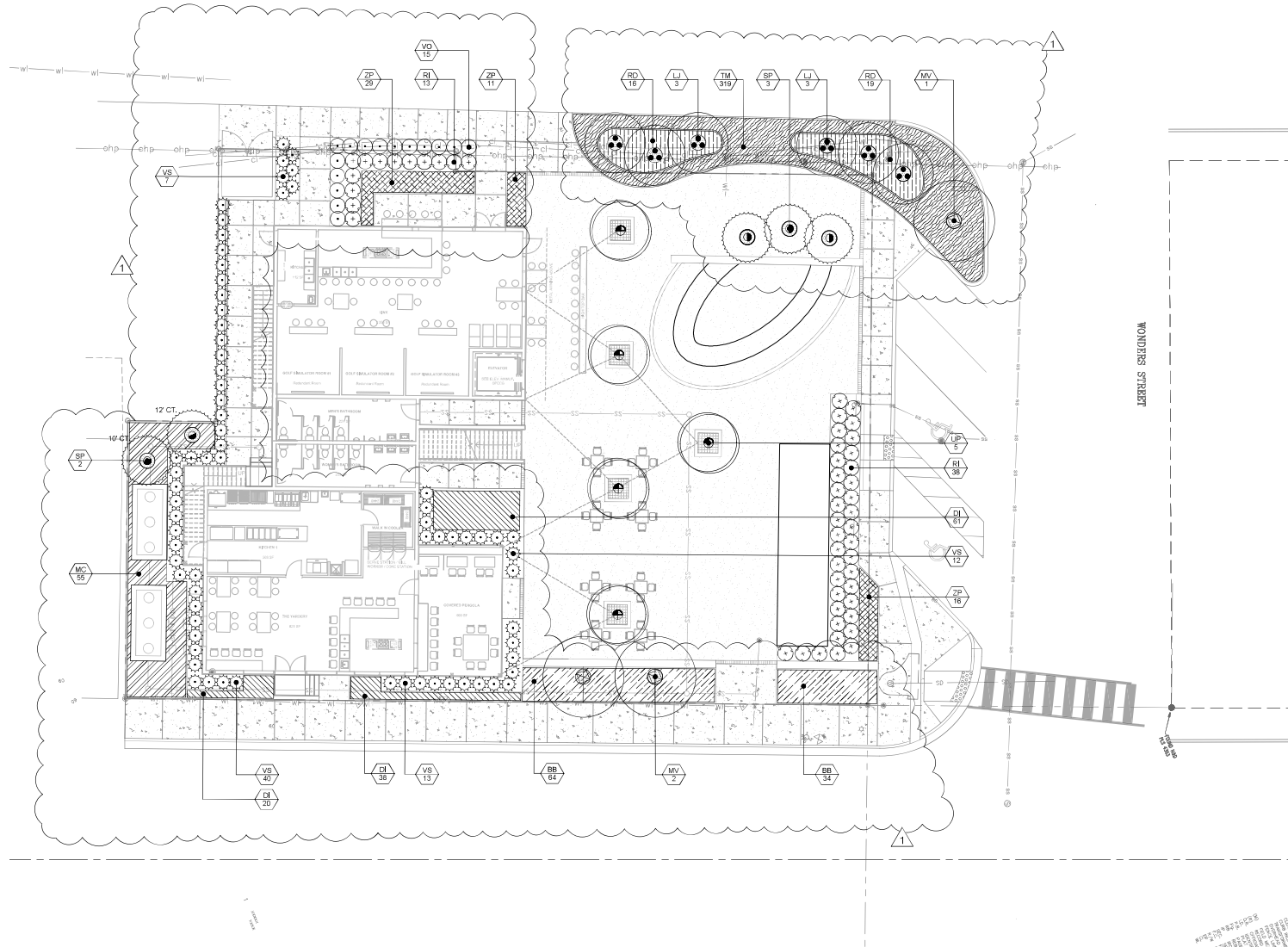
PROJECT NUMBER	R210999.03
DATE	12/07/2023
DRAWN	ECM
CHECKED	AP
APPROVED	KCO
RECREATION	SEAL

SHEET TITLE
HARDSCAPE PLAN

SHEET NUMBER
L-110

A GAY CONSULTANTS, INC. SERVICE GROUP

\\G:\ARCHITECT\LOCAL\BUPRO\2021\0219996303 - WILKWOOD PARKWAY COMMERCIAL\LANDSCAPE\PRODUCTION\BUPRO\2021\0219996303 - LANDSCAPE PLAN & DETAILS.dwg
This drawing was produced with AutoCAD LT 2014. It is a plot of a drawing created by a registered professional engineer. It is not a reproduction of a drawing created by a registered professional engineer.



COMMUNITY
SOLUTIONS



618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-6396

CERTIFICATE OF AUTHORIZATION: EB8951

PROJECT
WILDWOOD
COMMERCIAL SITE

101 S. MAIN STREET
WILDWOOD FL 34785

ISSUED FOR
PERMIT

CONSULTANTS

REVISIONS:	
SUBMITTAL	12/07/2023
ISSUED FOR PERMIT	10/06/2024
ISSUED FOR PERMIT	09/27/2024

PROJECT NUMBER R210999.03

DATE: 12/07/2023

DRAWN: ECM

CHECKED: AP

APPROVED: KO

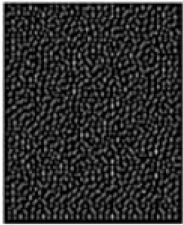
RECREATION

SEAL

SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
L-200

A GAY CONSULTANTS, INC. SERVICE GROUP

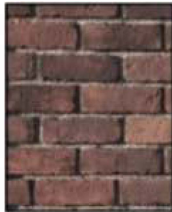


Cast Iron
Railing and
Awnings



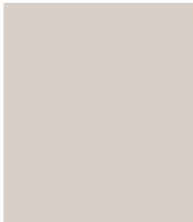
Black
Aluminum
Storefront

Metals



EL DORADO
TundraBrick
Hartford

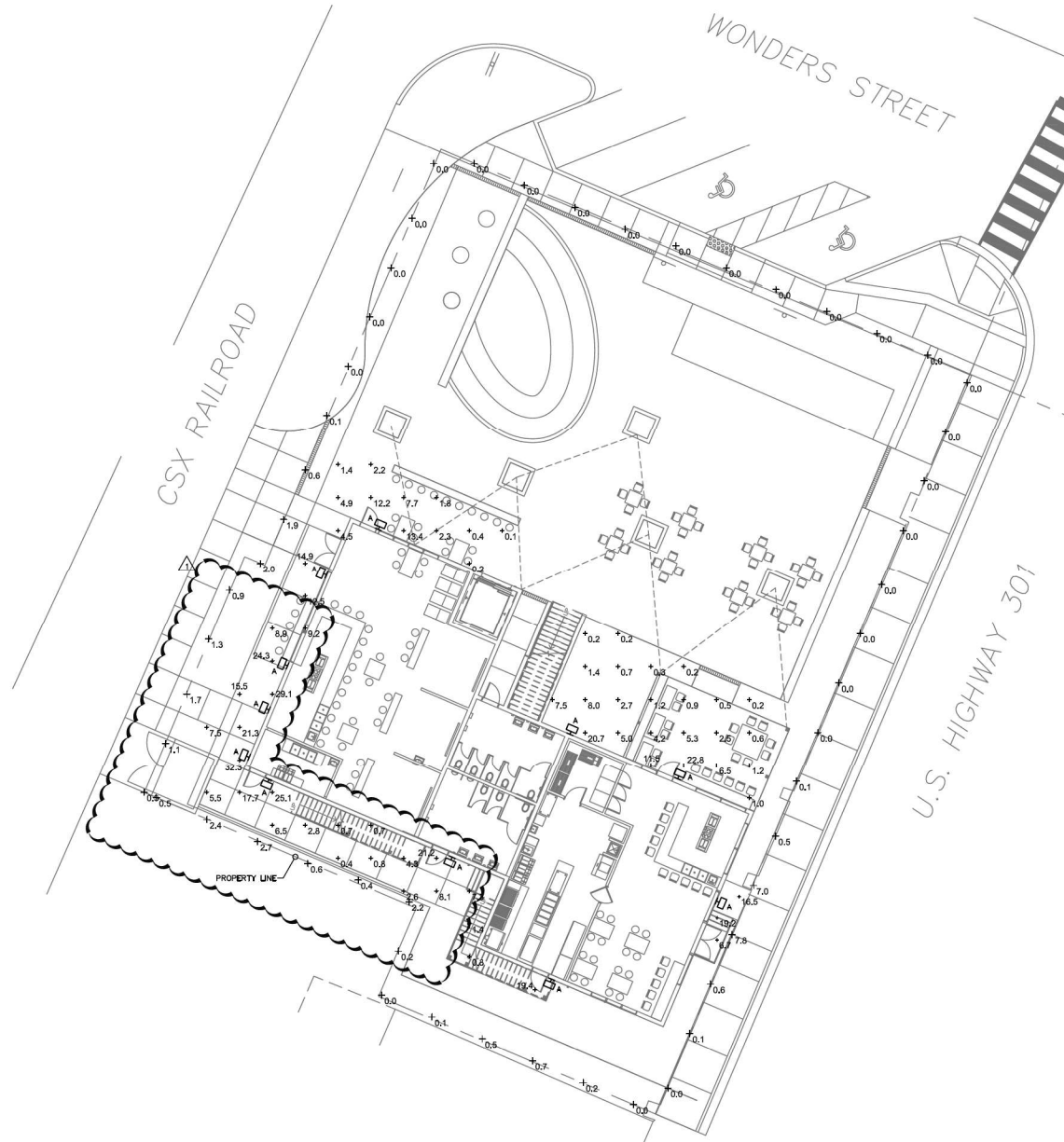
Brick



Concrete
Stairs

Concrete





NORTH

1
SL2

SITE PLAN - LIGHTING PHOTOMETRICS

SCALE: 1"=10'-0"

Rev	Date	Description	By	WTS			
	4/7/2024	PERMIT COMMENTS					

Wood T. Brault, P.E.
558
ST. PETERSBURG, FL 34785
WOOD T. BRULT, P.E.
WOOD T. BRULT, P.E.
WOOD T. BRULT, P.E.

NO NEW OR RE-OPENED
SEALS AND STAMPS
ARE TO BE USED ON THE
DATE SUBMITTED TO THE
STATE OF FLORIDA.

