



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD

PRC Chairperson – Melanie Strickland

Agenda

Regular Meeting

October 8, 2024 10:00 AM

Commission Conference Room 124

100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

1. **Project Review Committee Regular Meeting September 10, 2024, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

1. **SP 2309-008 Encounter Church
Parcels D32-057 & D32-158**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 15,304 SF church with associated infrastructure on 6.72 acres, MOL. **Staff recommends approval contingent on the resolution of outstanding city attorney comments.**

2. **SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion
Parcels D32-056 and D32-072**

Staff recommends approval.

3. **SP 2408-005 VOSO PH XXXI DEFG Master Plan
Parcels K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, &
K35-001**

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas on 1,661.55 acres, MOL. **Staff recommends approval.**

4. **PLAT 2308-008 Habitat for Humanity Lot Split
Parcel G06F075**

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

VI. ADJOURNMENT

October 8, 2024 10:00 AM

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

(meeting taped)

I. Call to Order

Development Services Director Strickland brought the meeting to order at 10:00 a.m.

II. Roll Call

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

III. APPROVAL OF SUMMARY MINUTES

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

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

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLATM 2404-004 Tillman Oaks Improvement Plan Modification

Development Services Director Strickland read aloud case number PLATM 2404-004 Tillman Oaks Improvement Plan Modification. The applicant, Kim Fischer, sought approval from the Project Review Committee for a modification to the approved Tillman Oaks Improvement Plan (PLAT 2210-003) revising the lot depth to 120' minimum, removing 3 lots to accommodate the amenity center on tract O7, removing the silt fence from tract C1 as this is a future development, adding the pad elevation, and updating the lot grading, stormwater pipe sizing/location, and inlet adjustment/placement. Staff recommended approval contingent on the resolution of outstanding comments. No comments were offered or received. Vote 5-0.

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

2. SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

Development Services Director Strickland read aloud case number SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2. The applicant, Harry Harmer, sought a favorable recommendation from the Project Review Committee for the construction of a 5,600 square foot warehouse building featuring two roll up doors, four parking spaces including one Florida ADA Accessible parking space, one dumpster, and associated infrastructure on parcel G30E001C, consisting of 0.95 acres MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2. David Springstead with Springstead Engineering was present on behalf of the project. No comments were offered or received. Vote 5-0.

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

3. PD 2404-001 Convenience Store with Gas Planned Development

Development Services Director Strickland read aloud case number PD 2404-001 Convenience Store with Gas Planned Development. The applicant, Lowndes c/o Logan Opsahl, Eq., sought a favorable recommendation from the Project Review Committee for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on parcels G07-076, G07-078, and G07-250. The PD allowed five (5) signs to be located on the property along with requirements for the existing billboard as outlined in the ordinance. McHugh clarified that Strickland and Bills were able to come to an agreement with the applicant on the PD language regarding the billboard. Strickland confirmed they had. No further comments were offered or received. Vote

5-0.

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

VI. ADJOURNMENT

With no further business, the meeting was adjourned at 10:07 a.m.

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

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2309-008 Encounter Church

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

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

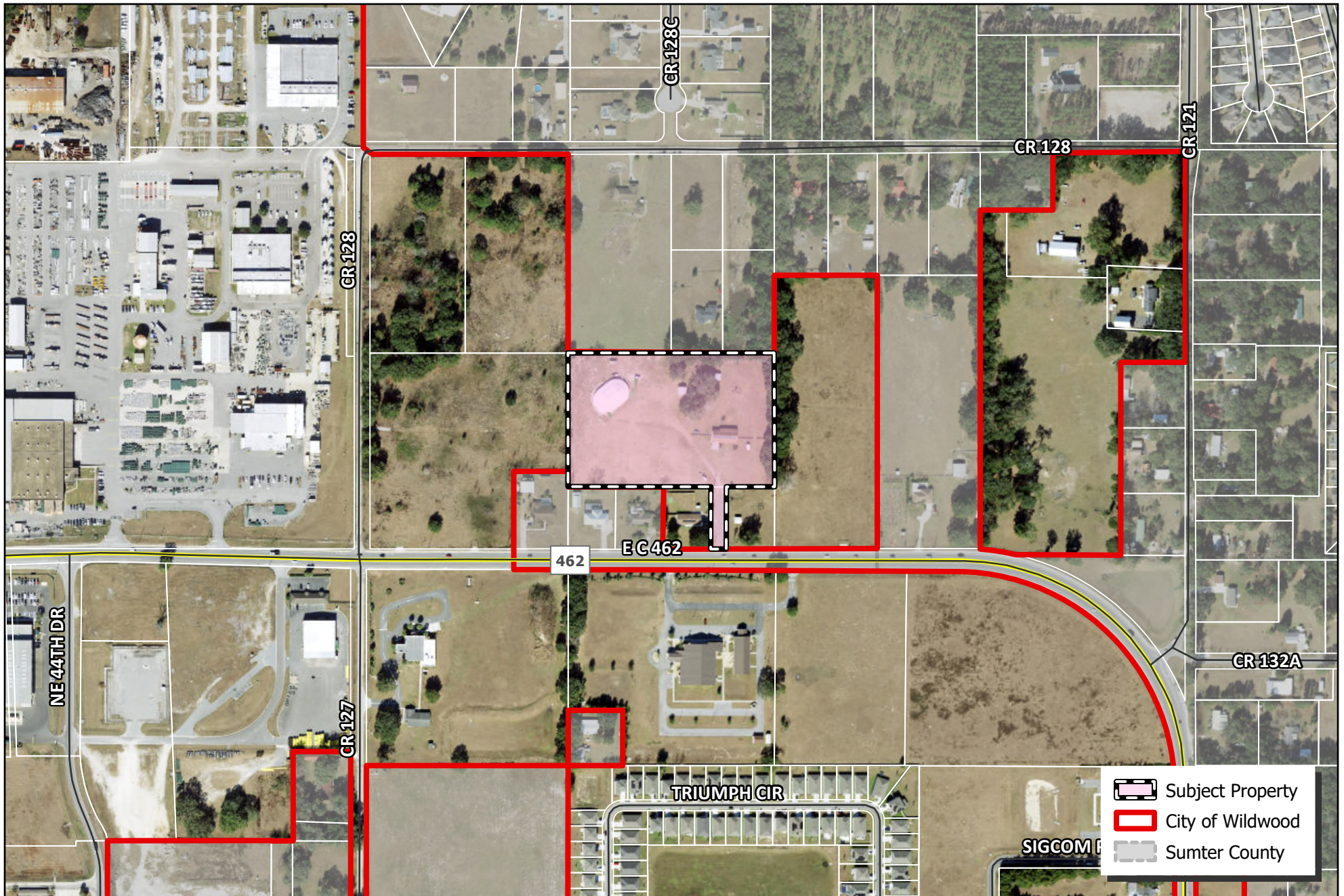
Case Number	SP 2309-008 Encounter Church
Applicant/Owner(s)	Encounter Church FL, Inc
Acreage	6.72 +/-
Property Location	The subject property is generally located approximately 0.21 miles east of the CR 128 and E C 462 intersection.
Parcel(s)	D32-057 & D32-158
Date	October 1, 2024

