



**PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD**  
**PRC Chairperson – Melanie Strickland**

**Agenda**  
**Regular Meeting**  
**April 8, 2025 10:00 AM**  
Commission Conference Room 124  
100 N Main Street

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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.

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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.

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**I. Call to Order**

**II. Roll Call**

**III. APPROVAL OF SUMMARY MINUTES**

- 1. Project Review Committee Regular Meeting March 11, 2025, at 10:00 AM.**

**IV. OLD BUSINESS**

- 1. SP 2407-007 Discount Tire - Turkey Run Lot 6  
Parcel G05Y006**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure on

1.45 acres, MOL. **Determination to be made by the Project Review Committee.**

**V. NEW BUSINESS**

**1. SP 2405-001 Circle K US 301 & CR 462**

**Parcel D31A218**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,200 square-foot Circle K building, 7 fueling pumps, 3 high speed diesel pumps, 25 parking spaces, and associated infrastructure on 3.28 acres MOL. **Staff recommends approval contingent upon the resolution of City Attorney's outstanding comments.**

**2. SP 2408-001 708 N. Main Street**

**Parcel G06C005**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 1,400 SF commercial office and retail building with associated infrastructure, per the attached plans. **Staff recommends approval.**

**3. PLAT 2409-002 One Hundred (100) Oaks Improvement Plan**

**Parcels G19-011 & G30-048**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of the One Hundred (100) Oaks Subdivision, an improvement plan consisting of 305 single-family lots with associated infrastructure on 99.81 acres, MOL. The subdivision is to include the following amenities on a separate site plan; community garden, grill area with picnic tables, playground, and nature trails. **Staff recommends approval contingent on the resolution of outstanding comments.**

**4. PLAT 2410-004 Boulder Square Improvement Plan**

**Parcels F01-101, F01A008, G06-185, G06-186, & G06-187**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Boulder Square Subdivision, an improvement plan consisting of 270 dwelling units with 178 single-family detached lots and 92 single-family attached lots with associated infrastructure on 84.10 acres, MOL. The subdivision is to include the following amenities on a separate site plan; a community pool, a walking trail with exercise equipment, and a picnic area. **Staff recommends approval contingent on the resolution of outstanding comments.**

**5. PLAT 2411-008 Boulder Square (Avondale) Replat**

**Parcel F01A008**

The applicant is seeking a favorable recommendation from the Project Review Committee for the Avondale Replat, now referred to as Boulder Square, which

consists of clearing all roadways, lots, and easements to create a blank slate for a forthcoming final plat to include this parcel of 10.11 acres, MOL. **Staff recommends approval contingent on the resolution of outstanding comments.**

**VI. ADJOURNMENT**

**April 8, 2025 10:00 AM**

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

**SUBJECT:** Project Review Committee Regular Meeting March 11, 2025,  
at 10:00 AM.

**REQUESTED ACTION:**

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

PROJECT REVIEW COMMITTEE  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 March 11, 2025 10:00 AM  
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

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

**II. Roll Call**

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Alex Lammers	Planner	Present

**III. APPROVAL OF SUMMARY MINUTES**

1. Project Review Committee Regular Meeting February 11, 2025, at 10:00 AM

The summary minutes from the February 11, 2025, meeting were approved. No discussion. Motion to approve by Police Chief Parmer, seconded by Assistant Utilities Director Martin. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Police Chief Parmer
<b>SECONDER:</b>	Assistant Utilities Director Martin
<b>AYES:</b>	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 2412-004 Triumph South Ph 2 Improvement Plan

Development Services Director Strickland read aloud case number PLATM 2412-004 Triumph South Ph 2 Improvement Plan. The applicant, Wildwood Sumter Holdings, Inc, sought favorable approval from the Project Review Committee for a modification to a previously approved improvement plan, PLAT 2110-005, on parcel D32-041, totaling 19.31 acres MOL. The modification included removal of the retaining walls. No discussion. Motion to approve by City Manager McHugh, seconded by Public Works Director Hockenbury. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	City Manager McHugh
<b>SECONDER:</b>	Public Works Director Hockenbury
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

### 2. SP 2407-007 Discount Tire - Turkey Run Lot 6

Development Services Director Strickland read aloud case number SP 2407-007 Discount Tire - Turkey Run Lot 6. The applicant, Halle Properties, LLC, sought a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure, on parcel G05Y006 FKA "G05V006 & a portion of G05V005," totaling 1.45 acres MOL. Staff stated that although SP 2407-007 met the criteria within the Turkey Run Planned Development, Lot 6 fell within Phase 3 of the concept plan. It was the intent of the terms and concept plan of the adopted Turkey Run PD Agreement (O2022-96) that the construction of Inspiration Drive was to be completed within Phase 2. Dominic Tressler, a civil engineer for the applicant, was present by phone for the hearing. City Manager McHugh stated he was not in favor of the project moving forward until Inspiration Drive was completed. Tressler asked if the road completion was something that could be added as a condition of the project's approval and either the beginning of construction or the issuance of a Certificate of Occupancy. McHugh said he was not comfortable moving forward with anything in Phase 3 until the road was completed, but he was only one vote. Tressler asked for clarification as to which road was required to be constructed and claimed Discount Tire was not made aware by Turkey Run. McHugh suggested continuing the project to the next meeting to allow the engineer and applicant a chance to discuss with the developer. Motion by City Manager McHugh to continue to April 8, 2025, at 10am, seconded by Public Works Director Hockenbury. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	City Manager McHugh
<b>SECONDER:</b>	Public Works Director Hockenbury
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

**VI. ADJOURNMENT**

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

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	City Manager McHugh
<b>SECONDER:</b>	Public Works Director Hockenbury
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

SEAL

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date

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

**SUBJECT:** SP 2407-007 Discount Tire - Turkey Run Lot 6

**REQUESTED ACTION:** Determination to be made by the Project Review Committee.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	SP 2407-007 Discount Tire - Turkey Run Lot 6
Owner(s)	Turkey Run 2 LLC
Applicant(s)	Halle Properties, LLC
Acreage	1.45 +/-
Property Location	The subject property is generally located approximately 321 feet west of the northwest corner of the E C 462 and C 466A intersection.
Parcel(s)	G05Y006 FKA "G05V006 & a portion of G05V005"
Date	March 17, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee (PRC) for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure, per the attached plans.

SP 2407-007 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

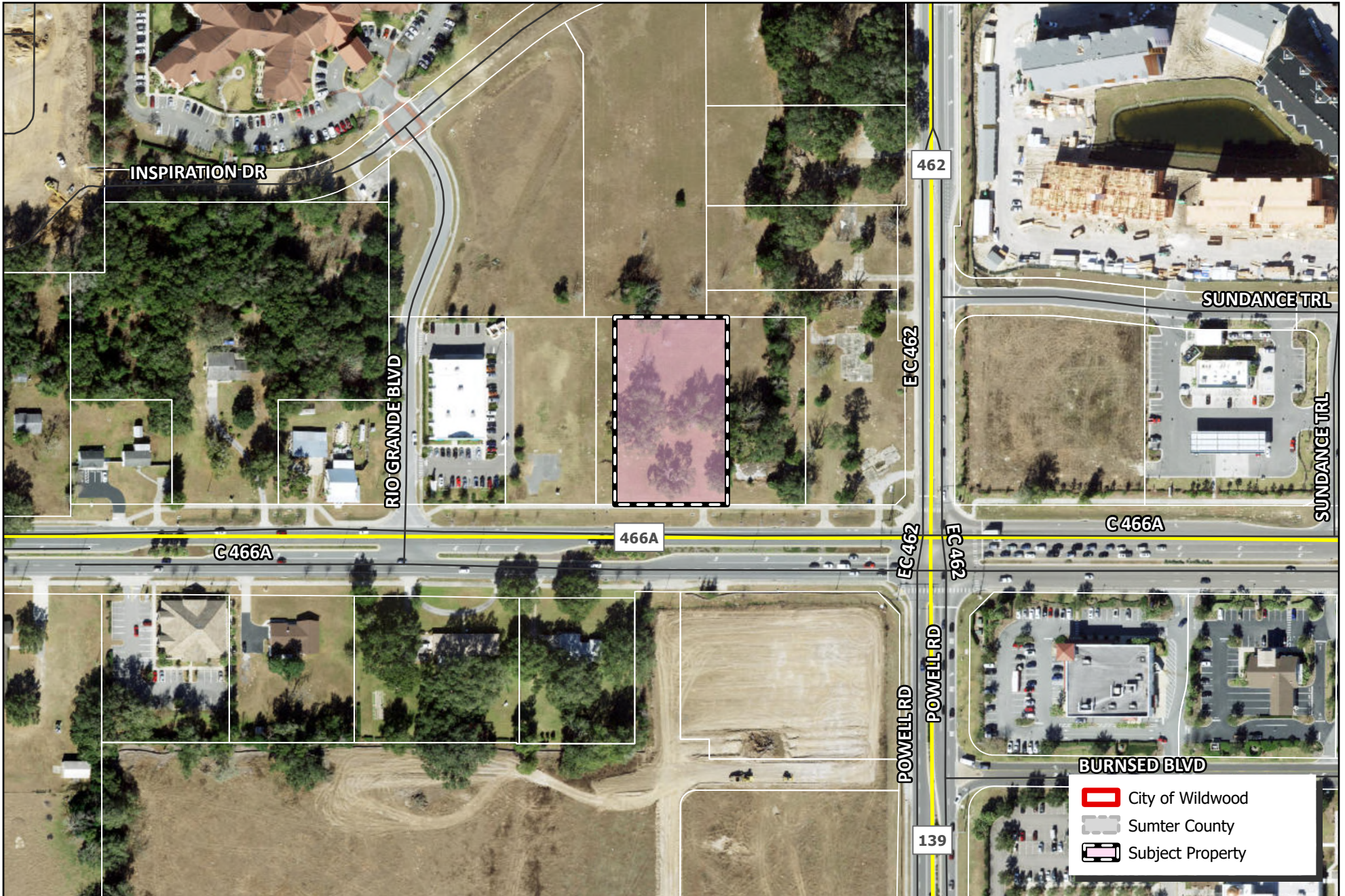
Although SP 2407-007 meets the criteria within the Turkey Run Planned Development (PD), Lot 6 falls within Phase 3 of the concept plan. It was the intent of the terms and concept plan of the adopted Turkey Run PD Agreement (O2022-96) that the construction of Inspiration Drive was to be completed within Phase 2.




The PRC continued the project from the March 11, 2025, meeting as Phase 2, as shown within the Turkey Run PD Concept Plan, has not been completed. Phase 2 includes the construction of Inspiration Drive which would result in traffic distribution in accordance with the Turkey Run Transportation Impact Analysis (TIA) while also resolving life safety concerns from the fire code on secondary access. The applicant was advised to contact the Turkey Run Developer to provide any solutions before making a motion. The city attorney and applicant's attorney are in

contact and are further discussing the situation.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is written in a cursive style with a large initial 'A'.

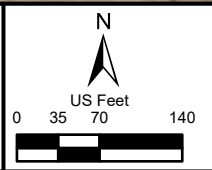
Amanda Bondi  
Planner II, Development Services



 City of Wildwood  
 Sumter County  
 Subject Property

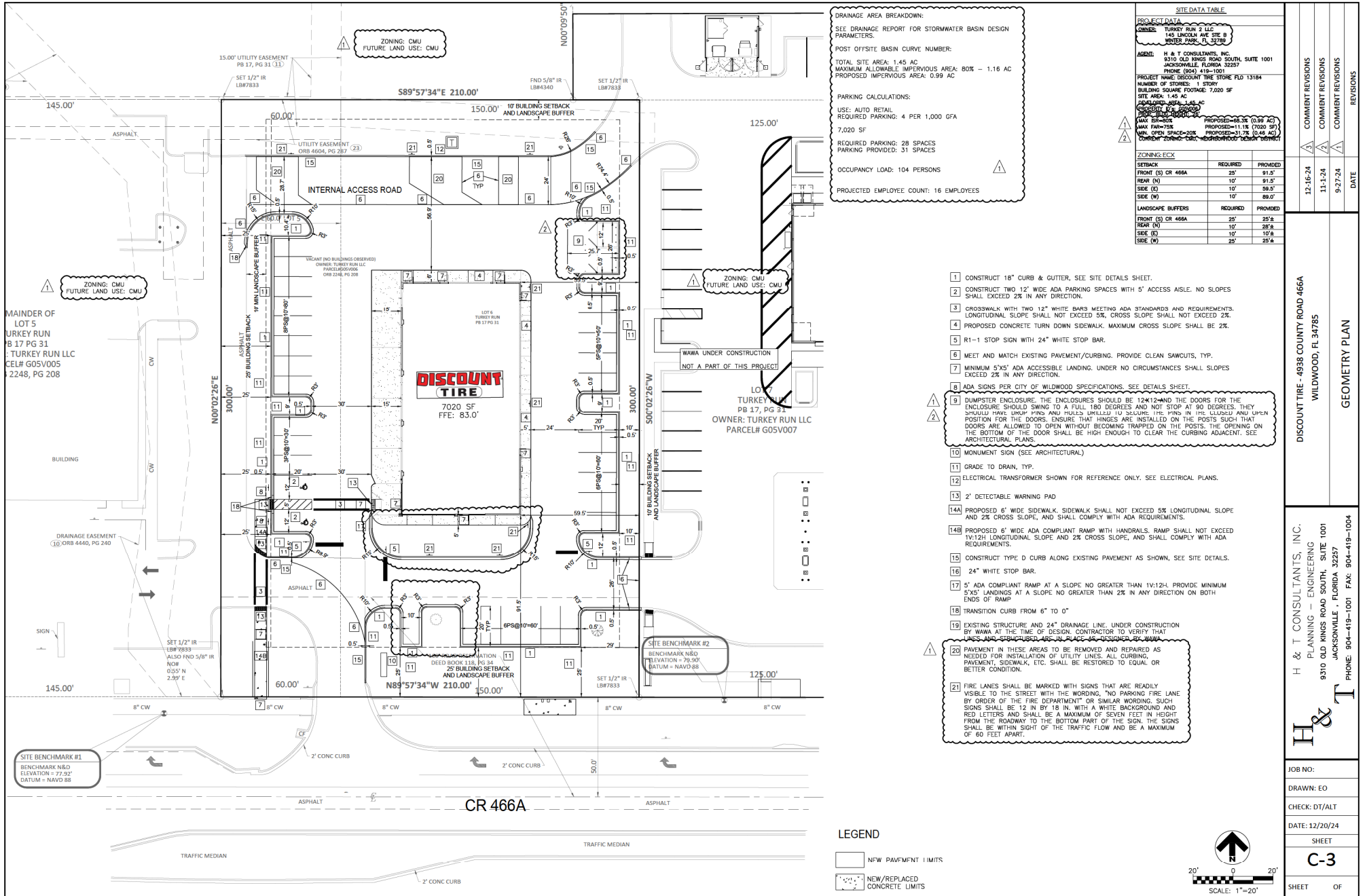


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



SP 2407-007  
**DISCOUNT TIRE - TURKEY RUN LOT 6**  
 PARCEL G05Y006

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAR 2025**



DISCOUNT TIRE - 4938 COUNTY ROAD 466A  
WILDWOOD, FL 34785

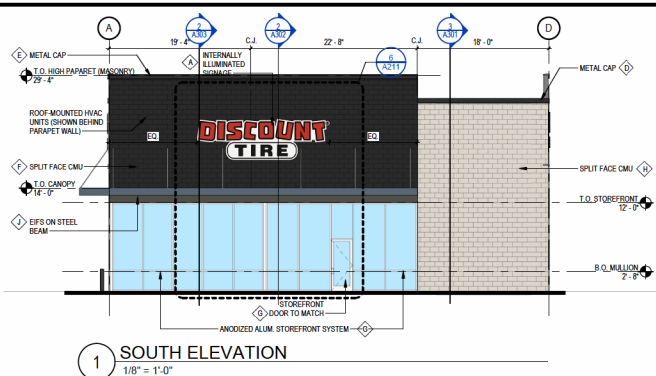
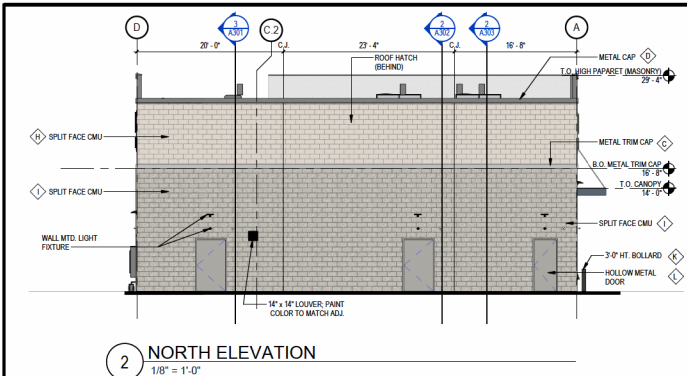
H & T CONSULTANTS, INC.  
PLANNING - ENGINEERING  
9310 OLD KINGS ROAD SOUTH, SUITE 1001  
JACKSONVILLE, FLORIDA 32257  
PHONE: 904-419-1001 FAX: 904-419-1004

GEOMETRY PLAN

JOB NO:  
DRAWN: EO  
CHECK: DT/ALT  
DATE: 12/20/24  
SHEET  
C-3  
SHEET OF

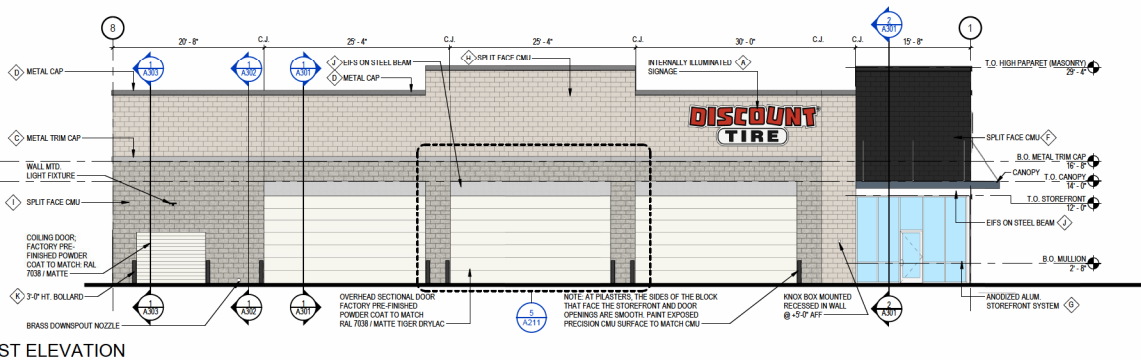


01/12/2024 4:46:08 PM C:\Users\asir@bl.com\Documents\2401140\_Arch\_BCA\_Central\_easirelevation2401140.dwg

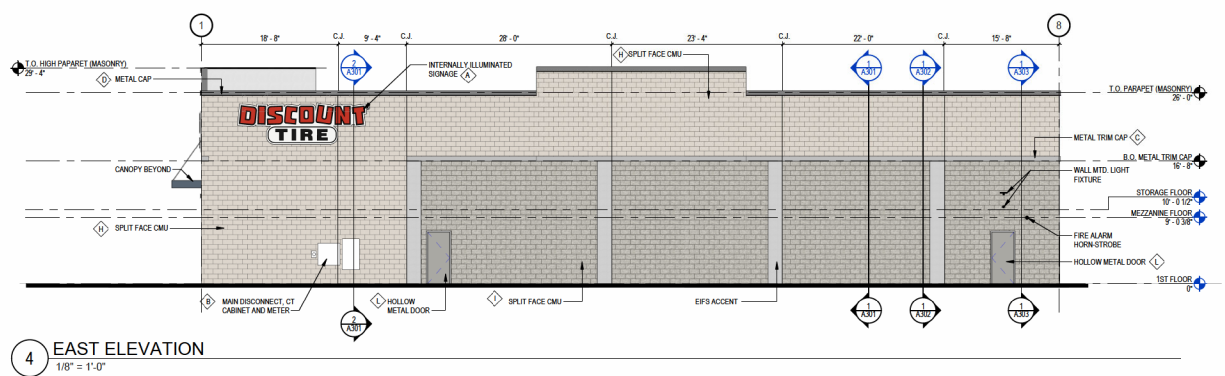


2 NORTH ELEVATION  
1/8" = 1'-0"

1 SOUTH ELEVATION  
1/8" = 1'-0"



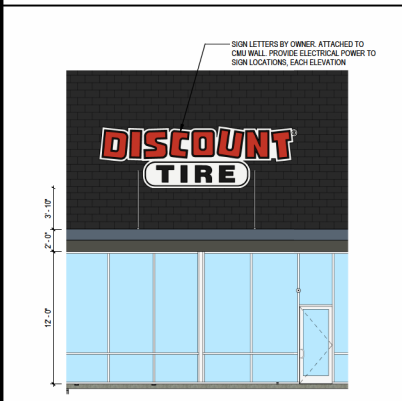
3 WEST ELEVATION  
1/8" = 1'-0"



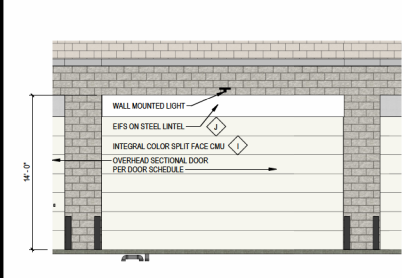
4 EAST ELEVATION  
1/8" = 1'-0"

- ### GENERAL FINISH NOTES
- C.M.U. BASE COURSE / WATERABLE COURSE - INTEGRAL COLOR.
  - C.M.U. MAIN BODY - INTEGRAL COLOR.
  - ALUMINUM STOREFRONT TO BE FACTORY FINISH.
  - OVERHEAD DOORS TO BE FACTORY FINISH. SEE DOOR SCHEDULE.
  - ALL EXPOSED STRUCTURAL STEEL TO BE FACTORY PRIME - FINISHED PAINTED ON THE JOB SITE.
  - B.O.G. SIGNAGE - UNDER SEPARATE PERMIT BY SIGN CONTRACTOR.
  - ALL PAINTED CMU SHALL BE SEALED AGAINST EFFLORESCENCE WITH SHERWIN WILLIAMS "LOXON" 7% SILOXANE WATER REPELLENT.
  - ALL INTERNAL SPLIT FACE CMU SHALL HAVE SHERWIN WILLIAMS "LOXON" BLOCK SURFACER LOT107000 APPLIED.
  - ALL SIMILAR MATERIALS AND SIMILAR MATERIALS WITH BREAKS IN CONTINUOUS SURFACE SHALL BE CONTINUOUSLY CALKED AT THEIR MEETING POINT.
  - INSTALL ALL EXTERIOR FINISH MATERIALS IN ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURERS RECOMMENDATIONS.
  - I.F.S. - PROVIDE AS NOTED PER COLOR/PANT/PASTE. MATERIALS AND INSTALLATION PER PROJECT SPECIFICATION. TO PROVIDE DURABLE, WEATHER-RESISTANT WALL FINISH.

- ### COLOR / PAINT NOTES
- 3 DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
  - PAINT SHERWIN WILLIAMS SW 754 "COTTON WHITE"
  - METAL TRIM CAP - P LINK & LOCK BY LONGBOARD - LONGBOARD COLOR "SLATE GREY" CONTACT: MICHAEL CAREY AT MCAREY@LONGBOARDPRODUCTS.COM AND (720) 813-3383
  - METAL TRIM CAP - COLOR TO MATCH SW 754 "COTTON WHITE"
  - METAL TRIM CAP - COLOR TO MATCH SW 6258 "TRICORN BLACK"
  - NATURAL GRAY SPLIT-FACE CMU BLOCK PAINTED TO MATCH SW 6258 "TRICORN BLACK"
  - ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED - SERIES 4511 BY KAWNEER
  - INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 754 "COTTON WHITE"
  - INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 750 "ELLIE GRAY"
  - EFS ON STEEL BEAMS - COLOR TO MATCH RAL 7038 MATTE TIGER DRYLAC
  - STEEL BOLLARDS - POWDER COAT COLOR TO MATCH RAL 7038 MATTE TIGER DRYLAC
  - HOLLOW METAL DOORS - PAINTED SHERWIN WILLIAMS SW 750 "ELLIE GRAY"



6 BUILDING SIGN DETAIL  
3/16" = 1'-0"



5 ENLARGED ELEVATION  
3/16" = 1'-0"



388 Howard Parkway  
Meriden, CT 06450  
(203) 650-4664  
(203) 650-3113 Fax



DISCOUNT TIRE  
4948 COUNTY ROAD 466A  
WILDWOOD, FLORIDA 34785

REVISIONS	DESCRIPTION	NO	DATE

Drawn: EJS  
 Draft: EJS  
 Revised: DCW  
 Project No: 2401140  
 Date Issued for PERMIT SET: 08/28/24

Title: EXTERIOR ELEVATIONS  
 Sheet No.: A211

Return to: 103,50  
City of Wildwood  
100 N. Main Street  
Wildwood, FL 34785

Gloria R. Hayward, Sumter County Clerk of Court  
Inst: 202360002843 Date: 01/23/2023 Time: 10:47AM  
Page 1 of 12 B: 4406 P: 782 By: BO

**ORDINANCE NO. O2022-96**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY TURKEY RUN II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the first Turkey Run Planned Development application was filed on or about August 18, 2008; and

**WHEREAS**, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 616 on or about November 10, 2008; and

**WHEREAS**, said Ordinance was recorded on February 25, 2009, in O.R. Book 2040, Page 136, Public Records of Sumter County, Florida; and

**WHEREAS**, it was found that the property description provided to the City contained scrivener's errors; and

**WHEREAS**, the City Commission passed and ordained Ordinance O2010-27 on or about December 13, 2010, correcting said scrivener's errors; and

**WHEREAS**, said Ordinance was recorded on January 4, 2011, in O.R. Book 2270, Page 315, Public Records of Sumter County, Florida; and

**WHEREAS**, actual construction began on the site on or about June 15, 2012; and

**WHEREAS**, the first Turkey Run Planned Development Amendment application was filed on or about October 11, 2017; and

**WHEREAS**, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2017-72 on or about January 22, 2018, thereby amending and restating Ordinances 616 and O2010-27 in their entirety; which Ordinance was recorded on February 15, 2018, in O.R. Book 3370, Page 303, Public Records of Sumter County, Florida; and

**WHEREAS**, the second Turkey Run Planned Development Amendment application was filed on or about January 24, 2022 (the "Application"; and

**WHEREAS**, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance O2017-72.

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

The Application filed by Turkey Run II, LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this \_\_\_\_\_ day of \_\_\_\_\_ 2022. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on \_\_\_\_\_, 2022; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**SECTION 1: GENERAL FINDINGS**

- A. That the Turkey Run, II LLC Planned Development Amendment Application (hereinafter referred to as the "Project") was duly and properly filed herein on January 24, 2022, and
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule; and
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations; and
- D. That the Developer intends to develop a Project consisting of 41.09 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto; and
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and
- F. That the Developer has complied with the Planned Development Amendment provisions as required by Section 8.6 of the Land Development Regulations.
- G. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

**SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY**

- A. That the Applicant has applied for a Planned Development (PD) Amendment of the lands described in "Exhibit A".
- B. That the zoning district of the subject land described in "Exhibit A" is classified as Central Mixed Use (CMU) on the City of Wildwood Zoning Map; and
- C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood; and

- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

### **SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS**

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by LPG Urban & Regional Planners, Inc., dated September 1, 2022, as amended, is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
  - 1) The conceptual development plan illustrates the general location of the following land uses:
    - a. Commercial Retail Uses and Offices
    - b. Residential: Multi-family
    - c. Public/Semi Public: Independent Living Facility
    - d. Commercial Tourism: Hotel
  - 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.
- C. Development Program. The Project shall be developed in multiple phase(s) in accordance with the conceptual development plan and this Section.
  - 1) **TYPE OF DEVELOPMENT**. The project is a mixed-use development consisting of residential, commercial, institutional, and tourism with residential densities not to exceed 15 units/acre.

- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Commercial Retail Uses and Offices	9.71
Residential: Multi-family	17.44
Public/Semi Public: Independent Living Facility	7.58
Commercial Tourism: Hotel	4.55
Utilities/ROW	1.81
<b>Total</b>	<b>41.09</b>

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Commercial Retail Uses and Offices	208,285 SF	
Residential: Multi-family		240 Units
Public/Semi Public: Independent Living Facility		85 Units
Commercial Tourism: Hotel		244 Rooms

- 4) Land Use (Trip) Equivalency Matrix. Land Uses may be converted in accordance with the following Table. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> Edition. Further, utilization of the matrix provided here in shall be determined to be a non-substantial deviation.