PROVIDED COPIES OF THE
DOCUMENT ARE NOT CONSIDERED
SEALS AND STAMPS AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

Electric Services, Inc.
1748 U.S. Highway 441
Leesburg, FL 34748-7655
(PH) 352-767-1322
(FAX) 352-767-7871
CA #9435 : EC #1415

**Wildwood Railroad
Site Lighting**
101 South Main Street Wildwood, FL 34785

SHEET TITLE:
SITE PLAN - LIGHTING
PHOTOMETRICS

DRAWN JEN	CHECKED WTS
DATE 07/03/2024	
PROJECT NUMBER E2400.27	
DRAWING NUMBER SL2	
CAD FILE E2400.27_SL1	

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2403-007 Highfield at Twisted Oaks Amenity Center

REQUESTED ACTION: Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

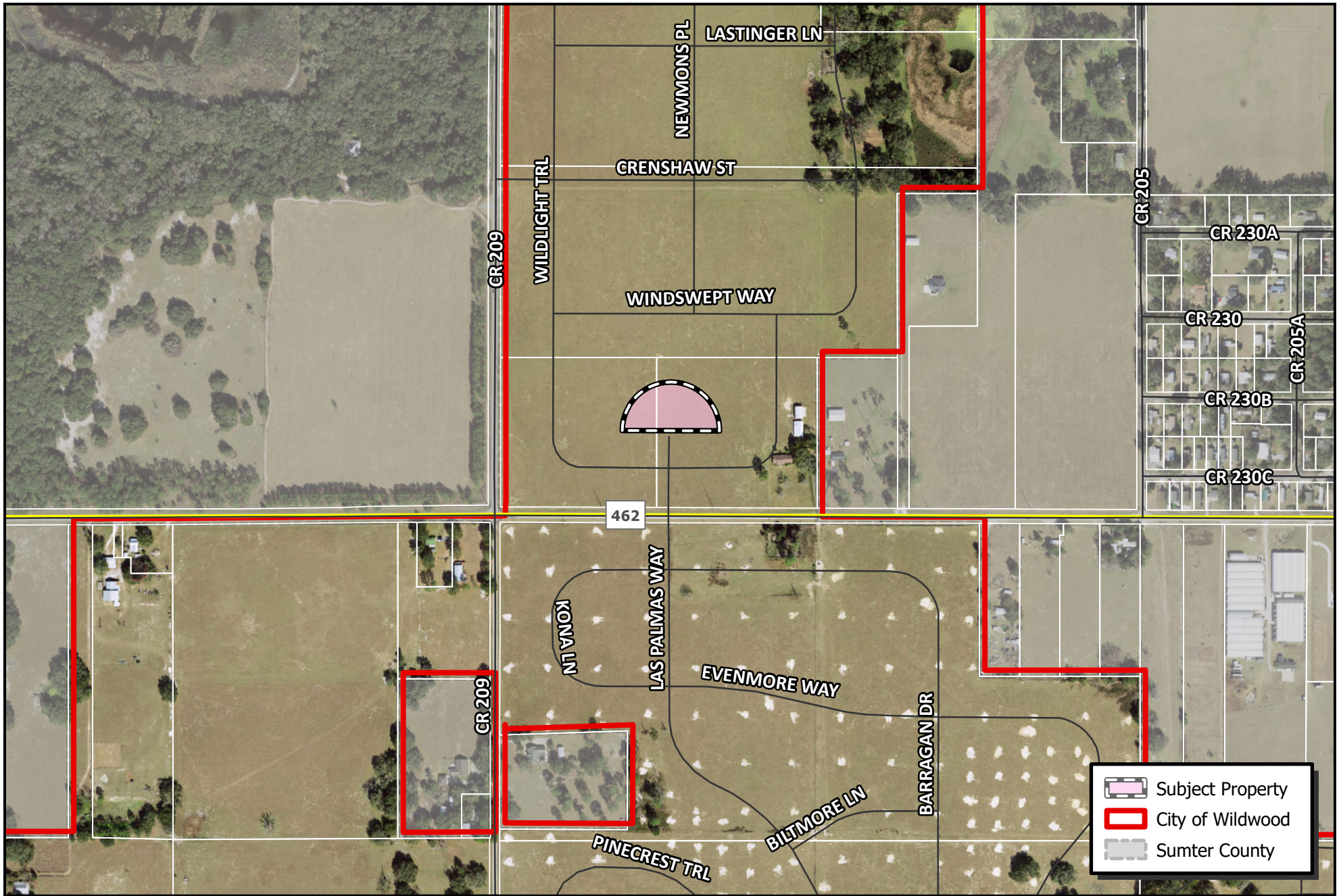
Case Number	SP 2403-007 Highfield at Twisted Oaks Amenity Center
Owner(s)	KL Highfield, LLC
Applicant(s)	Morris Engineering & Consulting, LLC
Acreage	1.442 +/-
Property Location	The subject property is generally located approximately 0.13 miles northeast of the CR 209 and E C 462 intersection.
Parcel(s)	Portion of D30-030 & D30-031
Date	August 26, 2024

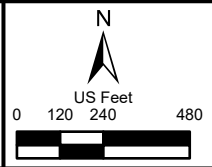
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks Subdivision Amenity Center, consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure, per the attached plans. Highfield at Twisted Oaks residences will also have access to the Twisted Oaks Amenity Center located approximately 0.42 miles southeast of this development.

SP 2403-007 meets the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

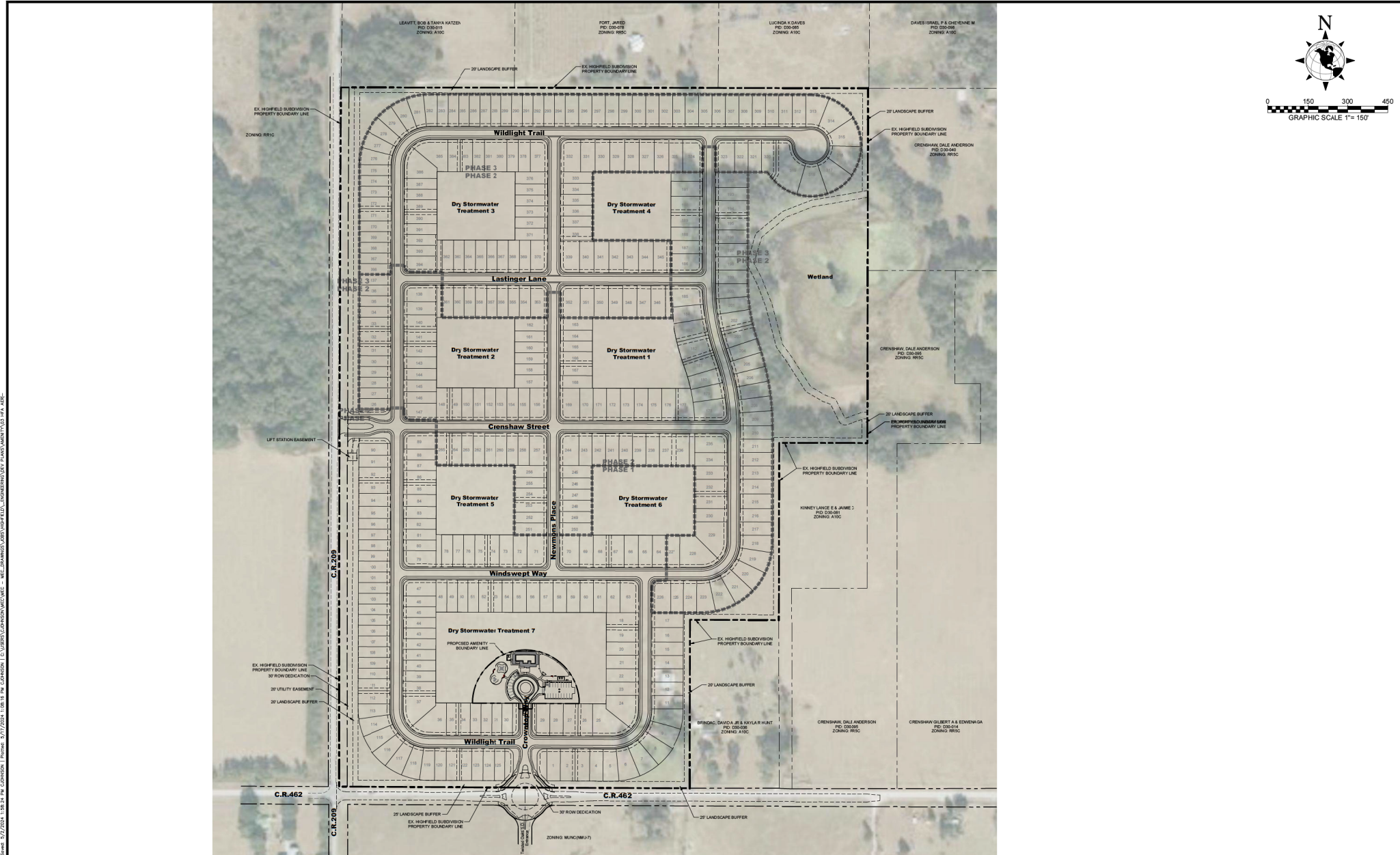


Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 120 240 480	SP 2403-007 HIGHFIELD AT TWISTED OAKS AMENITY CENTER PORTION OF PARCELS D30-030 & D30-031	MAP 1B LOCATION MAP JUN 2024
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Sheet 3 of 12: 5/2/2024 1:38:24 PM C:\Users\carson\OneDrive - MFC\Documents\2024\Highfield_Amenity\Highfield_Amenity_Plan_Variant_03.dwg - MFC - J:\Users\carson\OneDrive - MFC\Documents\2024\Highfield_Amenity\Highfield_Amenity_Plan_Variant_03.dwg



				M MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A. 28780 941-44-6644 www.morris-engineering.net DATE 07/26/2022 PROJECT HC DRAWING ACR DRAWN IS CHECKED SK AERIAL SITE MAP HIGHFIELD AMENITY CITY OF WILDWOOD, FLORIDA					SCALE 1"=50' SEC-TWP-RNG 31-18S-23E SHEET 3 OF 12		
NO.	DATE	REVISION DESCRIPTION	BY							STEPHEN J. KRZYWONSKI FL LICENSE NO. 90820	

DRY STORMWATER TREATMENT #7



0 20 40 60
GRAPHIC SCALE 1"=20'

SITE DATA

- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D30-031, D30-030
- PROPERTY ADDRESS: 3220 EAST C.R. 482, WILDWOOD, FLORIDA 34785, SECTION 30, 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
- SOIL: VERY LOOSE, BROWN TO LIGHT BROWN FINE (SP)
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD8) 1988.
- ZONING: R-4
- FLU MMR
- THE PROPERTY LIES IN THE FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 12119C00080 (FIRM INDEX DATED 09/27/13), SUBJECT TO VERIFICATION.
- PROPOSED LAND USE: AMENITY CENTER, PRIVATELY OWNED AND MAINTAINED.
- BUILDING HEIGHT: 1 STORY 22'
- AMENITY LISTS: CABANA & POOL, SMALL DOG PARK, LARGE DOG PARK, TOT LOT, MAIL COLLECTION & PARK BENCHES FOR BIRD WATCHING. EMPLOYEES ARE NOT PROPOSED WITH AMENITY PROJECT.
- PROJECT AREA: TOTAL: 1.44 AC±
PERVIOUS: 60.52%
IMPERVIOUS: 39.48%
- FLOOR AREA RATIO/FAR: 0.01%
- PARKING: 27 STALLS INCLUDING 2-ADA
- BUILDING CONSTRUCTION TYPE: TYPE V-B UNPROTECTED - NON-SPRINKLERED

SIGN LEGEND

- STOP (R1-1), 36"x36"
- DISABLED PARKING W/ FINE (F001 FTP-20-08 & FTP-20-06) PER FLORIDA STATUTE 353.5041 (12'X18' & 6'X12')
- PAVEMENT MARKINGS PER FOOT INDEX 711-001 (PAVEMENT MARKINGS). SIGNS PER FOOT INDEX 700-010 (SINGLE COLUMN GROUND SIGNS) & INDEX 700-101 (PLACEMENT OF SINGLE COLUMN SIGNS).