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 15,304 SF church with associated infrastructure, per the attached plans.

SP 2309-008 will meet the criteria set forth within the Land Development Regulations and Design District Standards once all comments have been addressed. The project is in line with the goals, objectives and policies as outlined 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	N 0.00 0.01 0.03 0.04 0.06 Miles	SP 2309-008 ENCOUNTER CHURCH PARCELS D32-057 & D32-158	MAP 1B LOCATION MAP SEP 2024
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WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2309-008 Encounter Church

Representative: Tyler Counts - CFB

Date: 09/30/2024

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

CITY ATTORNEY

1. **New Comment:** Sheet C-4.0 indicates that city owned utilities will be on the applicant's property. Per LDR 4.4(D)(3)(c), please provide an easement application and required documentation for easement to encompass city utilities (water and sewer).
 - A. Easement has been delineated and application shall be submitted under separate cover.
 - I. Response acknowledged. Standing Comment remains in effect until easement executed.
 - a. Response: The easement application will be submitted prior to utility construction. CFB would like staff review of the plans and proposed easements prior to writing a legal description of the easement linework.
 - i. Response acknowledged. Standing Comment remains in effect until easement executed.
 - a) **Response:**
 - 1) **Standing Comment remains in effect until easement executed.**
2. **New Comment:** LDR4.4(C)(1)(c) The legal description on the cover page does not match the legal description provided in file A.4.pdf for parcel ID D32-057.
 - A. Response: Please see new plans provided by CFB, and a legal description in word in the submittal package.
 - I. Partially Satisfied: There appear to be typos with the legal description as highlighted below. Please correct as needed.
 - a. **Parcel ID: D32-158**

Plat plan:

COMMENCE AT THE N.E. CORNER OF LOT 4, HAPPY VALLEY SUBDIVISION UNIT 1, RUN THENCE N. 89 DEGREES 58'35" W. 154.12 FEET TO P.O.B., THENCE RUN N. 89 DEGREES 58'35" W. 50 FEET, THENCE RUN S. 00 DEGREES 11'19" W. 200 FEET, THENCE RUN S. 89 DEGREES 58'35"E. 50 FEET, THENCE RUN N. 00 DEGREES 11'19" E. 200 FEET TO P.O.B.

Word document:

COMMENCE AT THE N.E. CORNER OF LOT 4, HAPPY VALLEY SUBDIVISION UNIT 1, RUN THENCE N. 89 DEGREES 58'35" W. 154.12 FEET TO P.O.B., THENCE RUN N. 89 DEGREES 58'35" W. 50 FEET, THENCE RUN S. 00 DEGREES 11'19" W. 200 FEET, THENCE RUN S. 89 DEGREES 58'35"E. 50 FEET, THENCE RUN N. 00 DEGREES 11'19" E. 200 FEET TO P.O.B.

b. PARCEL ID: D32-057

Plat plan:

PUBLIC RECORDS OF SUMTER GOUNTY, FLORIDA, RUN THENCE N.89°58'35"W. ALONG THE NORTH LINE OF SAID HAPPEY VALLEY SUBDIVISION A DISTANCE OF 661.62 FEET TO THE WEST LINE OF SAID S.E. 1/4. OF THE N.W. 1/4 OF THE N.E. 1/4, SAID POINT BEING THE N.W. CORNER OF LOT 1 OF SAID HAPPY VALLEY SUBDIVISION, RUN THENCE N.0°11'19"E. ALONG THE WEST

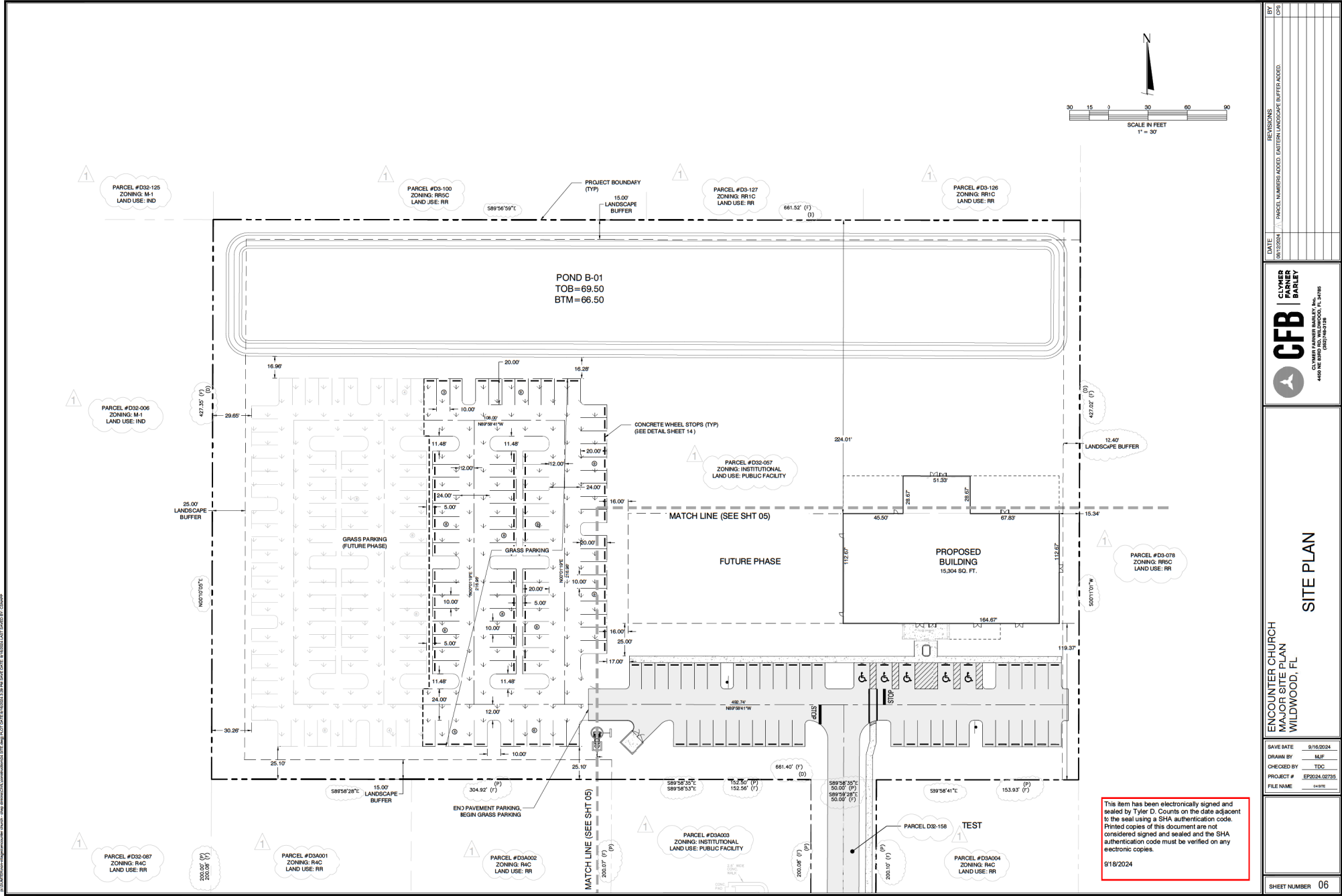
Word document:

SUMTER GOUNTY, FLORIDA, RUN THENCE N.89°58'35"W. ALONG THE NORTH LINE OF SAID HAPPEY VALLEY SUBDIVISION A DISTANCE OF 661.62 FEET TO THE WEST LINE OF SAID S.E. 1/4. OF THE N.W. 1/4 OF THE N.E. 1/4, SAID POINT BEING THE N.W. CORNER OF LOT 1 OF SAID HAPPY VALLEY SUBDIVISION, RUN THENCE N.0°11'19"E. ALONG THE WEST

- i. **Response: Spelling has been verified in both the legal description on the plans and the legal description in the Microsoft Word Document**

a) Partially Satisfied: The word HAPPEY still needs to be corrected for the legal description of the Word document as highlighted below. The site plan was corrected.

SUMTER COUNTY, FLORIDA, RUN THENCE N.89°58'35"W. ALONG THE NORTH LINE OF SAID HAPPEY VALLEY SUBDIVISION A DISTANCE OF 661.62 FEET TO THE



This item has been electronically signed and sealed by Tyler D. Counts on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

9/18/2024

REVISIONS	
DATE	DESCRIPTION
09/18/2024	PARCEL NUMBERS ADDED; EASTERN LANDSCAPE BUFFER ADDED.
BY: CFB	
CLYMER FARMER BARLEY, Inc.	
4400 NE 38th Street, Suite 200, Ft. Lauderdale, FL 33308	
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PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number

SP 2405-004 New Life Christian Church-Fellowship Hall & Office Expansion

Owner(s)

New Life Christian Church, Inc.

Applicant(s)

New Life Christian Church, Inc.

Acreage

14.54 +/-

Property Location

The subject property is generally located approximately 650 feet east of the CR 128 and E C 462 intersection, fronting the south side of E C 462.

Parcel(s)

D32-056 & D32-072

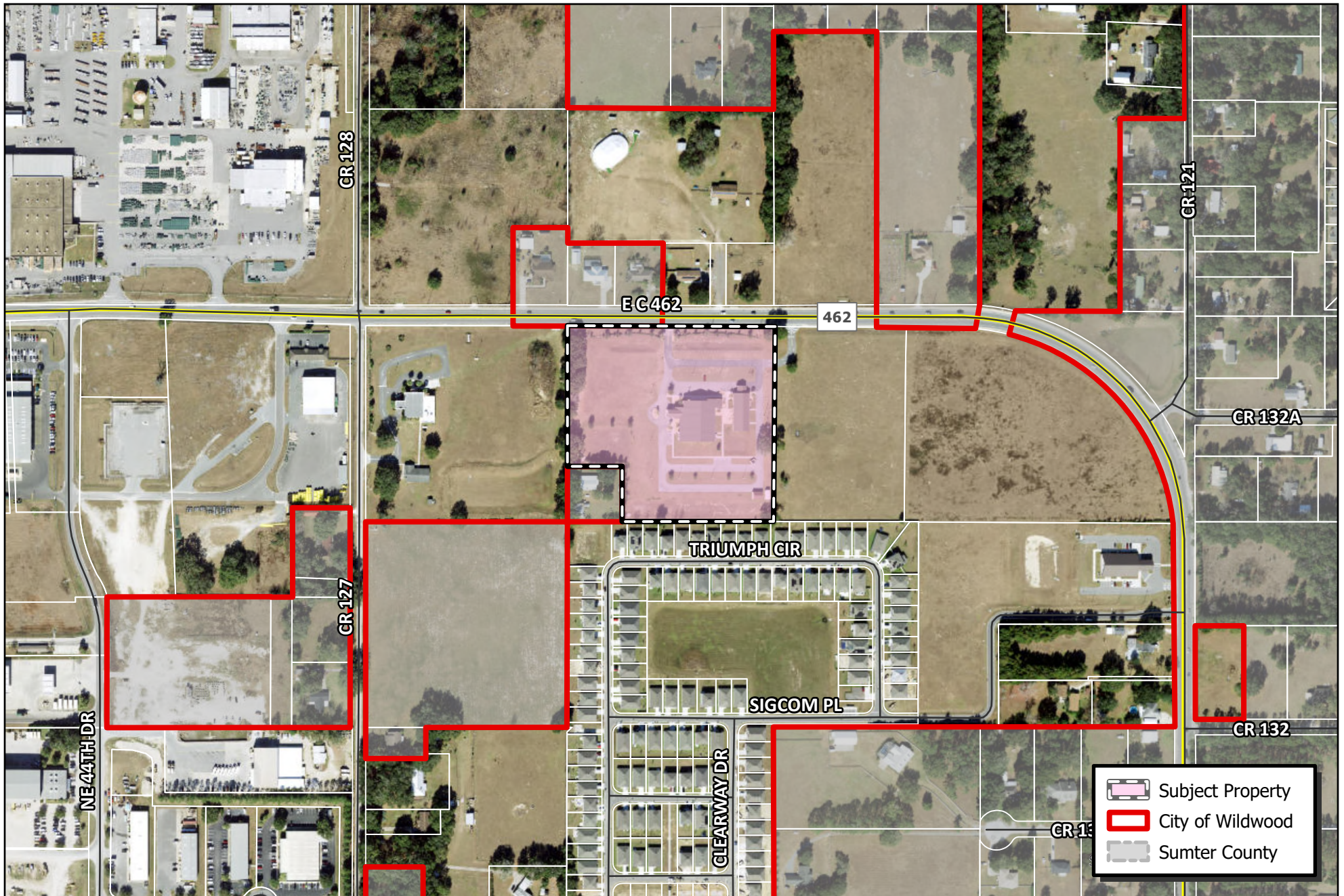
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 6,300 square foot fellowship hall addition located to the southeast of the existing sanctuary, an office addition consisting of 994 square feet on the northeast side of the existing sanctuary, and minor changes to the paved parking and sidewalks, per the attached plans. The applicant has stated that the new building is for a Fellowship Hall and Sunday School Classrooms (Sunday Only). The site features a total of 242 parking spaces to serve the congregation.