Density Conversion Matrix per 1 Multi-Family Unit	
1 Multi-Family Unit	589.82 SF Office
1 Multi-Family Unit	121.95 SF Retail
1 Multi-Family Unit	2.44 ALF Beds
1 Multi-Family Unit	.87 Hotel Rooms

Density Conversion Matrix per 1,000 Square Feet of Retail	
1000 SF Retail	4,836.51 SF Office
1000 SF Retail	20.2 ALF Beds
1000 SF Retail	8.2 Multi-Family Units
1000 SF Retail	7.16 Hotel Rooms

- D. Residential. The multi-family portion of the development consists of 354 units. The maximum density shall be 15 units per acre based on gross acreage of the entire project site.
- E. Recreation. A park area shall be provided for each residential parcel. In addition to the recreation areas, open space will be provided within the total development site.
- F. Standards for Apartments/Multi-Family/Commercial. Minimum 20' setback around perimeter of the project except on proposed road frontage. Buffer requirements as set forth in the Commercial/Residential design standards must be met. Maximum Building Height: 5 stories, unless jointly approved by the Sumter County Fire Department and the City Commission.
- G. Building Design.
1. Residential building design shall be in compliance with the City's Design District Standards Chapter 2, Section F.
  2. Commercial building design shall be in compliance with the City's Design District Standards. Neighborhood Design District shall apply to that portion of the Commercial property extending from the southeast corner of the property, west 600 feet along CR466A and out-parcels not abutting CR466A or CR462. The City will allow a maximum of two (2) rows of parking in front of the buildings, over 5000 SF, abutting CR462 and CR466A with additional landscaping. The remainder of the Commercial property abutting CR466A shall conform to the Downtown Commercial Design Standards.
  3. Drive-thrus shall be permitted for banks, restaurants, drug stores and similar type uses for that portion of the property covered under Neighborhood Design District.
- H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.

- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design Standards pursuant to Section 6.12 of the Land Development Regulations.
  
- J. Open Space. The Project shall contain a minimum of 25% of Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space, including a pool. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards, or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site. Open space shall be calculated and illustrated per the table titled "PUD Impervious Area/Open Space" on Exhibit B.
  
- K. Public Facilities.
  - 1. Potable Water and Wastewater. The Project has connected to the City Potable Water system and the City Sanitary Sewer system, prior to any permits being issued for any structure (except temporary construction uses) on the Project.
  - 2. Solid Waste. Waste services shall be provided by the City of Wildwood Franchisee.
  - 3. Drainage. The maintenance of the drainage system shall be the responsibility of the property owner.
  - 4. Underground Utilities. All utilities shall be underground. Developer is responsible for running utilities underground.
  - 5. Transportation.
    - i. The Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners shall govern the roadway and access Improvements set forth and addressed therein. A true and correct copy of the Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners is attached hereto as "Exhibit C."
    - ii. Development access points shall be provided in accordance with NFPA 1141.5.1.4. Compliance with said NFPA standard shall be demonstrated on individual project site plans.
  - 6. Streets and Sidewalks.
    - i. Sidewalks shall be required throughout all residential portions of this development. Sidewalks shall be at least five feet in width.

- ii. The City and the developer will enter into a written agreement concerning maintenance of the streets and sidewalks on Inspiration Drive and Rio Grande Blvd. per the plat.
- iii. Inspiration Drive, shall be constructed upon development of Lot 3, as shown on the conceptual plan attached hereto as Exhibit "B".
- iv. An eight foot sidewalk shall be provided within the right-of-way along CR-466A abutting lots 4-8.
- v. A five foot sidewalk shall be provided within the right-of-way along CR-462 abutting Lots 8-11.
- vi. The required sidewalks along CR462 and CR466A shall be constructed and maintained by the adjacent property owner, when the adjacent property is developed.
- vii. Any proposed sidewalk activities, within Sumter County right of way, shall meet the requirements of the Public Right-of Way Accessibility Guidelines (PROWAG). Any proposed sidewalk construction within Sumter County right-of-way is contingent upon Sumter County approval.

L. Environmental Considerations. Environmental considerations were previously addressed during the platting of the Property.

M. Landscaping and Buffer Requirements.

- 1. All landscaping requirements shall be in accordance with the City's Design District Standards.
- 2. All buffer requirements shall be in accordance with the City's Design District Standards.
- 3. All landscaped and common areas shall be irrigated in accordance with the City's Design District Standards.
- 4. All landscaping shall have appropriate irrigation and shall utilize reclaimed water if appropriate.
- 5. Any tree removal or replacement will be subject to the City's LDR Section 6.10.

N. Lighting. Decorative lighting shall be provided as required in the City's Design District Standards.

O. Signage. All signage shall comply with the City's Land Development Regulations. The Project shall be allowed two (2) shared monument signs. The two (2) shared monument signs shall be located at the intersection of Rio Grand and C466A and the intersection of C462 and Inspiration Drive. Additionally, each commercial development or building fronting on C466A or C462 shall be limited to one (1), six (6) foot high, monument sign with 30 square feet of copy area, with the exception of lot 8 at the intersection of C466A and C462 which may have a nine (9) foot high monument with 45 square feet of copy area. If signage occurs in City of Wildwood easements, developer/owner shall be responsible for any damage to signage as caused by the City's use of its easement.

- P. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common and residential areas within the Project shall be the responsibility of the property owner, at no cost or obligation to the City. Guidelines as per the LDR/ Wildwood. Should the landlord/property owner/developer fail to timely perform these requirements, the City has the right to enforce these requirements on the landlord/property owner/developer and be reimbursed for reasonable attorney's fees, costs and expenses.
- Q. Enforcement of Rules and Regulations. The developer/owner shall develop and provide rules and regulations which shall be binding and enforceable upon all tenants. Such rules and regulations shall be satisfactory to the City of Wildwood or its designated agent prior to permits being issued for construction of the improvements. If the property owner/landlord fails to enforce the rules and regulations, then the City of Wildwood shall have the right, but not the obligation, to enforce such rules and regulations upon the developer or landlord and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- R. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting with the exception of the areas included in the agreement dated July 12, 2006. This exception only applies to City impact fees. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Project.
- All impact fee credits for right-of-way donations and road construction completed by this project will be subject to an appropriate agreement with the appropriate government agencies.
- S. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- T. Expiration of PD Due to the initiation of Project, this Project is vested and this Ordinance shall not expire.

**SECTION 4.** 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 5.** This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

**PASSED AND ORDAINED** in regular session of the City Commission of the City of

Wildwood, Sumter County, Florida, this 9<sup>th</sup> day of January, 2023.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

Ed Wolf  
Ed Wolf, Mayor

ATTEST: Susan Patterson  
Susan Patterson, City Clerk

First Reading: 12.12.2023

Second Reading: 1.9.2023

Approved as to Form:  
[Signature]  
City Attorney

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

Exhibit B

LOT ID #	ORIGINAL PUD	EXISTING UNITS	PROPOSED USE	TOTAL EQUIVALENT MULTI-FAMILY UNITS
1	170 MF	208 I/F BEDS		85 MF**
2	16.817 Residential	0	96 MF	96 MF
3	144 MF	0	144 MF	144 MF
TOTAL *354 MF			TOTAL 240 MF	TOTAL 325 MF
4		30,000 SF RETAIL		
5		8,000 SF RETAIL		
6			6,139 SF AUTO CONVENIENCE	
7				
8				
9				
10				
11			244 HOTEL ROOMS	

\* 314 Multi-Family + 40 (282 of Lot 2) = 354 Total Multi-Family  
 \*\* 202 R.F. Beds + 2.44 = 85 Multi-Family Equivalent Units

Owners:

AH Wildwood LLC  
 Harrison Street Real Estate LLC C/O  
 ALTJ  
 Southlake, TX 75092

City of Wildwood  
 100 N Main St  
 Wildwood, FL 32475

Applicant:  
 LPG Urban and Regional  
 Planners, Inc.  
 c/o Greg Beliveau  
 1162 Camp Avenue  
 Mount Dora, Florida 32757  
 (352)-385-1940

PMF Wildwood I LLC  
 315 E Robinson St STE 600  
 Orlando, FL 32801

Turkey Run LLC  
 145 Lincoln Ave STE B  
 Winter Park, FL 32789

EMW Properties LLC  
 7823 Rio Grande Blvd  
 Wildwood, FL 32475

Total acreage: 41.09 Acres± (1,789,880 sf)  
 Total developable acreage: 41.09 Acres± (1,789,880 sf)

Existing Zoning: CMU\*

\*Will comply with City of Wildwood  
 Neighborhood Design Standards  
 Existing FLU: Central Mixed Use  
 Max Density: 14 Units/Acre  
 Proposed Density: 7.9 Units/Acre  
 Maximum ISR: 80%  
 Maximum FAR: 75%  
 Minimum Open Space: 25% (10.27 Acres)

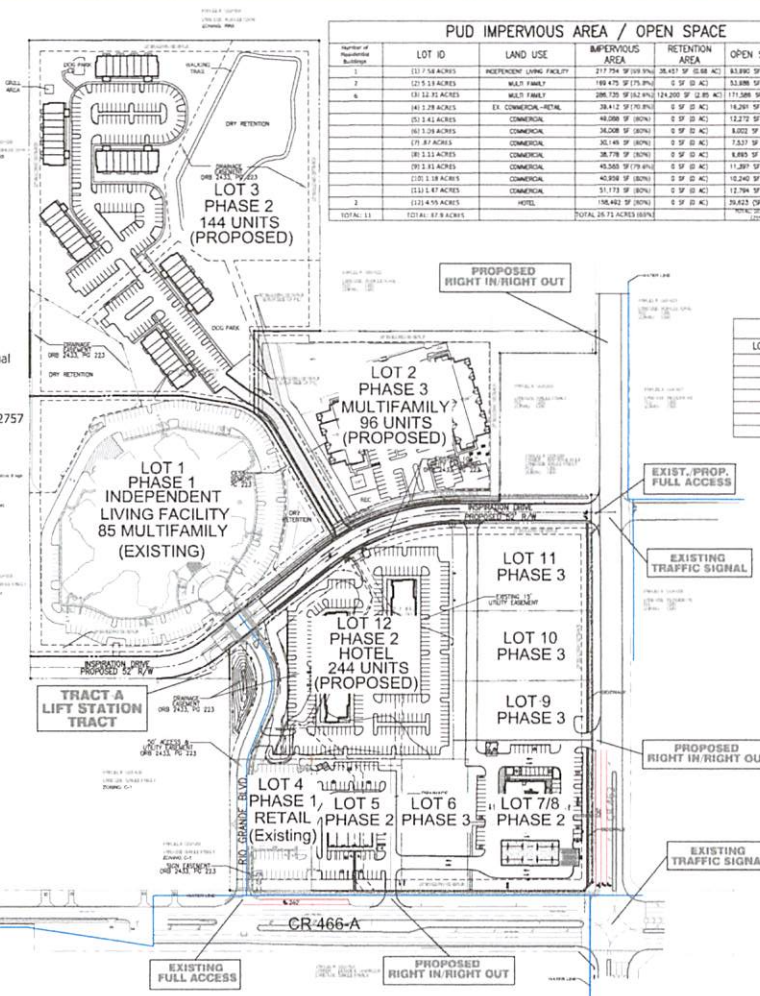
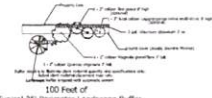
Buffers:  
 North - 25' Landscape Buffer  
 South - 25' Landscape Buffer  
 West - 25' Landscape Buffer  
 East - 25' Landscape Buffer

Commercial Lots 4-12 (208,285 sf)

List of Commercial Uses:

- \*Retail
  - \*Multi-Tenant Retail
  - \*Restaurant with/without drive-through
  - \*Convenience stores with/without fuel operation
  - \*Auto Retail
  - \*Carwash and Auto Detailing Facilities
  - \*Full or Self-Service Service and Repair Shops for Automobiles, Small Engines and other similar uses
  - \*Office
  - \*Medical Office
  - \*Hotel (244 units)
- Water and Sewer to be provided by the City of Wildwood.  
 \*Plans are Conceptual Only and are subject to engineering

11 Residential Buildings



PUD IMPERVIOUS AREA / OPEN SPACE					
Number of Buildings	LOT ID	LAND USE	IMPERVIOUS AREA	RETENTION AREA	OPEN SPACE
1	117.58 ACRES	INDEPENDENT LIVING FACILITY	217,724 SF (28.9%)	28,421 SF (3.8%)	83,890 SF (28.3%)
2	121.58 ACRES	MULTI-FAMILY	189,475 SF (17.8%)	0 SF (0%)	53,888 SF (24.2%)
6	131.32 ACRES	MULTI-FAMILY	288,729 SF (22.4%)	14,200 SF (1.1%)	171,588 SF (32.0%)
	142.28 ACRES	EA. COMMERCIAL-RETAIL	28,412 SF (2.0%)	0 SF (0%)	16,200 SF (24.2%)
	151.41 ACRES	COMMERCIAL	48,088 SF (3.2%)	0 SF (0%)	12,272 SF (24.0%)
	161.28 ACRES	COMMERCIAL	36,088 SF (2.2%)	0 SF (0%)	8,022 SF (20.0%)
	171.87 ACRES	COMMERCIAL	36,148 SF (2.1%)	0 SF (0%)	7,537 SF (20.0%)
	181.21 ACRES	COMMERCIAL	28,778 SF (1.6%)	0 SF (0%)	4,885 SF (26.0%)
	191.81 ACRES	COMMERCIAL	43,565 SF (2.2%)	0 SF (0%)	11,397 SF (23.0%)
	210.18 ACRES	COMMERCIAL	43,828 SF (2.1%)	0 SF (0%)	10,240 SF (23.0%)
	213.14 ACRES	COMMERCIAL	57,173 SF (2.7%)	0 SF (0%)	12,796 SF (23.0%)
	213.14 ACRES	HOTEL	158,462 SF (7.4%)	0 SF (0%)	39,623 SF (18.1%)
TOTAL 11	TOTAL 818 ACRES		TOTAL 281,712 ACRES (34.3%)		705,121 SF (21.7%)



PHASE CHART		
PHASE	LOT #S	Time Frame
1	1,4	Existing
2	3,5,6,7,8,11	12-24 Months
3	2,9,10	24-36 Months

PUD AREA BREAKDOWN		
LOT/TRACT ID	LAND USE	AREA
1	INDEPENDENT LIVING FACILITY	7.58 AC
2	MULTI-FAMILY	5.13 AC
3	MULTI-FAMILY	12.21 AC
4-12	COMMERCIAL	14.88 AC
A	LIFTSTATION	0.08 AC
B	SF ROW TRACT	1.72 AC
TOTAL		41.09 AC

IMPERVIOUS AREA	
LAND USE	IMPERVIOUS AREA
SF ROW TRACT	63,768 SF (1.48 AC)
LIFT STATION TRACT	3,214 SF (0.07 AC)
PUD TOTAL	1,138,483 SF (26.40 AC)
TOTAL	1,225,488 SF (28.13 AC)

BUILDING SETBACKS	
LOCATION	REQUIRED
30' RIGHT OF WAY	25 FEET
PAVED PERMITS	25 FEET
INTERIOR PROPERTY LINE	10 FEET

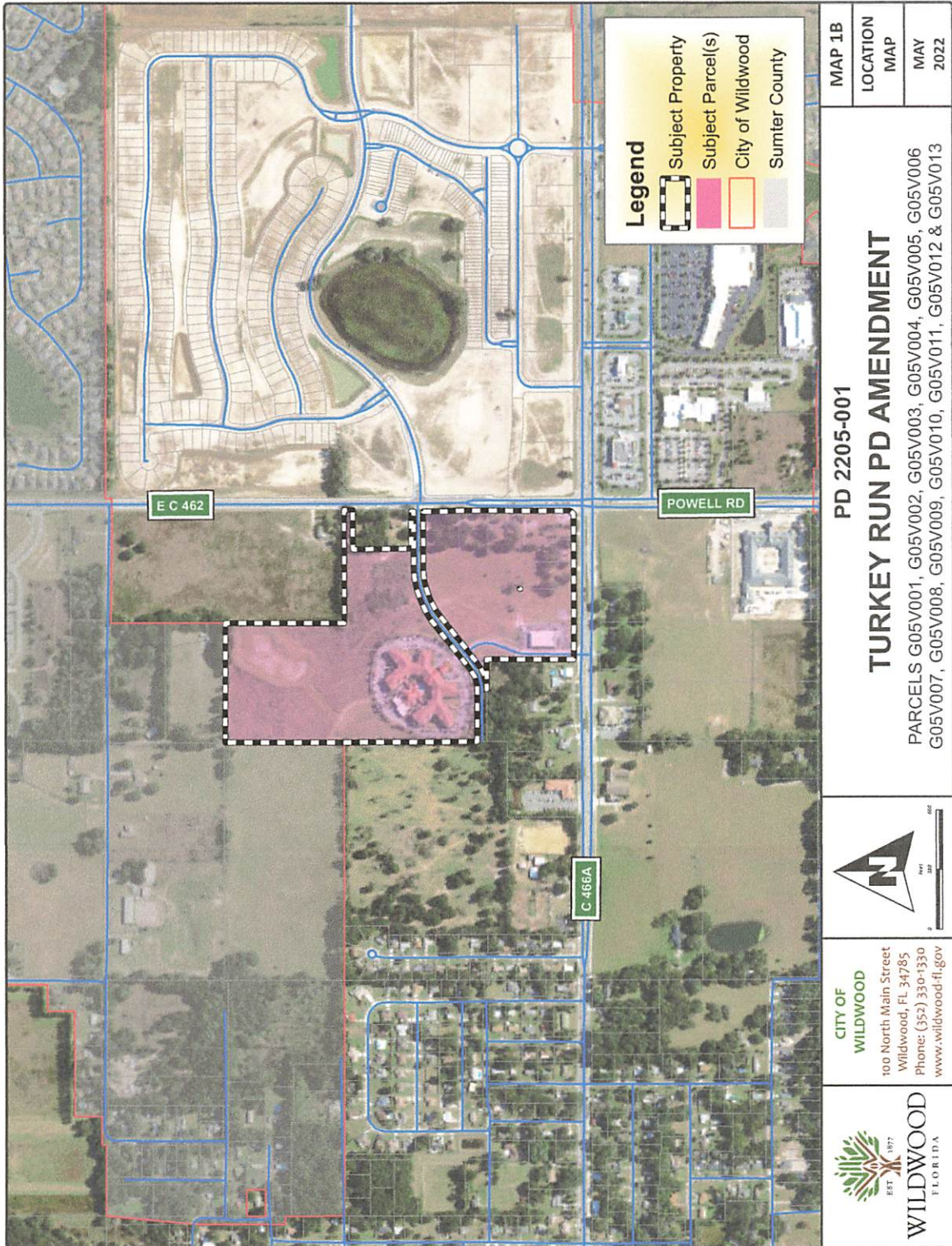
LANDSCAPE SETBACKS	
LOCATION	REQUIRED
30' RIGHT OF WAY	25 FEET
PUD PERMITS	15 FEET
BEYOND PROPERTY LINES	10 FEET
CR 466-A & CR 462	25 FEET

LEGAL DESCRIPTION  
 Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.



Turkey Run II  
 Wildwood, FL





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

**SUBJECT:** SP 2405-001 Circle K US 301 & CR 462

**REQUESTED ACTION:** Staff recommends approval contingent upon the resolution of City Attorney's outstanding comments.

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

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	SP 2405-001 Circle K -US 301 & CR 462
Applicant	Circle K Stores INC
Owner(s)	KL Twisted Oaks LLC
Acreage	3.28 +/-
Property Location	The subject property is generally located on the northwest corner of the intersection of US 301 and rerouted CR 462.
Parcel	D31A218

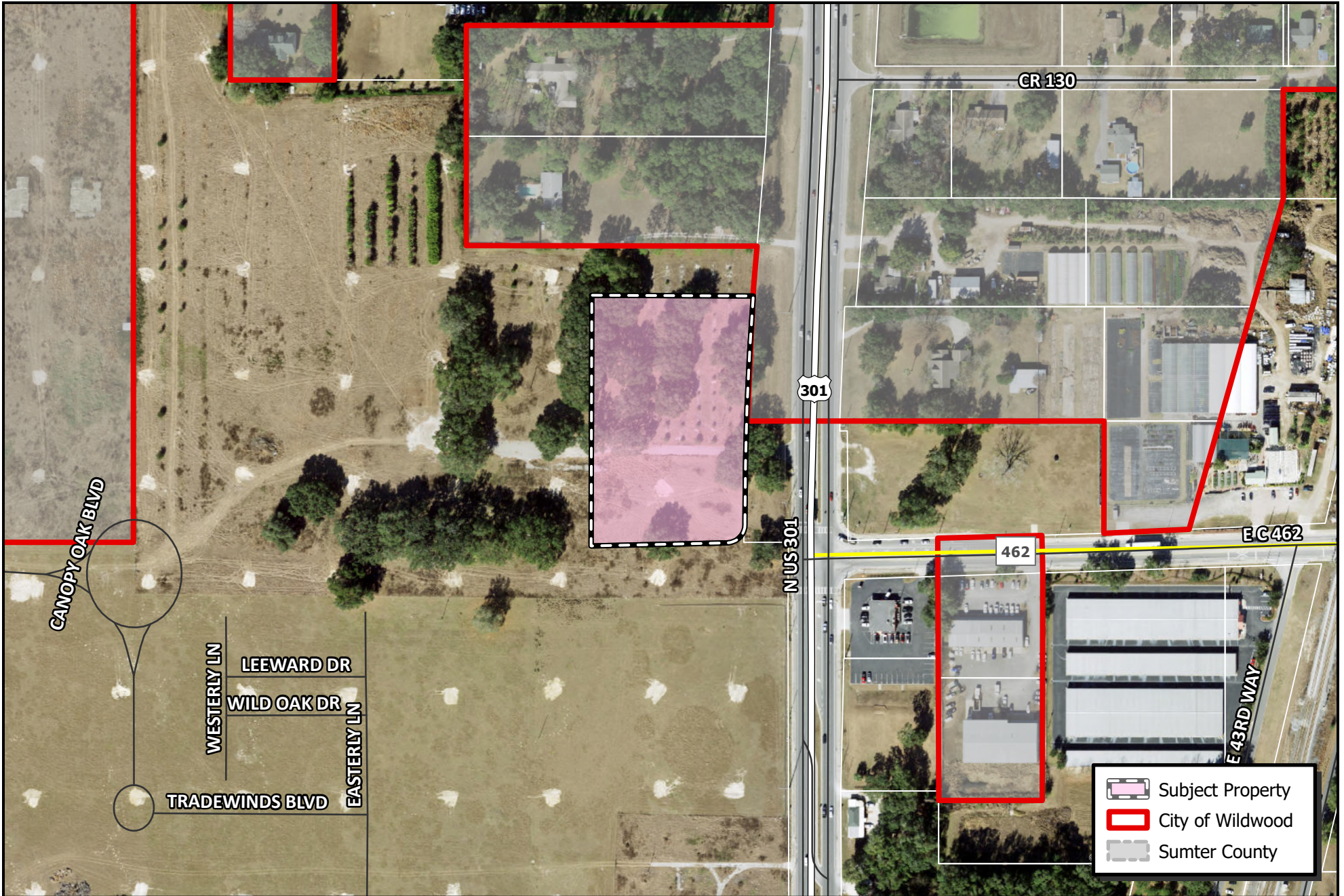
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 5,200 square-foot Circle K building, 7 fueling pumps, 3 high speed diesel pumps, 25 parking spaces, and associated infrastructure on 3.28 acres MOL.

At the time of writing this report, there are outstanding comments with the City Attorney per the attached comment review sheet.

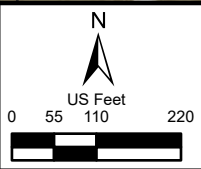
SP 2405-001 will meet the criteria set forth within the Land Development Regulations, Design District Standards, and Twisted Oaks Planned Development and will be in line with the goals, objectives, and policies in the 2050 Comprehensive Plan, contingent upon the resolution of the City Attorney's outstanding comments.



Date: 03/31/2025  
McKenna Page  
Planner I, Development Services



**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

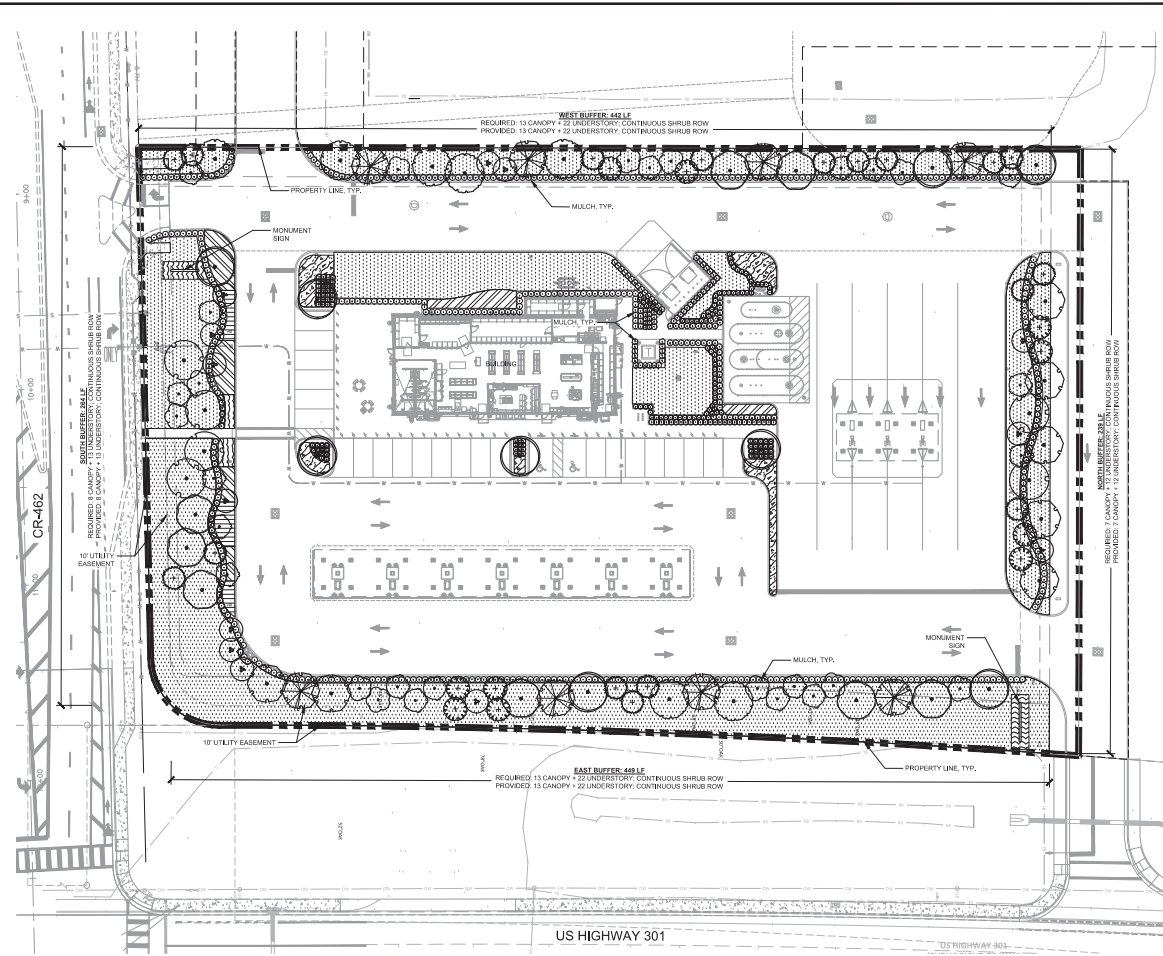


SP 2405-001  
**CIRCLE K - US 301 & CR 462**  
 PARCEL D31A218

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAY 2024**



Project: Circle K - US301 & CR462 - Landscape Plan. Date: 11/05/2024. Drawn by: NAA. Checked by: NAA. Scale: AS SHOWN. Date: 11/05/2024. City of Wildwood.