STRIPING LEGEND

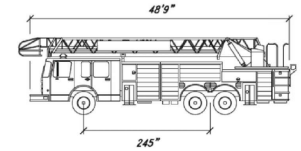
- 24" WHITE STOP LINE

LEGAL DESCRIPTION

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:

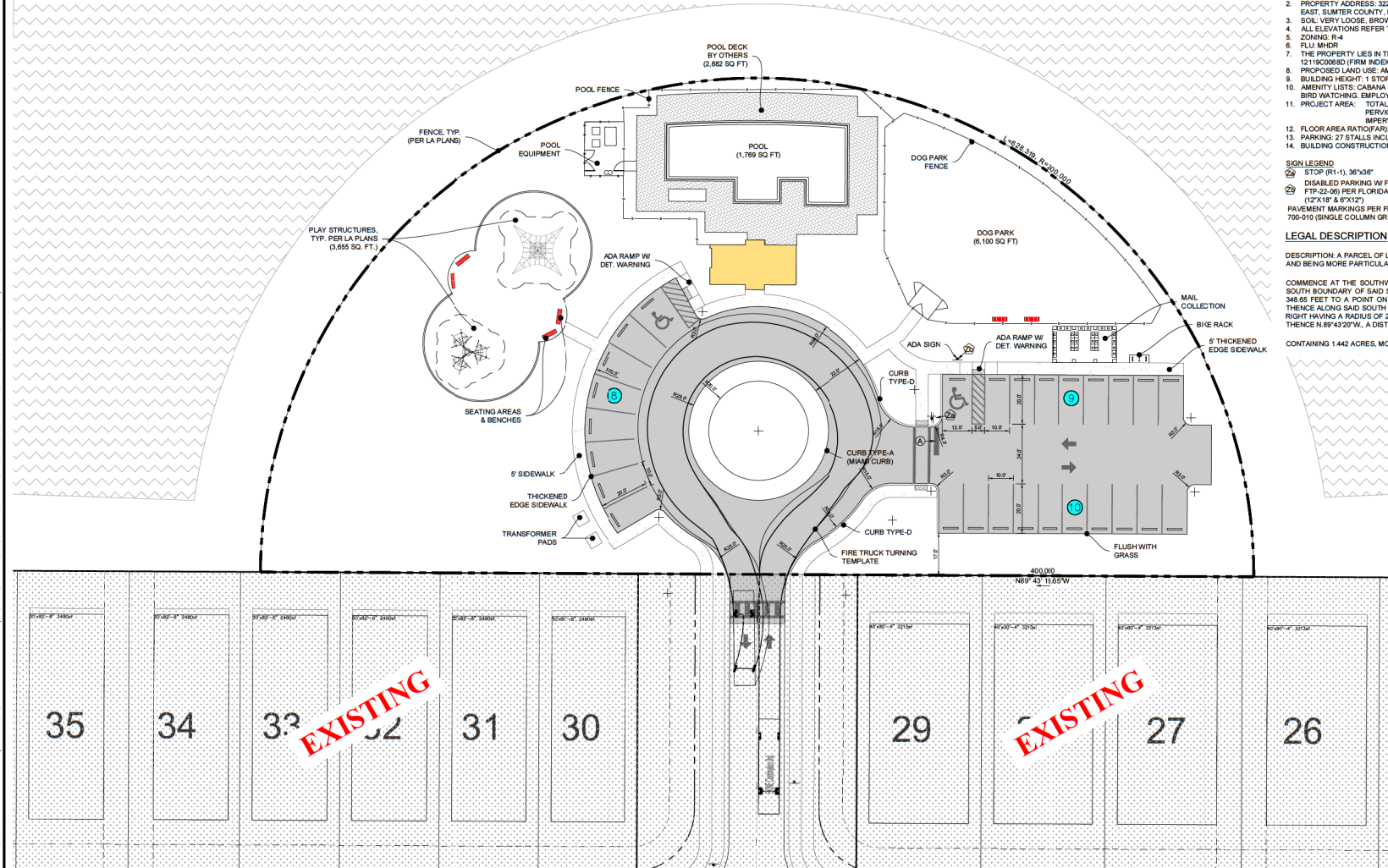
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 30, 5.89°45'4"E, A DISTANCE OF 509.94 FEET; THENCE N 0°14'0"E, A DISTANCE OF 348.65 FEET TO A POINT ON THE SOUTH BOUNDARY OF PROPOSED TRACT D-7 ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH BOUNDARY RUN EASTERLY, 628.32 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 160°00'00" (CHORD BEARING S 89°47'20"E, 400.00 FEET); THENCE N 89°45'20"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.442 ACRES, MORE OR LESS.



FIRE TRUCK PROFILE

95 FT. PLATFORM
HEIGHT: APPROX. 14.5 FT.
LENGTH: 48 FT. 9 IN.
TIRE CURB CLEARANCE: 36 FT. 2 IN.
S.A.E. TURNING CLEARANCE: 35 FT. 6 IN.
PLATFORM CLEARANCE: 42 FT. 11 IN.
MINIMUM RISE RADIUS: 21 FT. 6 IN.
245 IN. WHEEL BASE
WIDTH OF CHASSIS: 8 FT. 4 IN.
WIDTH OF BODY: 9 FT. 6 IN.



NO.	DATE	REVISION DESCRIPTION	BY
13	07/11/24	REVISED PER CITY COMMENTS DATED JULY 8, 2024	SJK
14	08/23/24	REVISED PER CITY COMMENTS DATED JUNE 13, 2024	SJK



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting

6997 Professional Parkway East, Suite 10, Lakeland Ranch, Florida 34240 CA 23780 941-444-6641 www.morrisengineering.net

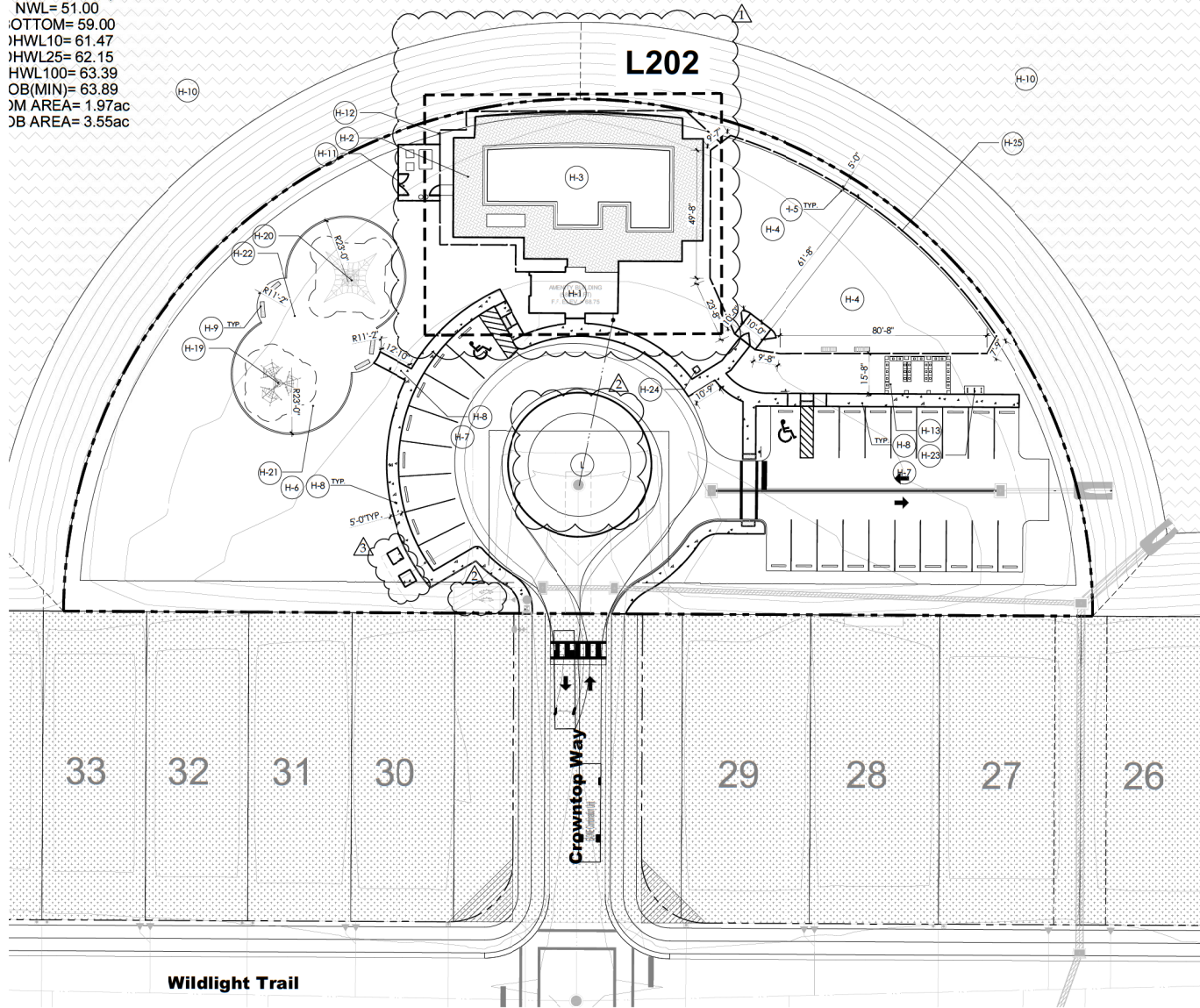
DATE	05/01/2024
PROJECT	HF
DRAWING	MSP
DRAWN	S
CHECKED	SK

MASTER SITE PLAN
HIGHFIELD AMENITY
CITY OF WILDWOOD, FLORIDA

SCALE	1"=20'
SEC-TWP-RNG	30-18S-23E
SHEET	OF
4	12

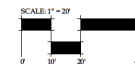
STEPHEN A. KUTYKOW
FL LICENSE NO. 90820

DRY BOTTOM)
 NWL= 51.00
 OTTOM= 59.00
 HWL10= 61.47
 HWL25= 62.15
 HWL100= 63.39
 OB(MIN)= 63.89
 IM AREA= 1.97ac
 OB AREA= 3.55ac



HARDSCAPE SCHEDULE

(H-1)	POOL CABANA, BY OTHERS	(L)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-2)	POOL DECK	(L-1)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-3)	POOL = 1769 SF	(L-2)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-4)	DOG PARK	(L-3)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-5)	DOG WASTE STATION	(L-4)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-6)	ACTIVITY LAWN	(L-5)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-7)	PARKING	(L-6)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-8)	SIDEWALK	(L-7)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-9)	BENCH	(L-8)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-10)	DETENTION AREA	(L-9)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-11)	POOL EQUIPMENT	(L-10)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-12)	POOL FENCE	(L-11)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-13)	MAIL COLLECTION, BY OTHERS	(L-12)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-14)	PLAY STRUCTURE #1	(L-13)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-15)	PLAY STRUCTURE #2	(L-14)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-16)	PLAY SURFACE AND EDGE	(L-15)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-17)	SPINNER BOWL	(L-16)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-18)	BIKE RACK	(L-17)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-19)	TRASH RECEPTACLE	(L-18)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-20)	DOG PARK FENCE	(L-19)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)
(H-21)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	(L-20)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)



BONNETT design group, llc
 landscape architecture
 community planning
 P.A. 20000341
 400 South Orlando Ave., Suite 201
 Maitland, FL 32751
 407.622.1588 voice

