



PLANNING & ZONING BOARD - CITY OF WILDWOOD
Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
November 4, 2025 2:15 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Regular Meeting October 07, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **A25-3784 - RZ - Son Life Lawn & Landscaping, Inc.**
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel D29A022

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CN and RR5C (Sumter County) to M-1 (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3783 (O2025-60). **Staff recommends approval of O2025-61 to be forwarded to the City Commission for further action.**

2. **Wildwood Country Resort Rezoning Applications**

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

The applicants seek a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051 on a total of 0.83 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request, ordinance number O2025-58. **Staff recommends approval.**

3. **A25-0068 St. Vincent de Paul Outreach Ministries**

Parcels G07E023, G07-052, G07-053, and G07-128

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a multi-phased project consisting of a one-story 10,108-square-foot retail building providing 66 parking spaces including three (3) Florida ADA accessible parking spaces with one being a van-accessible ADA parking space, a dumpster enclosure, together with associated infrastructure such as retention area, landscaping buffers, connecting sidewalks, site lighting improvements, and connecting commercial driveways along E. Kentucky Avenue and US Hwy 301 for Phase 1, on 3.77 acres MOL, as per the attached plans. A proposed 10,089-square-foot Food Pantry Building will be developed in Phase 2. **Staff recommends approval upon resolution of outstanding comments.**

4. **A25-3179 - SE - Crossings Christian Church**

Parcel D19B002

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Crossings Christian Church on a property zoned AG-5. The church is looking to build a 6,045 sq ft sanctuary and 4,000 sq ft parsonage on the property. **Staff recommends approval.**

V. ADJOURNMENT

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

November 4, 2025 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Planning & Zoning Regular Meeting October 07, 2025, at 2:15 PM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-3784 - RZ - Son Life Lawn & Landscaping, Inc.

REQUESTED ACTION: Staff recommends approval of O2025-61 to be forwarded to the City Commission for further action.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-3784
Ordinance Number	O2025-61
Owner(s)	Christopher B. Williams & Tracy B. Williams
Applicant(s)	Son Life Lawn & Landscaping
Property Location	The property is generally located at the northeast corner of the intersection of US 301 and CR 124.
Parcel Number(s)	D29A022
Date	10/16/2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CN and RR5C (Sumter County) to M-1 (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3783 (O2025-60).

ANALYSIS: The applicant is proposing to convert the existing home into an office for Son Life Lawn & Landscaping, Inc. Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the zoning change to M-1 should be granted based on the following criteria:

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

The proposed rezoning to M-1 is consistent with the proposed Future Land Use Map designation of Industrial (IND) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

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

The land use pattern of the surrounding area is industrial and residential in nature along the proximity of US Hwy 301. The proposed M-1 zoning designation will serve as a transition in this area to serve city residents.

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

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

Potable Water & Sewer: Utilities are available to the site on the west side of N US 301. The subject property is in an infill demand service area according to the 2024 Utility Master Plan. City water and sewer are available to the subject property. The applicant has entered into a Developer's Agreement with the city, transferring ERUs from parcel D29A023 to D29A022.

Streets: The property has access off N US 301 and CR 124. The applicant has provided a Traffic Impact Analysis (TIA) exemption approved by Sumter County Public Works, as the proposed office will generate less than 50 trips per day.

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

A mixed development pattern is necessary to serve the needs of the local community. Because the applicant intends to use the existing single-family residence structure as a business, the proposed amendment is necessary to accommodate the proposed use and remain consistent with the proposed future land use.

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

The applicant has provided the Traffic Impact Analysis (TIA) exemption approved by Sumter County Public Works. The exemption has been approved due to the proposed office use generating less than 50 trips per day.

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

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	M-1 (City)
SOUTH	ROW CR 124 & M-1 (City) & RR1C (Sumter County)
EAST	M-1 (City)
WEST	ROW HWY 301 & A10C & RR1C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2025-61 to be forwarded to the City Commission for further action, subject to the approval of O2025-60, which establishes a future land use appropriate for the proposed zoning.

A handwritten signature in cursive script, appearing to read "Alex Lammers".

Alex Lammers, Planner I
Development Services

ORDINANCE NO. O2025-61

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

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

Parcel D29A022
Christopher B. Williams & Tracy B. Williams
2.57 Acres +/-

LEGAL DESCRIPTION:

LOTS 1 THROUGH 24, BLOCK "L", MARLBORO GARGENS, AS RECORDED IN PLAT BOOK 1, PAGE 100 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THE WEST ONE HALF OF HAMPTON STREET ADJACENT TO LOTS 1 AND 13, BLOCK "L", VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 886, PAGE 555, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS THAT PORTION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, PARCEL 115, AS RECORDED IN OFFICIAL RECORDS BOOK 2971, PAGE 157, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ALONG THE NORTH SIDE THEREOF. ALSO LESS ROAD RIGHT OF WAY FOR U.S. HIGHWAY 301.

ALL BEING SITUATED IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from CN and RR5C (Sumter County) to M-1 (City).

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

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment

to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

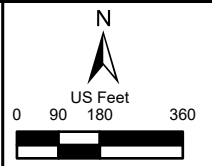
Second Reading: _____

Approved as to form:

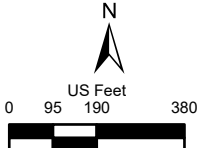
City Attorney

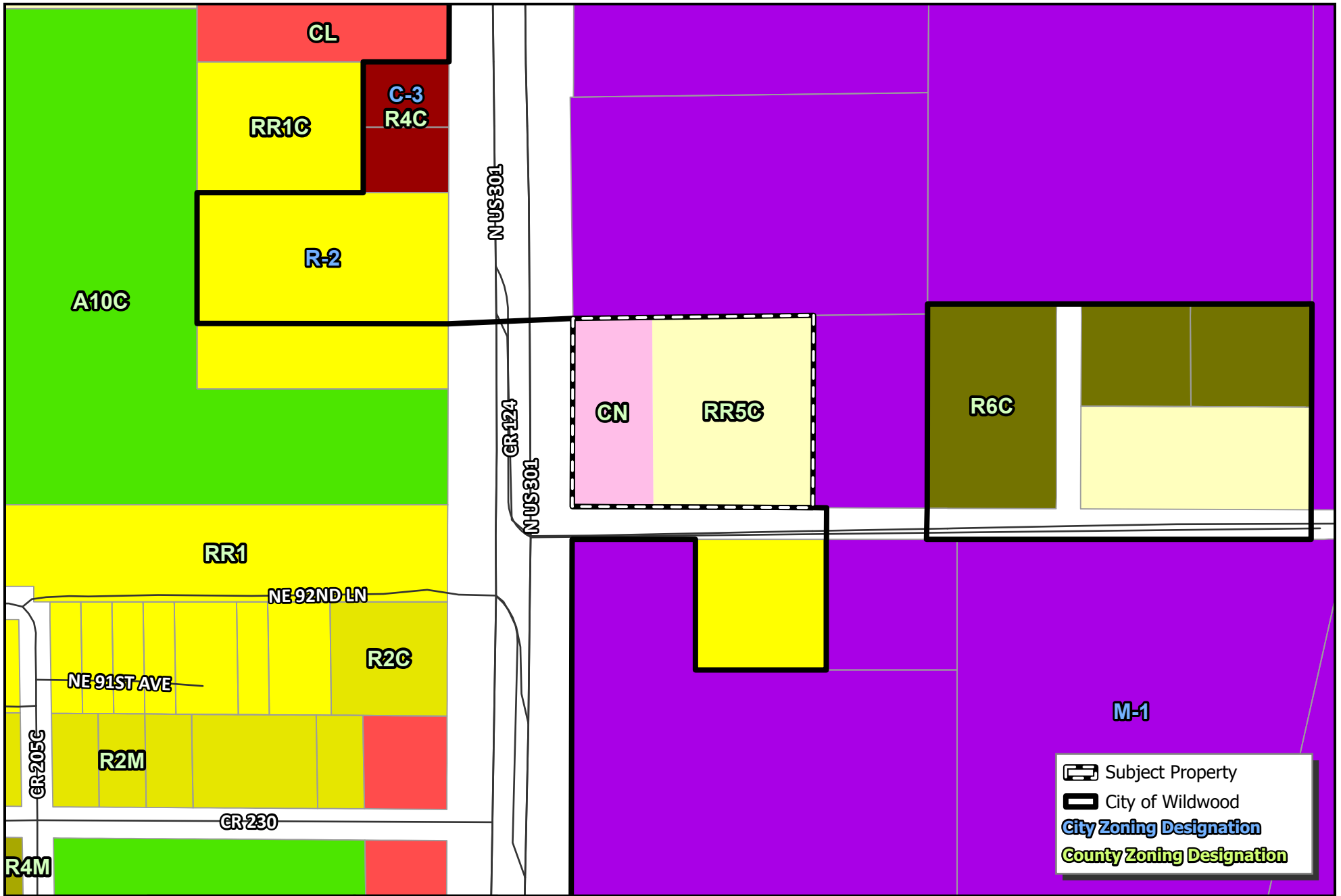
EXHIBIT A

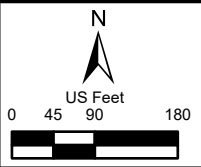


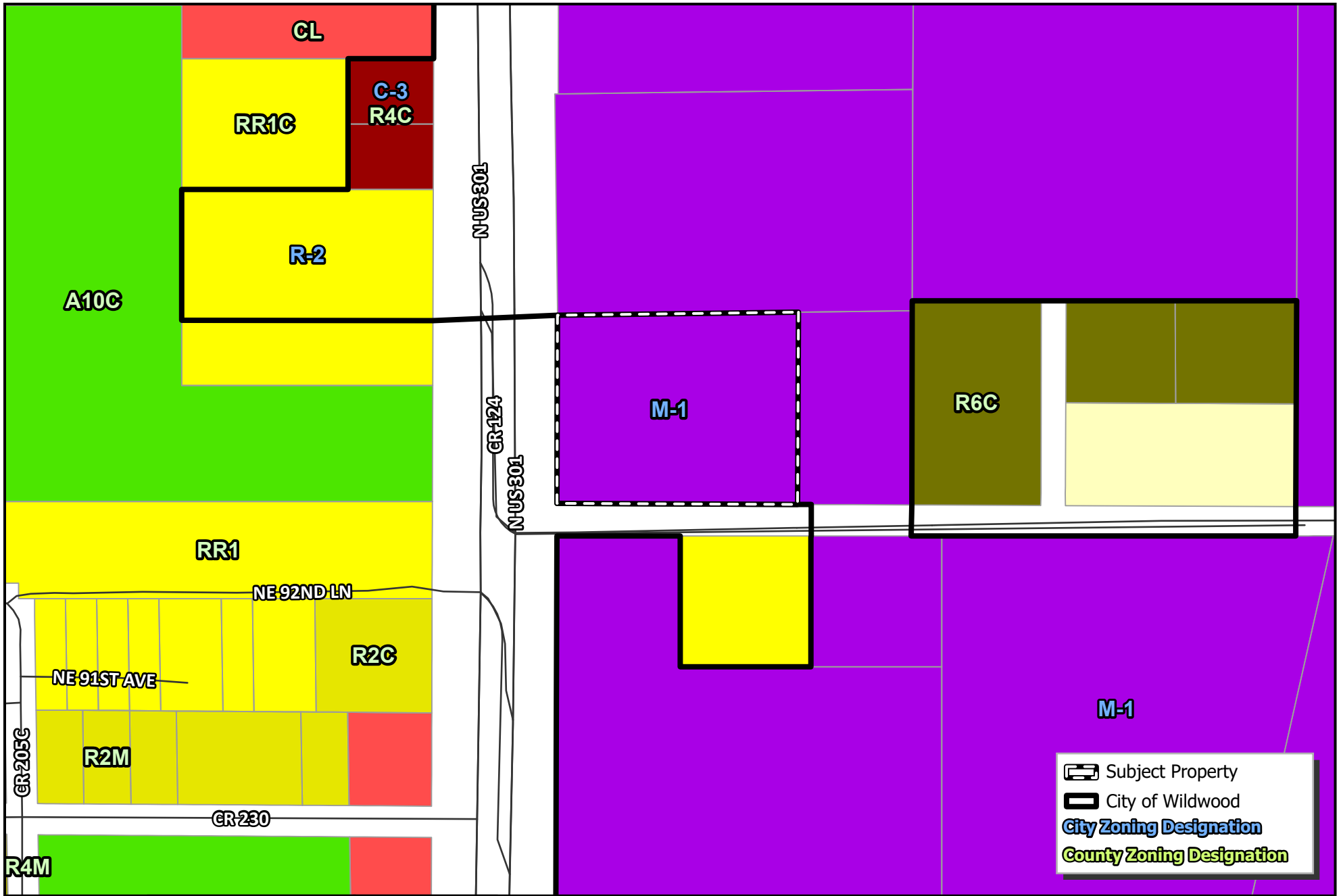
	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#A25-3784 SON LIFE LAWN & LANDSCAPING, INC. PARCEL D29A022	MAP 1A LOCATION MAP SEP 2025
--	--	---	--	--

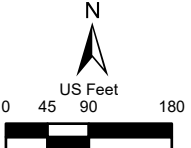


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 95 190 380	#A25-3784	MAP 1B
			SON LIFE LAWN & LANDSCAPING, INC	LOCATION
			PARCEL D29A022	MAP
				SEP 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	#A25-3784 SON LIFE LAWN & LANDSCAPING, INC. PARCEL D29A022	MAP 3A EXISTING ZONING SEP 2025
---	--	--	--	---



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	#A25-3784 SON LIFE LAWN & LANDSCAPING, INC. PARCEL D29A022	MAP 3B PROPOSED ZONING SEP 2025
---	--	--	--	---



Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-61

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

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

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

VIA UPLOAD
September 2025

Mr. Matthew Tadlock
Sumter County Development Services
7375 Powell Road Suite 115
Wildwood, FL 34785



RE: **Son Life Landscape – Trip Generation Letter**

Dear Mr. Tadlock:

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for General Office Building (LUC 710), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the 2,400 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	10.84 trips / 1,000 SF	26	13	13
Weekday AM Peak Hour	1.52 trips / 1,000 SF	4	3	1
Weekday PM Peak Hour	1.44 trips / 1,000 SF	3	1	2

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any question questions, please do not hesitate to reach out.

Sincerely,
CLYMER, FARNER, BARLEY, Inc.

Tyler Counts
Tyler Counts, P.E.,

Land Use: 710

General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN), Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 59

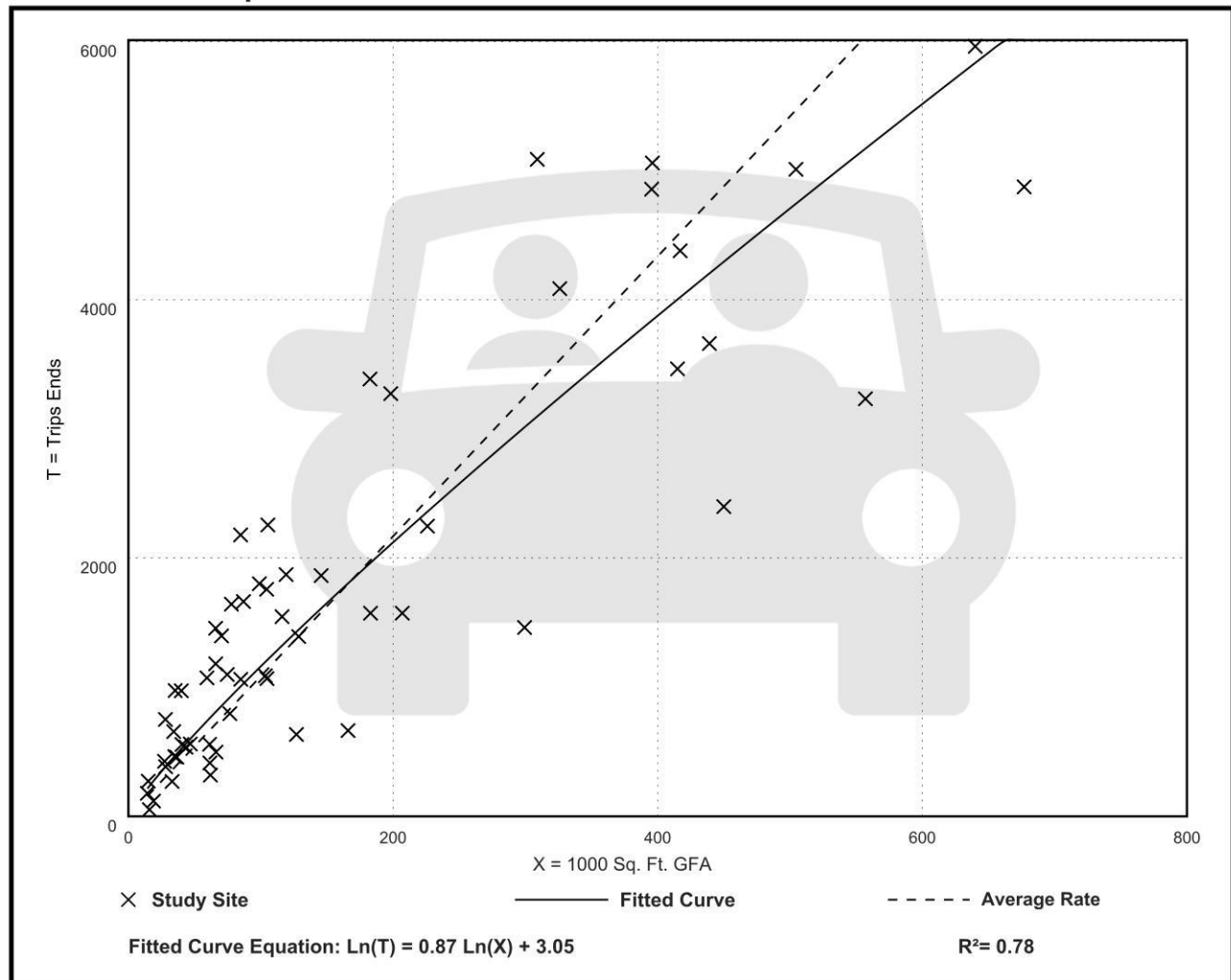
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