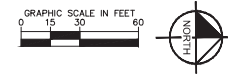


- LANDSCAPE NOTES:**
- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
  - ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
  - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
  - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
  - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
  - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA IN ORDER TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
  - ANY PLANT MATERIALS WHICH ARE DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
  - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
  - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
  - ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY STOCK, PARTS 1 AND 11" STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
  - ALL INVASIVE/EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
  - ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
  - ALL TREE STAKING IS TO BE REMOVED WITHIN ONE YEAR OF INSTALLATION.
  - ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS, CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
  - ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	DBH	SIZE
<b>CANOPY TREE</b>							
	AF	8	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM 'FLORIDA FLAME'	FG	3" DBH	10 HT MIN
	LS	8	AMERICAN SWEET GUM STRAIGHT, SINGLE LEADER, FL #1	LIQUIDAMBAR STRYACIFLIDA	FG	3" DBH	10 HT MIN
	MB	7	BRACKENS SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	MAGNOLIA GRANDIFLORA 'BRACKENS'	FG	3" DBH	10 HT MIN
	QV	9	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1	QUERCUS VIRGINIANA	FG	3" DBH	10 HT MIN
	TD	7	BALD CYPRESS STRAIGHT, SINGLE LEADER, FL #1	TAXODIUM DISTICHUM	FG	3" DBH	10 HT MIN
	UA	6	WINGED ELM STRAIGHT, SINGLE LEADER, FL #1	ULMUS ALATA	FG	3" DBH	10 HT MIN
<b>UNDERSTORY TREES</b>							
	IC	11	DAWSON HOLLY STRAIGHT, SINGLE LEADER, FL #1	ILEX CASABINE	FG	2" DBH	8' HT, 4' SPRD
	IE	10	EAGLESTON HOLLY STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	ILEX X ATTENUATA 'EAGLESTON'	FG	2" DBH	8' HT, 4' SPRD
	LM	13	LAVENDER CRAPE MYRTLE MULTITRUNK MULTITRUNK, 5' TRUNK MIN, FL #1	LAGERSTROEMIA X MARGISOEGE	FG	4" DBH TOT.	8' HT, 4' SPRD
	MC	18	YAW MYRTLE STRAIGHT, SINGLE LEADER, FL #1	MORELIA CERIFERA	FG	2" DBH	8' HT, 4' SPRD
	ML	17	LITTLE GEM DWARF SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	FG	2" DBH	8' HT, 4' SPRD
<b>SHRUBS</b>							
	HF	123	PIREBUSH FULL	HAMELIA PATENS	7 GAL	36" HT	30" OC
	IV	70	YAUPOH HOLLY FULL	ILEX VOMITORIA	3 GAL	36" HT	30" OC
	PM	51	PODCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	36" HT	30" OC
	SL	128	EMERALD GREEN SCHEFFERA FULL	SCHEFFERA ARBOREOLA 'EMERALD GREEN'	3 GAL	24" FULL	30" OC
	VT	440	WALTER'S MBRUNUM FULL	VIBURNUM OBTUSUM	3 GAL	24" FULL	30" OC
	ZP	58	COONTE FULL	ZAMA FLORIDANA	3 GAL	24" FULL	30" OC
<b>GROUND COVERS</b>							
	DT2	610	FLAX LILY FULL	IBANELIA TASMANICA	3 GAL	15" FULL	18" OC
	EB	649	BRAZILIAN DWARF MORNING GLORY FULL	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	3 GAL	12" FULL	12" OC
	JT	326	BLUE PACIFIC JUNPER FULL	JUNIPERUS CONFERTA 'BLUE PACIFIC'	7 GAL	14" FULL	18" OC
	TM	463	MINIMA JASMINE FULL	TRACHELOSPERMUM ASIATICUM 'MINIMA'	3 GAL	12" FULL	12" OC
<b>SOD</b>							
	PP	32,996 SF	PENSACOLA BANJA GRASS ROLLED TIGHT, 100% NECT-TWEED/BASE SEEDS FREE	PASPALUM NOTATUM 'PENSACOLA'	SOD		
<b>SPECIFICATIONS</b>							
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL.				

LANDSCAPE CALCULATIONS		
PER CITY OF WILDWOOD LAND DEVELOPMENT CODE		
	REQUIRED	PROVIDED
<b>PARKING LOT REQUIREMENTS</b> MIN. 10% OF GROSS SQ FT OF PAVED PARKING AREA SHALL BE LANDSCAPE	TOTAL PAVED AREA: 82,654 SF x 10% = 8,265 SF LANDSCAPE	9,815 SF LANDSCAPE AREA
TOTAL PARKING SPACES: 29	+ 2 CANOPY TREE AND 6 SHRUBS	4 CANOPY TREES AND 65 SHRUBS
<b>SECTION G.4.2.C</b>		
<b>LANDSCAPE BUFFERS</b> 1 CANOPY TREE AND 3 SHRUBS PER 100 LF	<b>EAST BUFFER: 44' LE</b> 44' LF / 100 LF = 0.44 x 3 = 1.32 CANOPY 4.41 x 5 = 22 UNDERSTORY CONTINUOUS SHRUB ROW	<b>EAST BUFFER: 44' LE</b> 13 CANOPY + 22 UNDERSTORY CONTINUOUS SHRUB ROW
	<b>NORTH BUFFER: 23' LE</b> 23' LF / 100 LF = 0.23 x 3 = 0.69 CANOPY 2.31 x 5 = 12 UNDERSTORY CONTINUOUS SHRUB ROW	<b>NORTH BUFFER: 23' LE</b> 7 CANOPY + 12 UNDERSTORY CONTINUOUS SHRUB ROW
	<b>WEST BUFFER: 44' LE</b> 44' LF / 100 LF = 0.44 x 3 = 1.32 CANOPY 4.42 x 5 = 22 UNDERSTORY CONTINUOUS SHRUB ROW	<b>WEST BUFFER: 44' LE</b> 13 CANOPY + 22 UNDERSTORY CONTINUOUS SHRUB ROW
	<b>SOUTH BUFFER: 26' LE</b> 26' LF / 100 LF = 0.26 x 3 = 0.78 CANOPY 2.64 x 5 = 13 UNDERSTORY CONTINUOUS SHRUB ROW	<b>SOUTH BUFFER: 26' LE</b> 8 CANOPY + 13 UNDERSTORY CONTINUOUS SHRUB ROW
<b>SECTION G.4.2</b>	TOTAL TREES REQUIRED: 113 TREES 112 TREES / 10 = 11 TREES SPECIES MIN.	11 TREES SPECIES MIN.
<b>SECTION G.5.8</b>		



CALL 2 WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW!  
DIAL 811  
Know what's below.  
Call before you dig.  
SUNSHINE STATE ONE CALL OF FLORIDA

**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
1530 CONROCK BLVD., SUITE 200, DAYTONA BEACH, FL 32117  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DATE: 11/05/2024  
SCALE: AS SHOWN  
DESIGNED BY: NAA  
DRAWN BY: NAA  
CHECKED BY: MTF

**LANDSCAPE PLAN**

**CIRCLE K - US301 & CR462**

CITY OF WILDWOOD, FLORIDA

SHEET NUMBER: L1.00





**WILDWOOD**  
FLORIDA

City of Wildwood

Project #: SP 2405-001 Circle K-US 301 & CR 462

Representative: Jarod Stubbs

Date: 03/20/2025

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

**CITY ATTORNEY**

**New Comment**

**1. With respect to the draft declaration of easements and restrictions:**

a. Please revise the following from page 1:

**Access Easement**

**Purpose:**

A non-exclusive pedestrian and vehicular access upon the Access Easement Areas to provide access to/from U.S. 301 and CR 462 as described herein.

A non-exclusive easement for ingress and egress and passage of pedestrian and vehicular traffic access upon and over the Access Easement Areas to provide access to/from U.S. 301 and CR 462 as described herein.

b. Please revise the following paragraph:

4.5 Duration. This Declaration shall be perpetual; provided, however, that this Declaration may be terminated by a written instrument executed by the Owners of every Tract that comprises the Property at the time the purported termination is made which is recorded in the real property records of Sumter County, Florida.

Delete the language allowing the termination of the agreement.

Add the following language to the end of Paragraph 4.5: Notwithstanding the foregoing, no termination, amendment or modification to this Agreement shall cause the Tract 1, Tract 2, or Tract 3 to become landlocked with respect to the Access Easement or Drainage Easement.

c. Please revise the following paragraph:

4.6 Amendment. Except as otherwise provided by law or as otherwise expressly set forth herein, this Declaration may only be amended by a written instrument executed by the Owners of every Tract that comprises the Property at the time the purported amendment is made which is recorded in the real property records of Sumter County, Florida.

Add the following language to the end of Paragraph 4.6: Notwithstanding the foregoing, no termination, amendment or modification to this Agreement shall cause the Tract 1, Tract 2, or Tract 3 to become landlocked with respect to the Access Easement or Drainage Easement.

d. Revise the notary blocks to conform with the requirements of the Florida Statutes:

The foregoing instrument was acknowledged before me  by means of  physical presence or  online notarization, this day of

**F.S. 117.05**

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

**SUBJECT:** SP 2408-001 708 N. Main Street

**REQUESTED ACTION:** Staff recommends approval.

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

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	SP 2408-001 708 N. Main Street
Applicant	Roy Vaca
Owner(s)	Landstead Investments LLC
Acreage	0.302 +/-
Property Location	The subject property is generally located on the southeast corner of the intersection of N Main Street and Maddox Street.
Parcel	G06C005

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 1,400 square-foot commercial office and retail building and associated infrastructure on 0.302 acres MOL.



The applicant has submitted a Technical Waiver Request to be excused from the required loading space. The engineer states that truck deliveries can be avoided per the attached Waiver Request Form.

SP 2408-001 will meet the criteria set forth within the Land Development Regulations, Design District Standards, and Twisted Oaks Planned Development and will be in line with the goals, objectives, and policies in the 2050 Comprehensive Plan, contingent on the approval of the Technical Waiver.



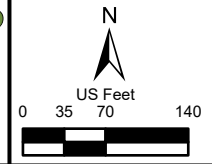
Date: 03/20/2025  
McKenna Page  
Planner I, Development Services



 Subject Property  
 City of Wildwood  
 Map Extent is Inside City Limits



**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

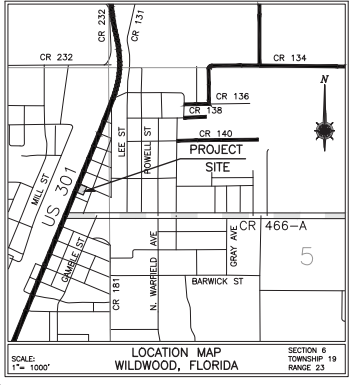
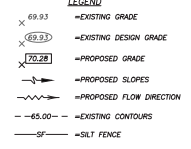
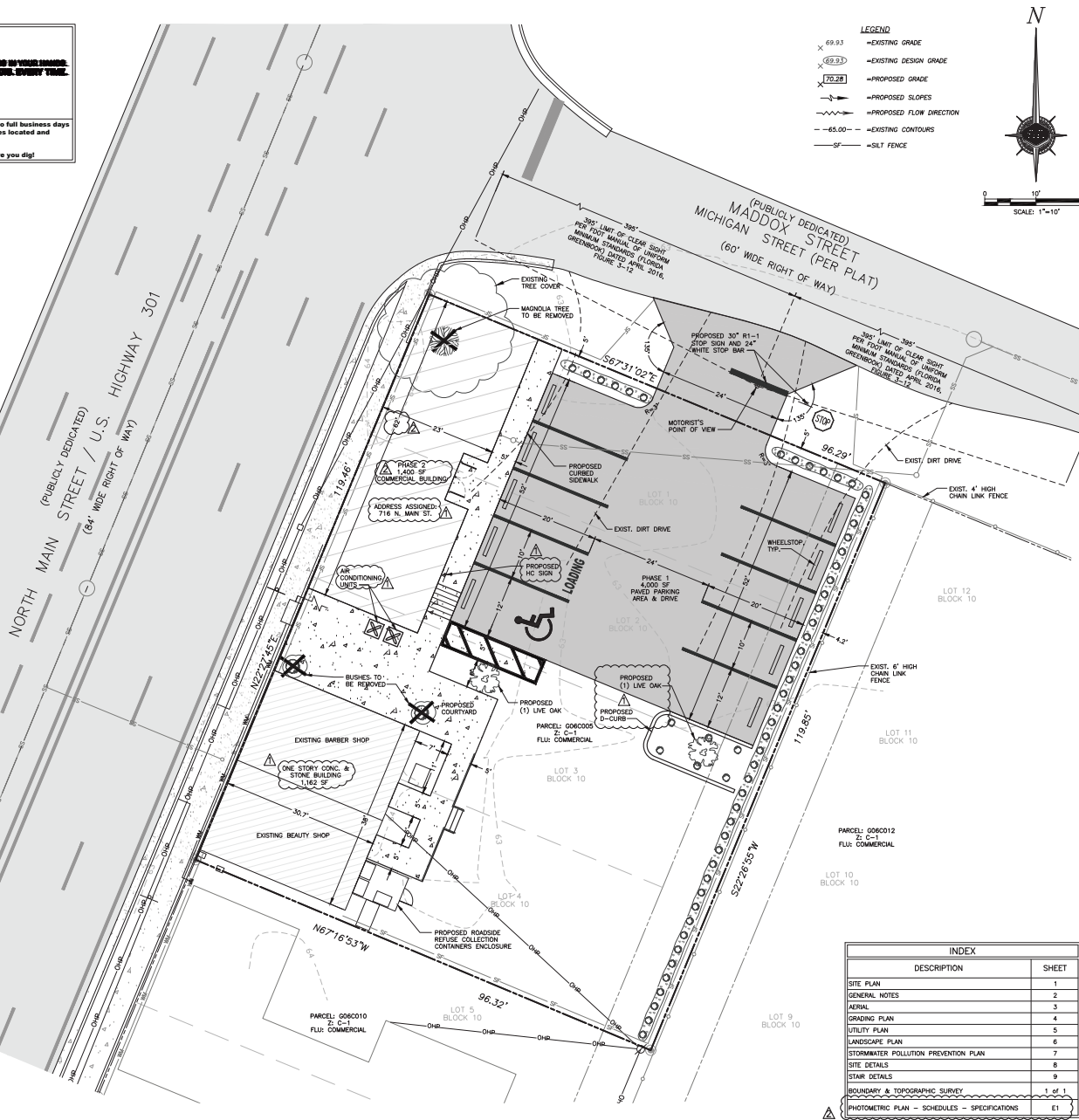


SP 2408-001  
**708 N MAIN STREET**  
 PARCEL G06C005

**MAP 1B**  
**LOCATION**  
**MAP**  
**AUG 2024**



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**DESCRIPTION:**  
 LOTS 1, 2, 3 AND 4, IN BLOCK 10, OF RICE'S SUBDIVISION, OF CARUTHERS ADDITION TO WILDWOOD, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75-1/2, PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. HIGHWAY 301, IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMNER COUNTY, FLORIDA.

**OWNER/DEVELOPER:**  
 ROY VACA  
 1188 N MAIN STREET  
 OXFORD, FLORIDA 34484  
 PHONE: 352-425-8147

**PROPERTY ADDRESS:**  
 708 N. MAIN STREET  
 WILDWOOD, FLORIDA 34785

**ENGINEER:**  
 DAVID W. SPRINGSTEAD, P.E.  
 SPRINGSTEAD ENGINEERING, INC.  
 727 S. 14th STREET  
 LEESBURG, FLORIDA 34748  
 PH: (352) 787-1414  
 FAX: (352) 787-7221  
 CONTACT: JASON HURLEY  
 PROJECT ENGINEER

**SURVEYOR:**  
 WSI WADE SURVEYING, INC.  
 1808 TRACY AVENUE  
 LADY LAKE, FL 32159  
 OFFICE: (352) 753-6511

**SITE CALCULATIONS:**

TOTAL PROPERTY AREA:	11,523 SF	0.26 AC	300.00%
TOTAL IMPERVIOUS AREA:	1,162 SF	0.03 AC	1.0%
PHASE 1 IMPERVIOUS AREA:	5,212 SF	0.12 AC	4.5%
PHASE 2 IMPERVIOUS AREA:	2,650 SF	0.06 AC	2.3%
TOTAL IMPERVIOUS AREA:	7,862 SF	0.18 AC	6.8%
OPEN SPACE:	3,661 SF	0.08 AC	3.2%

**PARKING INFORMATION:**

TYPE	REQUIRED PARKING	PROVIDED PARKING
EXISTING BUILDING	1,452 SF x (4) PER 1,000 SF	4.6 SPACES
PROPOSED BUILDING - RETAIL	700 SF x (4) PER 1,000 SF	2.8 SPACES
PROPOSED BUILDING - OFFICE	700 SF x (3) PER 1,000 SF	2.1 SPACES
<b>TOTAL PARKING SPACES PROVIDED = 9</b>		<b>9.5 TOTAL SPACES</b>

**FIRE FLOW DEMAND PER NFPA TABLE 11.8.3.1.1:**  
 1,500 GPM FOR 2HRS IS REQD FOR UP TO 3,600 SF BUILDING CONSTRUCTED OF TYPE-V ELEMENTS

**BUILDING SETBACKS:**  
 MINIMUM = 0 FT FRONT/REAR/SIDES  
 MAXIMUM = 10 FT FRONT, 0 FT REAR, 12 FT SIDES  
 MAX GSR: 70%  
 MIN OPEN SPACE: 15%

**PERMIT REQUIREMENTS:**

AGENCY	PERMIT	STATUS
CITY OF WILDWOOD	SITE PLAN	PENDING
SWFWMD	SWMP	NOT REQUIRED AS PER FAC 62-330.020
FDOT	UTILITY	PENDING
FENTER	FENTER	EXEMPT AS PER 62-555.505(1)(b) 11-13 FAC
FDPP	WASTEWATER	EXEMPT AS PER 62-604.600(2)(b) 5 FAC

- NOTES:**
- THIS PROJECT INVOLVES PROPOSED PAVED PARKING AREAS TO SERVE THE EXISTING SITE AS WELL AS A PROPOSED NEW 1,800 SF COMMERCIAL BUILDING TO BE UTILIZED AS OFFICES AND RETAIL SPACE.
  - SITE SOILS CLASSIFIED AS: (33) - SPARSE FINE SAND, BOLLERSLY SUBSURFACE 0 TO 5 PERCENT SLOPES.

- LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "M" UNLESS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #1211901310, DATED SEPTEMBER 27, 2013.

- SHADEST PARCELS: 0606003 2nd-C-1, FULL-COMMERCIAL.
- SITE ADDRESS: 708 N. MAIN STREET, WILDWOOD, FLORIDA 34785.
- ANTICIPATED NO. OF EMPLOYEES = (3).
- TRAFFIC IMPACTS: THE PROPOSED 1,800 SF SINGLE TENANT OFFICE IS ESTIMATED TO GENERATE (01) NET NEW PEAK HOUR TRIPS.
- EXISTING WATER & SEWER SERVICES TO REMAIN.
- SITE LANDSCAPING SHALL BE IRRIGATED PER CITY OF WILDWOOD STANDARDS. CONTRACTOR SHALL SUBMIT TO THE CITY AN IRRIGATION PLAN PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE CITY'S UTILITY DEPT. (2) NEEDS PRIOR TO CONSTRUCTION COMMENCEMENT FOR UTILITY COORDINATION.

- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WILDWOOD STANDARDS AND SPECIFICATIONS.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A PERSON RESPONSIBLE FOR COMPLIANCE WITH THE CITY'S ILLEC DISCHARGE AND CONNECTION STORMWATER ORDINANCE SHALL SUBMIT TO THE CITY A "CONSTRUCTION SITE SEDIMENT AND EROSION CONTROL ACTION PLAN".
- THE PROPOSED BUILDING WILL BE SINGLE STORY AND NOT EXCEED 30 FT IN HEIGHT.

**INDEX**

DESCRIPTION	SHEET
SITE PLAN	1
GENERAL NOTES	2
AERIAL	3
GRADING PLAN	4
UTILITY PLAN	5
LANDSCAPE PLAN	6
STORMWATER POLLUTION PREVENTION PLAN	7
SITE DETAILS	8
STAR DETAILS	9
BOUNDARY & TOPOGRAPHIC SURVEY	1 of 1
PHOTOMETRIC PLAN - SCHEDULES - SPECIFICATIONS	E1

REV.	DATE	DESCRIPTION
02/13/25	SKK	REV PER CITY COMMENTS
12/20/24	SKK	REV PER CITY COMMENTS
11/04/24	SKK	REV PER CITY COMMENTS

**ROY VACA**  
**708 N MAIN STREET**  
**SITE PLAN**  
 1 of 9

Digitally signed by David W Springstead  
 Date: 2025.02.13 17:15:14 -0500

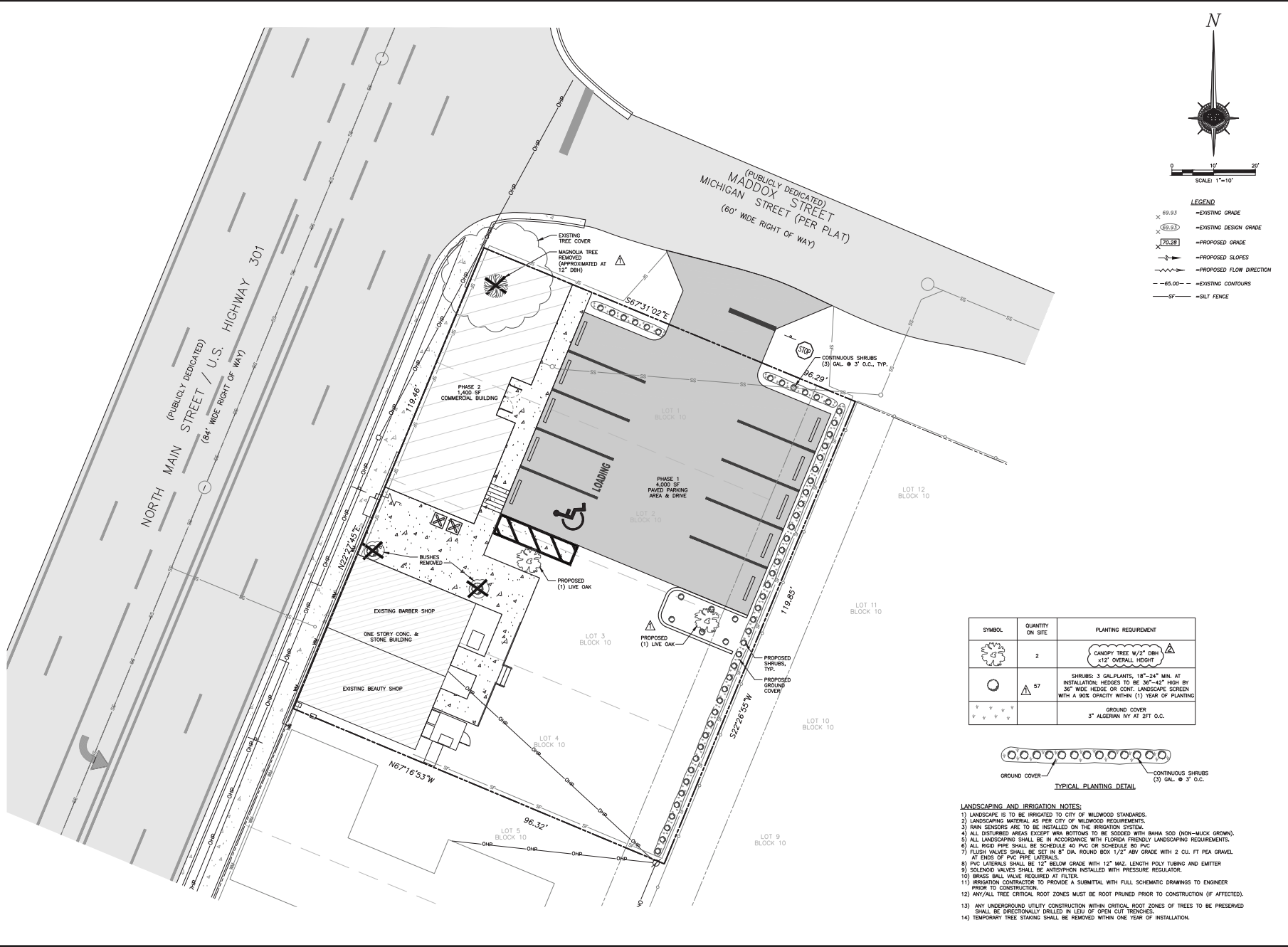


**Springstead Engineering, Inc.**  
 Consulting Engineers Planners  
 CA-0001728  
 LB-0001728  
 727 South 14th Street  
 Leesburg, FL 34748  
 (352) 787-1414

**SCALE: FILE: DATE:**  
 708 N MAIN STREET  
**AS SHOWN: DRAWN: CHECKED:**  
 JRH SKK  
**DRAWING: SITE PLAN**

**CLIENT:**  
 ROY VACA 708 N MAIN STREET  
 2410002.000  
**SHEET: 1 OF 9**

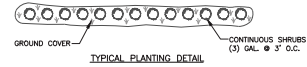
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**LEGEND**

X 69.93	— EXISTING GRADE
X 69.93	— EXISTING DESIGN GRADE
X 70.28	— PROPOSED GRADE
↘	— PROPOSED SLOPES
→	— PROPOSED FLOW DIRECTION
—	— EXISTING CONTOURS
—	— SILT FENCE

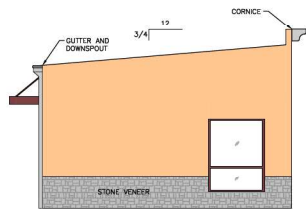
SYMBOL	QUANTITY ON SITE	PLANTING REQUIREMENT
	2	CANOPY TREE W/ 2" DBH 112" OVERALL HEIGHT
	57	SHRUBS: 3 GAL. PLANTS, 18"-24" MIN. AT INSTALLATION; HEDGES TO BE 38"-42" HIGH BY 36" WIDE HEDGE OR CONT. LANDSCAPE SCREEN WITH A 90% OPACITY WITHIN (1) YEAR OF PLANTING
		GROUND COVER 3" ALGERIAN NY AT 2FT O.C.