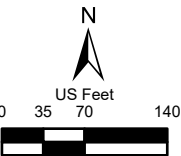
The proposed changes will serve the existing congregation; therefore, the project will have minimal impact on the existing water and sewer facilities and traffic conditions.

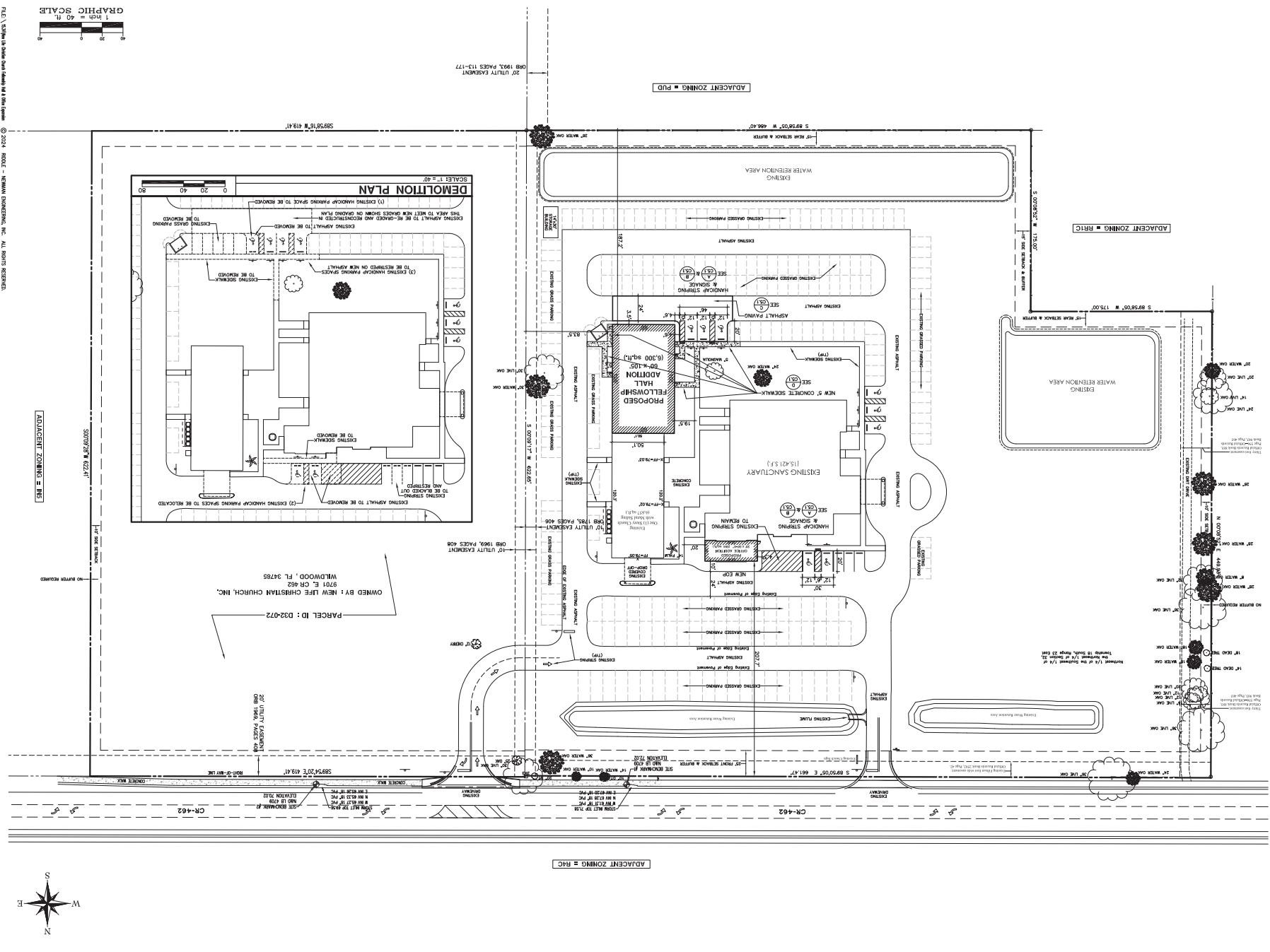
SP 2405-004 meets the criteria set forth within the land development regulations and is in line with the goals, objectives, and policies within the 2050 comprehensive plan amendment.

A handwritten signature in black ink, appearing to read 'McKenna' followed by a stylized flourish.