Highfield
 Landscape Architecture
 KL Highfield TO, LLC.
 City of Wildwood, Florida
 LAYOUT PLAN

AMENITY

DATE: March 15, 2024
 DRAWN BY: RTM
 CHECKED BY: TWB
 JOB NUMBER: 2022.154

FILE NAME: 2024.03.15.HIGHFIELD.LAYOUT PLAN

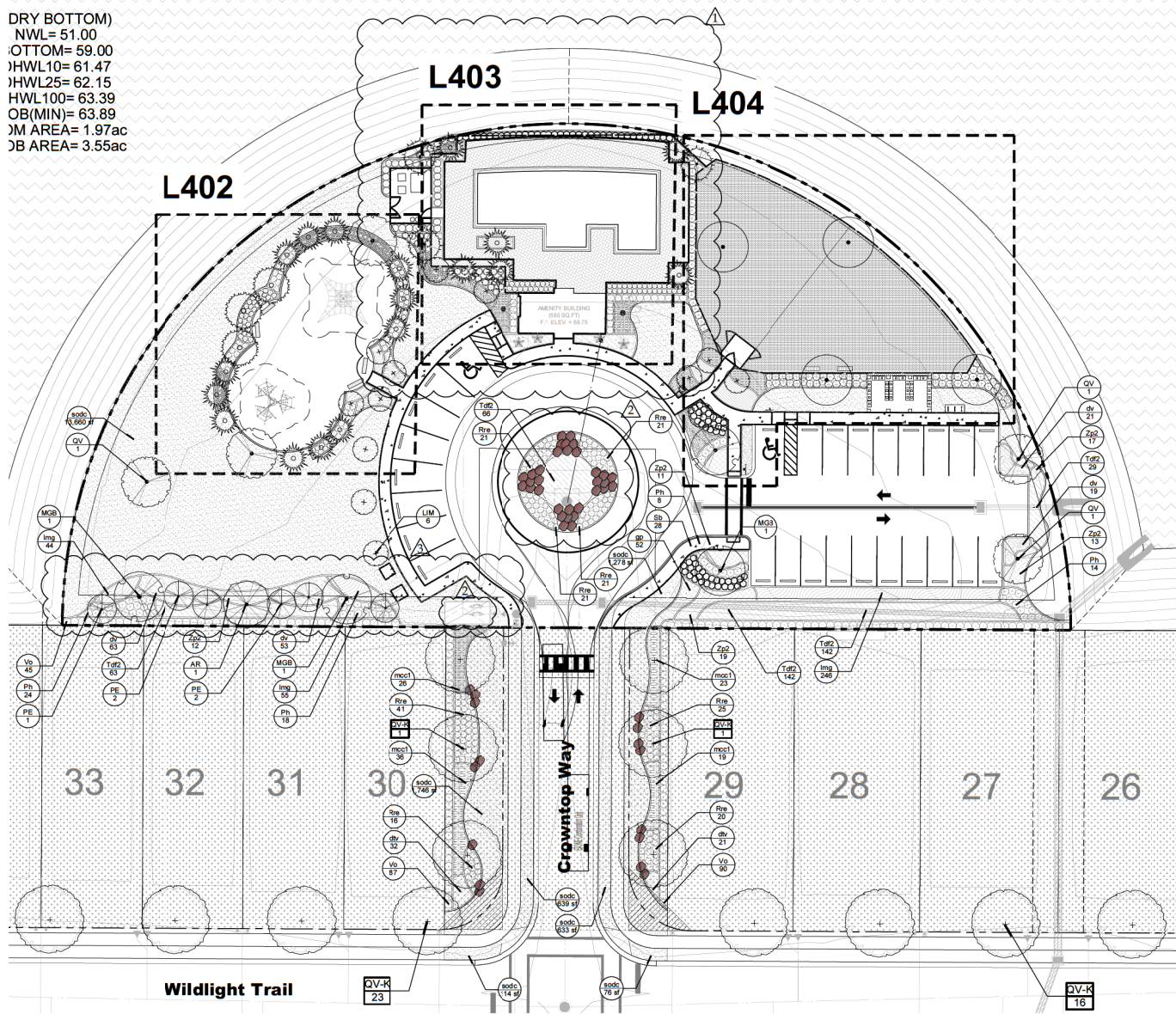
REVISIONS:
 City Comments 05-14-2024
 City Comments 06-18-2024
 City Comments 07-09-2024



Approved by Todd W Bonnett
 2024.07.08 11:25:48-04'00'

L201

DRY BOTTOM)
 NWL= 51.00
 OTOM= 59.00
 HWL10= 61.47
 HWL25= 62.15
 HWL100= 63.39
 OB(MIN)= 63.89
 OM AREA= 1.97ac
 OB AREA= 3.55ac



NOTE: MAINTAIN A 3' LANDSCAPE FREE BUFFER AROUND ALL UTILITY VALVES, METERS, BACKFLOWS, MANHOLES, AND CLEANOUTS.

NOTE: MAINTAIN A 10' BUFFER BETWEEN UTILITY MAINS AND ALL ROOT BEARING TREES

VEHICULAR USE AREA (VUA) LANDSCAPE REQUIREMENTS (IN SF)	
TOTAL VUA	17,407
LANDSCAPE REQUIRED (10% OF VUA)	1740.7
LANDSCAPE PROVIDED	5988
SURPLUS (SF)	4247.3

KEY	
[Solid Line]	CODE REQUIRED
[Dashed Line]	ENHANCED/ OPTIONA.

NOTES: 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WILLOW, FLORIDA LANDSCAPE PLAN. 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WILLOW, FLORIDA LANDSCAPE PLAN. 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WILLOW, FLORIDA LANDSCAPE PLAN.



Bd

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

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

Highfield
 Landscape Architecture
 KL Highfield TO, LLC.
 City of Wildwood, Florida
 LANDSCAPE PLAN

AMENITY

DATE: March 15, 2024
 DRAWN BY: RTM
 CHECKED BY: TWB
 JOB NUMBER: 2022154

FILE NAME:
 2024.03.15.HIGHFIELD.LANDSCAPE.AMENITY.DWG

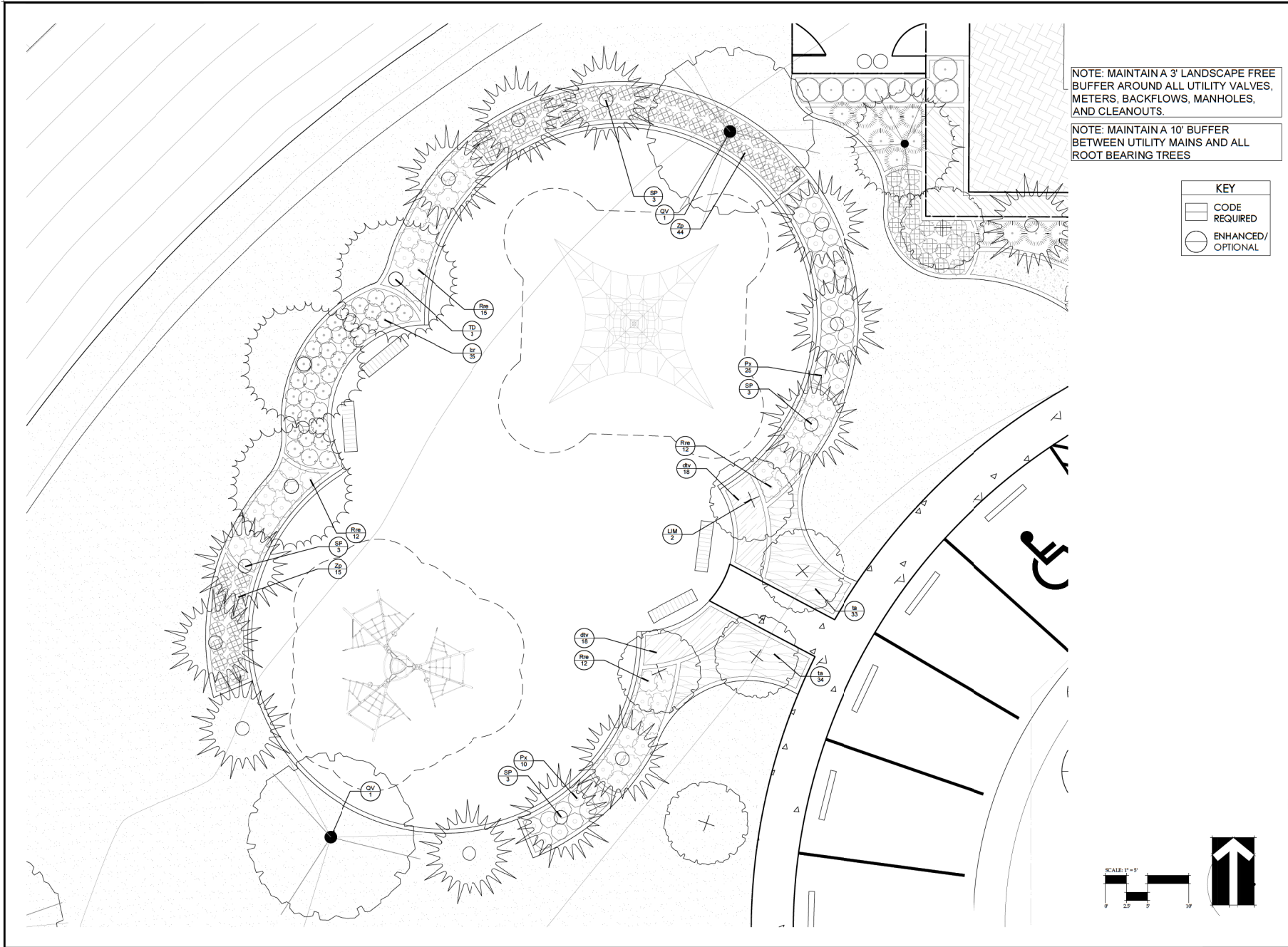
REVISIONS:
 City Comments 05-14-2024
 City Comments 06-18-2024
 City Comments 07-09-2024

City of Wildwood, Florida
 2024.03.15.07.00.1125.51.04.97

2024.03.15.07.00.1125.51.04.97

L401

DRAWING PICTURED: 7/4/2024 10:00 AM
2: DRAFTER: BONNETT DESIGN GROUP, INC. 3: CHECKER: BONNETT DESIGN GROUP, INC. 4: DESIGNER: BONNETT DESIGN GROUP, INC. 5: AMENITY: BONNETT DESIGN GROUP, INC.



NOTE: MAINTAIN A 3' LANDSCAPE FREE BUFFER AROUND ALL UTILITY VALVES, METERS, BACKFLOWS, MANHOLES, AND CLEANOUTS.