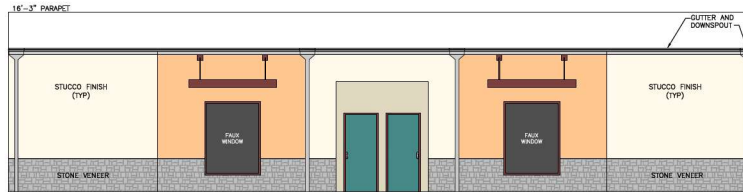
- LANDSCAPING AND IRRIGATION NOTES:**
- LANDSCAPE IS TO BE IRRIGATED TO CITY OF WILMWOOD STANDARDS.
  - LANDSCAPING MATERIAL AS PER CITY OF WILMWOOD REQUIREMENTS.
  - RAIN SENSORS ARE TO BE INSTALLED ON THE IRRIGATION SYSTEM.
  - ALL DISTURBED AREAS EXCEPT W/VA BOTTOMS TO BE SOCCOED WITH BAMA SOD (NON-MUCK GROWING).
  - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH FLORIDA FRIENDLY LANDSCAPING REQUIREMENTS.
  - ALL ROOF PIPES SHALL BE SCHEDULE 40 PVC OR SCHEDULE 80 PVC.
  - FLUSH VALVES SHALL BE SET IN 8" DIA. ROUND BOX 1/2" AFBY GRADE WITH 2 CU. FT. PEA GRAVEL AT END OF PVC PIPE LATERALS.
  - PVC LATERALS SHALL BE 12" BELOW GRADE WITH 12" MAZ. LENGTH POLY TUBING AND EMITTER.
  - SOLENOID VALVES SHALL BE ANTI-SIPHON INSTALLED WITH PRESSURE REGULATOR.
  - BRASS BALL VALVE REQUIRED AT FILTER.
  - IRRIGATION CONTRACTOR TO PROVIDE A SUBMITTAL WITH FULL SCHEMATIC DRAWINGS TO ENGINEER PRIOR TO CONSTRUCTION.
  - ANY/ALL TREE CRITICAL ROOT ZONES MUST BE ROOT PRUNED PRIOR TO CONSTRUCTION (IF AFFECTED).
  - ANY UNDERGROUND UTILITY CONSTRUCTION WITHIN CRITICAL ROOT ZONES OF TREES TO BE PRESERVED SHALL BE DIRECTIONALLY DRILLED IN LEU OF OPEN CUT TRENCHES.
  - TEMPORARY TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

CLIENT:	ROY VACA									
PROJECT:	708 N MAIN STREET									
DRAWING:	LANDSCAPE PLAN									
DATE:	11/04/24									
REVISIONS:	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>12/20/24</td> <td>SKK</td> </tr> <tr> <td>2</td> <td>11/04/24</td> <td>SKK</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	12/20/24	SKK	2	11/04/24	SKK
NO.	DATE	DESCRIPTION								
1	12/20/24	SKK								
2	11/04/24	SKK								
<b>Sprigstead Engineering, Inc.</b> Consulting Engineers Planners 727 South 14th Street Leesburg, FL 34748 (352) 787-1414										
SCALE:	FILE: DATE:									
AS SHOWN:	708 N MAIN STREET 06/24									
DESIGN:	DRAWN: CHECKED:									
JRH	SKK JLA									
LANDSCAPE PLAN										
CLIENT:	ROY VACA 708 N MAIN STREET									
JOB NO.:	2410002.000									
SHEET:	6									
OF:	9									

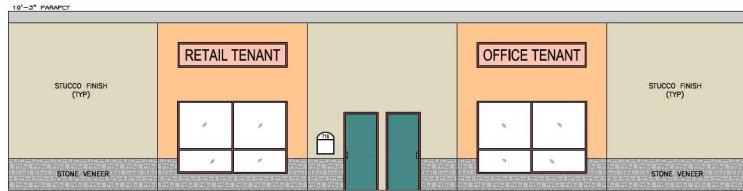
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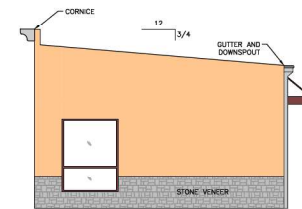
**NORTH ELEVATION (LEFT)**  
SCALE: 3/16"=1'-0"



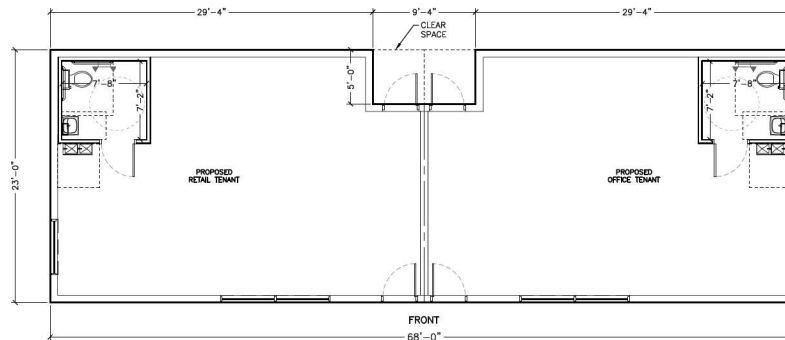
**EAST ELEVATION (REAR)**  
SCALE: 3/16"=1'-0"



**WEST ELEVATION (FRONT)**  
SCALE: 3/16"=1'-0"



**SOUTH ELEVATION (RIGHT)**  
SCALE: 3/16"=1'-0"



**FLOOR PLAN**  
SCALE: 3/16"=1'-0"

REV.	BY:	DESCRIPTION	DATE:	DRAWN:

CLIENT:	ROY VACA
PROJECT:	708 N MAIN STREET
DRAWING:	FLOOR PLAN AND ELEVATIONS
	AI

**PRELIMINARY  
SUBJECT TO CHANGE  
NOT FOR CONSTRUCTION**

DAVID W. SPRINGSTEAD, P.E.  
FLORIDA REGISTRATION NO. 48229

I, the client, hereby certify that I am the owner of the project and that I have authorized the preparation of these drawings by the engineer named herein. I understand that the engineer is not responsible for the design of any structure or equipment shown on these drawings unless the engineer is specifically named as such on any drawings shown. The title of the drawings shall be as shown on any drawings shown.

**Springstead  
Engineering, Inc.**



Consulting Engineers  
Planners  
CA-0001723  
LB-0001723  
727 South 14th Street  
Leesburg, FL 34748  
(352) 787-1414

SCALE:	TITLE:	DATE:
AS SHOWN	VACA BUILDING	09/24
DESIGN:	DRAWN:	CHECKED:
JRH	SKK	SKK

DRAWING:  
FLOOR PLAN AND ELEVATIONS

CLIENT: ROY VACA 708 N MAIN STREET

JOB NO.: 2410002.000

SUBJECT: AI



# 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** \_\_\_\_\_

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

**SUBJECT:** PLAT 2409-002 One Hundred (100) Oaks Improvement Plan

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

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	PLAT 2409-002 One Hundred (100) Oaks Improvement Plan
Owner(s)	KL 100 Oaks, LLC
Applicant(s)	M2RE Partners Wildwood LLC
Acreage	99.81 +/-
Property Location	The subject property is generally located west along N US 301, approximately 1.32 miles south of the Florida Turnpike and N US 301 intersection and approximately 0.88 miles north of E Warm Springs Ave.
Parcel(s)	G19-011 & G30-048
Date	April 1, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of the One Hundred (100) Oaks Subdivision, an improvement plan consisting of 305 single-family lots with associated infrastructure, per the attached plans. The subdivision is to include the following amenities on a separate site plan; community garden, grill area with picnic tables, playground, and nature trails. Copies of all proposed or executed easements for cross-access, utilities, or other easements will be shown on the One Hundred (100) Oaks Final Plat along with a performance surety should the final plat be submitted prior to the competition of the infrastructure. There are two outstanding comments; the addition of odor control units on lift stations 1 and 2, and Live Oak tree mitigation requirements.

PLAT 2409-002 will meet the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, policies, and objectives within the 2050 Comprehensive Plan once comments are satisfied. Lighting design plan is still in coordination with SECO and will be provided and approved at a later date. The development order will reflect this stipulation.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name being more prominent than the last.

Amanda Bondi  
Planner II, Development Services



# WILDWOOD FLORIDA

City of Wildwood

PROJECT: PLAT 2409-002 One Hundred Oaks (100) Improvement Plan

REPRESENTATIVE: Erin Tumolo – Morris Engineering

DATE: 04/01/2025

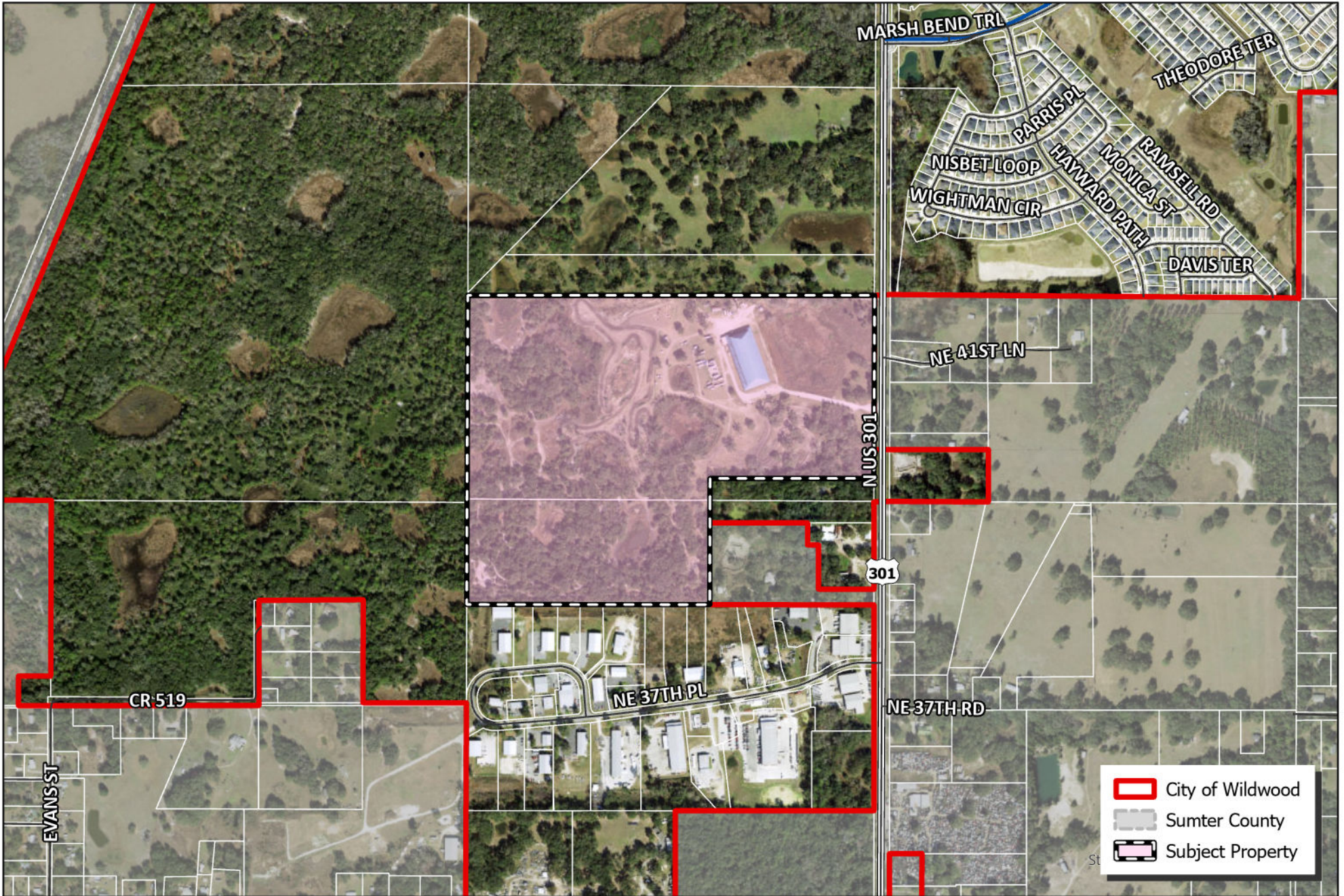
## **DEVELOPMENT SERVICES**

1. LDR5.5(C)(24) Please provide a tree survey to ensure mitigation requirements are being met from the landscape plans.

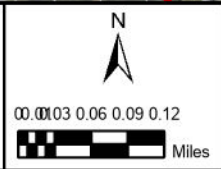
**Engineer of record is working with the Development Services to ensure mitigation requirements will be met.**

## **UTILITIES – WATER/WASTEWATER**

1. Previous comment dated 2/20/25, Sheet 5, Master Utility Plan: Lift stations #1 & #2 will require odor control units. Please contact Jason Martin at (352) 330-1346 to discuss the type, size, and manufacturer of the unit for approval.

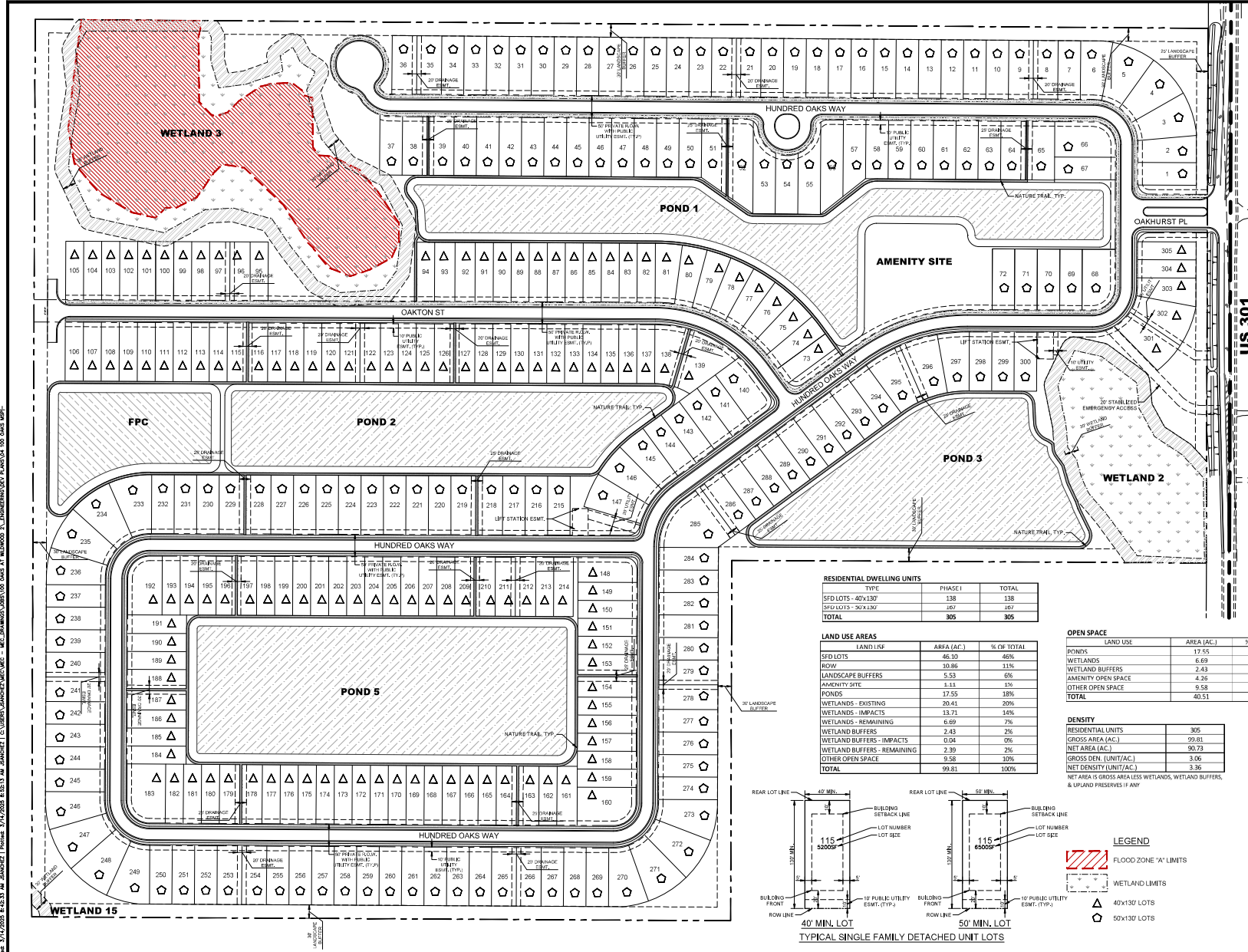


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



PLAT 2409-002  
**ONE HUNDRED OAKS IMPROVEMENT PLAN**  
 PARCELS G19-011 & G30-048

**MAP 1B**  
**LOCATION**  
**MAP**  
**SEP 2024**



- SITE DATA**
- SUMTER COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 019411 S 03048
  - PROPERTY LOCATION: SUMTER COUNTY, FLORIDA, SECTION 19 & 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
  - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
  - EXISTING ZONING: R-3
  - EXISTING LAND USE: AGRICULTURAL
  - FUTURE LAND USE: FLU-MDR
  - THE SUBJECT PROPERTY AND ADJACENT LAND LIES IN THE FEMA 100-YR FLOOD ZONE "A" & "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 121100133D (DFIRM INDEX DATED 08/27/2013).
  - ZONE "A" SITE RANGE: 02.25 TO 04.74.
  - PROJECT AREA: TOTAL 99.81 AC
  - PROPOSED LAND USE: RESIDENTIAL, SINGLE FAMILY
  - MAXIMUM BUILDING HEIGHT: 35'
  - INTERNAL ROADWAYS ARE TO BE PRIVATE, OWNED & MAINTAINED BY THE HOA.
  - ROADWAY DESIGN SPEED TO BE 25 MPH.
  - CONSTRUCTION SCHEDULE: JANUARY 2025 TO JANUARY 2026
  - SUBDIVISION POTABLE WATER, SANITARY SEWER & LIFT STATIONS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD PUBLIC WORKS UTILITY STANDARDS & OWNED & MAINTAINED BY CITY OF WILDWOOD.
  - A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES & A 5' UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.
  - ALL SIDEWALKS ADJACENT TO RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER. ALL OTHER NON-LOT SIDEWALKS SHALL BE CONSTRUCTED BY THE SITE DEVELOPER.
  - EXISTING WELLS ARE KNOWN TO BE ON SITE. THEY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.5(12), F.A.C.
  - STREET SIGNS SHALL BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION.
  - ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD. FDOT DESIGN STANDARDS AND THE SUMTER COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
  - ALL INVASIVE EXOTIC PLANT SPECIES SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND DEVELOPMENT SITES DURING CONSTRUCTION DEVELOPER SHALL PROVIDE FOR THE CONTINUED PHASED REMOVAL OF INVASIVE EXOTIC PLANT SPECIES THAT BECOME REESTABLISHED WITHIN COMMON AREAS OF A RESIDENTIAL DEVELOPMENT FOR THE LIFE OF THE PROJECT.
  - ALL DRAINAGE EASEMENTS ARE PUBLIC DRAINAGE EASEMENTS UNLESS CALLED OUT AS A PRIVATE DRAINAGE EASEMENT.
  - ANY OFFSITE IMPROVEMENTS WITHIN THE FDOT ROW AS DEPICTED ON THE APPROVED CONSTRUCTION DRAWINGS &/OR FINAL SITE PLANS, AS APPLICABLE SHALL REQUIRE A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) BASED ON THE MINIMUM REQUIREMENTS PROVIDED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) &/OR FOOT STANDARD DETAILS (ROADWAY CLOSURE PROCEDURES).
  - LSB = LANDSCAPE BUFFER, WLB = WETLAND BUFFER, DR = DRAINAGE, ESMT = EASEMENT
  - LOCATIONS OF SEPTIC TANKS AND ASSOCIATED DRAINFIELDS ARE NOT IDENTIFIED ON THE EXISTING CONDITIONS SITE SURVEY. ALL ON-SITE SEPTIC TANKS AND DRAINFIELDS SHALL BE PROPERLY DEMOLISHED AND DISPOSED OF BY A FLORIDA LICENSED CONTRACTOR PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION ACTIVITIES.
  - PROPOSED AMENITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: COMMUNITY GARDEN, GRILL AREA WITH PICNIC TABLES, PLAYGROUND AND NATURE TRAILS.

**RESIDENTIAL DWELLING UNITS**

TYPE	PHASE I	TOTAL
SFD LOTS - 40'x130'	138	138
SFD LOTS - 50'x130'	167	167
<b>TOTAL</b>	<b>305</b>	<b>305</b>

**LAND USE AREAS**

LAND USE	AREA (AC)	% OF TOTAL
SFD LOTS	46.30	46%
ROW	10.96	11%
LANDSCAPE BUFFERS	5.53	6%
AMENITY SITE	3.11	3%
PONDS	17.55	18%
WETLANDS - EXISTING	20.41	20%
WETLANDS - REMAINING	13.71	14%
WETLAND BUFFERS	6.69	7%
WETLAND BUFFERS - IMPACTS	2.43	2%
WETLAND BUFFERS - REMAINING	0.54	0%
OTHER OPEN SPACE	2.39	2%
OTHER OPEN SPACE	9.58	10%
<b>TOTAL</b>	<b>99.81</b>	<b>100%</b>

**OPEN SPACE**

LAND USE	AREA (AC)	% OF TOTAL	% OF OPEN SPACE
PONDS	17.55	43%	18%
WETLANDS	6.69	17%	7%
WETLAND BUFFERS	2.43	6%	2%
AMENITY OPEN SPACE	4.26	11%	4%
OTHER OPEN SPACE	9.58	24%	10%
<b>TOTAL</b>	<b>40.51</b>	<b>100%</b>	<b>41%</b>

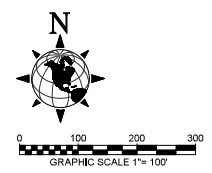
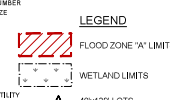
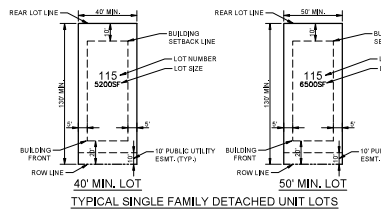
**DENSITY**

RESIDENTIAL UNITS	305
GROSS AREA (AC)	99.81
NET AREA (AC)	90.73
GROSS DEN. (UNIT/AC)	3.06
NET DEN. (UNIT/AC)	3.36

NET AREA IS GROSS AREA LESS WETLANDS, WETLAND BUFFERS, & UPLAND PRESERVES IF ANY

**LOT SETBACKS**

TYPE	FRONT	SIDE	REAR
MIN. HOME SETBACK	30'		
ACCESSORY USES MAY ENCRACH INTO THE SIDE AND REAR SETBACKS, HOWEVER, A MINIMUM OF 5 FEET SHALL BE PROVIDED BETWEEN THE ACCESSORY STRUCTURE AND			



**MORRIS ENGINEERING AND CONSULTING, LLC**  
 Civil Engineering and Land Development Consulting  
 6001 Professional Parkway (at State 105, Semmes, Florida 34130) C.A. 38780 351-411-6641 www.morrisengineering.com

DATE: 07/07/24  
 PROJECT: 100 OAKS  
 DRAWING: M5P  
 CHECKED: M.M.

MASTER SITE PLAN  
**ONE HUNDRED OAKS**  
 CITY OF WILDWOOD, FLORIDA

SCALE: 1" = 100'  
 VERTICAL DATUM: NAVD83  
 SHEET: 4 OF 31  
 ERN LEAH TUNOLD  
 FL LICENSE NO. 69072



RONNETT design group, llc  
landscape architecture  
community planning  
FL #LA0001718  
400 South Orlando Ave. Suite 201  
Maitland, FL 32751  
407.422.2588

100 Oaks at Wildwood  
Landscape Architecture  
Morris Engineering & Consulting, LLC  
Wildwood, Florida  
OVERALL LANDSCAPE PLAN

DATE: September 06, 2024  
DRAWN BY: RLM  
CHECKED BY: TYW  
JOB NUMBER: 2023.119  
FILE NAME: 202319-00-045 WILWOOD L5A8E

REVISIONS:  
City Comments 11-15-2024  
City Comments 01-02-2025  
City Comments 01-22-2025  
Updated Reuse 02-09-2025



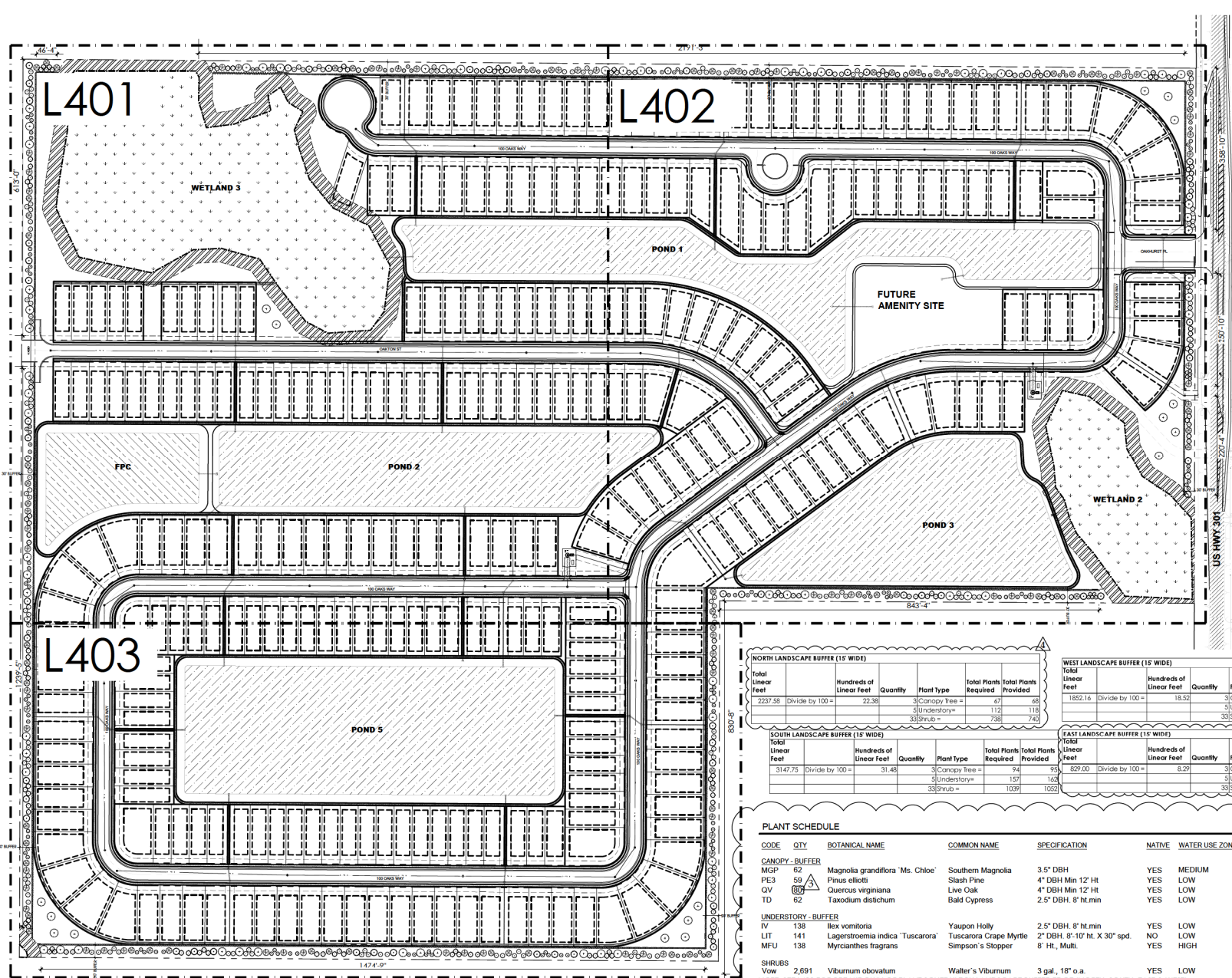
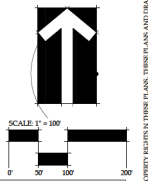
Approved by Todd W. Bennett  
01-02-2025

L400

UPDATED BASE

NOTE: PROPOSED AMENITIES MAY INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:

- COMMUNITY GARDEN
- COMMUNITY GRILL
- PLAYGROUND
- NATURE TRAILS



NORTH LANDSCAPE BUFFER (15' WIDE)							WEST LANDSCAPE BUFFER (15' WIDE)						
Total Linear Feet	Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided	Total Linear Feet	Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided		
2237.55	Divide by 100 = 22.38	3	Canopy Tree =	67	68	1852.16	Divide by 100 = 18.52	3	Canopy Tree =	56	56		
		5	Understory =	112	118			5	Understory =	93	93		
		33	Shrub =	738	742			33	Shrub =	611	625		

SOUTH LANDSCAPE BUFFER (15' WIDE)							EAST LANDSCAPE BUFFER (15' WIDE)						
Total Linear Feet	Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided	Total Linear Feet	Hundreds of Linear Feet	Quantity	Plant Type	Total Plants Required	Total Plants Provided		
3147.75	Divide by 100 = 31.48	3	Canopy Tree =	94	95	829.00	Divide by 100 = 8.29	3	Canopy Tree =	25	26		
		5	Understory =	157	163			5	Understory =	41	45		
		33	Shrub =	1039	1052			33	Shrub =	274	274		

PLANT SCHEDULE											
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS			
<b>CANOPY - BUFFER</b>											
MGP	62	Magnolia grandiflora 'Ms. Chloe'	Southern Magnolia	3.5" DBH	YES	MEDIUM	As Shown				
PE3	59	Pinus elliotii	Slash Pine	4" DBH Min 12' Ht	YES	LOW	As Shown				
QV	80	Quercus virginiana	Live Oak	4" DBH Min 12' Ht	YES	LOW	As Shown				
TD	62	Taxodium distichum	Bald Cypress	2.5" DBH, 8' ht.min	YES	LOW	As Shown				
<b>UNDERSTORY - BUFFER</b>											
IV	138	Ilex vomitoria	Yaupon Holly	2.5" DBH, 8' ht.min	YES	LOW	As Shown				
LIT	141	Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	2" DBH, 8'-10' ht. X 30" spd.	NO	LOW	As Shown				
MFU	138	Myrcianthes fragrans	Simpson's Stopper	8' Ht., Multi.	YES	HIGH	As Shown				
<b>SHRUBS</b>											
Vow	2,681	Viburnum ovobatum	Walter's Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.				