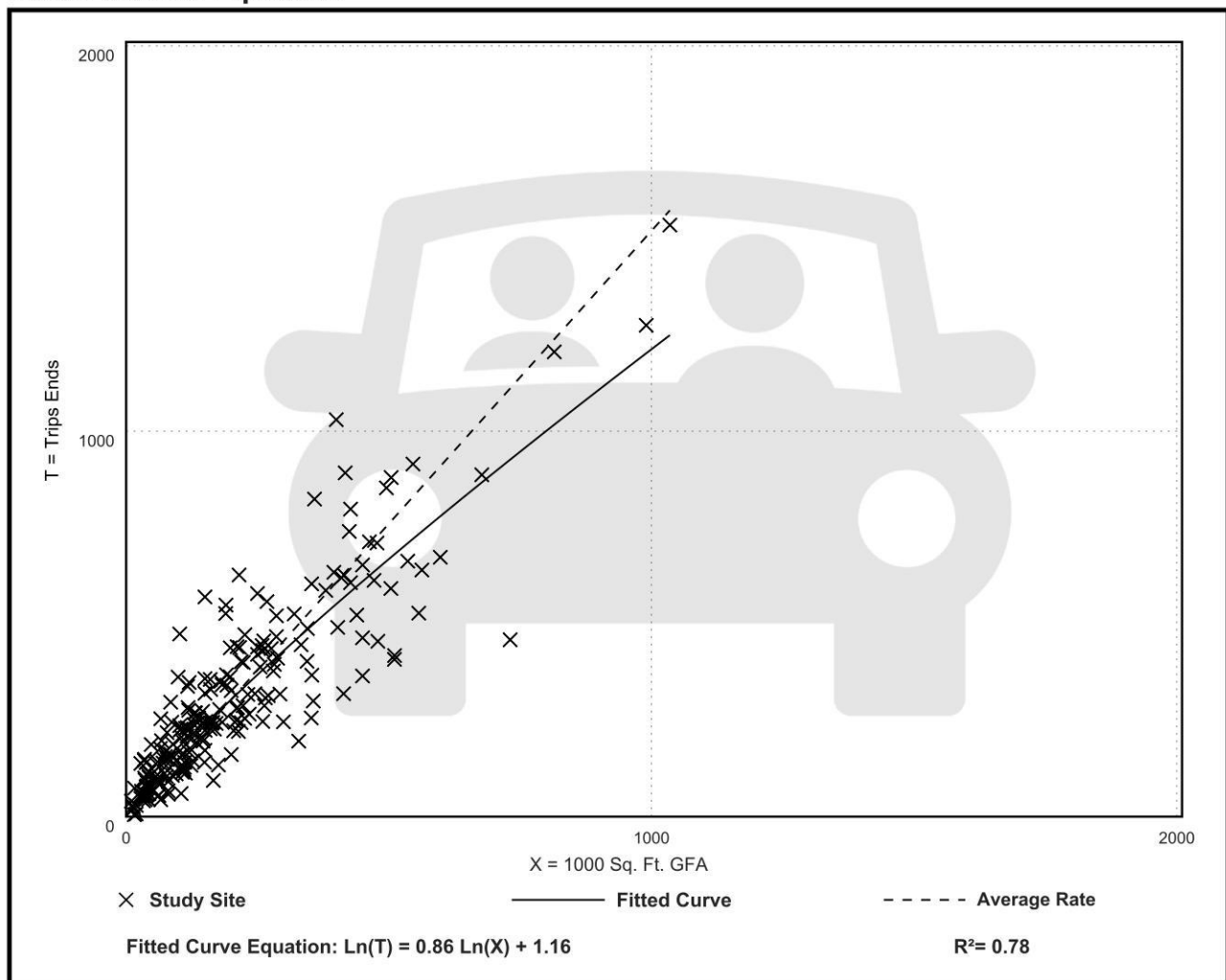
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

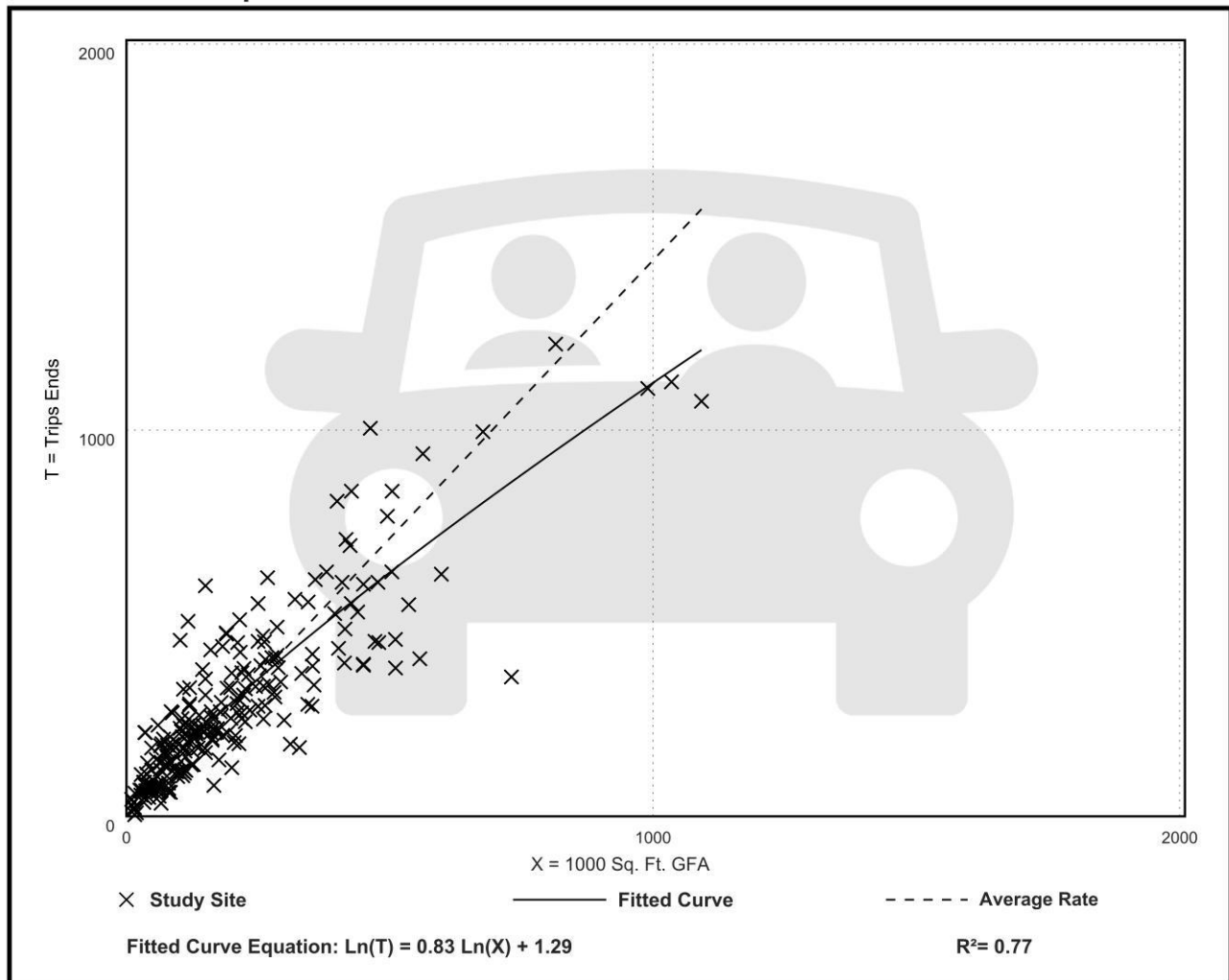
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Wildwood Country Resort Rezoning Applications