NOTE: MAINTAIN A 10' BUFFER BETWEEN UTILITY MAINS AND ALL ROOT BEARING TREES

KEY	
	CODE REQUIRED
	ENHANCED/OPTIONAL



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

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

Highfield
Landscape Architecture
KL Highfield TO, LLC.
City of Wildwood, Florida
LANDSCAPE PLAN - TOT LOT

AMENITY

DATE: March 15, 2024
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2022.154

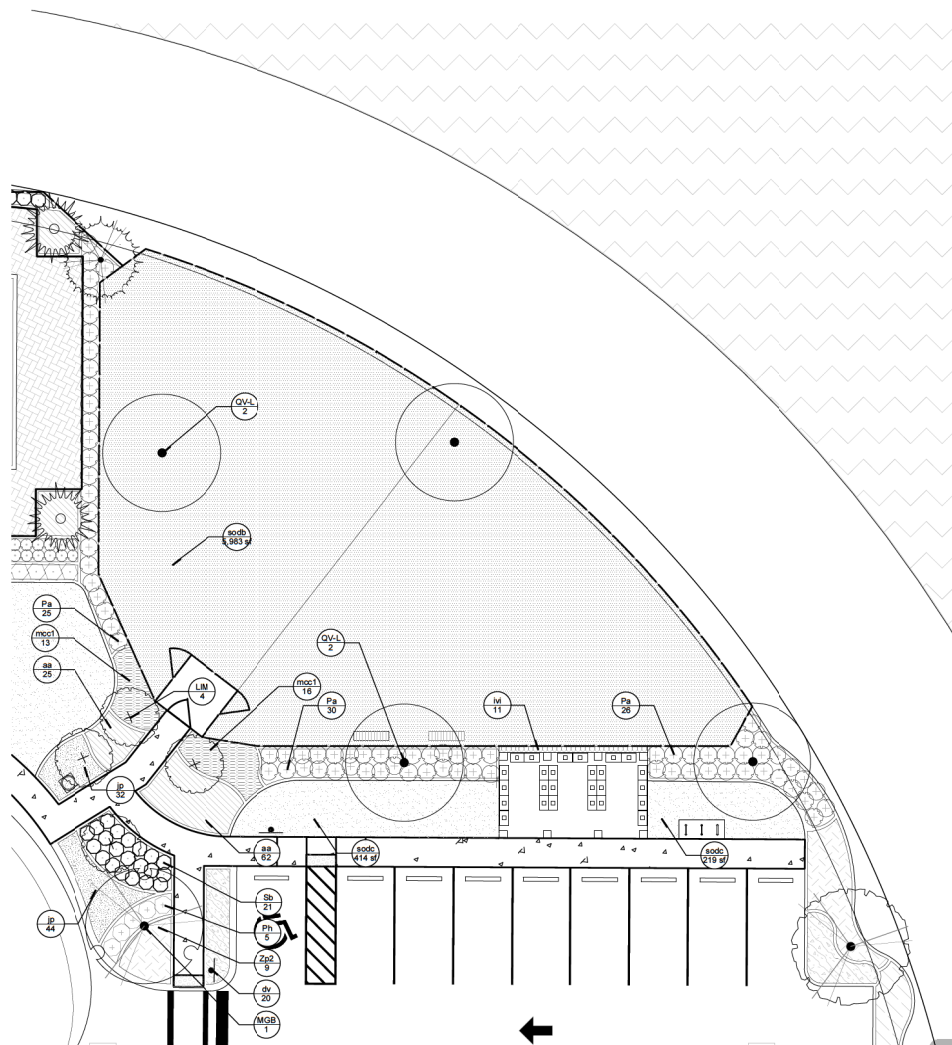
FILE NAME: 2024.03.15.2024.154.LANDSCAPE PLAN - TOT LOT

REVISIONS:



Designed by T. W. Bonnett
2024.03.15.2024.154.LANDSCAPE PLAN - TOT LOT

L402



NOTE: MAINTAIN A 3' LANDSCAPE FREE BUFFER AROUND ALL UTILITY VALVES, METERS, BACKFLOWS, MANHOLES, AND CLEANOUTS.

NOTE: MAINTAIN A 10' BUFFER
BETWEEN UTILITY MAINS AND ALL
ROOT BEARING TREES

SCALE: 1" = 10'



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community planning
FL LC 26000341

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

Highfield
Landscape Architecture
KL Highfield TO, LLC.
City of Wildwood, Florida
LANDSCAPE PLAN - DOG PARK

AMENITY

DATE:	March 15, 2024
DRAWN BY:	RTM
CHECKED BY:	TWB
JOB NUMBER:	2022.15

FILE NAME:

REVISIONS:



W. R. BOY

L404

Architectural Renderings

Highfield Amenity





SITE DATA

- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D31-029 & D31-007
- PROPERTY ADDRESS 8618 N US 301, WILDWOOD, FLORIDA 34785, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
- BEARING STRUCTURE IS (S.00°00'45"W), BASED ON FLORIDA STATE PLANE WEST GRID ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- EXISTING ZONING: MMU7 (PD)
- EXISTING LAND USE: OMMU
- THE PROPERTY LIES IN THE FLOOD ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 12119C0050 FIRM INDEX DATED 08/27/13, SUBJECT TO VERIFICATION.
- BUILDING HEIGHT: 1 STORY 22' BUILDING TYPE: V-B, 234 OCCUPANTS
- MINIMUM REQUIRED FIRE FLOW IS 2250 GPM FOR 2 HOURS.
- DEVELOPMENT AREA: 4.24 AC
- PROPOSED LAND USE: AMENITY CENTER, PRIVATELY OWNED AND MAINTAINED BY TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT.
- PROJECT AREA: TOTAL: 4.36AC PERVIOUS: 1.39AC (32.0%) IMPERVIOUS: 2.96AC
- FLOOR AREA RATIO (FAR): 4.0%
- SOIL: VERY LOOSE, BROWN TO LIGHT BROWN FINE (SP)
- AMENITIES: (1) OUTDOOR PERSONAL TRAINING AREA, (2) INDOOR COMMUNITY FITNESS FACILITY, (3) OUTDOOR COVERED COMMUNITY ACTIVITY ROOM WITH BAR AREA, (4) INDOOR COMMUNITY ACTIVITY & FLEX SPACE AREA, (5) DOG PARK, (6) FAMILY RECREATIONAL AND SWIMMING AREA, (7) ADULT RECREATIONAL AND SWIMMING AREA, (8) SMALL SECLUDED OUTDOOR GATHERING AREA, (9) PLAYGROUND AND TOT LOT ACTIVITIES, (10) LARGE SECLUDED OUTDOOR GATHERING AREA, (11) PICKLEBALL COURTS X4, (12) LARGE OPEN PLAY FIELD WITH PARK BENCH, (13) SECLUDED PARK BENCH, (14) OUTDOOR WALKING NATURE TRAILS, (15) SECLUDED PARK BENCH, (16) BIRD WATCHING WITH BENCH
- PARKING: VEHICLE PARKING = 54 STALLS GOLF CART PARKING = 11 STALLS TOTAL PROPOSED = 65 STALLS

SIGN LEGEND

- 2a STOP (R1-1) 36"x30"
- 2b DISABLED PARKING W/ FINE (FDDT FTP-20-06 & FTP-22-06) PER FLORIDA STATUTE 553.041 (17'X4'6" & 4'X12")

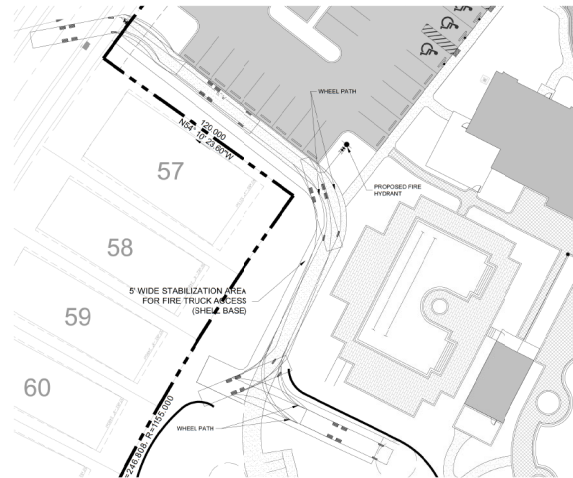
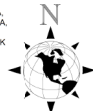
PAVEMENT MARKINGS PER FOOT INDEX 711-001 (PAVEMENT MARKINGS), SIGNS PER FOOT INDEX 700-010 (SINGLE COLUMN GROUND SIGNS) & INDEX 700-01 (PLACEMENT OF SINGLE COLUMN SIGNS).

STRIPING LEGEND

- A 24" WHITE STOP LINE

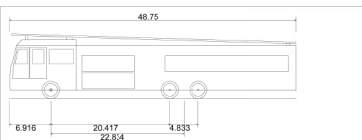
LEGEND

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



FIRE LADDER TRUCK TURNING TEMPLATE

SCALE: 1"=30'



E-ONE HP95 Mid Mount - Sumter County
Overall Length 48.75ft
Overall Width 8.33ft
Overall Body Height 11.00ft
Min Body Ground Clearance 1.39ft
Track Width 8.33ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 35.50ft

NO.	DATE	REVISION DESCRIPTION	BY
01	02/19/24	ISSUED PER CITY COMMENTS	170
02	03/04/24	ISSUED PER CITY COMMENTS	100



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite 30, Sarasota, Florida 34240 C.A. 36780 Tel: 444-6644 www.morrisengineering.com