NOTE: SEE L403 FOR BREAKDOWN OF PLANT SCHEDULE BY LANDSCAPE BUFFER EDGE (NORTH, SOUTH, EAST & WEST)

REVISIONS: 09/06/2024 BY: RLM (L5A8E) 1.0  
2. 01/02/2025 BY: TYW (L5A8E) 1.1  
3. 01/22/2025 BY: TYW (L5A8E) 1.2  
4. 02/09/2025 BY: TYW (L5A8E) 1.3

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

**SUBJECT:** PLAT 2410-004 Boulder Square Improvement Plan

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

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	PLAT 2410-004 Boulder Square Improvement Plan
Owner(s)	Ronnie Lavonn Bailey, SR, Ronnie Lavonn Bailey, JR, Stephanie Lashay Bailey, Paul Pumphrey, Sandra Pumphrey, and PFD Twisted Sisters, LLC
Applicant(s)	PFD Twisted Sisters, LLC
Acreage	84.10 +/-
Property Location	The subject property is generally located between C 44A and W Clarke St, with portions along CR 217 approximately 0.64 miles west of N Main St/N US 301.
Parcel(s)	F01-001, F01A008, G06-185, G06-186, & G06-187
Date	April 2, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the Boulder Square Subdivision, an improvement plan consisting of 270 dwelling units with 178 single-family detached lots and 92 single-family attached lots with associated infrastructure, per the attached plans. The subdivision is to include the following amenities on a separate site plan: a community pool, a walking trail with exercise equipment, and a picnic area. The developer is donating and dedicating 100' of ROW for the continuation of CR 209 from C 44A to W Clarke St, in which the applicant has requested the following technical waivers; reduced buffers and plantings adjacent to the dedicated future ROW along with reduced mitigation requirements per the justifications attached. There is one outstanding fire comment. There are outstanding city attorney comments that the applicant feels have been addressed and should be cleared prior to this PRC meeting.

PLAT 2410-004 will meet the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050

Comprehensive Plan with technical waiver approvals and once outstanding comments are satisfied.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is written in a cursive, flowing style.

Amanda Bondi  
Planner II, Development Services



# 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 David Moss

Boulder Square  
Plat 2410-004

Project Review Committee  
Technical Standards Waiver Request – Buffers Adjacent to applicant-dedicated future ROW

3. Please provide justification for your waiver request.

In consideration of the applicant's dedication to the City, with the approval of this project, 3.92 Acres of land to accommodate the City's future road extension of CR 209 from West Clark Street to CR 44a through a 100' wide ROW tract, applicant is requesting a reduced buffer width and intensity of plantings along the project boundary shared with the applicant-dedicated future ROW.

These buffers are labeled as Buffer #'s 6, 12, 13A, 13B, 14A, & 14B on the Boulder Square Landscape Plans dated January 2025. Each of these buffers is 10' in width and provides 3 canopy trees per 100 linear feet.

Until such time as the City acquires the balance of land needed to complete the 100' wide ROW tract from West Clarke Street to CR 44A, designs and commences construction on the roadway project, this dedicated land will remain undeveloped with existing vegetation.



# 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 David Moss

Boulder Square  
Plat 2410-004

Project Review Committee  
Technical Standards Waiver Request

1. Briefly describe your waiver request.

Applicant is requesting a waiver from Section 6.10(H) to allow 1,586 replacement trees required to mitigate trees to be removed to develop the site, in lieu of the required 2,007 trees to meet the tree mitigation requirements.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

Section 6.10(H) of the Land Development Regulations.

3. Please provide the justification for your waiver request.

The applicant is proposing 1,586 replacement trees and the preservation of 104 existing trees on site. The proposed tree density of 1,690 trees equates to 1 tree per 2,113 square feet of the overall site. This tree density will provide 85-90% shade / canopy coverage for the overall community once the trees reach maturity. The applicant is requesting a waiver to reduce the minimum tree mitigation by 421 trees.

The additional 421 trees required would limit the ability for each tree to reach its full potential and provide an environment that would be prone to tree mortality due to overplanting.

This 84.1-acre property has 1,812 trees meeting the criteria to be surveyed. As observed by our TRAQ certified Arborist, Mary Edwards, on January 17<sup>th</sup> many of the trees are in poor condition due mostly to overcrowding and due to overgrowth of vines, and storm damage.

Mary's task during her site visit on January 17<sup>th</sup> was to assess the condition of a sample of trees including those that our current plan intends to preserve.

While onsite, Mary assessed 278 trees specifically but walked the entire site and observed the condition of the population as a whole. Of the 278 trees she specifically assessed, 142 of them were in Poor Condition. Poor Condition, as defined in Mary's report, are those trees that meet multiple stress items and should be considered for **removal only**. This also includes dead trees. In this sample, 51% of the trees were assessed to be in Poor Condition. It is Mary's professional opinion that this same percentage is applicable to areas of the site that are densely populated with trees.



February 26, 2025

David Moss  
Project Finance & Development  
7575 Dr. Phillips Blvd.  
Suite 265  
Orlando, FL 32819

Dear David,

Thank you for the opportunity to propose a Consulting Arborist Fee Report for the Boulder Square Project in the city of Wildwood, FL.

**Observations:**

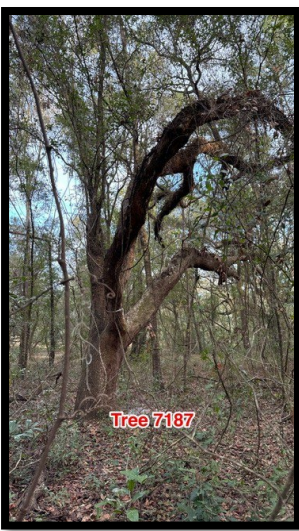
The primary variety of tree canopy on the site is Live Oak, Laurel Oak(38%) and Slash Pine (2%) with the majority being Live Oak trees (60%). There appear to be a substantial amount of additional downed tree debris from the recent high windstorm events. I observed several medium size Laurel Oak Trees that had completely fallen over and many other trees with broken canopies from high winds. The site has a variety of ground covers, perennial weeds, and vines.

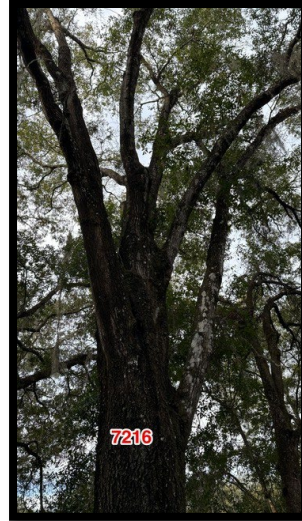
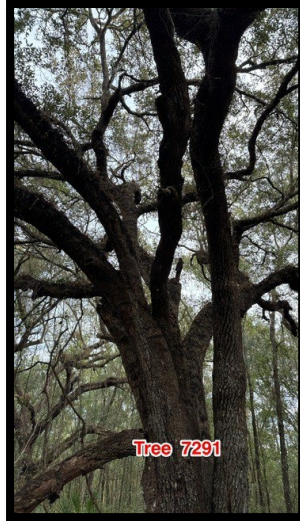
The vines have become a significant problem on these parcels. There were several trees with canopies completely engulfed in vines, choking out the foliage. There were several trees in various stages of decline with poor structures and poor health. We traversed the entire site to review the 277 specific trees that were potential preservation candidates. Of these 277 trees 50% were classified by "Poor" condition or completely "Dead". I would confidently say that this is an accurate percentage representation of the entire tree canopy condition throughout the site.

The volunteer trees in this area have developed shallow rooting with stretched canopies and insufficient lateral branching. This makes them vulnerable to failure once they are exposed to altering wind shear and general weather occurrences. This is quite common in sites that are overgrown with unavailable sunlight, encroachment from vines and overhead growth from neighboring trees.

There were trees with high co-dominant trunk structures and low co-dominant trunk structures. Due to the structural defects on these trees, they have a much higher risk of failure than others. They often fail due to the presence of branch bark inclusions that are not properly attached to the trunk. A branch bark inclusion is when two trunks or stems grow tightly together in a "V" shape and there is no room for the branch to properly grow and expand, creating a weak attachment. As the branch matures the reaction wood grows inward, putting pressure on this attachment which can cause wood separation and failure. When these unions fail, they tend to peel or rip from the trunk removing all of the reaction wood which is what helps close cuts or wounds. Without wound wood closure the decay will continue to advance throughout the tree wood causing additional stress on the structure and health of the tree.

Below are pictures throughout the site showing the varied species, site density, vines, downed trees, and varying health conditions.





**Above Pictures show downed, leaning trees, vines, lack of lateral branching consistent across the site**

Trees are dynamic, living organisms which change over time. The observations made herein will reflect the opinion of the Arborist at the time of inspection and do not guarantee the condition of the trees anytime in the

future. Trees or parts can fail at any time; these failures cannot always be predicted. Inspections of these trees will be based on a ground level visual observation only, I did not perform sound testing, advanced Arboricultural testing or gather any forensic samples for further examination. The assessment did not take into consideration any information unknown, not visible or detectable at the time of the inspection.

Again David, thank you for the opportunity to work as your Consulting Arborist on the Boulder Square Project site. Please let me know if you have any questions regarding this health assessment report.

Sincerely,  
Mary

Mary L. Edwards  
Registered Consulting Arborist RCA #451  
ISA Certified Arborist FI-0116  
FL. ISA Tree Risk Qualification & Prescription Pruning Qualification  
Florida Certified Landscape Contractor  
[mary@maryedwardsarborist.com](mailto:mary@maryedwardsarborist.com)  
321-303-4714



January 20, 2025

David Moss  
Project Finance & Development  
7575 Dr. Phillips Blvd.  
Suite 265  
Orlando, FL 32819

Dear David,

Thank you for the opportunity to propose a Consulting Arborist Fee Report for the Boulder Square Project in the city of Wildwood, FL.

**Assignment:**

Site visit to provide a health assessment for (201) select group of trees chosen to be preserved on site and confirm the decline on (76) trees classified as dead. Provide a Consulting Arborist Report with the tree assessment findings, exact tree species and general conditions. The original surveyed tree numbers and sizes will be used in the report.

The health assessments will be rated based on the following description below:

**Excellent** – Specimen tree good health, suitable candidate for preservation.

**Good** – Tree that meets available points for good structure, viable canopy and without decay. Typically, a suitable candidate for preservation.

**Fair** – Tree that does not meet one of the defects listed; good structure, viable canopy or has internal decay present. It is not always recommended for preservation unless it has either the opportunity for correction or if not corrected left in a natural setting away from any targets (structure, pedestrian walkway).

**Poor** – Tree that meets multiple stress items and should be considered for removal only. This also includes dead trees and Invasive Species– **Removal Only**

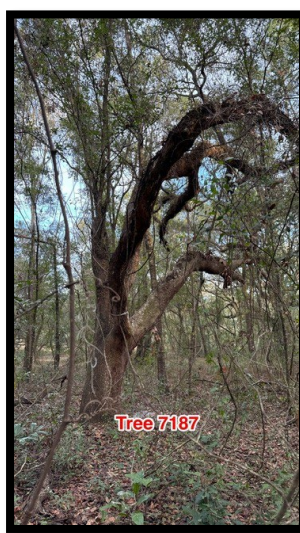
**Observations:**

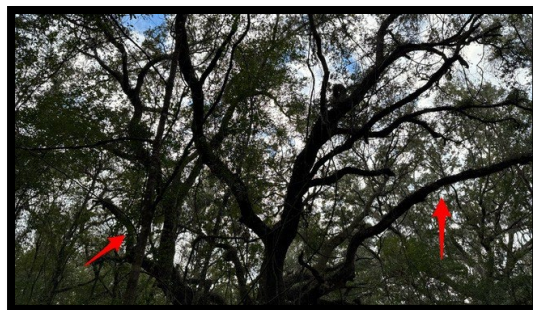
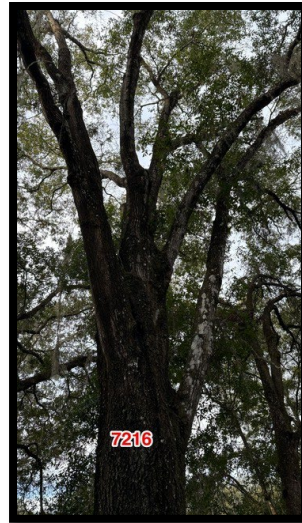
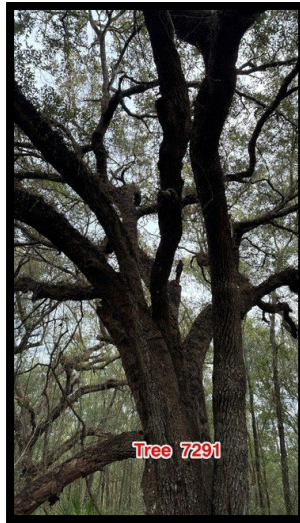
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The volunteer trees in this area have developed shallow rooting with stretched canopies and insufficient lateral branching. This makes them vulnerable to failure once they are exposed to altering wind shear and general weather occurrences. This is quite common in sites that are overgrown with unavailable sunlight, encroachment from vines and overhead growth from neighboring trees.

There were trees with high co-dominant trunk structures and low co-dominant trunk structures. Due to the structural defects on these trees, they have a much higher risk of failure than others. They often fail due to the presence of branch bark inclusions that are not properly attached to the trunk. A branch bark inclusion is when two trunks or stems grow tightly together in a “V” shape and there is no room for the branch to properly grow and expand, creating a weak attachment. As the branch matures the reaction wood grows inward, putting pressure on this attachment which can cause wood separation and failure. When these unions fail, they tend to peel or rip from the trunk removing all of the reaction wood which is what helps close cuts or wounds. Without wound wood closure the decay will continue to advance throughout the tree wood causing additional stress on the structure and health of the tree.

Below are pictures throughout the site showing the varied species, site density, vines, downed trees, and varying health conditions.





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Sincerely,  
Mary

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FL. ISA Tree Risk Qualification & Prescription Pruning Qualification  
Florida Certified Landscape Contractor  
[mary@maryedwardsarborist.com](mailto:mary@maryedwardsarborist.com)  
321-303-4714

BOULDER SQUARE

Tree #	DBH	Species	Supporting Characteristics for Health Assessment & Recommendations
7025	17"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species
7026	24"	<i>Quercus virginiana</i> - Live Oak	Good - minor decay, upright structure, good structure, deadwood
7027	32"	<i>Quercus virginiana</i> - Live Oak	Good - minor decay, deadwood
7028	45"	<i>Quercus virginiana</i> - Live Oak	Good - multiple branching, upright branching, deadwood
7038	20"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species
7039	16"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species
7045	15"/18"	<i>Quercus virginiana</i> - Live Oak	Fair - low co-dominant structure, multiple inclusions, deadwood, broken branches
7052	27"	<i>Quercus virginiana</i> - Live Oak	Good/Moderate - tri-dominant structure, minor decay, good structure,
7053	30"	<i>Quercus virginiana</i> - Live Oak	Good - minor decay, slight lean, deadwood, good structure
7169	16"	<i>Quercus virginiana</i> - Live Oak	Fair - upright structure, girdled roots, deadwood, vines
7170	11"/7"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, slight lean, no lateral branches
7171	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure with inclusions, no lateral branching, decay
7172	17"	<i>Quercus virginiana</i> - Live Oak	Poor - broken canopy, decay, deadwood, secondary growth
7173	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - significant lean, broken top, secondary growth, vines
7174	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high canopy, not a good stand alone tree
7175	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high canopy, decay, one-sided canopy, deadwood, broken branches
7176	11"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure with inclusion, decay, deadwood
7178	16"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, slight lean, canopy damage
7179	11"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - high canopy, deadwood, secondary growth
7182	12"	<i>Quercus laurifolia</i> - Laurel Oak	Good - upright branching, secondary growth, balanced canopy
7186	27"	<i>Quercus virginiana</i> - Live Oak	Poor - 1/2 dead canopy with advanced decay in parent trunk
7187	24"	<i>Quercus virginiana</i> - Live Oak	Poor- advanced decay throughout canopy, decay fungi, poor structure
7197	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure with inclusion, slight lean, not a good stand alone tree, secondary growth
7200	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high canopy, broken branching, deadwood, narrow canopy
7201	15"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay, broken canopy on top, hangers, large deadwood, secondary growth
7202	18"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, deadwood, lean, vines
7203	22"	<i>Quercus virginiana</i> - Live Oak	Fair - large deadwood, vines, character lean
7205	16"	<i>Quercus virginiana</i> - Live Oak	Poor - 75% dead, advanced decay, vines
7213	14"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure, advanced decay, encroached canopy, heavy vines
7216	24"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay, multiple branching with inclusions, vines, secondary growth
7217	22"	<i>Quercus virginiana</i> - Live Oak	Fair - slight lean, low branching, deadwood, vines
7219	9"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high tri-dominant structure, heavy encroached canopy, secondary growth
7269	32"	<i>Quercus virginiana</i> - Live Oak	Good - co-dominant structure, minor vines, upright branching, deadwood
7270	29"	<i>Quercus virginiana</i> - Live Oak	Poor - high co-dominant structure, 50% dead, advanced decay, large deadwood, secondary growth, vines
7291	27"/21" /17"	<i>Quercus virginiana</i> - Live Oak	Fair - low tri-dominant structure, decay, large deadwood, broken dead branching, vines
7302	14"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure with inclusion, broken upright branching, hanger, deadwood
7307	30"	<i>Quercus virginiana</i> - Live Oak	Fair - balanced canopy, large deadwood, heavy vines, lower canopy dead branching
7333	15"	<i>Quercus virginiana</i> - Live Oak	Fair - edge of pond, upright branching, deadwood, slight lean
7334	13"	<i>Quercus virginiana</i> - Live Oak	Poor - canopy in decline, secondary growth only, deadwood, standing water
7335	10"	<i>Quercus virginiana</i> - Live Oak	Poor - high co-dominant structure, one-sided canopy, tip dieback, slight lean
7336	10"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, broken canopy, secondary growth, deadwood
7340	16"	<i>Quercus virginiana</i> - Live Oak	Fair - some storm damage, sap sucker damage, upright canopy, deadwood
7341	12"/14"	<i>Quercus virginiana</i> - Live Oak	Fair - low co-dominant structure, broken branching, edge of pond, deadwood
7349	11"	<i>Quercus virginiana</i> - Live Oak	Poor - secondary growth, deadwood, poor structure
7350	11"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - high canopy, deadwood, vines
7353	9"/8"	<i>Quercus virginiana</i> - Live Oak	Poor - low co-dominant structure with inclusion, one-sided canopy, deadwood, vines
7354	11"	<i>Quercus virginiana</i> - Live Oak	Poor - high co-dominant structure, high canopy, no lateral branching, vines
7355	10"/11"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay in parent trunk, low co-dominant structure with inclusion, heavy vines, deadwood, yellow jackets
7356	23"	<i>Quercus virginiana</i> - Live Oak	Good - minor decay, girdled on fence, deadwood, vines, good structure
7363	29"	<i>Quercus virginiana</i> - Live Oak	Fair - co-dominant structure no inclusion, large deadwood, heavy vines, girdled roots, secondary growth
7386	7"/5"/5" /5"	<i>Quercus virginiana</i> - Live Oak	Poor - multiple low branching, poor structure, girdled into barbed wire fence, poor structure
7391	11"/15"	<i>Quercus virginiana</i> - Live Oak	Fair - low co-dominant structure, deadwood, secondary growth, low vines, slight lean
7392	27"	<i>Quercus virginiana</i> - Live Oak	Fair - multiple branching at one level, secondary growth, deadwood, vines
7393	48"	<i>Quercus virginiana</i> - Live Oak	Fair - decay, large broken branches, secondary growth, deadwood, keep with #7394 good together as a balanced canopy

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7394	50"	<i>Quercus virginiana</i> - Live Oak	Fair - significant lean, large deadwood, secondary growth, keep with #7393 good together as a balanced canopy
7395	44"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, 40% dead, limited foliage, heavy vines, large deadwood
7400	51"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, low branching, large deadwood, secondary growth, vines
7405	12"	<i>Quercus laurifolia</i> - Laurel Oak	Good - upright structure, balanced canopy, minor deadwood, vines
7407	14"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure with inclusion, advanced decay, encroached canopy, heavy vines
7408	17"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure with inclusion, advanced decay, encroached canopy, heavy vines
7416	25"	<i>Quercus virginiana</i> - Live Oak	Moderate - decay in lateral branching, large deadwood, one-sided canopy, vines
7417	21"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, low canopy, large deadwood, secondary growth, vines, poor structure
7418	21"	<i>Quercus virginiana</i> - Live Oak	Poor - 1/2 canopy dead, advanced decay, large hanger, veins, poor structure
7419	22"	<i>Quercus virginiana</i> - Live Oak	Fair - minor decay, one-sided canopy, large deadwood, vines
7420	17"	<i>Quercus virginiana</i> - Live Oak	Dead tree - broken in half
7421	20"	<i>Quercus virginiana</i> - Live Oak	Fair - lean on trunk, large deadwood, intertwined with cluster
7422	16"	<i>Quercus virginiana</i> - Live Oak	Poor - significant lean, large deadwood, vines, poor structure
7423	25"	<i>Quercus virginiana</i> - Live Oak	Poor - basal decay, lean, large deadwood, secondary growth
7424	24"	<i>Quercus virginiana</i> - Live Oak	Fair - high co-dominant structure, small dead trunk adjacent, secondary growth, vines
7435	15"/18"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - low co-dominant structure, minor decay, upright canopy, deadwood, secondary growth
7459	42"	<i>Quercus virginiana</i> - Live Oak	Fair - decay in union, large deadwood, secondary growth, vines
7465	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - decay, significant lean, no lateral branching, poor structure
7466	13"	<i>Quercus laurifolia</i> - Laurel Oak	Good - upright branching, good structure, minor deadwood
7467	15"	<i>Quercus laurifolia</i> - Laurel Oak	Good - upright branching, good structure, minor deadwood
7468	12"/13"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - low co-dominant structure with inclusion, no lateral branching, canopy dieback, decay, vines
7471	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - decay in parent trunk, secondary growth, vines
7472	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - decay in parent trunk, secondary growth, vines
7477	28"	<i>Quercus virginiana</i> - Live Oak	Fair - minor decay, large deadwood, slight lean, secondary growth, heavy moss
7483	7"/7"/6" /13"	<i>Quercus virginiana</i> - Live Oak	Poor - canopy in decline, one-sided canopy, secondary growth, deadwood, vines
7495	17"	<i>Quercus virginiana</i> - Live Oak	Poor - significant lean, one-sided canopy, secondary growth, vines
7499	20"	<i>Quercus virginiana</i> - Live Oak	Fair - co-dominant structure no inclusion, upright branching, stand alone tree, girdled roots
7504	29"	<i>Quercus virginiana</i> - Live Oak	Fair - decay in lateral branching, deadwood, secondary growth, vines
7521	15"	<i>Quercus virginiana</i> - Live Oak	Good - upright structure, minor deadwood, vines
7522	17"	<i>Quercus virginiana</i> - Live Oak	Fair - significant lean on trunk, deadwood, vines, keep together with #7521 as a cluster
7523	20"	<i>Pinus palustris</i> - Longleaf Pine	Poor - co-dominant structure with inclusion, poor structure
7524	36"/24" /22"	<i>Quercus virginiana</i> - Live Oak	Poor - tree has separated and split with inclusion, advanced decay, large deadwood, vines
7548	15"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species, vines
7549	11"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species, vines
7550	17"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species, vines, keep with #7551
7551	12"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species, vines, keep with #7550
7563	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - sap sucker damage, one-sided canopy, broken canopy, deadwood, secondary growth, poor structure
7564	16"	<i>Quercus laurifolia</i> - Laurel Oak	Good - upright structure, balanced canopy, minor deadwood
7574	22"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - co-dominant structure with inclusion, advanced decay, canopy dieback, large deadwood
7614	6"/9"/1" 0"	<i>Quercus virginiana</i> - Live Oak	Poor - heavily encroached with vines, little foliage, canopy in decline, deadwood
7617	13"	<i>Pinus elliotii</i> - Slash Pine	Poor - high co-dominant structure with inclusion, poor structure
7658	16"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species, deadwood
7682	13"	<i>Pinus elliotii</i> - Slash Pine	Good - good for species, deadwood, vines
7683	10"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - encroached by pines, stunted canopy, deadwood, vines
7684	14"	<i>Pinus elliotii</i> - Slash Pine	Fair - one-sided canopy, deadwood
7685	17"	<i>Pinus elliotii</i> - Slash Pine	Fair - slight lean, deadwood, heavy vines
7688	19"	<i>Quercus laurifolia</i> - Laurel Oak	Dead tree only trunk remaining
7689	17"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay in parent trunk, canopy dieback, broken branches, deadwood
7694	11"	<i>Pinus elliotii</i> - Slash Pine	Poor - heavy vines, poor trunk structure, deadwood
7697	13"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay, canopy dieback, secondary growth, vines
7698	13"	<i>Quercus virginiana</i> - Live Oak	Dead tree
7713	30"	<i>Quercus virginiana</i> - Live Oak	Fair - light canopy, deadwood, moss, secondary growth
7716	12"	<i>Quercus virginiana</i> - Live Oak	Poor - 50% dead, advanced decay, large deadwood, heavily forested canopy
7718	10"	<i>Quercus virginiana</i> - Live Oak	Poor - high canopy, no lateral branching, significant lean, poor structure

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7719	25"	<i>Quercus virginiana</i> - Live Oak	Fair - high canopy, secondary growth, large deadwood, vines
7720	10"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright canopy, one-sided canopy, secondary growth, deadwood
7721	8"/9"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - low co-dominant structure with inclusion, canopy dieback, no lateral branching, deadwood, vines
7722	8"/9"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - low co-dominant structure with inclusion, canopy dieback, no lateral branching, deadwood, vines
7723	11"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - one-sided canopy, decay, deadwood
7724	19"	<i>Quercus virginiana</i> - Live Oak	Fair - slight lean, one-sided canopy, low lateral limbs, deadwood
7725	22"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - tree completely uprooted, decay, leaning, deadwood
7726	14"	<i>Quercus virginiana</i> - Live Oak	Fair - low attachment with inclusion, multiple branching, deadwood, vines
7727	13"	<i>Quercus virginiana</i> - Live Oak	Poor - 75% dead, significant lean, advanced decay, large basal cavity
7728	15"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, significant lean, secondary growth, large deadwood
7729	15"	<i>Quercus virginiana</i> - Live Oak	Fair - slight lean, upper canopy foliage is thin, bottom tree encroached, deadwood
7730	12"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay, canopy in decline, deadwood, vines
7731	13"/16"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - low co-dominant structure with inclusion, advanced decay in trunk, deadwood, poor structure
7732	10"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - leave as cluster only, not a good stand alone tree, deadwood, secondary growth
7733	12"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - leave as cluster only, not a good stand alone tree, deadwood, secondary growth
7734	5"/11"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - leave as cluster only, not a good stand alone tree, deadwood, secondary growth
7735	11"	<i>Quercus virginiana</i> - Live Oak	Poor - canopy in decline, decay, broken branches, deadwood
7736	12"/11"	<i>Quercus virginiana</i> - Live Oak	Poor - co-dominant structure, canopy in decline, broken branches, deadwood
7737	10"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright canopy, deadwood, secondary growth, vines
7738	18"	<i>Quercus virginiana</i> - Live Oak	Fair - in swale, good buffer tree only, not a good stand alone tree, deadwood, vines
7739	21"	<i>Quercus virginiana</i> - Live Oak	Fair - fence girdling, balanced canopy, deadwood, heavy vines
7740	14"	<i>Quercus virginiana</i> - Live Oak	Poor - high co-dominant structure with inclusion, decay in trunk, deadwood
7741	10"	<i>Quercus virginiana</i> - Live Oak	Poor - high co-dominant structure, advanced decay, deadwood
7742	11"	<i>Quercus virginiana</i> - Live Oak	Poor - high canopy, significant lean, no lateral branching, deadwood
7747	8"/8"/9"/12"	<i>Quercus virginiana</i> - Live Oak & <i>Quercus laurifolia</i> - Laurel Oak	Poor - cluster of Live and Laurel Oaks, canopy dieback, heavy vines, deadwood
7749	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - co-dominant structure with inclusion, one-sided canopy, deadwood, vines
7750	5"/9"	<i>Pinus elliotii</i> - Slash Pine	Fair - low co-dominant structure, one-sided canopy, deadwood, vines
7752	9"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - canopy dieback, one-sided canopy, deadwood, vines
7765	13"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay in trunk, large wound in lateral branch from neighboring tree, secondary growth, deadwood
7779	15"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - large basal wound with advanced decay, hanger, deadwood, vines
7783	15"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - significant lean in canopy, heavily encroached, decay, deadwood
7784	29"	<i>Quercus virginiana</i> - Live Oak	Fair - minor dieback in canopy, low lateral branching, large deadwood, vines
7785	10"/12"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - low co-dominant structure with inclusion, trunk decay, deadwood, vines
7786	10"	<i>Quercus laurifolia</i> - Laurel Oak	Bad position, did not find
7787	10"	<i>Quercus virginiana</i> - Live Oak	Poor - significant lean, one-sided canopy, deadwood, vines
7789	11"/12"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - tri-dominant structure with inclusion, upright branching, minor decay, deadwood, vines
7790	12"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay, canopy in decline, vines, poor structure
7791	17"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - one-sided canopy, girdled roots, broken branches, hangers, vines
7792	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - decay, one-sided canopy, lower dead branching, vines
7793	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high tri-dominant structure, decay, one-sided canopy, lower dead branching, vines, poor structure
7794	10"	<i>Quercus virginiana</i> - Live Oak	Poor - significant lean, one-sided canopy, secondary growth, deadwood, vines
7795	8"/10"/14"	<i>Quercus virginiana</i> - Live Oak	Poor - canopy completely encroached with vines, canopy dieback, broken branches
7796	20"	<i>Quercus virginiana</i> - Live Oak	Poor - canopy completely encroached with vines, canopy dieback, broken branches
7797	19"	<i>Quercus virginiana</i> - Live Oak	Poor - canopy completely encroached with vines, canopy dieback, broken branches
7801	13"	<i>Quercus virginiana</i> - Live Oak	Poor - significant lean, no lateral branching, decay, deadwood, vines
7802	8"/14"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - 1/2 tree broken off, decay, broken branches, deadwood, vines
7803	10"	<i>Quercus virginiana</i> - Live Oak	Poor - no lateral branching, canopy heavily encroached and in complete decline
7804	17"	<i>Quercus virginiana</i> - Live Oak	Fair - upright branching, moss, deadwood, vines, keep together with #7805 & #7806, not good stand alone tree
7805	17"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, deadwood, vines, keep together with #7804 & #7806, not good stand alone tree
7806	12"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, deadwood, vines, keep together with #7804 & #7805, not good stand alone tree
7807	12"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, deadwood, vines, keep as cluster with #7809, not good stand alone tree
7808	20"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, deadwood, vines, keep as cluster with #7807 #7809, not good stand alone tree
7809	15"	<i>Quercus virginiana</i> - Live Oak	Fair - significant lean on trunk, canopy balanced with surrounding oaks, keep as cluster with #7807 #7808, not good stand alone tree
7812	10"	<i>Quercus virginiana</i> - Live Oak	Poor - no lateral branching, significant lean, deadwood, heavy vines
7813	25"	<i>Persea palustris</i> - Swamp Bay	Dead tree - canopy dieback, decay, heavy vines