Dated: 09/17/2024
McKenna Page
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	SP 2405-004 NEW CHRISTIAN CHURCH-FELLOWSHIP HALL & OFFICE EXPANSION PARCELS D32-056 & D32-072	MAP 1B LOCATION MAP MAY 2024
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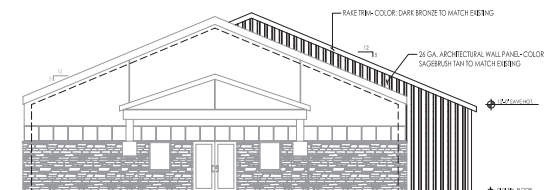
RIGHT ELEVATION

Scale: 1/8" = 1'-0"



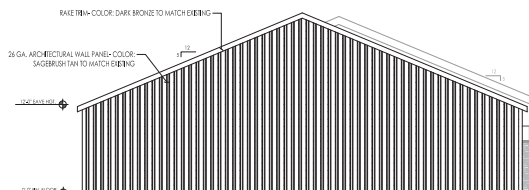
LEFT ELEVATION

Scale: 1/8" = 1'-0"



FRONT ELEVATION

Scale: 1/8" = 1'-0"



REAR ELEVATION

Scale: 1/8" = 1'-0"

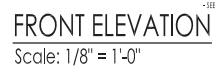
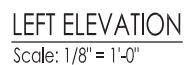
202332
05/30/2024
RPW
1/4" = 1'-0"

MATTHEWS HANNA
DESIGN BUILD GROUP, INC.
725 BRANFORD LANE
DAVENPORT, FL 33837
888.288.2888
FLORIDA #FC 125788
CITY ENGINEERING
1000 N. W. 10TH AVE. SUITE 1000
FORT LAUDERDALE, FL 33304

(1) MATTHEWS HANNA CONSTRUCTION, INC. HAS BEEN LICENSED BY THE STATE OF FLORIDA TO PROVIDE ARCHITECTURAL SERVICES. THE ARCHITECT HAS REVIEWED THE DRAWINGS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. THE ARCHITECT HAS NOT REVIEWED THE DRAWINGS FOR COMPLIANCE WITH ANY OTHER APPLICABLE CODES OR REGULATIONS. THE ARCHITECT'S REVIEW IS LIMITED TO THE ARCHITECTURAL PORTION OF THE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CONSULTANTS. THE ARCHITECT'S REVIEW IS NOT A GUARANTEE OF THE QUALITY OF THE WORK OR THE RESULTS OF THE PROJECT.

PROPOSED FELLOWSHIP BUILDING ADDITION FOR:
NEW LIFE CHRISTIAN CHURCH
4707 E Co Rd 462
Wildwood, FL 34785
EXTERIOR ELEVATIONS

A2.0



A3

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2408-005 VOSO PH XXXI DEFG Master Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

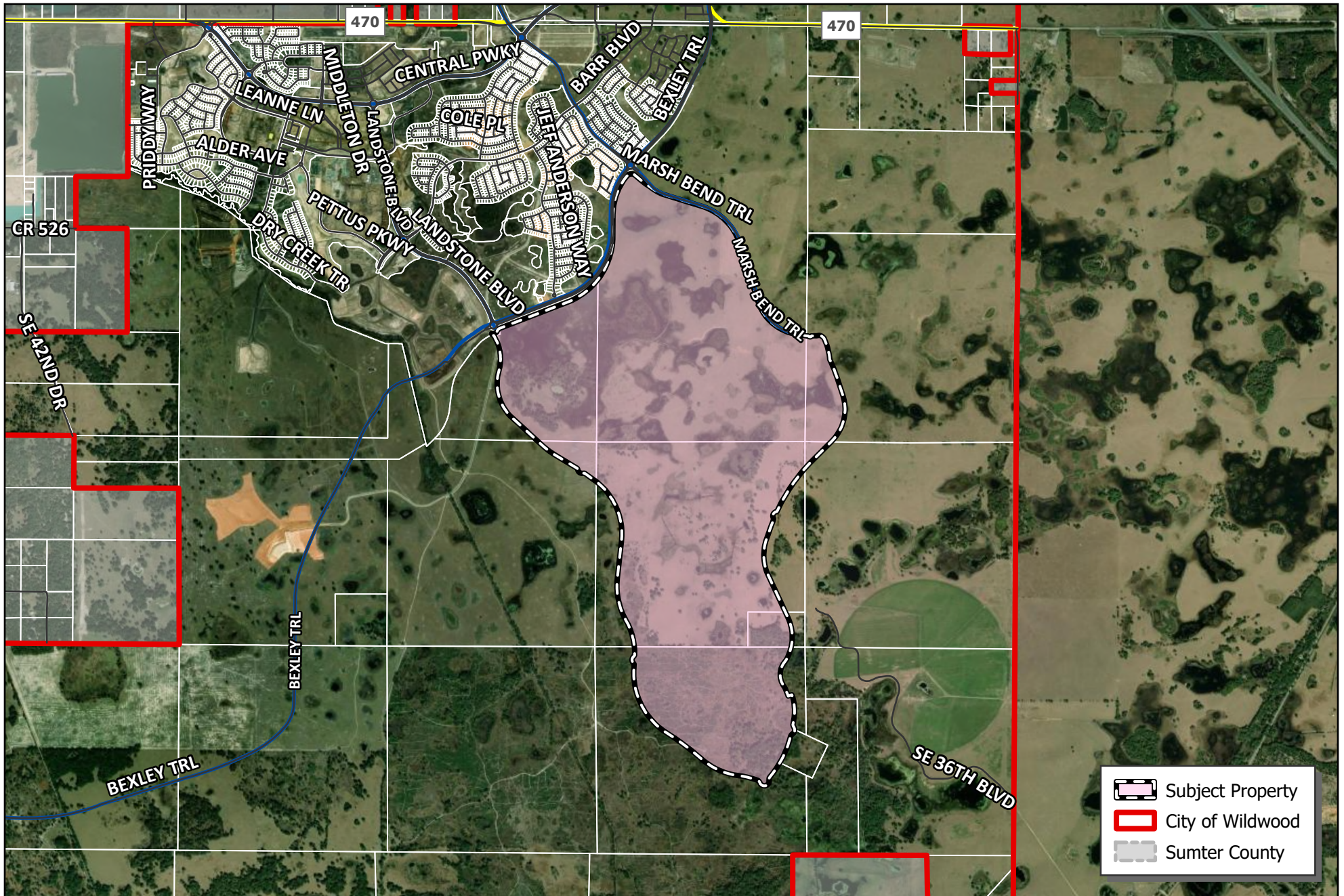
Case Number	SP 2408-005 VOSO PH XXXI DEFG Master Plan
Applicant(s)	The Villages Development Company, LLC
Owner(s)	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Acreage	1,661.55 +/-
Property Location	The subject property is generally located approximately 0.71 miles south of E C 470 and approximately 2.91 miles west of the Florida Turnpike.
Parcel(s)	K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001, & K35-001
Date	October 1, 2024

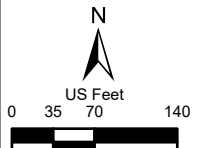
The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 4,500 dwelling units, and nonresidential areas, per the attached plan.