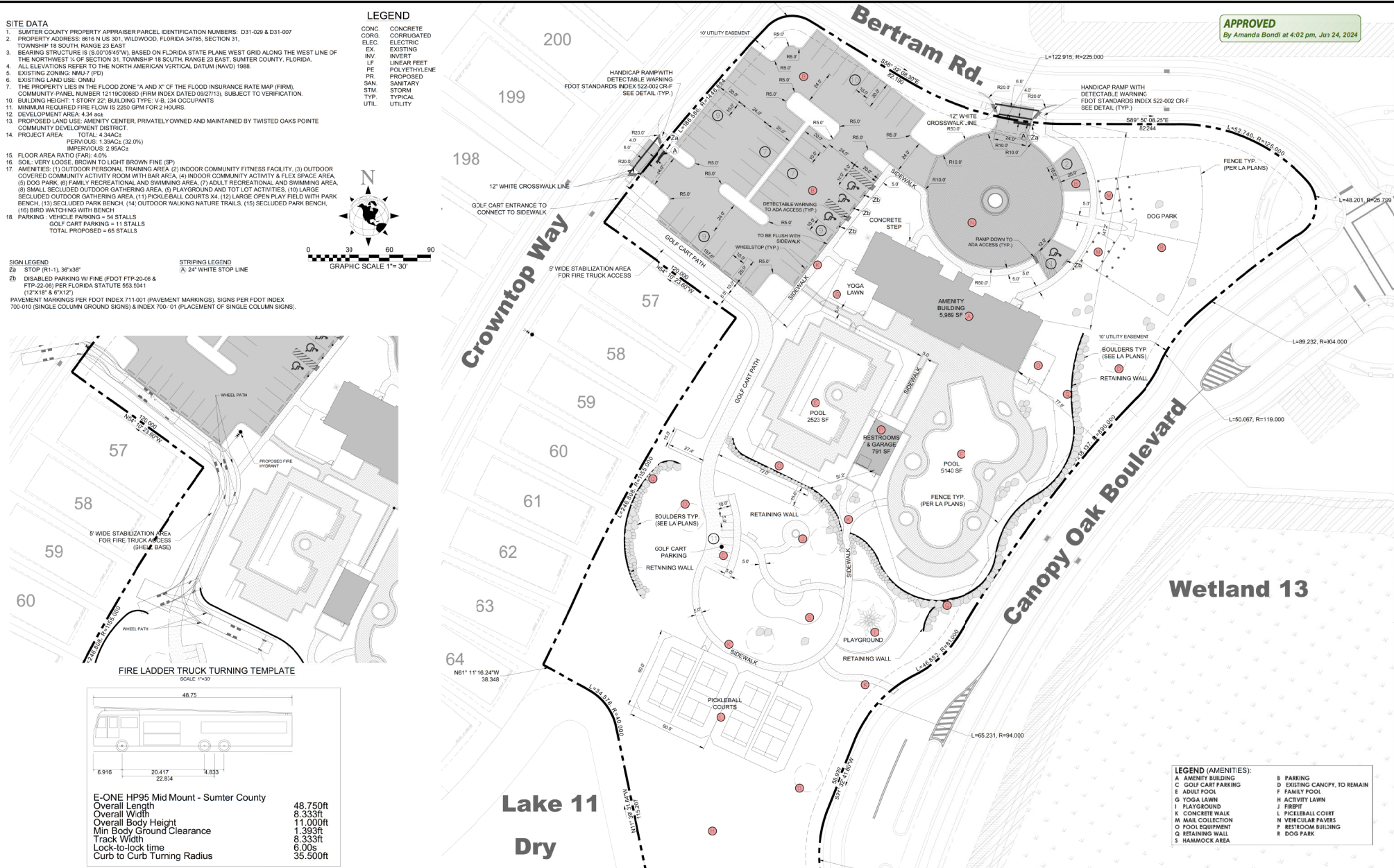
DATE	06/16/2024
PROJECT	TO AMEN
DRAWING	DS TO MD
DRAWN	EDC
CHECKED	MD

SITE PLAN

TWISTED OAKS AMENITY CENTER
CITY OF WILDWOOD, FLORIDA

APPROVED

By Amanda Bondi at 4:02 pm, Jun 24, 2024



Wetland 13

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

SCALE	1"=30'
SEC. - TYP. - RING	31-185-128
SHEET	OF
5	10

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2405-002 VOSO Phase XI C&D Master Plan

REQUESTED ACTION: The Project Review Committee recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	SP 2405-002 VOSO Phase XI C&D Master Plan
Parcel Numbers	K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001, & K28-001
Acreage	753.04 +/- Acres
Property Location	The subject property is generally located north of Bexley Trail, south of Central Parkway, and west of Hornstein Terrace, Barr Blvd. and Bexley Trail
Owner	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Applicant	The Villages Development Company, LLC

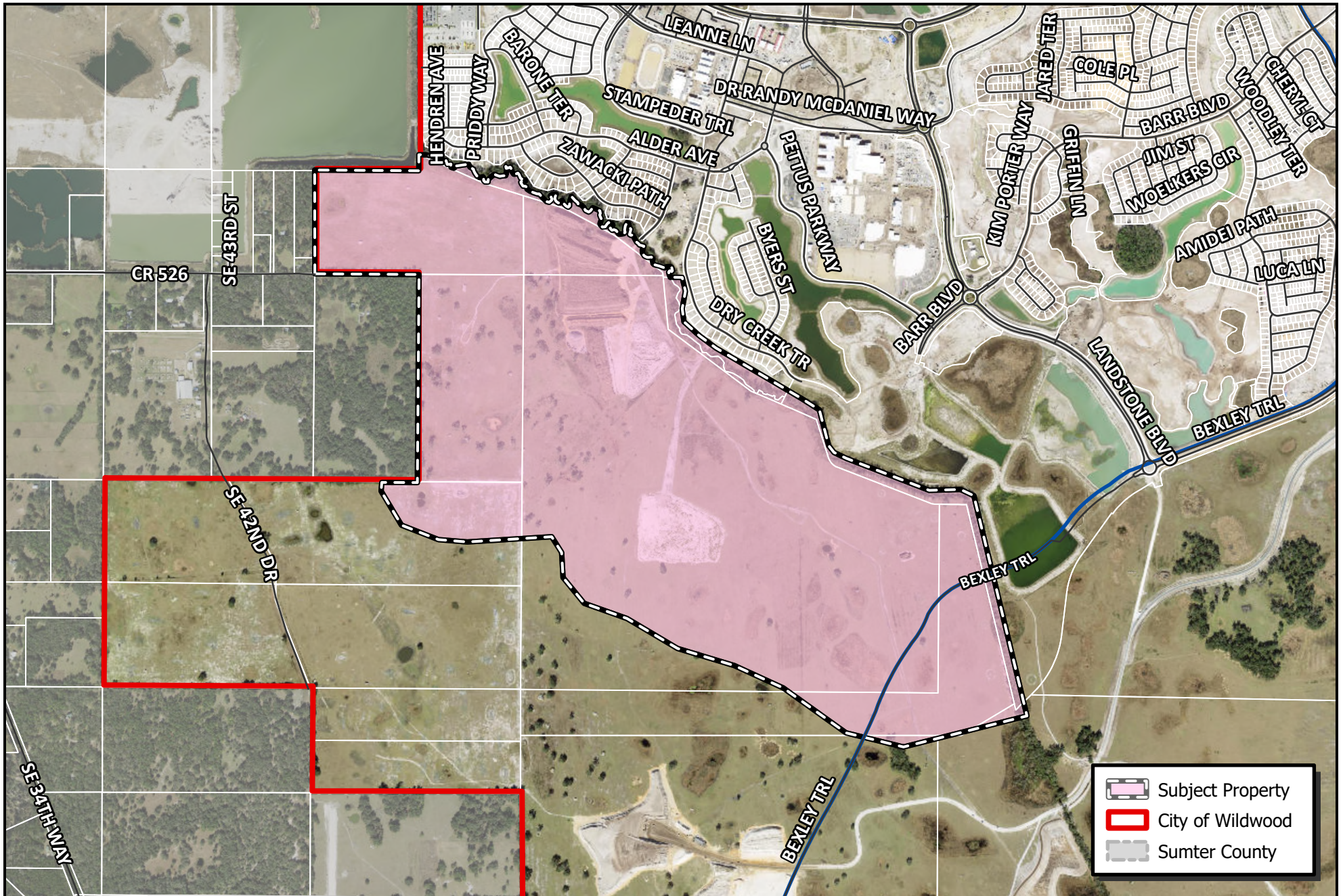
The applicant is seeking a favorable recommendation from the City of Wilwood Planning and Zoning Board/Special Magistrate for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on 753.04 acres MOL, as per the attached master plan.

SP 2405-002 meets the criteria set forth in The Villages of Southern Oaks 163 Agreement, the City's Land Development Regulations, and the provisions of the City's 2050 Comprehensive Plan.

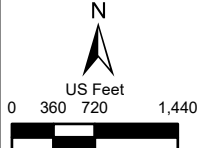
DATED: 08/29/2024



Wendy Then, AICP, CFM
Assistant Director Development Services



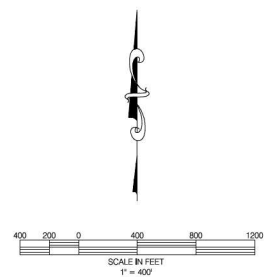
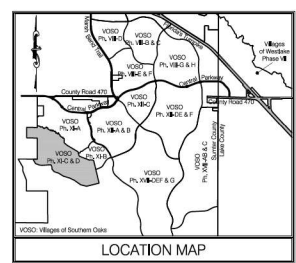
	Subject Property
	City of Wildwood
	Sumter County

 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 360 720 1,440	SP 2405-002 VOSO PHASE XI C&D MASTER PLAN PARCELS K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001 & K28-001		MAP 1B LOCATION MAP MAY 2024

BY: [Signature] DATE: [Blank] REVISIONS: [Blank]