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7814	7"/8"	<i>Quercus virginiana</i> - Live Oak	Poor - heavily encroached by vines, canopy dieback, deadwood
7816	14"	<i>Persea palustris</i> - Swamp Bay	Poor - canopy dieback, broken lateral branches
7817	8"/8"/1 0"	<i>Quercus virginiana</i> - Live Oak	Fair - in swale with water, full canopy, deadwood, vines
7820	16"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright branching, minor decay, deadwood, vines
7821	13"	<i>Quercus laurifolia</i> - Laurel Oak	Good - upright canopy, balanced canopy, deadwood
7822	11"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - one-sided canopy, decay, broken branches, secondary growth
7823	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - one-sided canopy, decay, broken branches, secondary growth
7824	12"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - canopy in decline, center lead dead, broken branches, hangers, deadwood
7825	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - heavily encroached canopy, no lateral branching, secondary growth, deadwood
7860	18"	<i>Quercus virginiana</i> - Live Oak	Fair - decay in smaller 6" lead, 1 dead, slight lean, deadwood, vines
7861	18"	<i>Quercus virginiana</i> - Live Oak	Fair - upright canopy, slight lean, secondary growth, large deadwood, vines
7862	11"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - heavily encroached canopy, one-sided canopy, slight lean, buffer tree only, not a good stand alone tree
7899	10"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright canopy, slight lean, deadwood
7907	10"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright canopy, slight lean, deadwood
7908	8"/9"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - low tri-dominant structure with inclusion, secondary growth, deadwood, vines
7909	11"	<i>Quercus laurifolia</i> - Laurel Oak	Dead tree
7927	19"	<i>Quercus laurifolia</i> - Laurel Oak	Dead tree - fallen over
7940	30"	<i>Quercus virginiana</i> - Live Oak	Fair - co-dominate structure with inclusion, slight lean, deadwood, vines
7962	11"	<i>Quercus virginiana</i> - Live Oak	Poor - co-dominant structure, girdled into fence, canopy utility pruning
7967	11"	<i>Quercus virginiana</i> - Live Oak	Good - high co-dominant structure no inclusion, balanced canopy, deadwood
7968	24"	<i>Quercus virginiana</i> - Live Oak	Fair - balanced canopy, moss, large deadwood, vines
7969	9"/11"/ 10"	<i>Quercus virginiana</i> - Live Oak	Fair - tri-dominant structure with inclusion, upright canopy, deadwood, vines
8004	36"	<i>Quercus virginiana</i> - Live Oak	Good - minor decay, balanced canopy, deadwood, vines
8005	18"	<i>Quercus virginiana</i> - Live Oak	Good - good if kept with #8004, if not fair - significant lean, one-sided canopy, deadwood, vines
8006	23"	<i>Quercus virginiana</i> - Live Oak	Fair - co-dominant structure with inclusion, crossing branching, deadwood, heavy vines
8007	11"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - encroached canopy, no lateral branching, lean in upper canopy, deadwood, vines
8008	16"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - co-dominant structure with large inclusion, canopy dieback, deadwood, heavy vines
8009	18"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay in lateral branches, deadwood, vines, poor structure
8010	23"	<i>Quercus virginiana</i> - Live Oak	Fair - multiple branching, minor decay, deadwood, vines
8011	17"	<i>Quercus virginiana</i> - Live Oak	Fair - co-dominant structure, trunk girdled into barbed wire fence, deadwood, vines
8052	22"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, keep with #8053 as a cluster, deadwood, vines
8053	13"/18"/ /22"	<i>Quercus virginiana</i> - Live Oak	Fair - tri-dominant structure with inclusion, minor decay, keep with #8052, not a good stand alone cluster, deadwood, vines
8054	21"	<i>Quercus virginiana</i> - Live Oak	Fair - slight lean, one-sided canopy, keep with #8055, not a good stand alone tree
8055	27"	<i>Quercus virginiana</i> - Live Oak	Good - balanced canopy, lower branching, slight lean, deadwood
8061	18"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay in upper union, broken branching, deadwood, vines
8062	27"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, minor decay, canopy over road, deadwood, vines
8060	13"	<i>Quercus virginiana</i> - Live Oak	Fair - co-dominant structure, slight lean, deadwood, heavy vines
8037	18"/18"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - low co-dominant structure no inclusion, hangers in canopy, deadwood, vines
8038	14"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure with inclusion, advanced decay, canopy dieback, vines
8096	6"/9"/1 1"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - tri-dominant structure with inclusion, 6" lead dead, canopy dieback, hangers, deadwood
8097	10"/10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - low co-dominant structure, canopy dieback, advanced decay, deadwood, vines
8098	16"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - one-sided canopy, advanced decay, broken branches, deadwood, vines
8101	34"	<i>Quercus virginiana</i> - Live Oak	Poor - 1/2 tree dead, advanced decay, large dead branching, deadwood, vines
8102	28"	<i>Quercus virginiana</i> - Live Oak	Poor - 1/2 tree dead, advanced decay, large dead branching, deadwood, vines
8103	12"	<i>Quercus laurifolia</i> - Laurel Oak	Good - upright, and balanced canopy, deadwood, vines
8104	22"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay in lateral branching, broken branches, large deadwood, vines
8105	18"	<i>Quercus virginiana</i> - Live Oak	Poor - 1/2 tree canopy dead, advanced decay, broken branches, vines
8106	20"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright branching, balanced, minor decay, deadwood, vines
8087	21"	<i>Quercus virginiana</i> - Live Oak	Good - balanced canopy, deadwood, good structure
8088	14"	<i>Quercus virginiana</i> - Live Oak	Good - balanced canopy, deadwood, good structure
8175	23"	<i>Quercus virginiana</i> - Live Oak	Good - co-dominant structure, balanced canopy, deadwood, good structure
8179	12"	<i>Quercus virginiana</i> - Live Oak	Fair - broken canopy, young balanced tree, girdled into barbed wire fencing, deadwood
8238	24"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, deadwood, vines, keep as a cluster

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8239	16"/18" /20"	<i>Quercus virginiana</i> - Live Oak	Fair - multiple branching, deadwood, vines, keep as a cluster, only this cluster of tree is a good stand alone group
8240	33"	<i>Quercus virginiana</i> - Live Oak	Fair - broken branches, deadwood, vines, keep as a cluster
8241	20"	<i>Quercus virginiana</i> - Live Oak	Fair - one-sided canopy, deadwood, vines, keep as a cluster
8242	17"	<i>Quercus virginiana</i> - Live Oak	Poor - center trunk broken and topped with decay, deadwood, vines, keep as a cluster
8243	22"	<i>Quercus virginiana</i> - Live Oak	Fair - minor decay, deadwood, vines, keep with #8244
8244	17"	<i>Quercus virginiana</i> - Live Oak	Fair - slight lean, deadwood, vines, keep with #8243
8245	25"	<i>Quercus virginiana</i> - Live Oak	Fair - broken branches, large deadwood, vines, keep with other 4 Live Oaks
8246	21"	<i>Quercus virginiana</i> - Live Oak	Fair - minor decay, upright branching, deadwood, vines
8242	19"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, 75% dead, large deadwood, vines
8248	10"	<i>Quercus virginiana</i> - Live Oak	Fair - upright structure, deadwood, vines, keep as a pair with #8249
8249	10"/13"	<i>Quercus virginiana</i> - Live Oak	Fair - upright structure, deadwood, vines, keep as a pair with #8248
8250	11"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure, damage canopy, deadwood, vines, poor structure
8251	26"	<i>Quercus virginiana</i> - Live Oak	Fair - co-dominant structure, some canopy damage from fallen neighboring tree, deadwood, vines
8252	15"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure, damage in canopy, deadwood, vines, poor structure
8253	17"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure, multiple branching, no lateral branching, deadwood, vines, poor structure
8254	31"	<i>Quercus virginiana</i> - Live Oak	Fair - slight lean on canopy, minor decay, deadwood, vines
8255	15"	<i>Quercus laurifolia</i> - Laurel Oak	Dead - fallen tree
8363	27"	<i>Quercus virginiana</i> - Live Oak	Fair - tri-dominant structure, broken branches, large deadwood, vines
8364	16"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay, broken canopy, vines, poor structure
8365	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - significant lean, no lateral branching, canopy fully engulfed with vines, deadwood
8366	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - significant lean, no lateral branching, canopy fully engulfed with vines, deadwood
8367	18"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, lower broken branches, hangers, vines
8372	12"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high canopy, no lateral branching, broken upper branching, poor structure
8375	20"/30"	<i>Quercus virginiana</i> - Live Oak	Fair - decay in lateral branches, no lateral branching, large deadwood, vines
8399	11"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright canopy, narrow limited branches, deadwood, keep together with #8399
8400	11"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright canopy, narrow limited branches, deadwood, keep together with #8400
8401	12"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - high co-dominant structure, high canopy, no lateral branching, lean in canopy, deadwood
8402	6"/7"/8"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay in 6" limb, canopy dieback, multiple low branching, deadwood, poor structure
8403	13"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - narrow high canopy, canopy dieback, no lateral branching, poor structure
8410	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - one-sided canopy, lean, deadwood, poor structure
8411	14"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - low co-dominant structure with inclusion, high inclusion, canopy dieback, deadwood, secondary growth, poor structure, buffer tree only
8412	10"/14"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - broken lateral branching, minor canopy tip dieback, secondary growth, deadwood, buffer tree only
8413	11"/12" /12"/12" "/6"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - multiple branching with inclusions, canopy tip dieback, deadwood, vines, buffer trees only
8518	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - decay, no lateral branching, deadwood, vines, poor structure
8519	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - decay, no lateral branching, deadwood, vines, poor structure
8520	15"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - advanced decay in upper canopy, deadwood, vines, poor structure
8521	42"	<i>Quercus virginiana</i> - Live Oak	Fair - low branching, large deadwood, and large vines
8522	22"	<i>Quercus virginiana</i> - Live Oak	Poor - advanced decay, slight lean, large deadwood, vines
8523	32"	<i>Quercus virginiana</i> - Live Oak	Poor - canopy dieback with little reaction wood, large deadwood, heavy vines
8524	11"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - no lateral branching, secondary growth, vines, poor structure
8525	12"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - no lateral branching, secondary growth, vines, poor structure
8526	10"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - no lateral branching, secondary growth, vines, poor structure
8528	11"	<i>Quercus virginiana</i> - Live Oak	Poor - high canopy, no lateral branching, deadwood, vines, poor structure
8529	15"	<i>Quercus virginiana</i> - Live Oak	Poor - high co-dominant structure, no lateral branching deadwood, vines, poor structure
8533	11"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - no lateral branching, secondary growth, deadwood, vines
8534	12"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - high canopy, upper lateral branching, secondary growth
8720	32"	<i>Quercus virginiana</i> - Live Oak	Good - minor decay, large deadwood, vines, good structure
8723	22"	<i>Quercus virginiana</i> - Live Oak	Fair - upright branching, deadwood vines, keep together as a pair with # 8724
8724	23"	<i>Quercus virginiana</i> - Live Oak	Fair - slight lean, deadwood, vines, keep together as a pair with #8723
8727	11"	<i>Quercus laurifolia</i> - Laurel Oak	Fair - upright canopy, high lateral branching, secondary growth, deadwood
8728	12"	<i>Quercus laurifolia</i> - Laurel Oak	Poor - one-sided canopy, slight lean, secondary growth, deadwood
8736	14"	<i>Quercus virginiana</i> - Live Oak	Poor - significant lean, deadwood, vines, poor structure
8737	18"	<i>Quercus virginiana</i> - Live Oak	Fair - upright canopy, slight lean, high canopy, deadwood
8877	19"	<i>Quercus virginiana</i> - Live Oak	Fair - high co-dominant structure with inclusion, upper lateral branching, deadwood, vines





# WILDWOOD FLORIDA

City of Wildwood

PROJECT: PLAT 2410-004 Boulder Square Improvement Plan

REPRESENTATIVE: David Stokes – Madden, Moorhead & Stokes, LLC

DATE: 04/02/2025

## CITY ATTORNEY

1. Please provide a sign application if applicable (submittal item D.1 on the application).
  - A. Response 2: Sign permit will be applied for under a separate permit.
    - I. **Acknowledged; comment remains until satisfied.**
  
2. LDR 5.5(C)(2)(f) – The owner’s name on the improvement plan is PFD Twisted Sisters LLC, but there are multiple owners per the property cards and deeds provided. Please update as needed.
  - A. Response 5: Cover sheet and improvement plan application has been revised to include the contact information for all owners.
    - I. **Partially satisfied; please add the phone numbers for Bailey Ronnie LaVon Jr. & Stephanie Lashay and Bailey Ronnie Lavonn Sr. & Ronnie Jr.**
  
3. LDR 5.5(C)(11) - Please provide roadway names on the improvement plan.
  - A. Response 12: Roadway names have been added to sheet C100 site plan and C101-C106 geometry plans.
    - I. **Please make roadway names visible throughout the improvement plan. For example, sheets C500-C516 reference roads “A”, “B”, “C”, “E”, “F”, “G”, “H”, “I” and “J”.**
  
4. LDR R5.5(D)(8) - Please provide HOA docs and/or maintenance agreement unless maintenance is provided by a CDD.
  - A. Response 17: HOA docs are provided with this submittal package.
    - I. **Response acknowledged.**
  
5. LDR 5.5(D)(11) – Please provide copies of all proposed or executed easements for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.

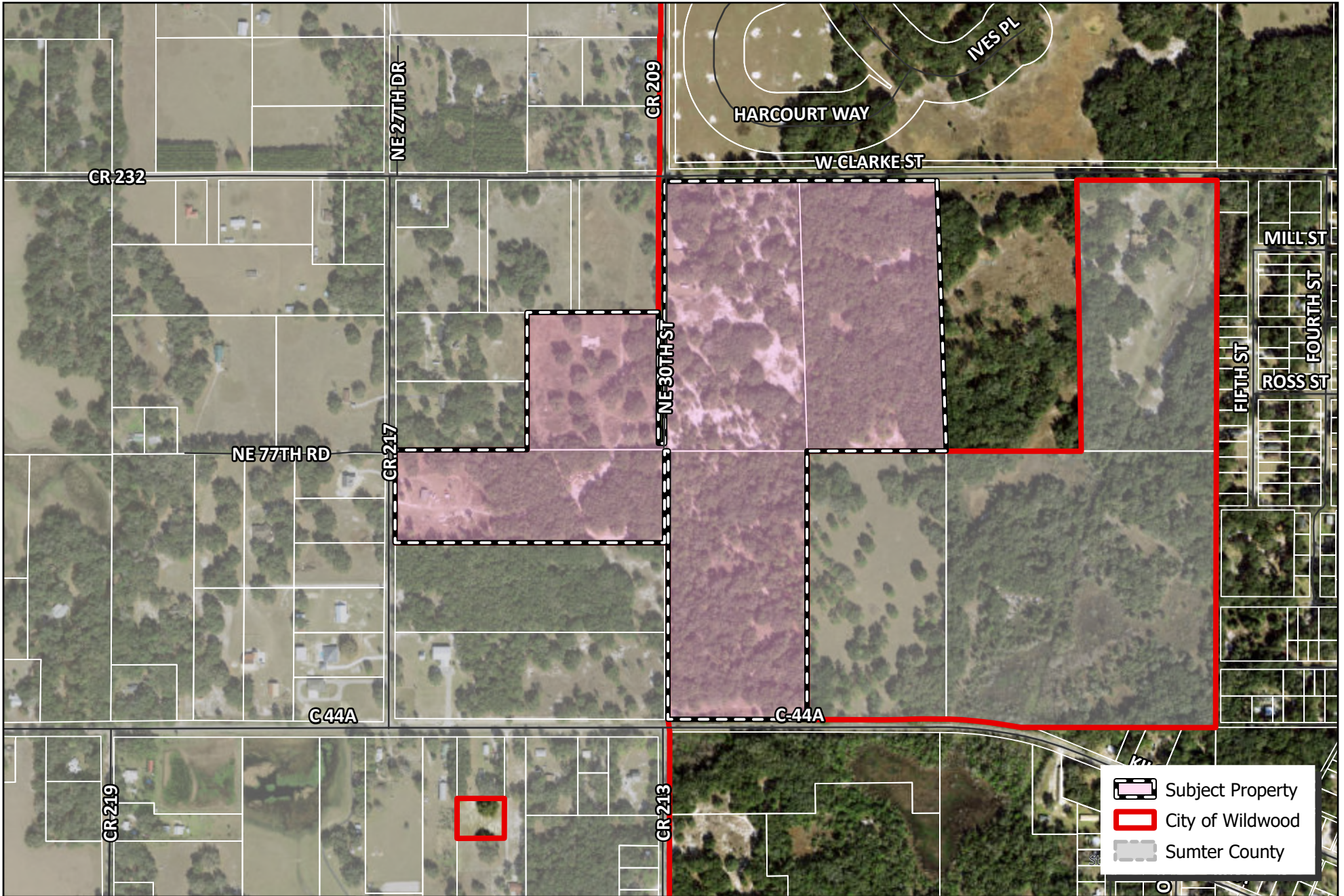
- A. Response 18: All proposed easements will be shown and recorded within the Final Plat. There are no proposed easements recorded outside of the platting process.
  - I. **Comment cleared. Further comments may be made a the final plat stage.**
  
- 6. LDR 5.5(D)(13)(a) – Please provide a performance bond, if applicable.
  - A. Response 20: No performance bond is provided currently. If the plat is to be recorded before construction is completed a performance bond will be provided at that time.
    - I. **Acknowledged; Standing Comment.**
  
- 7. Per prior emails with applicant, please provide application for replat (associated with 10 acre parcel F01A008). Replat must occur in conjunction with and prior to approval of improvement plan.
  - A. Response 21: Replat application has been submitted to the City on November 14, 2024.
    - I. **Acknowledged; comment remains until satisfied**
  
- 8. DDS (A)(3) – At least three amenities will be required for development.
  - A. Response 23: The community will provide a minimum of 3 amenities that include a 1. A community pool and cabana, see sheet L-205. 2. A water fountain in Pond PD1, please see sheet L-205 3. A water fountain in Pond PD-3 and 4. And a walking trail around pond PD-3 with benches, see sheet L-210.
    - I. **Please refer to forthcoming comments from Development Services regarding amenities.**
  
- 9. **NEW COMMENT: If the City of Wildwood has agreed to accept dedication of roadways as stated on the Improvement Plan then roadways must be built to city standards.**
  
- 10. City Attorney reserves the right to make further comments upon resubmittal.
  - A. Response 24: Acknowledged.
    - I. **Standing comment.**

**FIRE (Sumter County)**

- 1. Adjust hydrant spacing so that no hydrants are spaced over 800 ft. apart in compliance with FFPC 1:18.5.2(2). \*\*\*STILL MISSING: distance between hydrants on the north side loop of “Sandstone Circle” exceeds 800 ft. \*\*\*STILL

MISSING. Based on the given scales of 1 inch =150 ft. and 1 inch = 50 ft., distance between the south and northeast side hydrants is showing at approximately 830 ft. \*\*\*

- a. Send any questions to [Julianne.Heredia@sumtercountyfl.gov](mailto:Julianne.Heredia@sumtercountyfl.gov).



**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



PLAT 2410-004  
**BOULDER SQUARE IMPROVEMENT PLAN**  
 PARCELS F01A008, F01-101, G06-185, G06-186 & G06-187

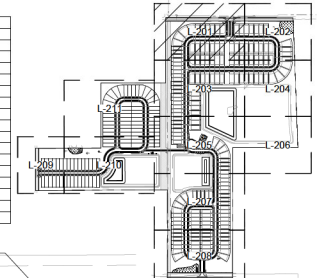
**MAP 1B**  
**LOCATION**  
**MAP**  
**OCT 2024**



City of Wildwood  
Zoning: NNW-7  
Residential

**Plant Schedule**

Sym	Botanical	Common
AR	Aster rubrum	Red Maple
FS	Foresteria segregata	Florida Privet
ICE	Ilex cassina	Dalton Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'horizontalis'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskege'	Crape Myrtle, Light Lavender
LIN	Lagerstroemia indica 'Natchal'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tomb'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica caribea	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MP	Magnolia virginiana	Sweet Bay Magnolia
OS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum celticum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod



Buffer #1A: 558 LF  
See Table Sheet L-001

Sumter County Rd 232

20'x8' Entry Sign  
To be Permitted  
Under a Separate  
Application.

R-4  
R.O.W. DEDICATION  
1.05 A.C.

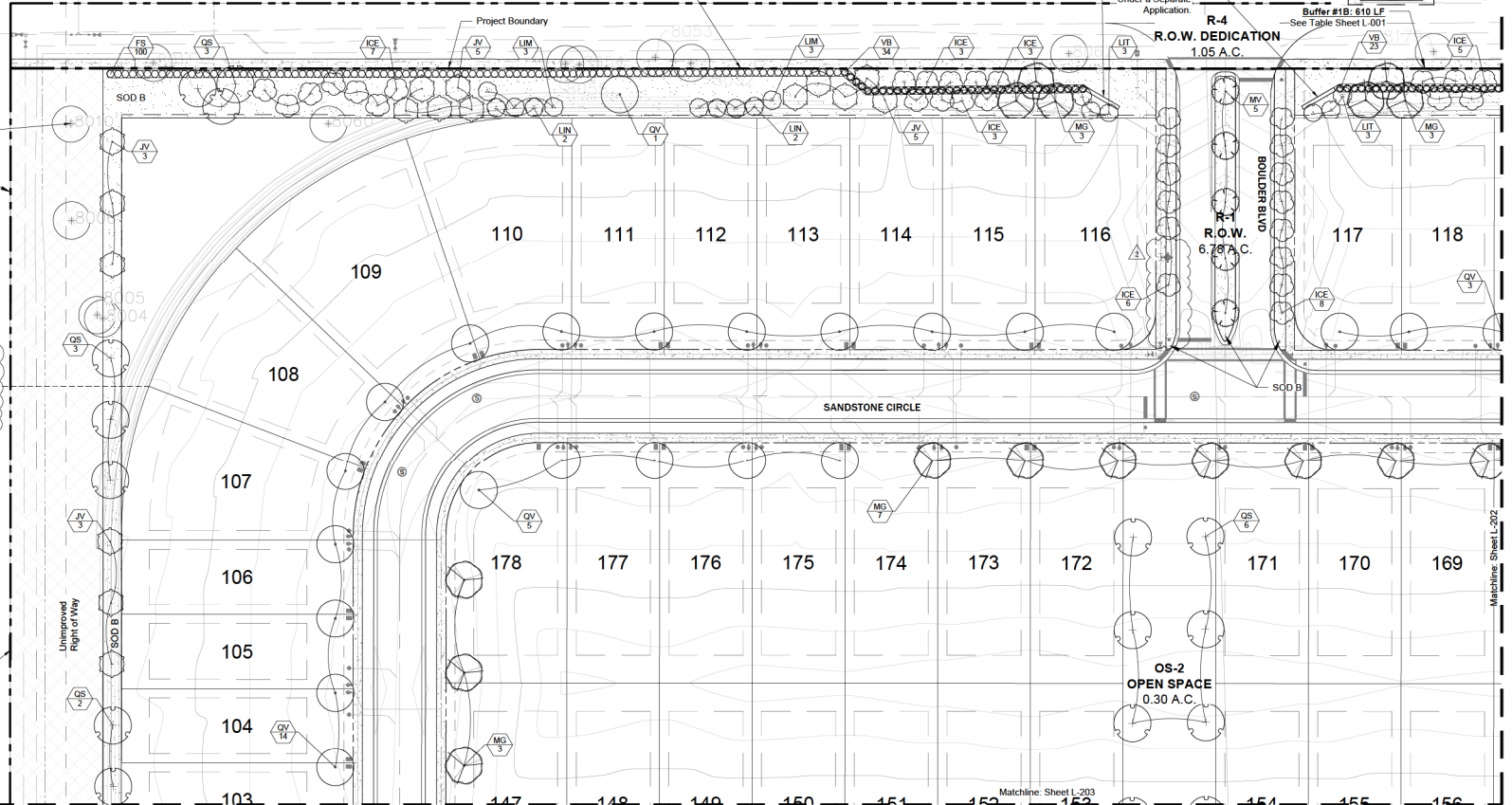
Buffer #1B: 610 LF  
See Table Sheet L-001

Existing Tree  
to be Preserved  
See Sheet A-101

Buffer #12: 628 LF  
See Table Sheet L-001

Limits of Landscape Buffer to be  
Installed During Site Development.  
See Buffer Note 1.

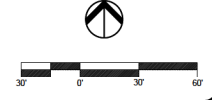
Limits of Landscape Buffer to be  
Installed with the Adjacent Lot.  
See Buffer Note 2.



Matchline: Sheet L-203

Matchline: Sheet L-203

**Buffer Notes:**  
1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.  
2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.