SP 2408-005 meets the criteria set forth within the Villages of Southern Oaks Chapter 163 Agreement.



Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	SP 2408-005 VOSO PH XXXI DEFG MASTER PLAN PARCELS K15-006, K22-001, K24-001, K25-001, K26-001, K26-002, K27-001 & K35-001	MAP 1B
				LOCATION
				MAP
				AUG 2024

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2308-008 Habitat for Humanity Lot Split

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	PLAT 2408-008 Habitat for Humanity Lot Split
Parcel Number:	G06F075
Acreage:	0.257 +/- MOL
Property Location:	Located at 403 Peters Street, Wildwood, Florida 34785, at the northwest intersection of Dr. Martin Luther King Jr. Avenue and Peters Street
Owner:	Habitat for Humanity of Lake-Sumter Florida
Applicant:	Habitat for Humanity of Lake-Sumter Florida

The applicant is seeking a favorable recommendation from the Project Review Committee for the split of a 0.257 acre lot into two lots. Plans for development include two proposed single family detached residence structures. Parcel 1 will be approximately 0.12 acres or 5,005 square feet while Parcel 2 is expected to be slightly bigger at 0.13 acres or 5723 square feet in area. The property is zoned RMU (Residential Mixed Use).

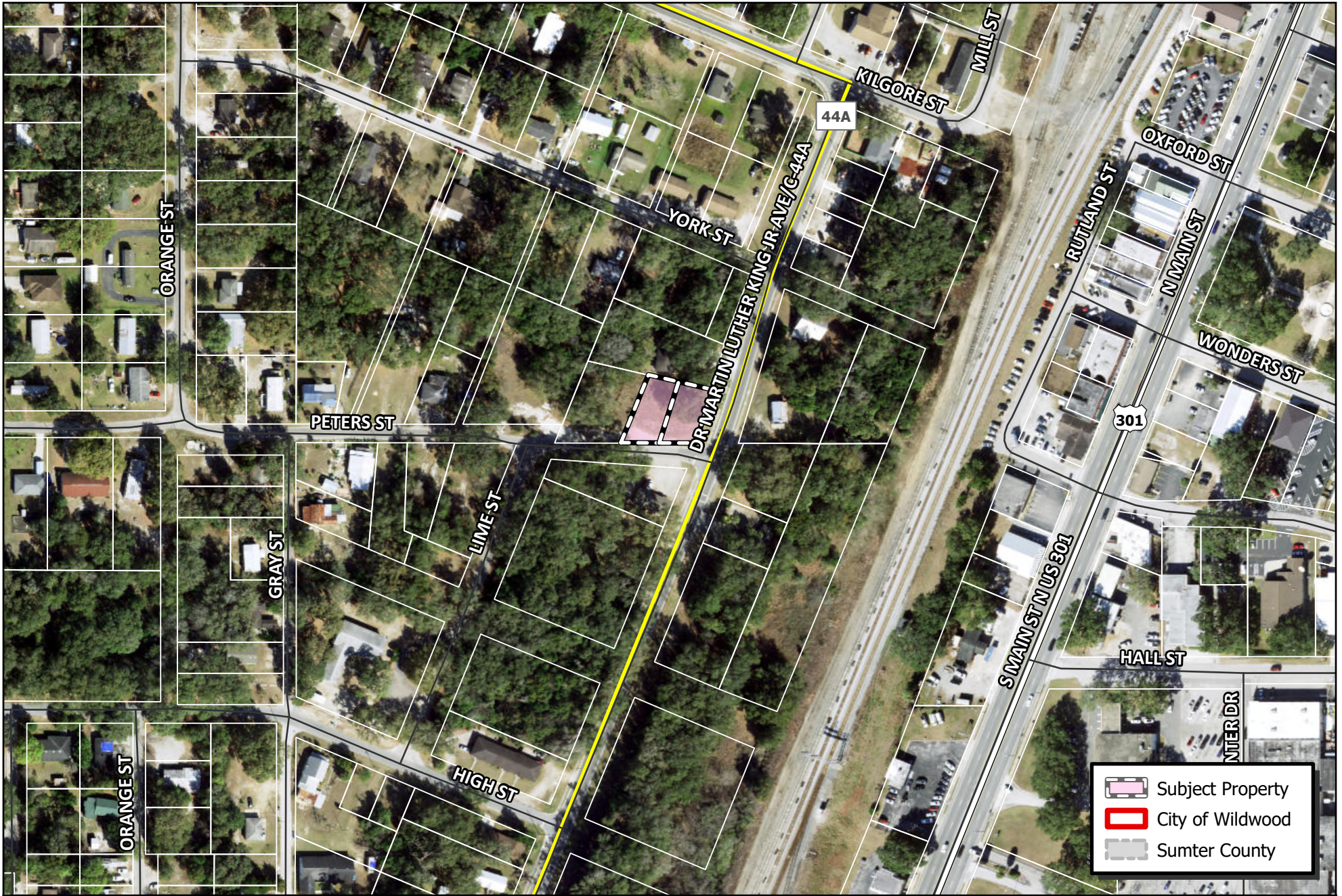
No utility easement(s) were found nor identified within the subject parcel, as per the attached survey. The applicant has requested a technical waiver to the minimum lot width to be reduced from 75 feet to 61.75 feet for each lot. It has been determined that all other development standards such as setbacks, maximum lot coverage, and minimum living area will need to be met at the time of site plan submittal. Additionally, the applicant has acknowledged that it's their responsibility to install new utilities services where needed, including the scope of work and cost associated with such utilities connection improvements.