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE	LINE BEARING DISTANCE
L1 N00°04'30"W 133.43	L17 S00°04'30"W 22.30	L31 S00°04'30"W 12.77	L101 S00°14'00"W 63.46
L2 S00°27'27"W 124.50	L18 S00°27'27"W 64.70	L32 S00°04'30"W 64.70	L102 N00°07'30"W 33.37
L3 N00°01'00"W 206.00	L19 S00°18'00"W 40.00	L33 S00°04'30"W 30.84	L103 N00°01'00"W 46.30
L4 N00°00'00"W 33.84	L20 N00°00'00"W 18.00	L34 S00°04'30"W 30.84	L104 S00°01'00"W 18.86
L5 S00°04'30"W 30.80	L21 S00°01'00"W 18.79	L35 S00°04'30"W 22.87	L105 S00°04'30"W 41.30
L6 S00°04'30"W 4.94	L22 N00°04'30"W 30.80	L36 S00°04'30"W 14.80	L106 S00°04'30"W 14.80
L7 S00°04'30"W 58.67	L23 S00°04'30"W 30.80	L37 S00°04'30"W 20.27	L107 S00°04'30"W 20.27
L8 S00°04'30"W 16.87	L24 S00°04'30"W 16.87	L38 S00°04'30"W 16.87	L108 S00°04'30"W 16.87
L9 N00°00'00"W 10.87	L25 S00°04'30"W 10.87	L39 S00°04'30"W 10.87	L109 S00°04'30"W 10.87
L10 S00°04'30"W 30.80	L26 S00°04'30"W 30.80	L40 S00°04'30"W 30.80	L110 S00°04'30"W 30.80
L11 S00°04'30"W 17.67	L27 S00°04'30"W 17.67	L41 S00°04'30"W 17.67	L111 S00°04'30"W 17.67
L12 S00°04'30"W 66.00	L28 S00°04'30"W 66.00	L42 S00°04'30"W 66.00	L112 S00°04'30"W 66.00
L13 S00°04'30"W 46.97	L29 S00°04'30"W 46.97	L43 S00°04'30"W 46.97	L113 S00°04'30"W 46.97
L14 N00°00'00"W 46.97	L30 S00°04'30"W 46.97	L44 S00°04'30"W 46.97	L114 S00°04'30"W 46.97
L15 S00°04'30"W 20.20	L31 S00°04'30"W 20.20	L45 S00°04'30"W 20.20	L115 S00°04'30"W 20.20
L16 S00°04'30"W 16.87	L32 S00°04'30"W 16.87	L46 S00°04'30"W 16.87	L116 S00°04'30"W 16.87
L17 S00°04'30"W 16.87	L33 S00°04'30"W 16.87	L47 S00°04'30"W 16.87	L117 S00°04'30"W 16.87
L18 S00°04'30"W 16.87	L34 S00°04'30"W 16.87	L48 S00°04'30"W 16.87	L118 S00°04'30"W 16.87
L19 S00°04'30"W 16.87	L35 S00°04'30"W 16.87	L49 S00°04'30"W 16.87	L119 S00°04'30"W 16.87
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L24 S00°04'30"W 16.87	L40 S00°04'30"W 16.87	L54 S00°04'30"W 16.87	L124 S00°04'30"W 16.87
L25 S00°04'30"W 16.87	L41 S00°04'30"W 16.87	L55 S00°04'30"W 16.87	L125 S00°04'30"W 16.87
L26 S00°04'30"W 16.87	L42 S00°04'30"W 16.87	L56 S00°04'30"W 16.87	L126 S00°04'30"W 16.87
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L30 S00°04'30"W 16.87	L46 S00°04'30"W 16.87	L60 S00°04'30"W 16.87	L130 S00°04'30"W 16.87
L31 S00°04'30"W 16.87	L47 S00°04'30"W 16.87	L61 S00°04'30"W 16.87	L131 S00°04'30"W 16.87
L32 S00°04'30"W 16.87	L48 S00°04'30"W 16.87	L62 S00°04'30"W 16.87	L132 S00°04'30"W 16.87
L33 S00°04'30"W 16.87	L49 S00°04'30"W 16.87	L63 S00°04'30"W 16.87	L133 S00°04'30"W 16.87
L34 S00°04'30"W 16.87	L50 S00°04'30"W 16.87	L64 S00°04'30"W 16.87	L134 S00°04'30"W 16.87
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L38 S00°04'30"W 16.87	L54 S00°04'30"W 16.87	L68 S00°04'30"W 16.87	L138 S00°04'30"W 16.87
L39 S00°04'30"W 16.87	L55 S00°04'30"W 16.87	L69 S00°04'30"W 16.87	L139 S00°04'30"W 16.87
L40 S00°04'30"W 16.87	L56 S00°04'30"W 16.87	L70 S00°04'30"W 16.87	L140 S00°04'30"W 16.87
L41 S00°04'30"W 16.87	L57 S00°04'30"W 16.87	L71 S00°04'30"W 16.87	L141 S00°04'30"W 16.87
L42 S00°04'30"W 16.87	L58 S00°04'30"W 16.87	L72 S00°04'30"W 16.87	L142 S00°04'30"W 16.87
L43 S00°04'30"W 16.87	L59 S00°04'30"W 16.87	L73 S00°04'30"W 16.87	L143 S00°04'30"W 16.87
L44 S00°04'30"W 16.87	L60 S00°04'30"W 16.87	L74 S00°04'30"W 16.87	L144 S00°04'30"W 16.87
L45 S00°04'30"W 16.87	L61 S00°04'30"W 16.87	L75 S00°04'30"W 16.87	L145 S00°04'30"W 16.87
L46 S00°04'30"W 16.87	L62 S00°04'30"W 16.87	L76 S00°04'30"W 16.87	L146 S00°04'30"W 16.87
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L54 S00°04'30"W 16.87	L70 S00°04'30"W 16.87	L84 S00°04'30"W 16.87	L154 S00°04'30"W 16.87
L55 S00°04'30"W 16.87	L71 S00°04'30"W 16.87	L85 S00°04'30"W 16.87	L155 S00°04'30"W 16.87
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L58 S00°04'30"W 16.87	L74 S00°04'30"W 16.87	L88 S00°04'30"W 16.87	L158 S00°04'30"W 16.87
L59 S00°04'30"W 16.87	L75 S00°04'30"W 16.87	L89 S00°04'30"W 16.87	L159 S00°04'30"W 16.87
L60 S00°04'30"W 16.87	L76 S00°04'30"W 16.87	L90 S00°04'30"W 16.87	L160 S00°04'30"W 16.87
L61 S00°04'30"W 16.87	L77 S00°04'30"W 16.87	L91 S00°04'30"W 16.87	L161 S00°04'30"W 16.87
L62 S00°04'30"W 16.87	L78 S00°04'30"W 16.87	L92 S00°04'30"W 16.87	L162 S00°04'30"W 16.87
L63 S00°04'30"W 16.87	L79 S00°04'30"W 16.87	L93 S00°04'30"W 16.87	L163 S00°04'30"W 16.87
L64 S00°04'30"W 16.87	L80 S00°04'30"W 16.87	L94 S00°04'30"W 16.87	L164 S00°04'30"W 16.87
L65 S00°04'30"W 16.87	L81 S00°04'30"W 16.87	L95 S00°04'30"W 16.87	L165 S00°04'30"W 16.87
L66 S00°04'30"W 16.87	L82 S00°04'30"W 16.87	L96 S00°04'30"W 16.87	L166 S00°04'30"W 16.87
L67 S00°04'30"W 16.87	L83 S00°04'30"W 16.87	L97 S00°04'30"W 16.87	L167 S00°04'30"W 16.87
L68 S00°04'30"W 16.87	L84 S00°04'30"W 16.87	L98 S00°04'30"W 16.87	L168 S00°04'30"W 16.87
L69 S00°04'30"W 16.87	L85 S00°04'30"W 16.87	L99 S00°04'30"W 16.87	L169 S00°04'30"W 16.87
L70 S00°04'30"W 16.87	L86 S00°04'30"W 16.87	L100 S00°04'30"W 16.87	L170 S00°04'30"W 16.87
L71 S00°04'30"W 16.87	L87 S00°04'30"W 16.87	L101 S00°04'30"W 16.87	L171 S00°04'30"W 16.87
L72 S00°04'30"W 16.87	L88 S00°04'30"W 16.87	L102 S00°04'30"W 16.87	L172 S00°04'30"W 16.87
L73 S00°04'30"W 16.87	L89 S00°04'30"W 16.87	L103 S00°04'30"W 16.87	L173 S00°04'30"W 16.87
L74 S00°04'30"W 16.87	L90 S00°04'30"W 16.87	L104 S00°04'30"W 16.87	L174 S00°04'30"W 16.87
L75 S00°04'30"W 16.87	L91 S00°04'30"W 16.87	L105 S00°04'30"W 16.87	L175 S00°04'30"W 16.87
L76 S00°04'30"W 16.87	L92 S00°04'30"W 16.87	L106 S00°04'30"W 16.87	L176 S00°04'30"W 16.87
L77 S00°04'30"W 16.87	L93 S00°04'30"W 16.87	L107 S00°04'30"W 16.87	L177 S00°04'30"W 16.87
L78 S00°04'30"W 16.87	L94 S00°04'30"W 16.87	L108 S00°04'30"W 16.87	L178 S00°04'30"W 16.87
L79 S00°04'30"W 16.87	L95 S00°04'30"W 16.87	L109 S00°04'30"W 16.87	L179 S00°04'30"W 16.87
L80 S00°04'30"W 16.87	L96 S00°04'30"W 16.87	L110 S00°04'30"W 16.87	L180 S00°04'30"W 16.87
L81 S00°04'30"W 16.87	L97 S00°04'30"W 16.87	L111 S00°04'30"W 16.87	L181 S00°04'30"W 16.87
L82 S00°04'30"W 16.87	L98 S00°04'30"W 16.87	L112 S00°04'30"W 16.87	L182 S00°04'30"W 16.87
L83 S00°04'30"W 16.87	L99 S00°04'30"W 16.87	L113 S00°04'30"W 16.87	L183 S00°04'30"W 16.87
L84 S00°04'30"W 16.87	L100 S00°04'30"W 16.87	L114 S00°04'30"W 16.87	L184 S00°04'30"W 16.87
L85 S00°04'30"W 16.87	L101 S00°04'30"W 16.87	L115 S00°04'30"W 16.87	L185 S00°04'30"W 16.87
L86 S00°04'30"W 16.87	L102 S00°04'30"W 16.87	L116 S00°04'30"W 16.87	L186 S00°04'30"W 16.87
L87 S00°04'30"W 16.87	L103 S00°04'30"W 16.87	L117 S00°04'30"W 16.87	L187 S00°04'30"W 16.87
L88 S00°04'30"W 16.87	L104 S00°04'30"W 16.87	L118 S00°04'30"W 16.87	L188 S00°04'30"W 16.87
L89 S00°04'30"W 16.87	L105 S00°04'30"W 16.87	L119 S00°04'30"W 16.87	L189 S00°04'30"W 16.87
L90 S00°04'30"W 16.87	L106 S00°04'30"W 16.87	L120 S00°04'30"W 16.87	L190 S00°04'30"W 16.87
L91 S00°04'30"W 16.87	L107 S00°04'30"W 16.87	L121 S00°04'30"W 16.87	L191 S00°04'30"W 16.87
L92 S00°04'30"W 16.87	L108 S00°04'30"W 16.87	L122 S00°04'30"W 16.87	L192 S00°04'30"W 16.87
L93 S00°04'30"W 16.87	L109 S00°04'30"W 16.87	L123 S00°04'30"W 16.87	L193 S00°04'30"W 16.87
L94 S00°04'30"W 16.87	L110 S00°04'30"W 16.87	L124 S00°04'30"W 16.87	L194 S00°04'30"W 16.87
L95 S00°04'30"W 16.87	L111 S00°04'30"W 16.87	L125 S00°04'30"W 16.87	L195 S00°04'30"W 16.87
L96 S00°04'30"W 16.87	L112 S00°04'30"W 16.87	L126 S00°04'30"W 16.87	L196 S00°04'30"W 16.87
L97 S00°04'30"W 16.87	L113 S00°04'30"W 16.87	L127 S00°04'30"W 16.87	L197 S00°04'30"W 16.87
L98 S00°04'30"W 16.87	L114 S00°04'30"W 16.87	L128 S00°04'30"W 16.87	L198 S00°04'30"W 16.87
L99 S00°04'30"W 16.87	L115 S00°04'30"W 16.87	L129 S00°04'30"W 16.87	L199 S00°04'30"W 16.87
L100 S00°04'30"W 16.87	L116 S00°04'30"W 16.87	L130 S00°04'30"W 16.87	L200 S00°04'30"W 16.87

This item has been electronically signed and sealed by Woodrow L. Clymer, State of Florida, Professional Engineer, License No. 69780, on May 1, 2024, using an SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



- Legend**
- * Entry Feature & Gate
 - Res Residential
 - Non-Res Non-Residential
 - Open Space
 - Drainage Retention Basin
 - Wetland Preserve

- Master Plan Data**
1. Acreage: 783.04 ±
 2. Dwellings: 2100 ±
 3. Zoning: ARD
 4. Parcel ID: K15-006 K16-001 K16-002 K17-001 K20-001 K20-008 K21-001 K22-001 K23-001
 5. Owner: Buffalo Hide and Cattle Co. 3619 Kessel Road The Villages, FL 32153
 6. Developer: The Villages Development Company, LLC 3619 Kessel Road The Villages, FL 32153
 7. Open Space: Reference 163 Agreement
 8. Buffers: Reference 163 Agreement
 9. Buffers: Reference 163 Agreement
 10. Water and Sewer Supplied by: MUC
 11. Irrigation Supplied by: MMCA
 12. Electrical Supplied by: SECO
 13. Telephone Supplied by: Comcast Spectrum Centrix
 14. Gas Supplied by: City of Leesburg

Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.

BY: [Signature] DATE: [Blank] REVISIONS: [Blank]

CLYMER
WOODROW L. CLYMER
P.E.
69780
4400 NE BRIDGE RD., SUITE 200
WILLOWDALE, FL 32786
WWW.CFB-FL.COM

CFB

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WOODROW L. CLYMER
P.E.
69780
4400 NE BRIDGE RD., SUITE 200
WILLOWDALE, FL 32786
WWW.CFB-FL.COM

Phase XI-C & D Master Plan

SAVE DATE: 4/17/2024
DRAWN BY: KMC
CHECKED BY: KMC
PROJECT #: 2024-001
FILE NAME: [Blank]

SHEET NUMBER: 1

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SE 2408-001 Wildwood Oaks

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SE 2408-001 Wildwood Oaks
Owner(s)	Wildwood Assembly of God, Inc
Applicant(s)	BluRock Development, LLC
Acreage	4.681 +/-
Property Location	The subject property is generally located approximately 0.33 miles west of the Powell Rd and C 466A intersection, with access along C 466A/Cleveland Ave.
Parcel(s)	G05-183
Date	August 28, 2024

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an automotive repair shop on the parcel listed above, zoned CMU. The proposed 5,372 SF automotive repair shop will range from services such as, but not limited to, engine repair, transmission services, tune up, battery replacement, and tire rotating, balancing, or replacing. These services are conducted within enclosed service bays. The automotive repair shop is proposed within the northwest section of the property. The City's Land Development Regulations, Chapter 3, Table 3-6 allows "service and repair shops for automobiles, small engines, and other similar uses" as a special exception use in the CMU zoning district.