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REV	DATE	DESCRIPTION
2	03.04.25	Revised per City Comments Dated 02.14.25
1		Initial

Landscape Construction Plan  
Landscape & Arbor Plans  
Boulder Square  
Wildwood, Florida



PROJECT NO.  
24203  
SCALE  
1"=30'  
DATE  
March, 2025  
SHEET  
L-201

Matchline: Sheet L-201

City of Wildwood  
Zoning: NMW-7  
Residential

Sumter County Rd 232

Buffer #1B: 490 LF  
See Table Sheet L-001

Buffer #1C: 131 LF  
See Table Sheet L-001

Buffer #2A: 119 LF  
See Table Sheet L-001

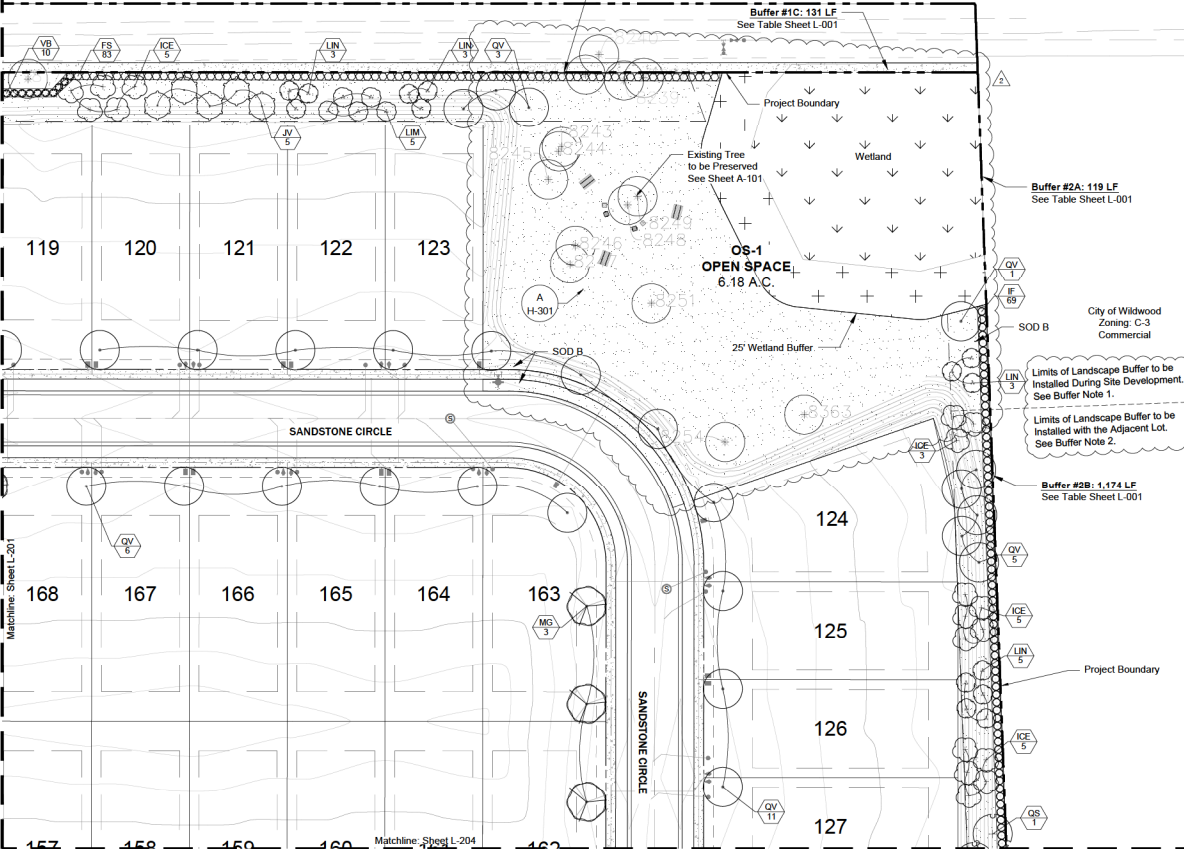
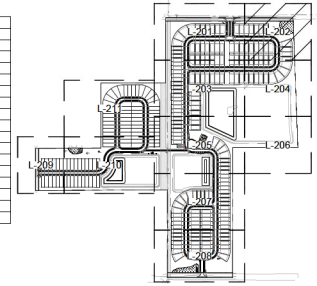
Limits of Landscape Buffer to be  
Installed During Site Development.  
See Buffer Note 1.

Limits of Landscape Buffer to be  
Installed with the Adjacent Lot.  
See Buffer Note 2.

Buffer #2B: 1,474 LF  
See Table Sheet L-001

### Plant Schedule

Sym	Botanical	Common
AR	Azalea arborea	Red Maple
FS	Forsteria segetata	Florida Privet
ICE	Ilex cassina	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'horizontalis'	Southern Red Cedar
LM	Lagerstroemia indica 'Muskegee'	Crape Myrtle, Light Lavender
LN	Lagerstroemia indica 'Natchal'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tomb'	Crape Myrtle, Red, Semi-Double
MC	Myrica caribaea	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
OS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum coccineum	Waxier's Viburnum
SOD B	Bahia Sod	Bahia Sod



**Buffer Notes:**

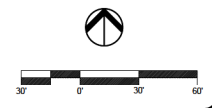
1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.
2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

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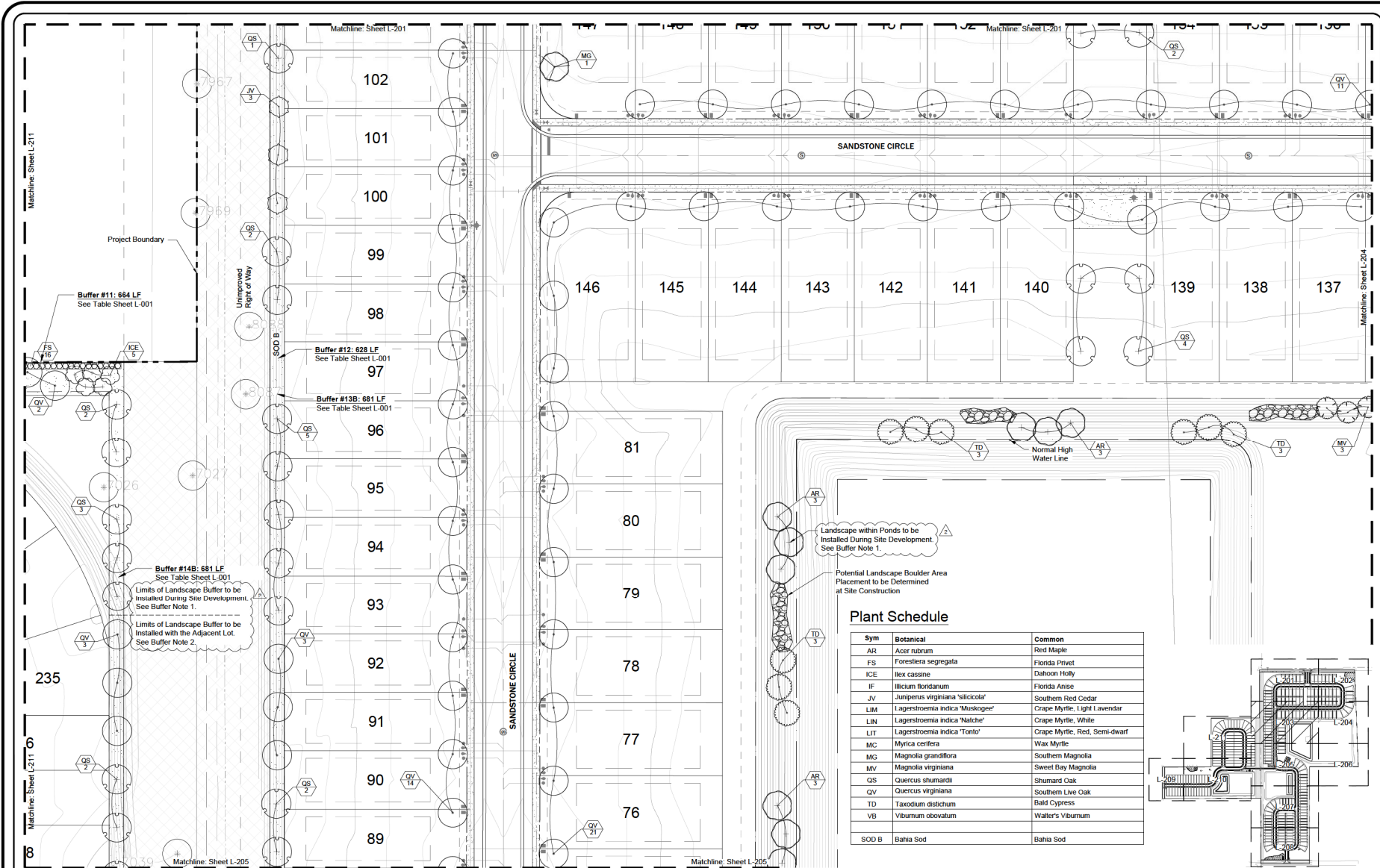
Landscape Construction Plan  
 Landscape & Arbor Plans  
 Boulder Square  
 Wildwood, Florida



PROJECT NO.  
24203  
 SCALE  
1"=30'  
 DATE  
March, 2025  
 SHEET  
L-202



Date: \_\_\_\_\_

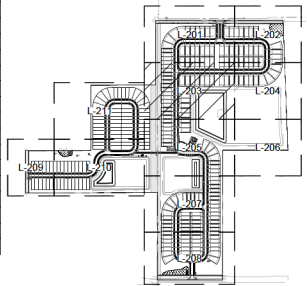


**Plant Schedule**

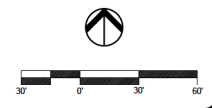
Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natchez'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QV	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

Landscape within Ponds to be Installed During Site Development. See Buffer Note 1.

Potential Landscape Boulder Area Placement to be Determined at Site Construction



**Buffer Notes:**  
 1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.  
 2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

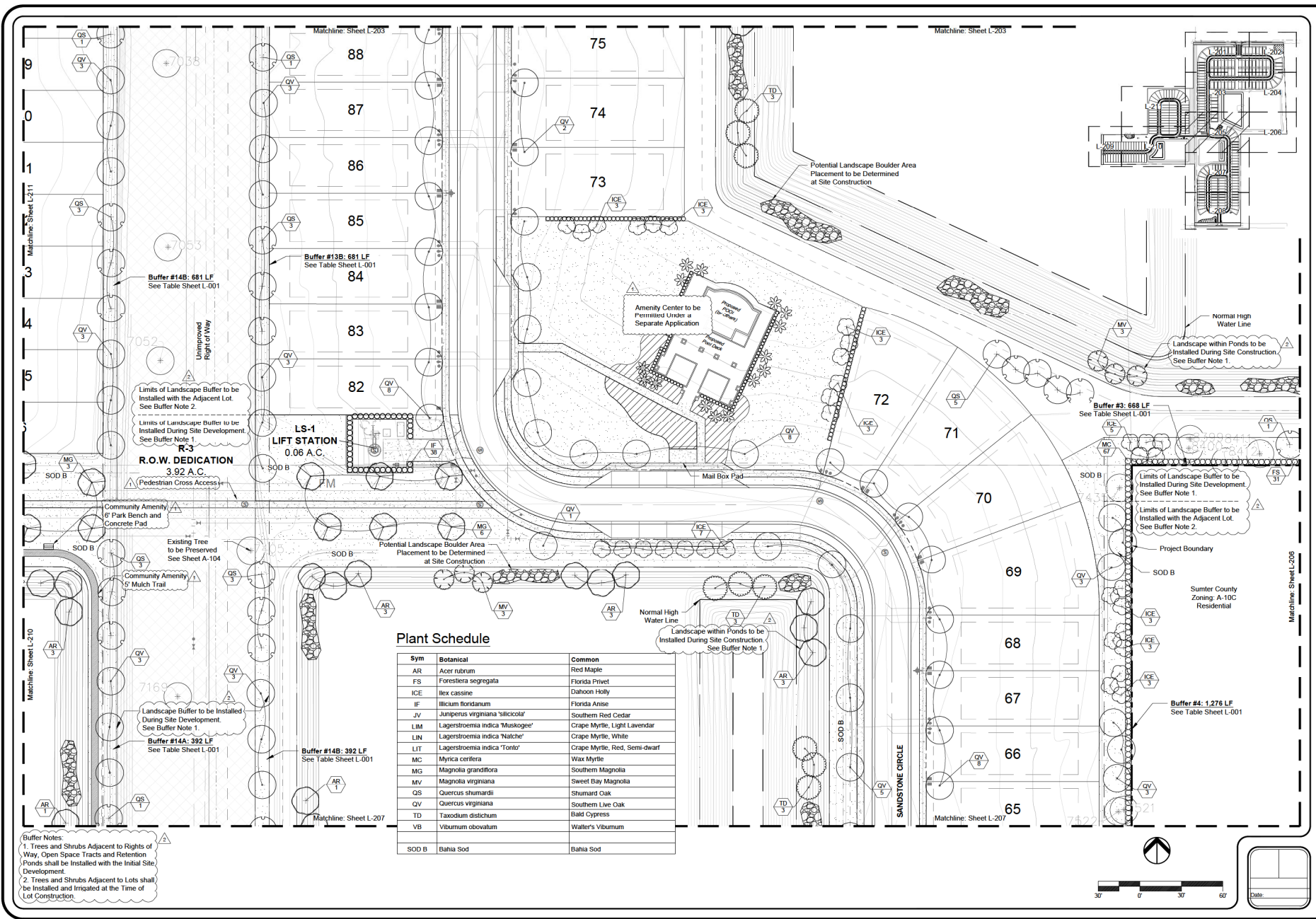


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REV	DATE	DESCRIPTION
2	03.28.25	Revised per City Comments Dated 03.14.25
1		

PROJECT NO. 24203  
 SCALE 1"=30'  
 DATE March, 2025  
 SHEET L-203





**Plant Schedule**

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'sitticicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskoget'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

**Buffer Notes:**  
 1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.  
 2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

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REV	DATE	DESCRIPTION
1	12.12.24	Revised per City Comments Dated 12.03.24
2	03.04.25	Revised per City Comments Dated 03.14.25

PROJECT NO. 24203  
 SCALE 1"=30'  
 DATE March, 2025  
 SHEET L-205





Sumter County  
Zoning: A-10C  
Vacant

Machine: Sheet L-207

Machine: Sheet L-207

### Plant Schedule

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Forrestiera segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Ilicium floridanum	Florida Anise
JV	Juniperus virginiana 'slicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica centeria	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardii	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod

Project Boundary

Project Boundary

Buffer #4: 1,276 LF  
See Table Sheet L-001

Sumter County  
Zoning: A-10C  
Residential

Limits of Landscape Buffer to be  
Installed with the Adjacent Lot.  
See Buffer Note 2.

Limits of Landscape Buffer to be  
Installed During Site Development.  
See Buffer Note 1.

Sumter County  
Zoning: RR5C  
Church

Buffer #6: 846 LF  
See Table Sheet L-001

Limits of Landscape Buffer to be  
Installed with the Adjacent Lot.  
See Buffer Note 2.

Limits of Landscape Buffer to be  
Installed During Site Development.  
See Buffer Note 1.

Existing Tree  
to be Preserved  
See Sheet A-105

OS-5  
OPEN SPACE  
2.88 A.C.

25' Wetland Buffer

Buffer #5B: 309 LF  
See Table Sheet L-001

R-6  
R.O.W. DEDICATION  
0.73 A.C.

20'x8' Entry Sign  
To be Permitted  
Under a Separate  
Application.

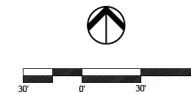
Buffer #5A: 285 LF  
See Table Sheet L-001

Landscape Buffer to be Installed  
During Site Development.  
See Buffer Note 1.

Sumter County Rd 44a

City of Wildwood  
Zoning: R-3  
Residential

Buffer Notes:  
1. Trees and Shrubs Adjacent to Rights of  
Way, Open Space Tracts and Retention  
Ponds shall be Installed with the Initial Site  
Development.  
2. Trees and Shrubs Adjacent to Lots shall  
be Installed and Irrigated at the Time of  
Lot Construction.



clay design group inc.

Urban Planning, Landscape Architecture, Project Management, Development Consulting  
918 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7273 www.claydesign.com

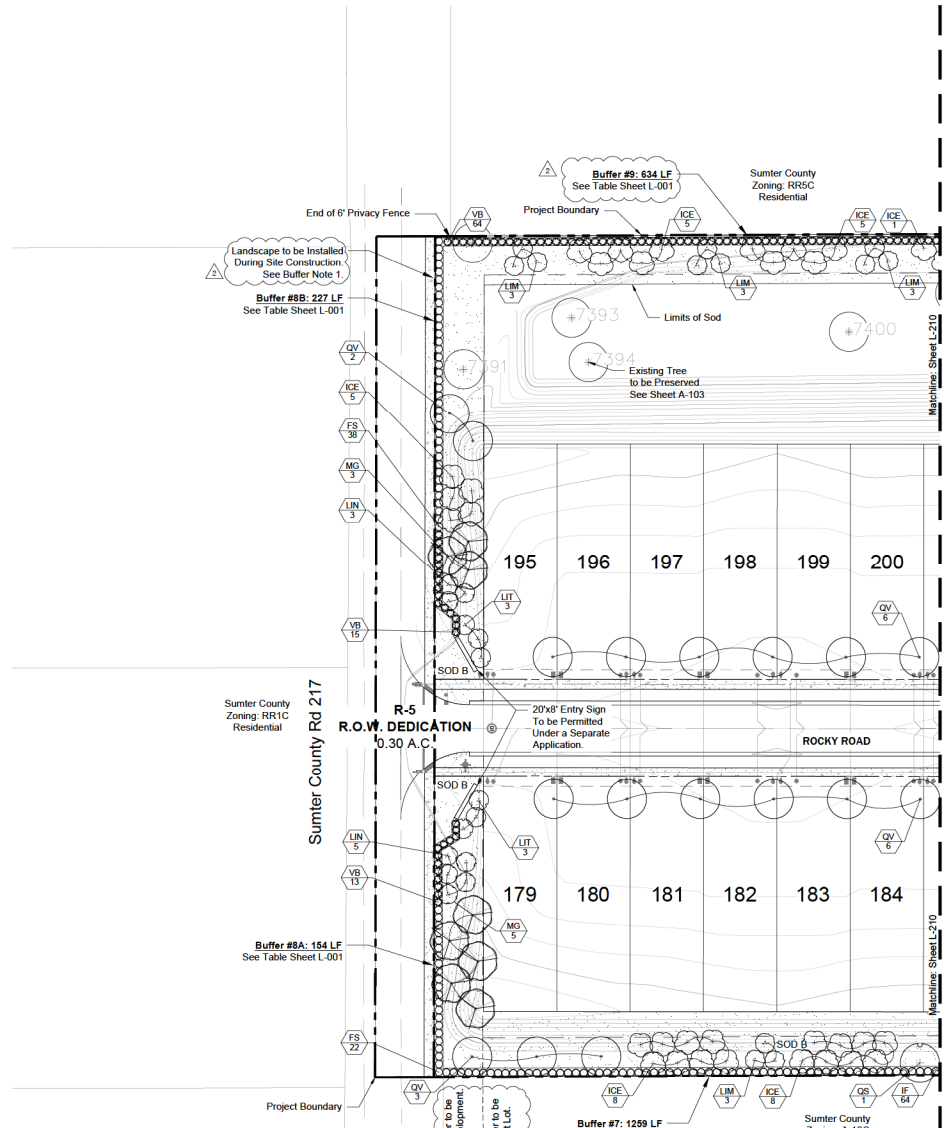
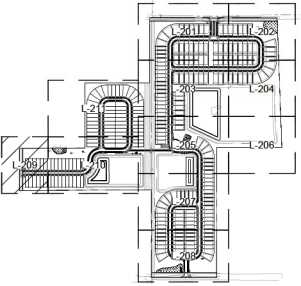
Landscape Construction Plan  
Landscape & Arbor Plans  
Boulder Square  
Wildwood, Florida



PROJECT NO.  
24203  
SCALE  
1"=30'  
DATE  
March, 2025  
SHEET  
L-208

**Plant Schedule**

Sym	Botanical	Common
AR	Acer rubrum	Red Maple
FS	Foresteria segregata	Florida Privet
ICE	Ilex cassine	Dahoon Holly
IF	Illicium floridanum	Florida Anise
JV	Juniperus virginiana 'silicicola'	Southern Red Cedar
LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle, Light Lavendar
LIN	Lagerstroemia indica 'Natche'	Crape Myrtle, White
LIT	Lagerstroemia indica 'Tonto'	Crape Myrtle, Red, Semi-dwarf
MC	Myrica cerifera	Wax Myrtle
MG	Magnolia grandiflora	Southern Magnolia
MV	Magnolia virginiana	Sweet Bay Magnolia
QS	Quercus shumardi	Shumard Oak
QV	Quercus virginiana	Southern Live Oak
TD	Taxodium distichum	Bald Cypress
VB	Viburnum obovatum	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod



**Buffer Notes:**  
 1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.  
 2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

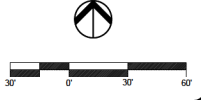
Limits of Landscape Buffer to be Installed During Site Development. See Buffer Note 1.  
 Limits of Landscape Buffer to be Installed with the Adjacent Lot. See Buffer Note 2.

Buffer #7: 1289 LF See Table Sheet L-001

Buffer #8A: 184 LF See Table Sheet L-001

Buffer #8B: 227 LF See Table Sheet L-001

Buffer #9: 634 LF See Table Sheet L-001



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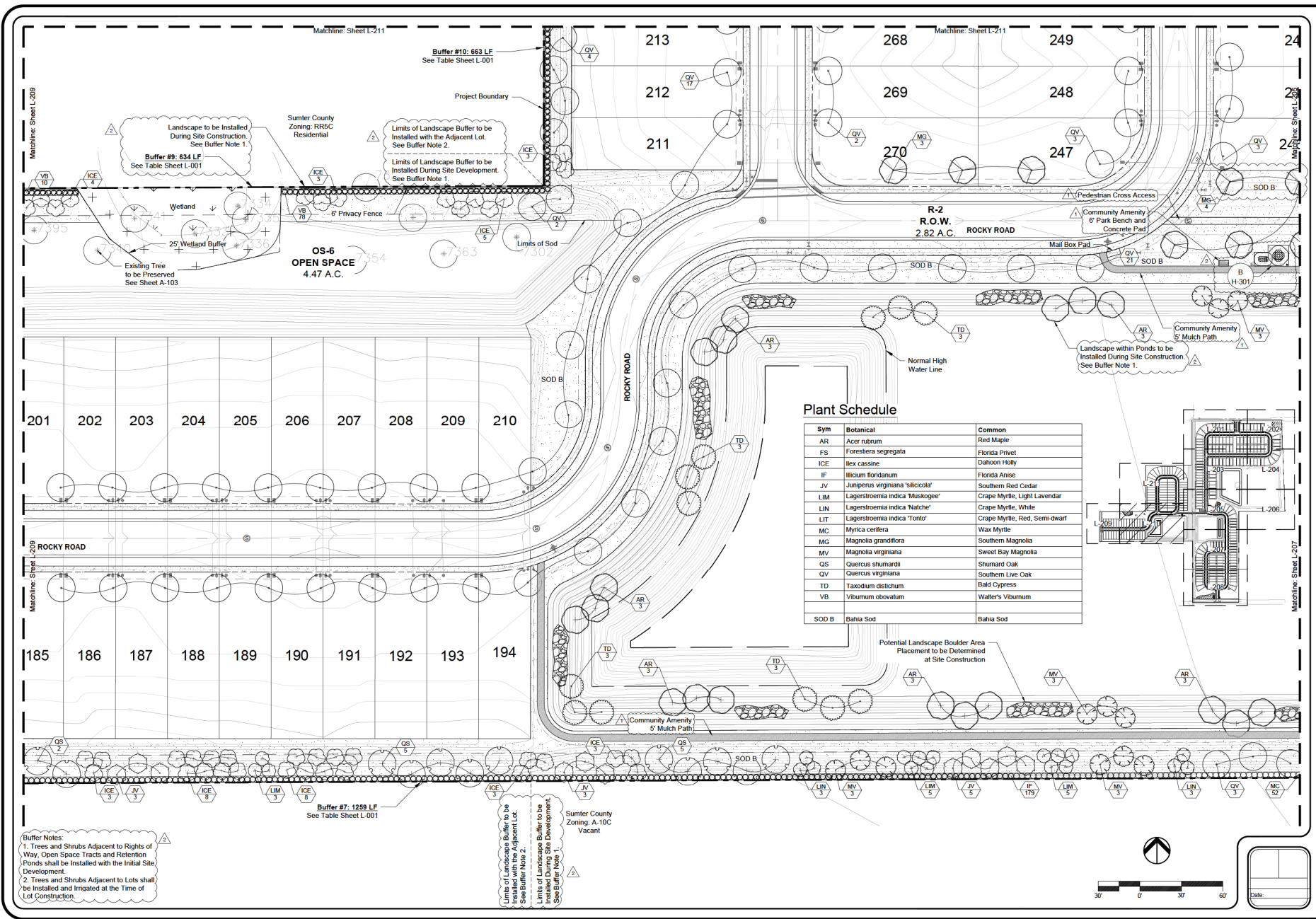
Landscape Construction Plan  
 Landscape & Arbor Plans  
 Boulder Square  
 Melbourne, Florida



PROJECT NO. 24203  
 SCALE 1"=30'  
 DATE March, 2025  
 SHEET L-209

REV	DATE	DESCRIPTION
2	03.04.25	Revise per City Comments Dated 02.14.25
1		

Date: \_\_\_\_\_

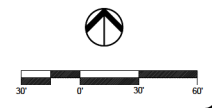


### Plant Schedule

Sym	Botanical	Common
AR	<i>Acer rubrum</i>	Red Maple
FS	<i>Forsythia segregata</i>	Florida Privet
ICE	<i>Ilex cassine</i>	Dahoon Holly
IF	<i>Illicium floridanum</i>	Florida Anise
JV	<i>Juniperus virginiana 'sitticolor'</i>	Southern Red Cedar
LIM	<i>Lagerstroemia indica 'Muskogee'</i>	Cape Myrtle, Light Lavendar
LIN	<i>Lagerstroemia indica 'Natche'</i>	Cape Myrtle, White
LIT	<i>Lagerstroemia indica 'Tonto'</i>	Cape Myrtle, Red, Semi-dwarf
MC	<i>Myrica cerifera</i>	Wax Myrtle
MG	<i>Magnolia grandiflora</i>	Southern Magnolia
MV	<i>Magnolia virginiana</i>	Sweet Bay Magnolia
OS	<i>Quercus shumardi</i>	Shumard Oak
QV	<i>Quercus virginiana</i>	Southern Live Oak
TD	<i>Taxodium distichum</i>	Bald Cypress
VB	<i>Viburnum obovatum</i>	Walker's Viburnum
SOD B	Bahia Sod	Bahia Sod

**Buffer Notes:**  
 1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.  
 2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

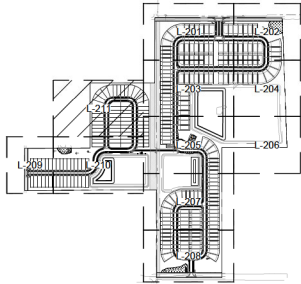
Limits of Landscape Buffer to be Installed with the Adjacent Lot. See Buffer Note 2.  
 Limits of Landscape Buffer to be Installed During Site Development. See Buffer Note 1.  
 Sumter County Zoning: A-10C Vacant



**day design group inc.**  
 Urban Planning, Landscape Architecture, Project Management, Development Consulting  
 918 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7273 www.daydesign.com

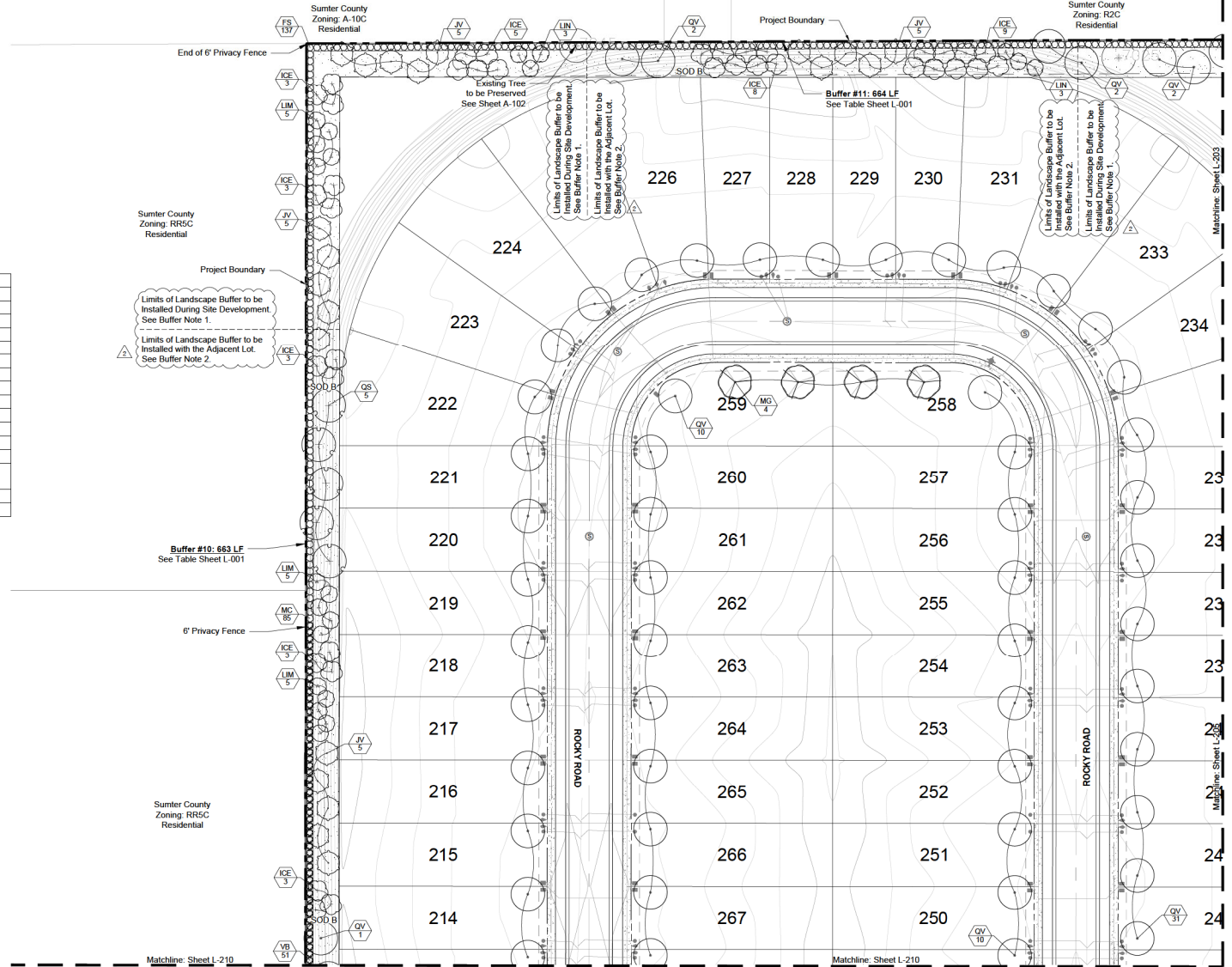
REV	DATE	DESCRIPTION
1	12.12.24	Revision per City Comments Dated 12.03.24
2	02.28.25	Revision per City Comments Dated 02.14.25

PROJECT NO. 24203  
 SCALE 1"=30'  
 DATE March, 2025  
 SHEET L-210

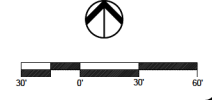


**Plant Schedule**

Sym	Botanical	Common
AR	<i>Acer rubrum</i>	Red Maple
FS	<i>Forestiera segregata</i>	Florida Privet
ICE	<i>Ilex cassine</i>	Dahoon Holly
IF	<i>Ilicium floridanum</i>	Florida Anise
JV	<i>Juniperus virginiana 'verticalis'</i>	Southern Red Cedar
LIM	<i>Lagerstroemia indica 'Muskogee'</i>	Crape Myrtle, Light Lavendar
LIN	<i>Lagerstroemia indica 'Natche'</i>	Crape Myrtle, White
LIT	<i>Lagerstroemia indica 'Tonto'</i>	Crape Myrtle, Red, Semi-dwarf
MC	<i>Myrica cerifera</i>	Wax Myrtle
MG	<i>Magnolia grandiflora</i>	Southern Magnolia
MV	<i>Magnolia virginiana</i>	Sweet Bay Magnolia
OS	<i>Quercus shumardi</i>	Shumard Oak
OV	<i>Quercus virginiana</i>	Southern Live Oak
TD	<i>Taxodium distichum</i>	Bald Cypress
VB	<i>Viburnum obovatum</i>	Walter's Viburnum
SOD B	Bahia Sod	Bahia Sod



**Buffer Notes:**  
 1. Trees and Shrubs Adjacent to Rights of Way, Open Space Tracts and Retention Ponds shall be Installed with the Initial Site Development.  
 2. Trees and Shrubs Adjacent to Lots shall be Installed and Irrigated at the Time of Lot Construction.