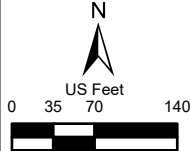
PLAT 2308-008 meets the criteria set forth in the Land Development Regulations, the 2050 Comprehensive Plan, and the provisions of the City's Design District Standards.

DATED: 10/2/2024

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

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	 US Feet 0 35 70 140	PLAT 2308-008 HABITAT FOR HUMANITY LAKE-SUMTER FL PARCEL G06F075	MAP 1B
			LOCATION MAP
			MAY 2024

Parent Parcel:

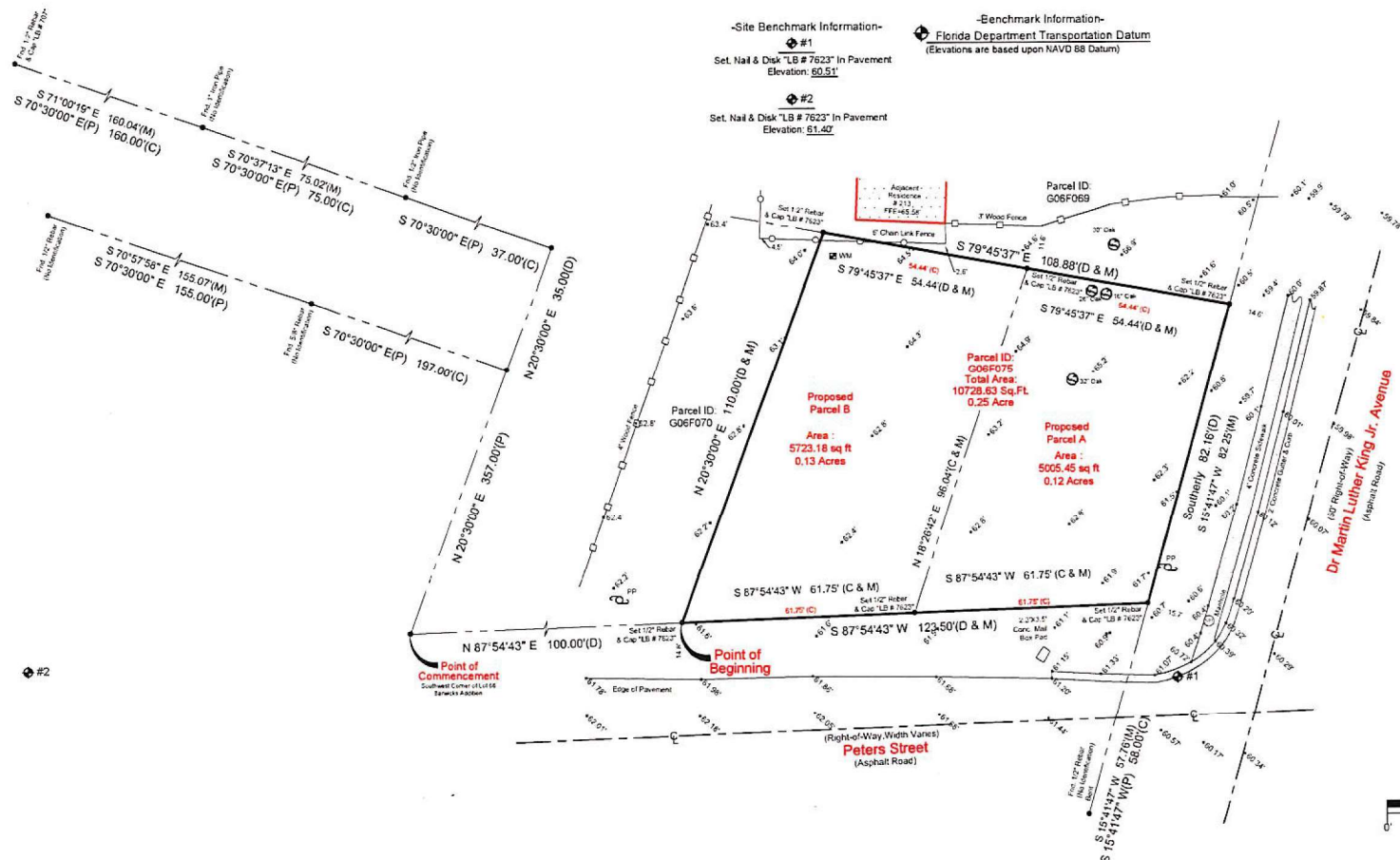
BEGIN AT THE SOUTHWEST CORNER OF LOT 66, BARWICKS ADDITION RUN NORTH 87°54'43" EAST 100 FEET FOR POINT OF BEGINNING; THENCE NORTH 20°30' EAST 110 FEET' THENCE SOUTH 79°45'37" EAST 108.88 FEET TO WEST ROAD RIGHT OF WAY OF STATE ROAD 44A; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY 82.16 FEET; THENCE SOUTH 87°54'43" WEST 123.50 FEET TO THE POINT OF BEGINNING. SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