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number(s)	A25-3484 - 5396 Columbus Circle A25-3605 - 5527 Columbus Circle A25-3630 - 5590 Hancock Drive A25-3692 - 5252 Lexington Circle A25-3713 - 5175 Oxford Court
Ordinance Number	O2025-59
Owner(s)/Applicant(s)	Vaughn and Cheryl Harris Christopher and Karen Upton Steven Titus Barbara Deupree Jackie and Judy Kyle
Property Location	The subject properties are generally located approximately 0.17 miles south of the E SR 44 and S Buena Vista Blvd intersection, within the Wildwood Country Resort Community, in the Heritage Wood 'N Lake Estate and Hearty Host Lake Resort Subdivision.
Parcel(s)	G16A010, G16A106, G16A207, G16EC038, & G16EC051
Date	October 24, 2025

The applicants seek a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for the parcels listed above on a total of 0.83 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request, ordinance number O2025-58.

ANALYSIS: The applicants/owners seek to be represented by the City of Wildwood Commissioners. There is one existing manufactured home in each of the five lots proposed under this amendment (no new development).

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

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

The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of MHP and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. the City's zoning map shall be consistent with the Wildwood FLUM. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

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

The proposed rezoning to MHP is compatible with the current zoning in this area, being residential, and the existing character of the subdivisions within this community. The community exhibits a mix of manufactured homes and single-family residences.

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

Schools: All five parcels have manufactured homes, and each could contribute 0.286 school-aged children, with a total of 1.43 school-aged children, based on the Marion County Public School Metrics per dwelling unit.

Potable Water & Sewer: There is an 8-inch water line and an 8-inch sewer line servicing the subdivision(s).

Streets: Access to the Wildwood Country Resort Community is on Heritage Blvd, a privately owned and maintained road, located south off of S. Buena Vista Blvd, a Sumter County owned and maintained road. Streets within the subdivisions are privately owned and maintained.

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

The subject parcels are located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the current use of the properties to bring the properties into compliance with the proposed Future Land Use designation.

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

A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as the five parcels are within an already platted subdivision in which the trips have already been accounted for. For a single-family residence, it's expected to generate up to 10 daily trips.

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

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

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RPUD (County) & MHP (City)
SOUTH	RPUD (County)
EAST	RPUD (County)
WEST	RPUD (County)

If the rezoning is approved, no changes are expected to be made. All applicants intend to keep the existing mobile homes which are permitted within the proposed zoning district.



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2025-59

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

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

Parcel G16A010

Vaughn R. Harris and Cheryl M. Harris, Trustees of The Harris Family Trust

0.14 +/-

LOT(S) 10, BLOCK A, HEARTY HOST LAKE RESORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

Parcel G16A106

Steven A. Titus

0.25 +/-

LOT 6, BLOCK "B" HEARTY HOST LAKE RESORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16A207

Christopher and Karen Upton

0.20 +/-

LOT 7, BLOCK C, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 57 AND 57A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16EC038
Jackie R. Kyle and Judy A. Kyle
0.12 +/-

LOT 38, BLOCK C, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 61 AND 61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16EC051
Barbara Deupree
0.12 +/-

LOT 51, BLOCK C, HERITAGE WOOD'N LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

These properties are to be reclassified from RPUD (Sumter County) to MHP (City of Wildwood).

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

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

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

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

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

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

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

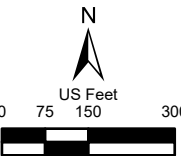
Second Reading: _____

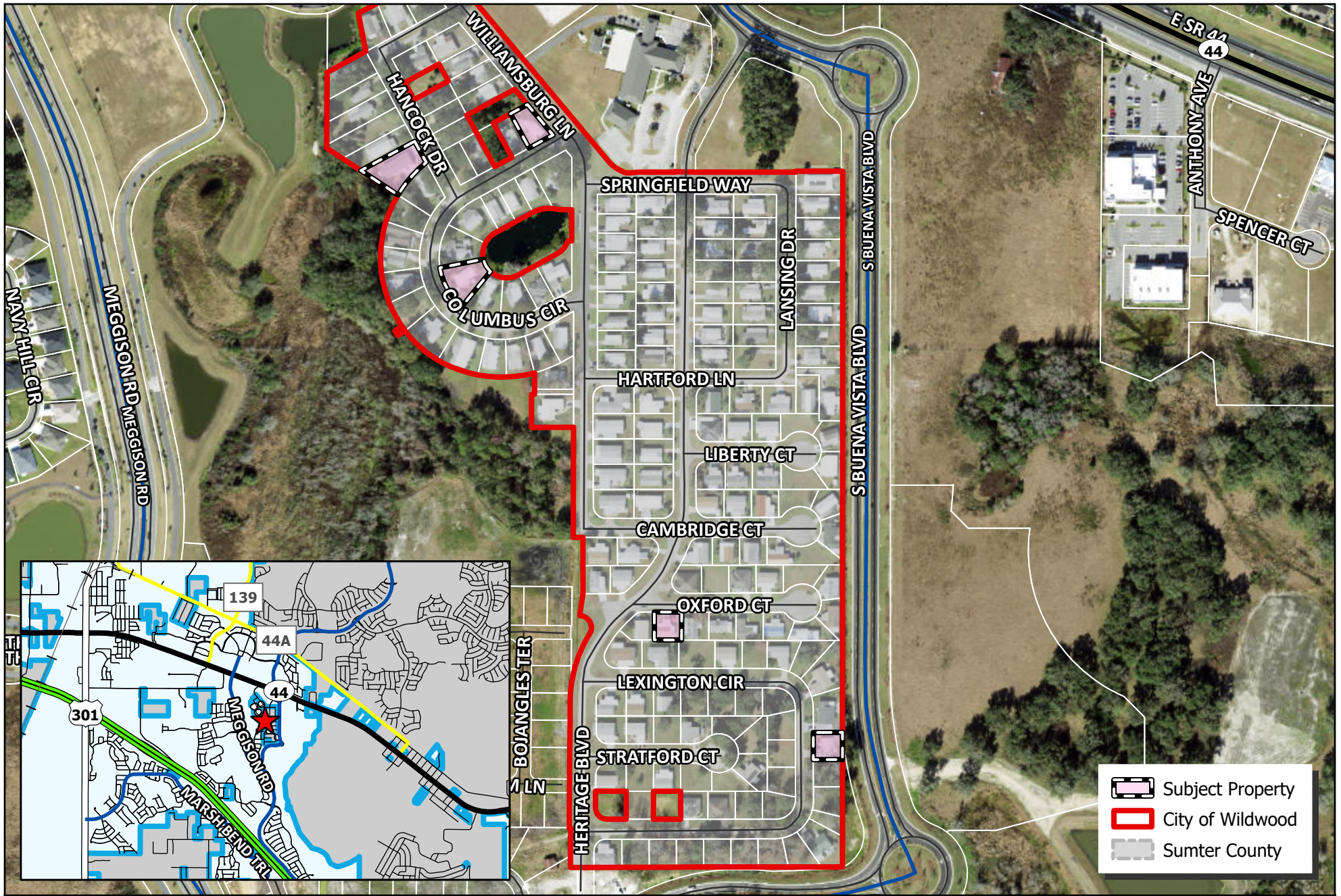
Approved as to form:

City Attorney

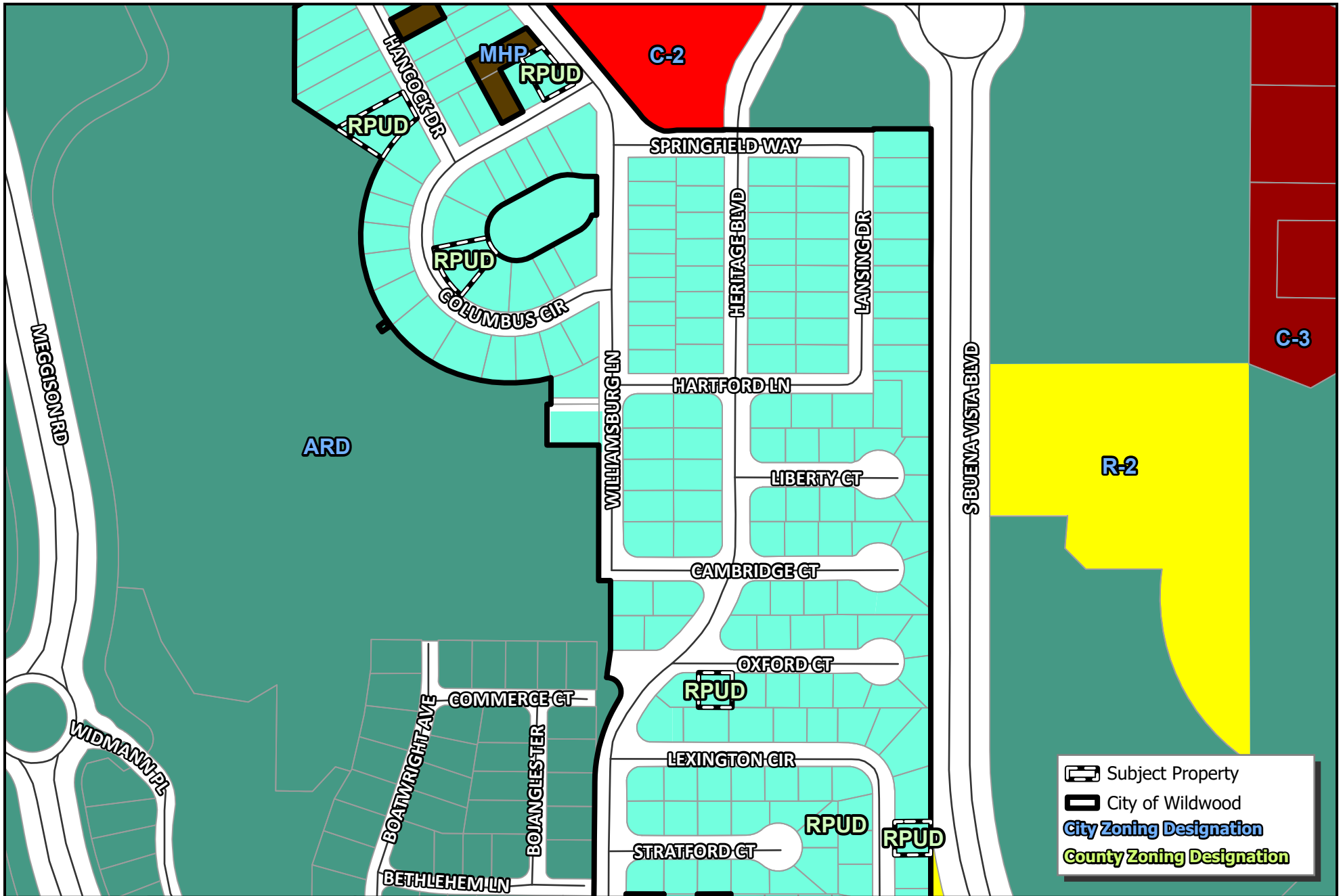
EXHIBIT A



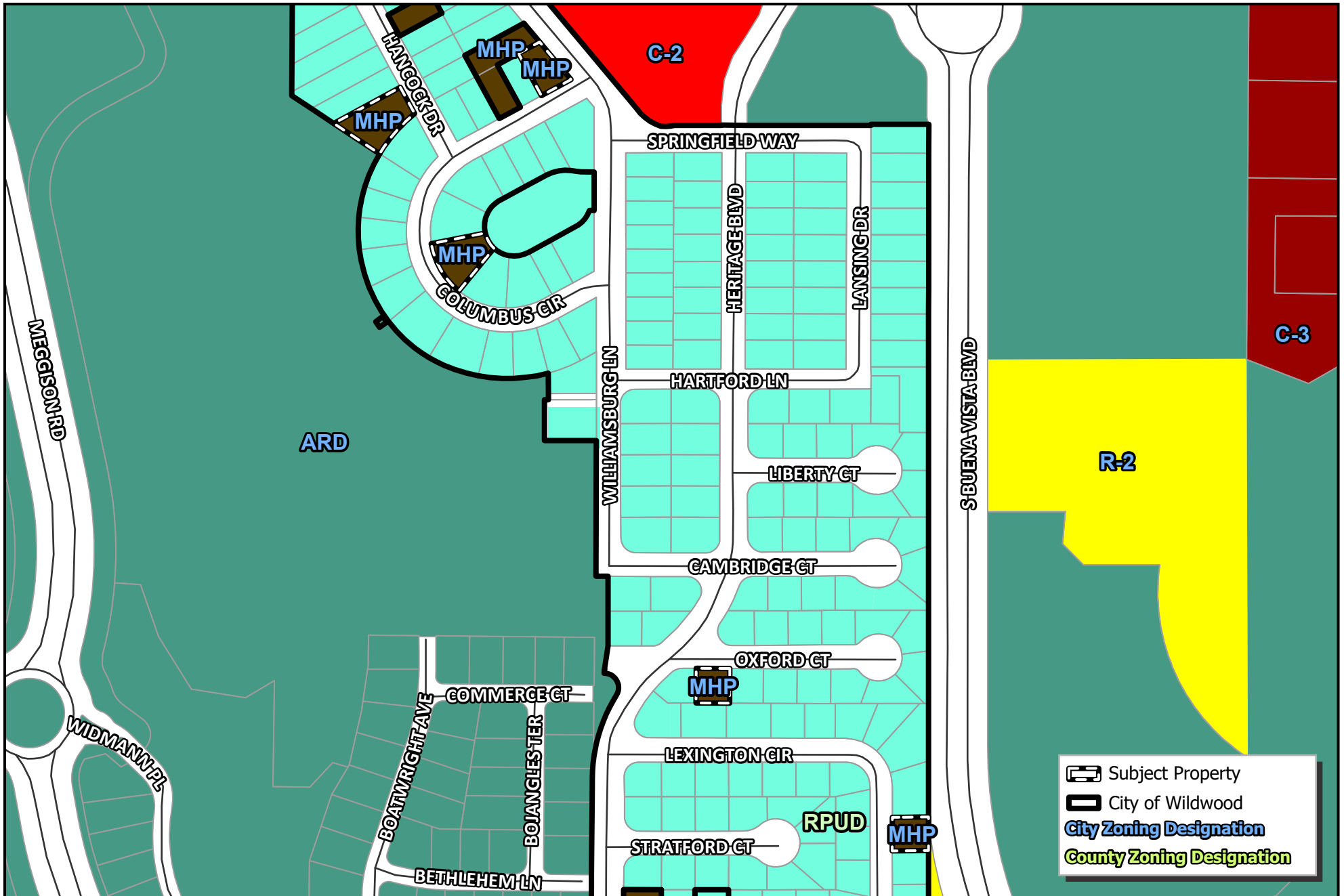
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 75 150 300	#A25-3486, #A25-3606, #A25-3631, #A25-3693 & #A25-3837 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1A LOCATION MAP OCT 2025
---	--	---	---	--

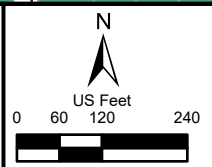


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 75 150 300	#A25-3486, #A25-3606, #A25-3631, #A25-3693 & #A25-3837 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1B LOCATION MAP OCT 2025
--	--	---	---	---



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 60 120 240	#A25-3486, #A25-3606, #A25-3631, #A25-3693 & #A25-3837 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 3A EXISTING ZONING OCT 2025
--	--	---	---	---



	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#A25-3486, #A25-3606, #A25-3631, #A25-3693 & #A25-3837 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 3B PROPOSED ZONING OCT 2025
--	---	---	---	---



Business Impact Estimate

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

Proposed ordinance's title/reference: O2025-59

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

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

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

The following five parcels have been submitted for a small-scale comprehensive plan and rezoning application for the city land use and zoning of Mobile Home Park (MHP).