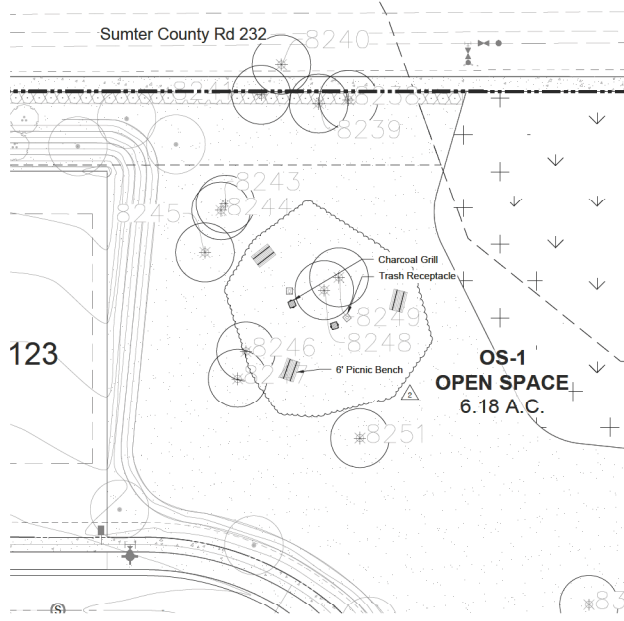


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REV	DATE	DESCRIPTION	BY
2	03.04.25	Revised per City Comments Dated 02.14.25	jma

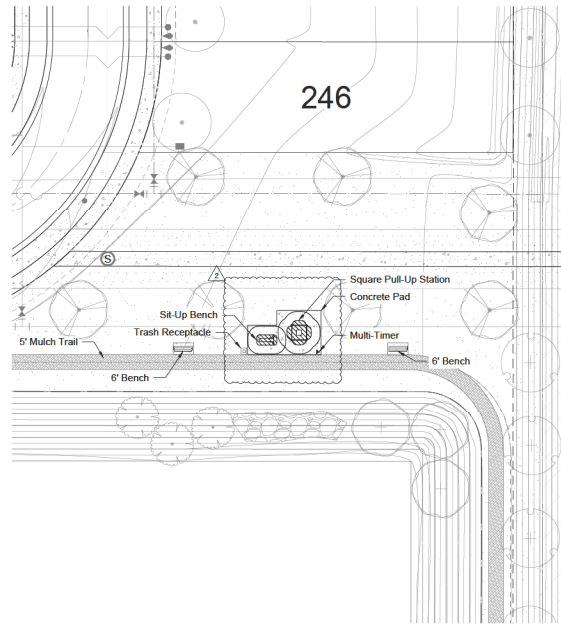
Landscape Construction Plan  
 Landscape & Arbor Plans  
**Boulder Square**  
 Milledale, Florida

PROJECT NO.	24203
SCALE	1"=30'
DATE	March, 2025
SHEET	L-211



**A** Picnic Area - Tract OS-1  
H-301/Plan  
Scale: n.t.s.

A Minimum of 3 Picnic Tables, 2 Charcoal Grills, and 2 Trash Receptacles, or Equal Shall be Provided.



**B** Exercise Stations - Tract OS-6  
H-301/Plan  
Scale: n.t.s.

A Minimum of 3 Pieces of Exercise Equipment / Stations, or Equal Shall be Provided.



**C** Park Bench  
H-301/Elevation  
Scale: n.t.s.



**D** Trash Receptacle  
H-301/Elevation  
Scale: n.t.s.



**E** Sit-Up Bench  
H-301/Elevation  
Scale: n.t.s.



**F** Multi-Timer  
H-301/Elevation  
Scale: n.t.s.



**G** Square Pull-Up Station  
H-301/Elevation  
Scale: n.t.s.

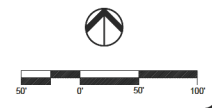


**H** Charcoal Grill  
H-301/Elevation  
Scale: n.t.s.



**I** Picnic Table  
H-301/Elevation  
Scale: n.t.s.

All Equipment Shown is Conceptual. Color and Specification to be Chosen by the Owner.



Date:	
-------	--

clay design group inc.  
Urban Planning, Landscape Architecture, Project Management, Development Consulting  
918 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7273 www.claydesign.com

REV	DATE	DESCRIPTION	BY
2	02.28.25	Revised per City Comments Dated 02.14.25	jma

Hardscape Construction Plans  
Hardscape Plans  
Boulder Square  
Winterwood, Florida



PROJECT NO.	24203
SCALE	N.T.S.
DATE	March, 2025
SHEET	H-301

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

**SUBJECT:** PLAT 2411-008 Boulder Square (Avondale) Replat

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

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

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	PLAT 2411-008 Boulder Square (Avondale) Replat
Owner(s)	Bailey Ronnie Lavonn JR and Stephanie Lashay Lavonn
Applicant(s)	PFD Twisted Sisters, LLC
Acreage	10.11 +/-
Property Location	The subject property is generally located approximately 0.12 miles south of CR 232, approximately 0.25 miles north of C 44A, and approximately 0.13 miles east of CR 217.
Parcel(s)	F01A008
Date	April 2, 2025

The applicant is seeking a favorable recommendation from the Project Review Committee for the Avondale Replat, now referred to as Boulder Square, which consists of clearing all roadways, lots, and easements to create a blank slate for a forthcoming final plat to include this parcel, per the attached plans. There are outstanding city attorney comments that the applicant feels have been addressed and should be cleared prior to this PRC meeting.

PLAT 2411-008 will meet the criteria set forth in F.S. 177, Land Development Regulations, and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan once outstanding comments are satisfied.



Amanda Bondi  
Planner II, Development Services



# WILDWOOD FLORIDA

City of Wildwood

PROJECT: PLAT 2411-008 Boulder Square (Avondale) Replat  
REPRESENTATIVE: David Stokes – Madden, Moorhead & Stokes, LLC  
DATE: 04/02/2025

## CITY ATTORNEY

1. The owner noted in the replat dedication is PFD Twisted Sisters, LLC, but the owners noted on the application and warranty deed provided are Biley Ronnie Lavonn Jr and Stephanie Lashay. Please update the dedication with correct owner information.
  - A. **The owner has been updated to Ronnie Lavonn Bailey Jr and Stephanie Lashay**
    - I. **Partially satisfied; the owner's information has been updated in the Dedication, but the signature blocks need to be update with the correct owners.**
2. LDR 5.6(C)(7) Please provide a Title of Opinion or Property Information Report. The Title Commitment provided does not meet the requirements of Florida Statute 177.041.
  - A. **Title Included**
    - I. **Received.**
3. Please provide a copy of the original plat which is being replatted. Additionally, please provide copies of any covenants, restrictions, or declarations which were imposed upon the lands at issue during the time of the original plat.
  - A. **Plat included, no covenants, restrictions or declarations were imposed on original plat**
    - I. **Not Satisfied, plat was not included in resubmittal.**
4. The following submittal items were marked N/A for Required Submittal Items for Replat Application.
  - A. LDR 5.6(C)(6) – Covenants (submittal item E.2)
  - B. LDR 5.6(C)(8) - Letters of Service for water and wastewater utility provider (submittal item E.4) Letters of no objection were provided for Charter Communications, Peoples Gas System, Blue Stream Fibers and Duke Energy.
  - C. LDR 5.6(C)(9) - HOA Documents and/or Maintenance Agreement (submittal item E.5)

- I. a & c Any Covenants, HOA Docs or Maintenance Agreements will be forthcoming with the Boulder Square Final Plat. This replat was to clean up any lot lines, ROW, and easements previously platted on the parcel to then include with the Boulder Square Final Plat.  
 5b Service letters were provided that there are no issues with the clean up of the replat and additional service letters will be provided along with the Boulder Square Final Plat.
  - a. **Response acknowledged; Comment remains until satisfied.**

5. Please revise witness signature blocks based upon Section 695.26 of the Florida Statutes (add line to write address of witnesses).

- A. **Plats are exempt from this statute**
  - I. **Not satisfied.**

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

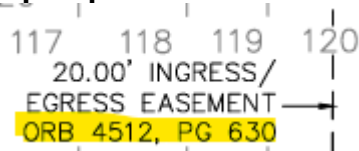
- A. **Standing Comment.**

7. **New Comment: Please add the following note to the replat plan:**

- A. **THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.**

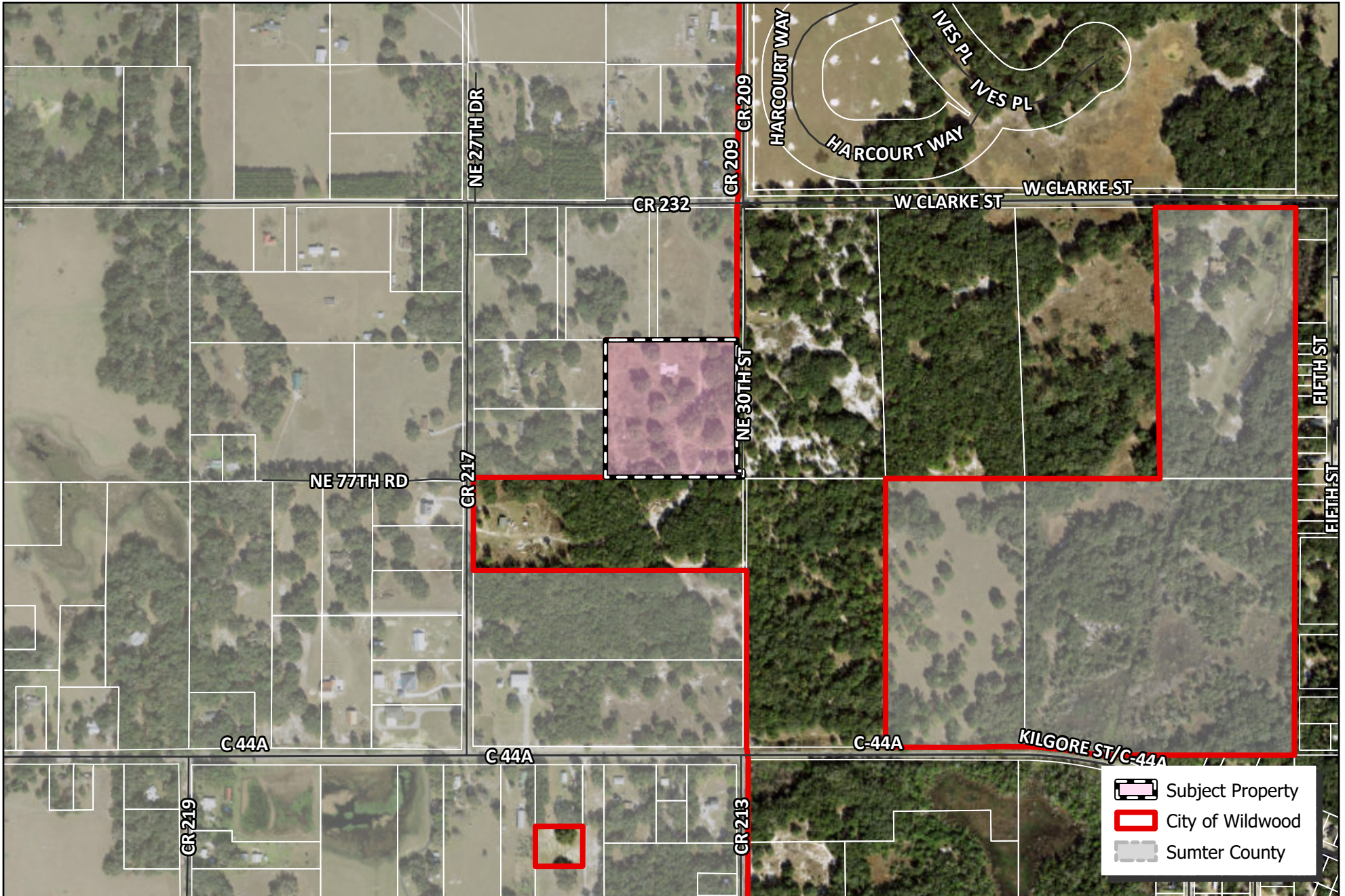
8. **New Comment; The ingress / egress easement on the replat plan does not match the book and page number of the non-exclusive easement for ingress, egress and utilities on the Property Information Report.**

A. **Replat plan:**

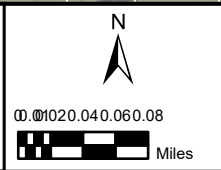


B. **Property Information Report:**

- 2. **Terms and conditions of the Non-Exclusive Easement for ingress, egress and utilities recorded on 01/28/1993, in Official Records Book 474, Page 27, of the Public Records of Sumter County, Florida.**



**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



PLAT 2411-008  
**AVONDALE REPLAT (BOULDER SQUARE)**  
 PARCEL F01A008

**MAP 1B**  
**LOCATION**  
**MAP**  
**NOV 2024**

# BOULDER SQUARE

SHEET 1 OF 1

REPLATTING A PORTION OF AVONDALE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 19 EAST, RANGE 22 SOUTH AND LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 EAST, RANGE 22 SOUTH, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

**LEGAL DESCRIPTION**

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 20 FEET OF LOTS 24, 25, 72, 73 AND 120 AND THE EAST 20 FEET OF WASHINGTON STREET AND PEMPERTON STREET, AVONDALE PARK SUBDIVISION, AS A PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO DESCRIBED AS:

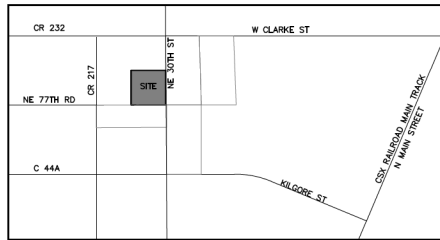
A PARCEL OF LAND COMPRISING A PORTION OF AVONDALE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID AVONDALE PARK, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE RUN SOUTH 89°44'58" WEST ALONG THE SOUTH LINE OF SAID AVONDALE PARK AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 664.12 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE DEPARTING SAID SOUTH LINES RUN NORTH 0°03'34" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.31 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE RUN NORTH 89°45'36" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE RUN SOUTH 0°01'22" WEST ALONG SAID EAST LINE, ALSO BEING THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 FOR A DISTANCE OF 663.18 FEET TO THE POINT OF BEGINNING. CONTAINS 10.11 ACRES MORE OR LESS.

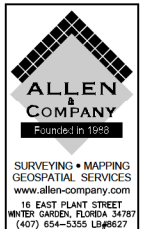
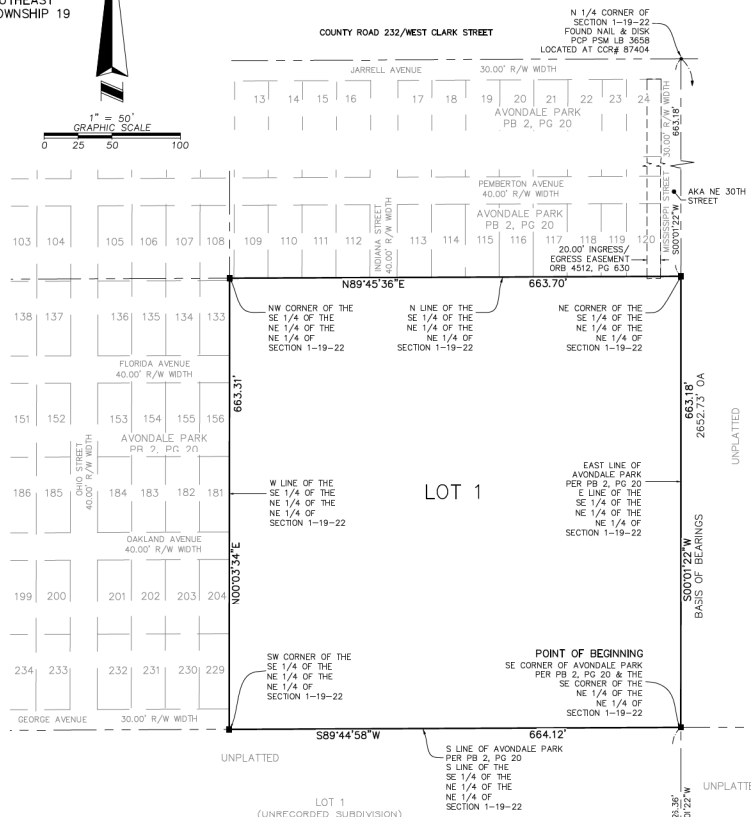
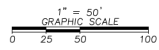
**PLAT NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1-19-22 AS BEING 50°01'22"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



**NOTICE:**

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



**LEGEND**

- Found monument as noted
- Set 4"x4" concrete monument stamped PRM LB #8627 permanent reference monument (PRM)
- CR# Certified Corner Record Number
- OA On-sail
- ID Identification
- PB Plat Book
- PG Page
- R/W Right-of-Way
- PSM Professional Surveyor & Mapper
- LB Licensed Business
- AKA Also Known As

**CERTIFICATE OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor in the State of Florida, does hereby certify that on 12-08-2022, I completed the Boundary Survey of the lands shown in the foregoing plat. This plat complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes.

By: JAMES L. RICKMAN PSM 5633 Date: \_\_\_\_\_

Allen & Company  
Licensed Business # 8627  
16 East Plant Street  
Winter Garden, Florida 34787

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST

**BOULDER SQUARE DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Ronnie Lavonn Bailey Jr. and Stephanie Lashay, being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed.

IN WITNESS WHEREOF, the undersigned Ronnie Lavonn Bailey Jr. and Stephanie Lashay have caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_ and \_\_\_\_\_  
By: \_\_\_\_\_  
Printed Name: Dwight Sathoff  
Title: Managing Member

Signed and sealed in the presence of: \_\_\_\_\_

Printed Name of Witness: \_\_\_\_\_

Printed Name of Witness: \_\_\_\_\_

STATE OF COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by Dwight Sathoff as Managing Member of PFD Twisted Sisters, LLC, a Florida limited liability company, on behalf of the company; such person [ ] is personally known to me or [ ] has produced as identification.

**SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT**

Notary Public \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**CERTIFICATE OF CITY SURVEYOR**

Pursuant to Section 177.081, Florida Statutes, I hereby certify that I have performed a review of this plat for conformity to Chapter 177, Florida Statutes and that said plat complies with the technical requirements of that chapter; provided, however, that my review and certification does not include field verification of any points or measurements shown on the plat.

City Surveyor's Signature \_\_\_\_\_ Registration No. \_\_\_\_\_ Date \_\_\_\_\_  
Ronald W. Hier, PLS, Wade Surveying, Inc.

**CERTIFICATE OF APPROVAL BY CITY OFFICIALS**

THIS CERTIFIES THAT, this plat was presented to the Project Review Committee of the City of Wildwood, Sumter County, Florida and was approved by the Board for record on this \_\_\_\_ Day of \_\_\_\_\_, 2025.

Attest:  
Melanie D. Strickland, Project Review Committee Coordinator

THIS CERTIFIES THAT, this plat was presented to the Commission of the City of Wildwood, Sumter County, Florida and was approved by the Commission for record on this \_\_\_\_ Day of \_\_\_\_\_, 2025.

Jessica Barnes - City Clerk Ed Wolf - Mayor

THIS CERTIFIES THAT, this plat was presented to the Attorney for the City of Wildwood, Sumter County, Florida and approved by him or her as to form and legality on this \_\_\_\_ Day of \_\_\_\_\_, 2025.

Melanie D. Strickland Development Services Director Jeremy Hockenbury Public Works Director

Print Name \_\_\_\_\_ Signature \_\_\_\_\_  
City of Wildwood - Engineer City of Wildwood - Engineer

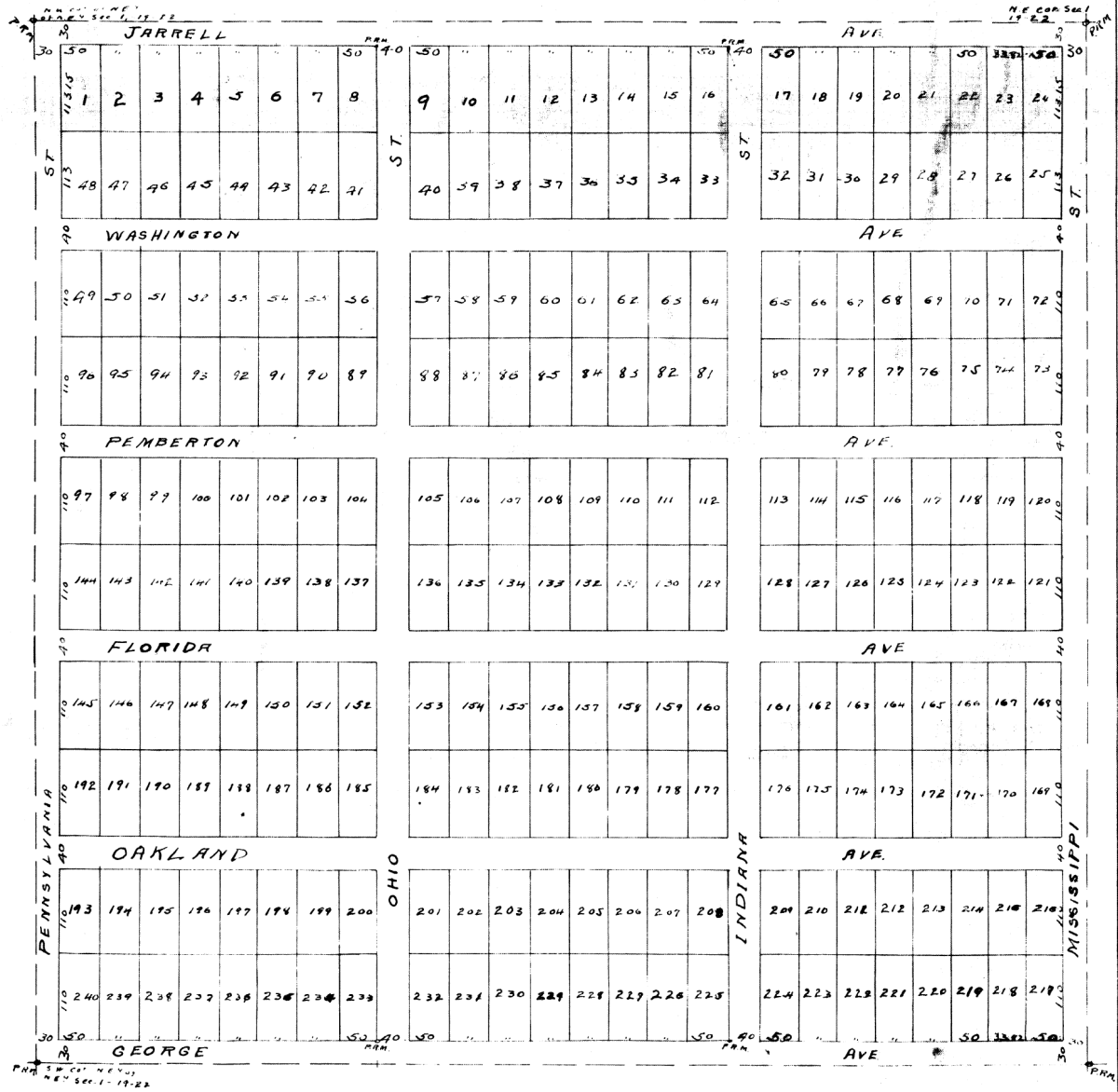
Print Name \_\_\_\_\_ Signature \_\_\_\_\_  
City of Wildwood - Attorney City of Wildwood - Attorney

**CERTIFICATE OF CLERK OF COURT**

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes and was filed for record on \_\_\_\_\_ 2025 at \_\_\_\_\_.

File No. \_\_\_\_\_  
By: \_\_\_\_\_  
PRINT NAME DEPUTY CLERK SIGNATURE DEPUTY CLERK  
Clerk of the Circuit Court  
In and for Sumter County, Florida.

**AVONDALE PARK**  
 SUMTER CO. - FLORIDA - GEO. E. RICE - OWNER  
 Being the NE<sup>1/4</sup> of NE<sup>1/4</sup> Sec. 1, Twp 19S, Rge. 22 E.



Approved by the County Commissioners of \_\_\_\_\_ County, Fla. this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1923.

We the undersigned do hereby dedicate all streets in the above plat to the use of the public.  
 Witness \_\_\_\_\_ Seal  
 Witness \_\_\_\_\_ Seal

State of \_\_\_\_\_  
 City of \_\_\_\_\_

Before me the undersigned authority duly authorized to administer oaths and take acknowledgements personally appeared GEO. E. RICE - widower, the individual described in and who executed the foregoing dedication, and acknowledged before me that he executed same freely and voluntarily as owner of the above subdivision, with my hand and official seal at \_\_\_\_\_ county of \_\_\_\_\_ state of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1923.

\_\_\_\_\_ Notary Public

I hereby certify that the above and foregoing is a correct representation of the land in caption, and that permanent reference monuments have been placed as shown on plat.  
 \_\_\_\_\_ Surveyor



Scale 1" = 100'