Analysis/Justification: The Planning and Zoning Board/Special Magistrate shall consider the following requirements and criteria as stated within the LDR 3.9 Section C:

1) The proposed use must comply with the Comprehensive Plan;

The Central Mixed Use (CMU) land use is intended to accommodate a mix of residential and nonresidential uses with a maximum intensity of 0.75 FAR and a maximum ISR of 80% pursuant to FLU Policy 1.1.1.b. This policy also allows properties less than 10 acres to develop as a single use. The proposed automotive repair shop complies with this policy and

will serve the community.

2) Size location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code;

The current CMU zoning is compatible with the surrounding area. There are no other special exceptions in the direct area. The closest special exception is approximately 0.90 miles (4,749.41 ft) to the south, Exalt Health. The next closest special exception is approximately 1.33 miles (7,039.52 ft) to the east, Mister Car Wash.

3) Justification has been presented as to why the special exception should be granted;

The proposed development will be within a fully enclosed building with no services to be provided outside, besides temporary parking. Services to be conducted will include, but not limited to, engine repair, transmission services, tune ups, battery replacement and tire replacement and balancing. These services will not interfere with surrounding properties and is there to serve the community. The applicant/owner will provide the City of Wildwood with a utility easement along the western buffer. Any additional buffers required by the City will be determined during the site plan review process as specified in LDR3.9(E)(22).

4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;

The proposed special exception will not impair or diminish the use of neighboring properties. A special exception approval on the subject property will not interfere with the surrounding property owners' use of their own property in accordance with the zoning district.

5) Consideration has been given to surrounding property values;

The subject property is currently vacant land in the CMU zoning district. The project will have to follow any landscape buffer requirements as stated within the Design District Standards (DDS) Chapter 1. Any additional buffering will be discussed at the site plan stage. The applicant/owner is providing a utility easement for a reuse line along the western side of the parcel which would be a benefit to the surrounding properties.

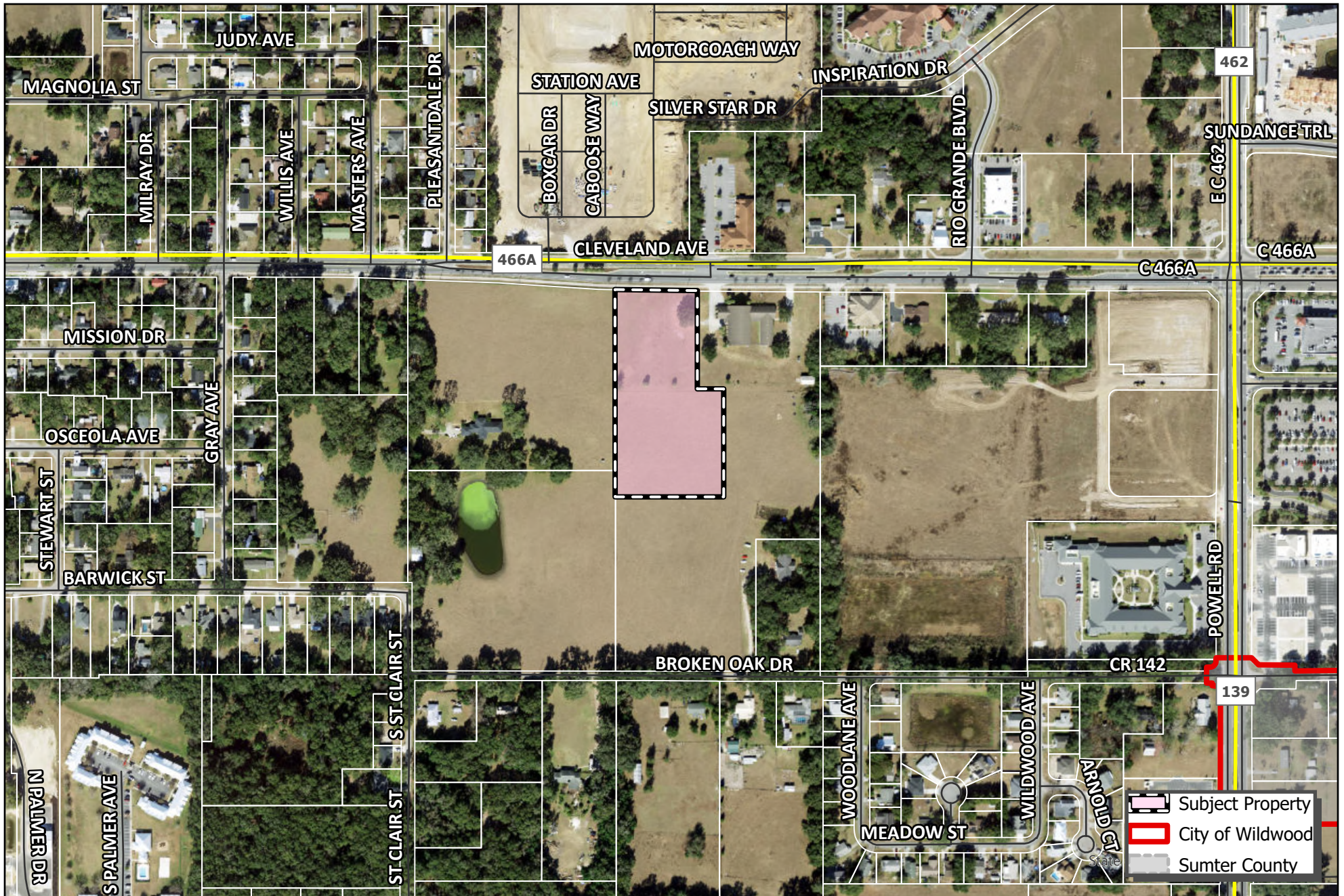
(D) 1) Special exceptions may run with the property and the ownership of a special exception use may be transferred to another party.

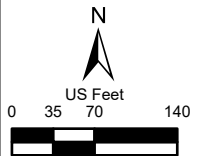
The special exception should run with the property and may be transferred to another party.

Based on the requirements of the Land Development Regulations along with supporting data and justification provided by the applicant, staff recommends approval of the special exception. This office has duly noticed this meeting as prescribed by City of Wildwood Code for Public Notices have been posted on the property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on August 23, 2024.



Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	SE 2408-001 WILDWOOD OAKS - SPECIAL EXCEPTION PARCEL G05-183	MAP 1B LOCATION MAP AUG 2024
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SPECIAL EXCEPTION NARRATIVE PER LDR 3.9(B)(2)

a) Explanation of the propose use of the property.

The subject site is located south of Cleveland Avenue (CR 466A) which is an east-west urban four-land divided arterial and approximately ¼ mile west of Powell Road. The proposed special exception use is for automotive repair which may range from services such as, but not limited to, engine repair, transmission services, tune ups, to battery replacement and tire replacement and balancing. These services are conducted within enclosed service bays. The proposed special exception use on the subject property will not interfere with the surrounding property owners use of their property in accordance with the zoning district.

b) Explanation of proposed structures and their location.

The conceptual site plan identifies a proposed 5,372 SF automotive repair structure located within the northwest section of the property. Appropriate parking, landscape buffers and stormwater management will be provided pursuant to the Land Development Regulations and Design District Standards.

c) Provision for ingress and egress.

In keeping with access management standards, a shared driveway access is proposed from Cleveland Avenue (CR 466A) which provides access to the subject site and adjacent church. The internal access road would provide two ways of ingress and egress to the subject site, existing church and future development, proposed stormwater management facilities located to the south.

d) Provision for off-street parking and loading areas.

The conceptual site plan provides for off-street parking and loading areas. Detailed provisions for parking and loading areas will be addressed during the site plan review process.

e) Provision for refuse and service areas.

The conceptual site plan provides for refuse (dumpster and enclosure) located on the south side of the building away from public view.

f) Provision for utilities.

The proposed development will connect to the existing City of Wildwood water and wastewater.

g) Provision of screening and buffering of dissimilar uses.

Appropriate buffering and screening will be provided as required by the Land Development Regulations. Should additional buffers be required, it will be addressed during the site plan review process.

h) Provisions for signs and exterior lighting.

Signage and lighting will be provided as required by the Land Development Regulations and will be further addressed during the site plan review process.

i) Provisions for required yards and green space.

Appropriate buffers, setbacks and open space will be provided to meet the Land Development Regulations.

j) Provision for compatibility with adjacent properties.

The subject property is currently vacant land in the proposed CMU zoning district. The proposed special exception use on the subject property will not interfere with the surrounding property owners use of their property in accordance with the zoning district.

k) Provision for meeting any special requirements.

Per LDR 3.9(E)(22), a special exception use may be granted under the following conditions:

- a) The use and all associated activities must be in completely enclosed buildings, excluding the short-term parking of vehicles prior to repair and after repairs before customer pick up.
- b) Additional buffering and screening may be required.

The conceptual site plan identifies the proposed automotive repair facility which indicates that all repairs will be conducted within enclosed service bays which complies with this special requirement. No additional buffering or screening is proposed at this time; however, should additional buffers or screening be required, it will be addressed during the site plan review process.

SPECIAL EXCEPTION NARRATIVE PER LDR 3.9(C)

1) The proposed use must comply with the Comprehensive Plan;

The Central Mixed Use (CMU) land use is intended to accommodate a mix of residential and nonresidential uses with a maximum intensity of 0.75 FAR outside of the CRA and a maximum ISR is 80% pursuant to FLU Policy 1.1.1(b). This policy also notes that properties less than 10 acres in size may develop as a single use. The proposed automotive repair facility complies with this policy and will serve the nearby residential uses.

2) The overall character of the neighboring properties must be maintained;

The proposed automotive repair facility is compatible with the current city zoning in the general area which consists of CMU, C-1, INS, and R-5. The proposed special exception use will not interfere with the surrounding property owners use of their property in accordance with the zoning district.

3) Justification has been presented as to why the special exception should be granted;

Justification has been provided as outlined above per LDR Section 3.9(B)(2).

4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished; and

The adjacent property to the west is zoned CMU and is currently undeveloped and the adjacent property to the east is developed as a church and is zoned INS. Further east along Cleveland Ave. the properties are developed as commercial, medical offices and financial offices and are zoned CMU and C-1. North of the site, across Cleveland Ave. properties are developed as residential and commercial uses and are zoned R-5 and CMU. The proposed automotive repair facility is intended to be compatible with the uses of adjacent properties and meets the standards for the special exception use as outlined in the LDC. Appropriate buffers and screening will be provided per the City of Wildwood LDRs.

5) Consideration has been given to surrounding property values.

The proposed automotive repair facility will not negatively affect the surrounding property values.

LDR3.9(E)(22) Service and repair shops for automobiles, small engines, and other similar uses. (Allowed in C-1, C-2,C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT).

A special exception may be granted under the following conditions:

- (a) The use and all associated activities must be in completely enclosed buildings, excluding the short-term parking of vehicles prior to repair and after repairs before customer pick-up.

Please refer to the concept plan, showing the building is enclosed.

- (b) (b) Additional buffering and screening may be required.

Additional buffering and screening will be determined during the site plan stage.