5396 Columbus Circle (G16A010)

5527 Columbus Circle (G16A207)

5590 Hancock Drive (G16A106)

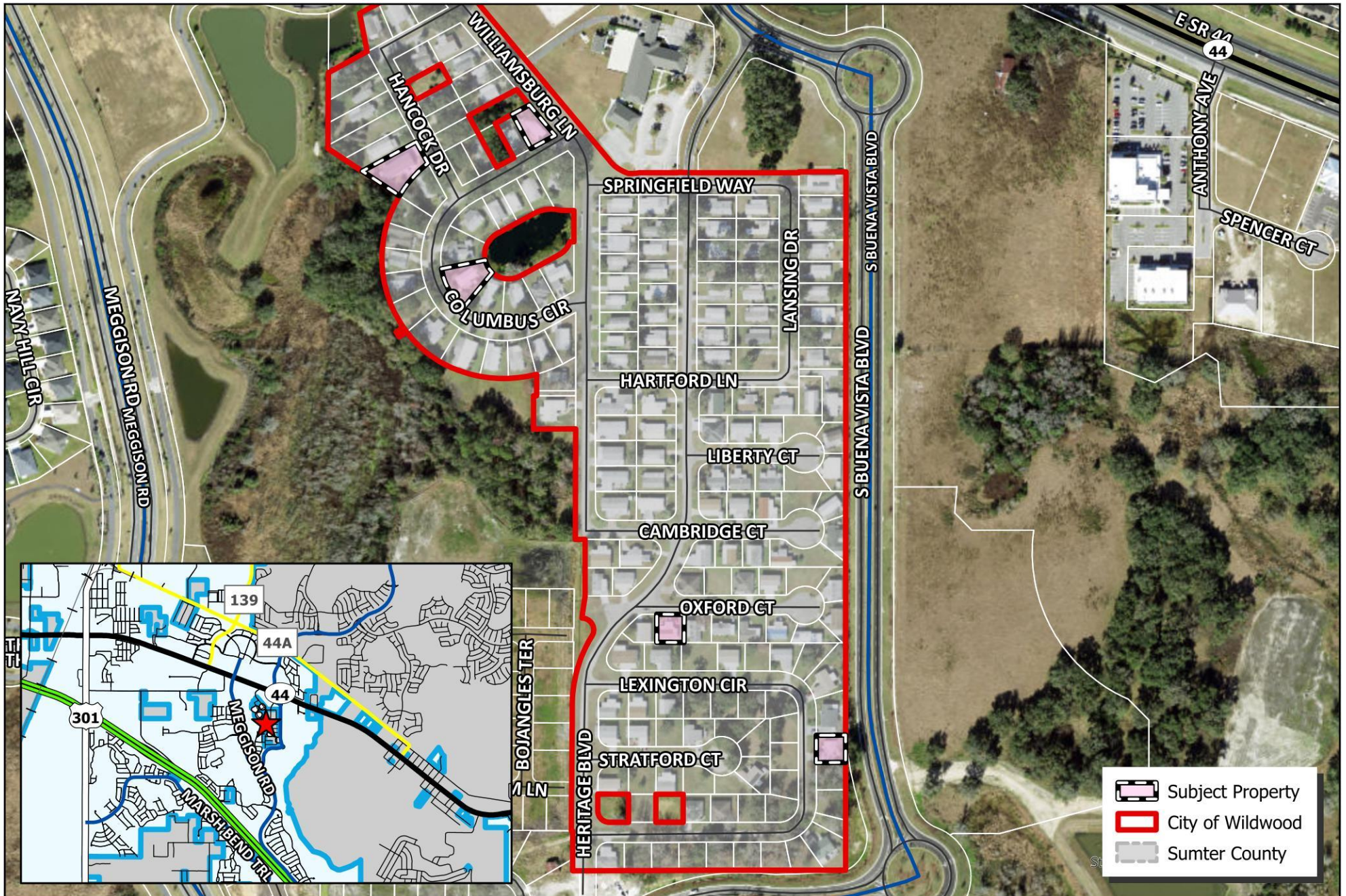
5252 Lexington Circle (G16EC051)

5175 Oxford Court (G16EC038)

**Map of parcel locations can be found on the second page.

Each parcel currently has one manufactured home on the property. This produces up to 10 trips per day for each parcel with a total of 50 trips per day, all within an already platted subdivision. Applicants would like to request a TIA exemption.





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 75 150 300	#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1B LOCATION MAP OCT 2025
--	--	---	---	--

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0068 St. Vincent de Paul Outreach Ministries

REQUESTED ACTION: Staff recommends approval upon resolution of outstanding comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	A25-0068 St. Vincent de Paul Outreach Ministries
Parcel Number	G07E023, G07-052, G07-053, and G07-128
Acreage	3.77 Acres, MOL
Property Location	The property is generally located approximately 110 linear feet south of the intersection of E Kentucky Avenue and US Hwy 301
Owner	Diocese of Orlando
Applicant	John Noonan, Bishop

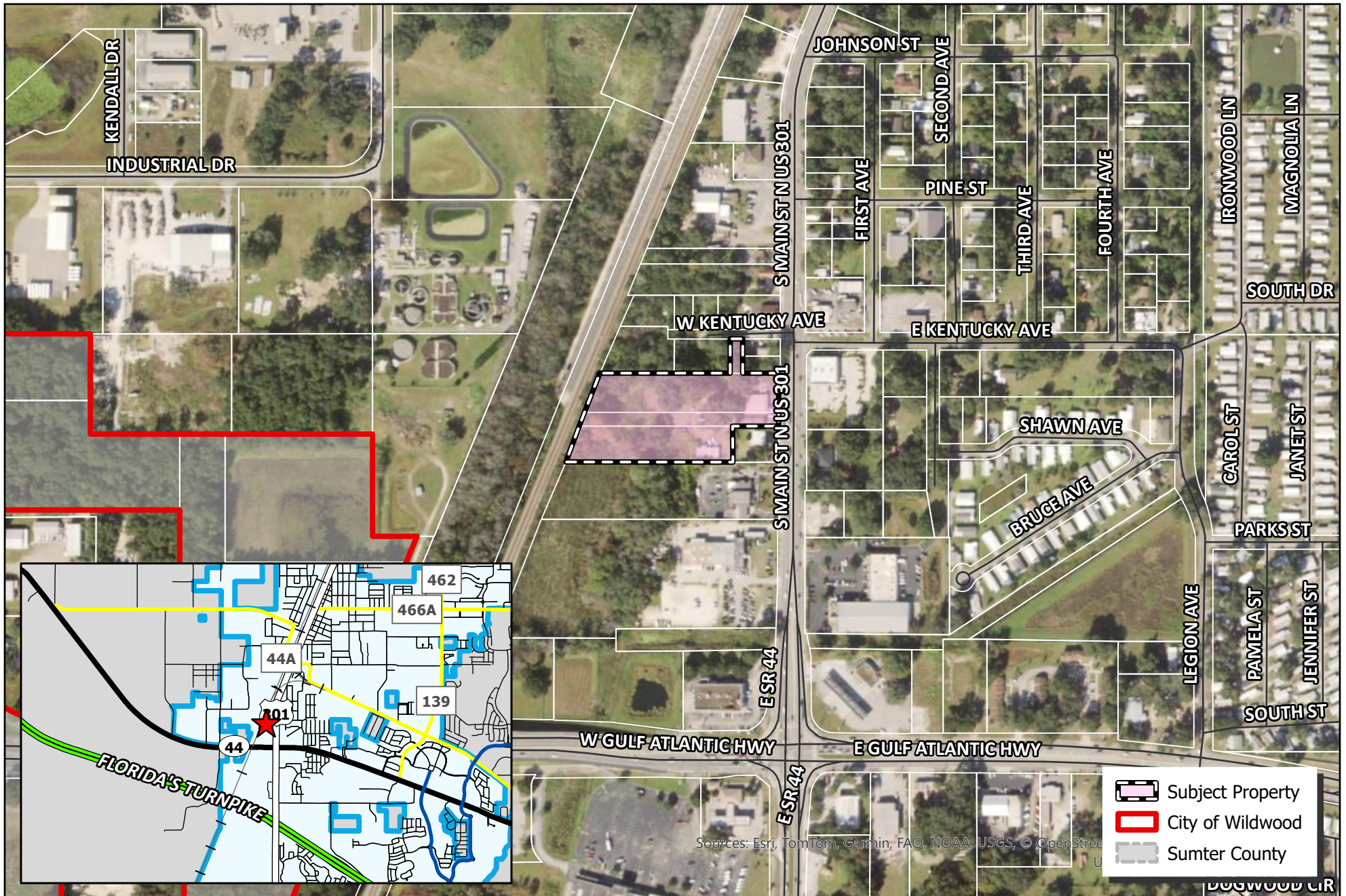
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a multi-phased project consisting of a one-story 10,108-square-foot retail building providing 66 parking spaces including three (3) Florida ADA accessible parking spaces with one being a van-accessible ADA parking space, a dumpster enclosure, together with associated infrastructure such as retention area, landscaping buffers, connecting sidewalks, site lighting improvements, and connecting commercial driveways along E. Kentucky Avenue and US Hwy 301 for Phase 1, on 3.77 acres MOL, as per the attached plans. A proposed 10,089-square-foot Food Pantry Building will be developed in Phase 2.