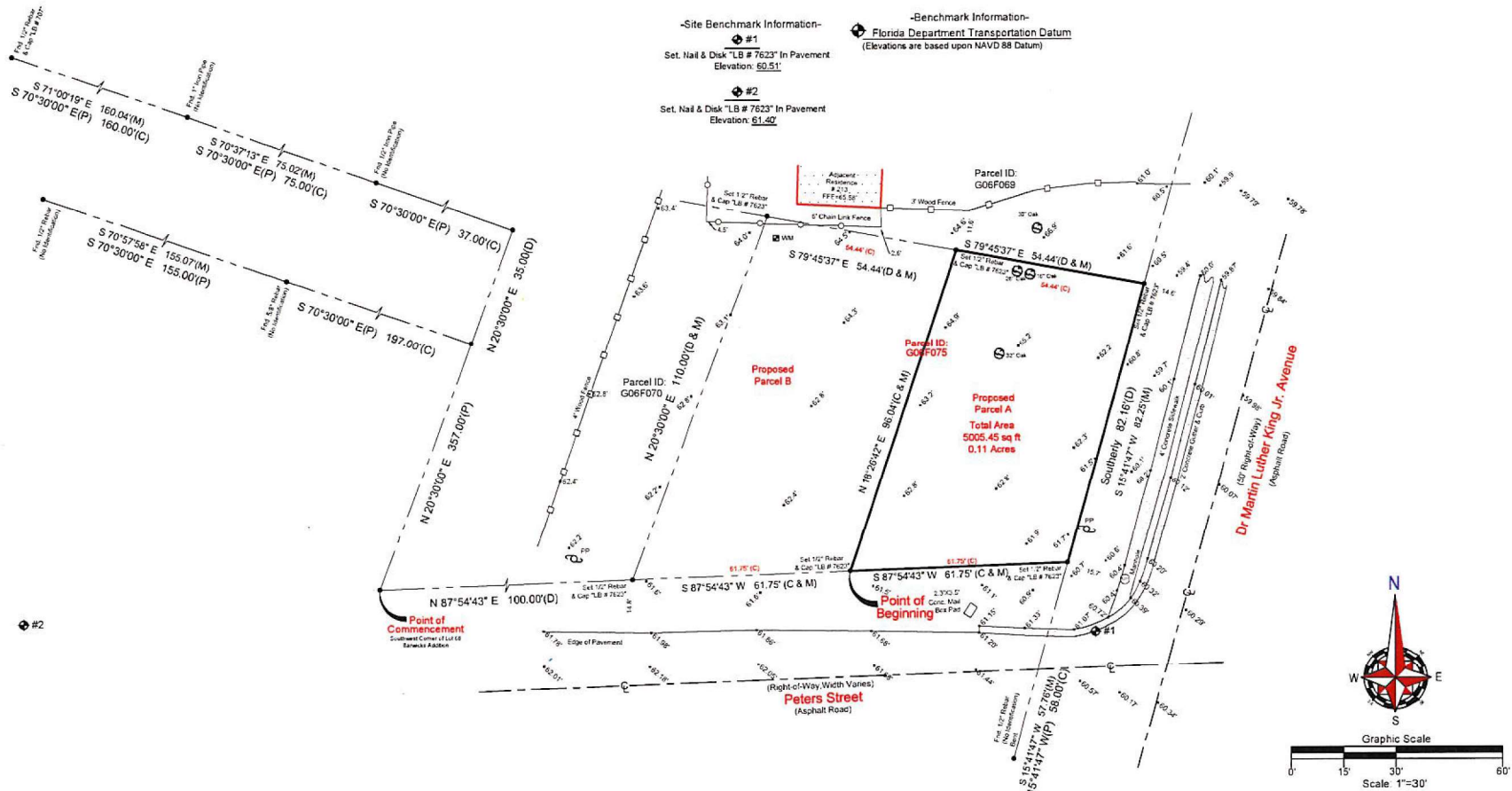
Proposed Parcel A:

BEGIN AT THE SOUTHWEST CORNER OF LOT 66, BARWICKS ADDITION RUN NORTH 87°54'43" EAST 161.75 FEET FOR POINT OF BEGINNING; THENCE NORTH 18°26'42" EAST 96.04 FEET; THENCE SOUTH 79°45'37" EAST 54.44 FEET TO WEST ROAD RIGHT OF WAY OF STATE ROAD 44A; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY 82.16 FEET; THENCE SOUTH 87°54'43" WEST 61.75 FEET TO THE POINT OF BEGINNING. SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

Proposed Parcel B:

BEGIN AT THE SOUTHWEST CORNER OF LOT 66, BARWICKS ADDITION RUN NORTH 87°54'43" EAST 100 FEET FOR POINT OF BEGINNING; THENCE NORTH 20°30' EAST 110 FEET THENCE SOUTH 79°45'37" EAST 54.44 FEET; THENCE SOUTH 18°26'42" WEST 96.04 FEET THENCE SOUTH 87°54'43" WEST 61.75 FEET TO THE POINT OF BEGINNING. SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.





Boundary & Topographic Survey

Legal Description:

Parcel A

BEGIN AT THE SOUTHWEST CORNER OF LOT 66, BARWICKS ADDITION RUN NORTH 87°54'43" EAST 161.75 FEET FOR POINT OF BEGINNING; THENCE NORTH 18°25'42" EAST 96.04 FEET; THENCE SOUTH 79°45'37" EAST 54.44 FEET TO WEST ROAD RIGHT OF WAY OF STATE ROAD 44A; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY 82.16 FEET; THENCE SOUTH 87°54'43" WEST 61.75 FEET TO THE POINT OF BEGINNING. SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SUMTER COUNTY, COMMUNITY NUMBER 120299, DATED 2013-09-27.

CERTIFIED TO: HABITAT FOR HUMANITY OF LAKE-SUMTER, FLORIDA

Field Date: 06/14/23	Date Completed: 06/19/23	Notes:
Drawn By: LL	File Number: IS-118605	
Legend:		>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Research for Gaps. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "B". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be Constituted to give ANY Rights or Benefits to Anyone Other than those Certified. >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A.. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.
- C - Calculated - CB - Centerline - CM - Concrete Block - Conc. - Concrete - D - Description - DE - Drainage Easement - Easmt - Easement - F.E.M.A. - Federal Emergency Management Agency - FFE - Finished Floor Elevation - Find. - Found - IP - Iron Pipe - L - Length (Asst) - M - Measured - NAD - Nail & Disk - N.R. - Non-Radiant - ORB - Official Records Book - P.B. - Plat Book - Q - Chain Link Fence	- PC - Point of Curvature - Py - Page - PI - Point of Intersection - P.O.B. - Point of Beginning - P.O.L. - Point on Line - PP - Power Pole - PRM - Permanent Reference Monument - PT - Point of Tangency - R - Radius - R&C - Rebar & Cap - Rec. - Recovered - Rfd. - Roofed - Reb. - Rebar - Set - Set "1/2" Rebar & Cap "LB 7623" - Typ. - Typical - UE - Utility Easement - VM - V-Meter - Δ - Delta (Central Angle) - W - Wood Fence	

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction or the Care Shown. Based on Information furnished to me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 55-17.002 Florida Administrative Codes, Pursuant to Section 475.002 Florida Statutes.

Patrick K. Ireland, PS146637, LB 7623
FOR THE BSM

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.iirelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



Project Review Committee Technical Standards Waiver Request

Project Name _____

Project # _____

1. Briefly describe your waiver request.
2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.
3. Please provide the justification for your waiver request.

Name (Print) _____

Date _____

Signature _____