The applicant has submitted one technical waiver request in relation to a 5-foot impervious surface encroachment within the required 25-foot wetland buffer, which has been granted by the PRC Committee. A25-0068 meets the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 10/27/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N  0.00 0.01 0.03 0.04 0.06 Miles	PJ #A25-0068 ST. VINCENT DE PAUL OUTREACH MINISTRIES PARCELS G07-052, G07-53, G07-128 & G07E023	MAP 1B LOCATION MAP JAN 2025
--	--	--	---	--

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD			
SWFWMD			
FDEP WATER			
FDEP SEWER			

DATE	REVISIONS	BY
7-20-25	CITY OF WILDWOOD RAI #2	M.J.F.
8-28-25	CITY OF WILDWOOD RAI #3	M.J.F.

MAJOR SITE PLAN FOR ST. VINCENT DE PAUL OUTREACH MINISTRIES WILDWOOD, FL

LEGAL DESCRIPTION

PARCEL A:
COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE WEST ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 23.70 FEET; THENCE RUN SOUTH, A DISTANCE OF 295.00 FEET; RUN THENCE WEST A DISTANCE OF 145.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST A DISTANCE OF 486.80 FEET TO THE EASTERLY RIGHT OF WAY OF THE S.A.L. RAILROAD, RUN THENCE S. 22 DEGREES 21 MINUTES 35 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 124.35 FEET; RUN THENCE EAST, A DISTANCE OF 534.11 FEET; RUN THENCE NORTH, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B:
LOT 3, BLOCK C, BOEN'S ADDITION TO WILDWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 133 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL C:
COMMENCE AND THE NE CORNER OF THE SW 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN THENCE WEST, 23.7 FEET; RUN THENCE SOUTH 295.00 FEET; RUN THENCE WEST 150.00 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 45 FEET; RUN THENCE WEST, A DISTANCE OF 484.79 FEET TO THE EAST RIGHT OF WAY LINE OF THE S.A.L. RAILROAD, RUN THENCE SOUTH 22 DEGREES 21 MINUTES 35 SECONDS WEST, ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 46.66 FEET; THENCE EAST 463.50 FEET TO THE POINT OF BEGINNING.

AND

PARCEL D:
BEGIN AT A POINT 23.7 FEET WEST AND 250.00 FEET SOUTH OF THE NE CORNER OF THE SW 1/4, SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN SOUTH 45 FEET, THENCE WEST 150.00 FEET, THENCE NORTH 45 FEET, THENCE EAST 150.00 FEET TO THE POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

AND

PARCEL E:
BEGINNING AT A POINT WHICH IS 23.9 FEET WEST AND 125 FEET SOUTH OF THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND RUN SOUTH 125 FEET; THENCE WEST 612.70 FEET TO THE RIGHT OF WAY OF THE S.A.L. RAILWAY, THENCE NORTH 22 DEGREES 30 MINUTES 00 SECONDS EAST, 133.50 FEET; THENCE EAST 565.70 FEET TO THE POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.



Digitally signed by Stephen M
Campbell
Date: 2025.08.29 15:31:48-04'00'

LANDSCAPE ARCHITECT
MICHAEL PAPE AND ASSOCIATES, P.A.
2351 S.E. 17TH STREET
OCALA, FL 34471
SUZANNE STANCLIL
(352) 351-3500

WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD
100 MAIN STREET
WILDWOOD, FL 34785
(352) 330-1330

ELECTRICAL POWER UTILITIES
DUKE ELECTRIC, INC.
4350 SE MARICAMP ROAD
OCALA, FLORIDA

TELEPHONE UTILITIES
CENTURYLINK P.O.
BOX 490048
LEESBURG, FL 34748
(352) 326-1230

SOLID WASTE COLLECTION
WASTE MANAGEMENT
8556 NE 44TH DRIVE
WILDWOOD, FL 34785
(352) 748-0236

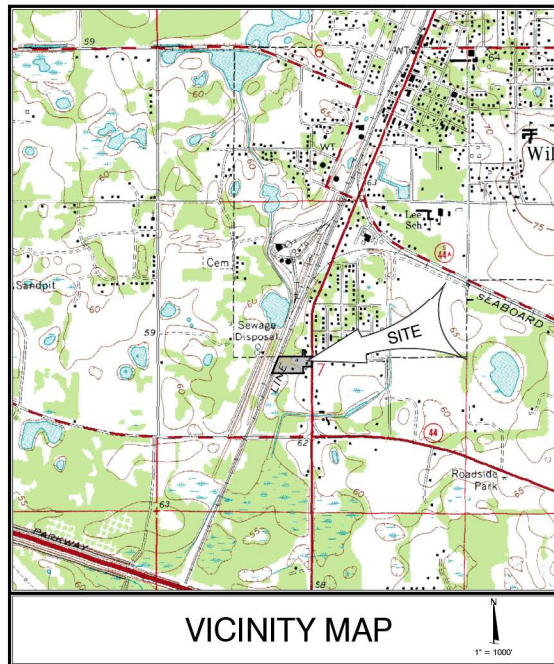
NATURAL GAS UTILITY
TECO / PEOPLES GAS
316 S.W. 33RD AVENUE
OCALA, FLORIDA 34744
(352) 401-3419

CABLE UTILITIES
SPECTRUM
730 SOUTH MAIN STREET
WILDWOOD, FL 34785
(352) 748-5633

OWNER/APPLICANT
DIOCESE OF ORLANDO
50 E. ROBINSON ST
ORLANDO, FL 32801
JOHN G. NOONAN, BISHOP
407-246-4944

ENGINEER
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE.
MIDDLETON, FL 34762
STEPHEN M. CAMPBELL, PE
FL LIC. NO. 85530
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7355 ALFORD AVE.
MIDDLETON, FL 34762
KAYE JAMESON, PSM
FL REG. NO. 5912
(352) 748-3126



VICINITY MAP

SECTION 7; TOWNSHIP 19 SOUTH; RANGE 23 EAST
WILDWOOD, SUMTER COUNTY, FLORIDA



SOILS MAP

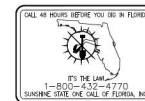
SCALE: 1" = 200'

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	DEMOLITION PLAN
04	SITE PLAN
05	GRADING PLAN
06	DRAINAGE PLAN
07	UTILITY PLAN
09	CITY OF WILDWOOD UTILITY DETAILS
10	CITY OF WILDWOOD UTILITY DETAILS
11	CITY OF WILDWOOD UTILITY DETAILS
12	GENERAL DETAILS
AT-1	AUTOTURN EXHIBIT
EC-1	EROSION CONTROL PLAN

NOTES:

1. THE STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY THE OWNER.
2. ALL UTILITY CONSTRUCTION SHALL BE TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND CITY OF WILDWOOD REQUIREMENTS.
3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST HAS A BEARING OF NORTH 89°27'32" WEST.
4. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1514031D, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND WITHIN ZONE "W". FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.
6. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK # 2753. SAID POINT HAVING AN ELEVATION OF 86.42 FEET.
7. ALL CONSTRUCTION IN THE FOOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FOOT DESIGN STANDARD PLANS SERIES. THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOOT UTILITY STANDARD SPECIFICATIONS MANUAL.
8. THE FOOD SERVICE BUILDING IS CONSIDERED PHASE 2 OF THIS PROJECT. CLIENT HAS NOT DEVELOPED ELEVATIONS AT THIS TIME. WHEN ELEVATIONS ARE DEVELOPED, THEY WILL MEET DESIGN DISTRICT STANDARDS.



THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS

2. THE APPLICANT WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCELS PER LEGAL DESCRIPTION

3. THESE PARCELS ARE LOCATED WITHIN SUMTER COUNTY

4. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDING THEREIN. NOTIFY CLYMER FARRER BARLEY, INC (CFB) AND THE OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDE (BUT NOT NECESSARILY LIMITED TO) ARE:

- COUNTY / CITY / LOCAL JURISDICTION SITE PLAN PERMIT
- WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) (WATER USE FOR CONSTRUCTION Dewatering)
- ACES DREDGE AND FILL
- FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FOWC) INCIDENTAL TAKE
- FDEP WATER DISTRIBUTION
- FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
- LOCAL RIGHT OF WAY USE
- LOCAL UNDERGROUND UTILITIES

6. FDEP NPDES STORMWATER CONTRACTOR TO OBTAIN NPDES PERMIT AND PROVIDE MONITORING COMPLIANCE

7. ALL BROWNSIE PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND LOCAL.

8. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.

9. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDING THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.

10. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-452-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.

11. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE CFB/OWNER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.

12. CONTRACTOR SHALL FURNISH CFB/OWNER WITH ACCURATE RECORD DRAWINGS SURVEY SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCULING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.

13. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. CFB ASSUMES NO RESPONSIBILITY FOR INACCURACY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONDUCT CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

14. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CFB AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY CFB AND OWNER.

15. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT.

16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL, OTHER THAN OWNERS SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.

17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.

18. CONTRACTOR SHALL STATE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COMPLETELY STATE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SIZES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE CFB OF ANY DISCREPANCIES.

20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

21. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR PROJECT ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.

22. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND CFB FOR ACCEPTANCE AND CERTIFICATIONS.

23. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ONSITE.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS, WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED IT SHALL BE PREPARED BY A CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, CFB, AND CITY OR COUNTY.

25. IT IS THE RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRAFFIC POSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. CFB ASSUMES NO RESPONSIBILITY FOR TRAFFIC POSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.

26. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

27. TREE PROTECTION SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES (BMPs) FOR EACH 10 STANDARDS.

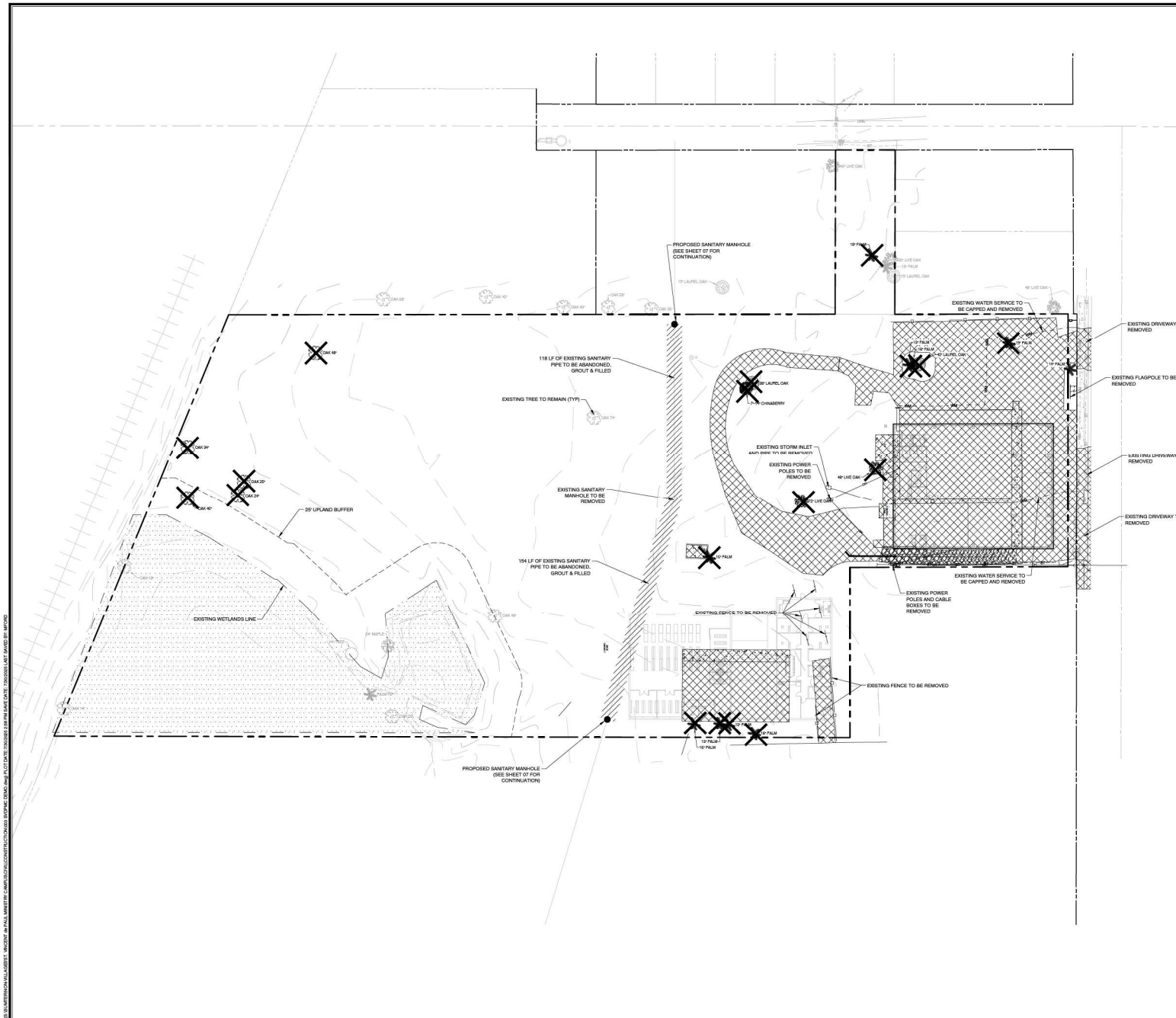
28. ALL DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE DESIGN STANDARDS.

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATEST EDITIONS, INsofar AS THEY APPLY TO THE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS, WHERE SUCH SPECIFICATIONS DIFFER. THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE PROJECT ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSET AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES NOT DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMAL AND SHALL NOT ALLEVATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND. THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT BEFORE INITIATING CONSTRUCTION AND PERFORM ANY REQUIRED INSPECTIONS DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN PROJECT ENGINEERS APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.
6. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLAYTON FARMER BAILEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ADEQUACY OF GEOTECHNICAL INFORMATION.
7. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE, (TOP OF SOD OR SEEDBED SURFACE).
8. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS ACCORDINGLY.
9. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
11. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO CFB/OWNER IMMEDIATELY UPON DISCOVERY.
12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBVIATES CFB'S ANY REVIEW, COMMENTS, OR ACTIONS REGARDING THE WORK.
13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY AND/OR SITE UNDERPINNINGS AS NEEDED. CFB SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHOOSE THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
15. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE. WHILE MAINTAINING POSITIVE DRAINAGE, SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL INSTRUCT THE PROJECT ENGINEER PRIOR TO PLACEMENT OF CURB OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER FOR PRE-CURB INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL ADA STANDARDS.
18. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITH LANDSCAPE ISLANDS, TRACTS, OR MEDIANS WHERE SUCH TREATMENT DOES OCCUR. IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNERS LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
21. CFB RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
22. SITE CONTRACTOR SHALL GRADY ANY UTILITY EXPOSURES, AS SHOWN OR NOTED ON THE PLAN OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
24. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
25. UNDER-SHAFTS RUN UP THE END RUN BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY CFB/OWNER UPON GEOTECHNICAL ENGINEER'S AUTHORIZATION. OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, AND RESEED, AND/OR RESEED AS REQUIRED BY OWNER AND DIRECTED BY GEOTECHNICAL ENGINEER AT CONTRACTOR'S EXPENSE TO OWNERS SPECIFICATIONS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A GEOTECHNICAL CONSULTANT TO PROVIDE FIELD PERMEABILITY TESTS TO ENSURE THE STORMWATER PONS WILL FUNCTION AS DESIGNED AND MEET THE DESIRED INFILTRATION RATES. THE REPORT SHALL BE FORWARDED TO THE OWNER AND THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

1. STORM DRAINS SHALL APPROVED MATERIALS. PIPE JOINTS SHALL BE WRAPPED PER INDEX 400-001.
2. ALL STORM STRUCTURES SHALL CONFORM TO STANDARD INDEX DRAWINGS. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
3. ALL TYPE "Y" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL BE 4 FT. DIAMETER.
4. ALL TYPE "Y" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE AN 8 FT. DIAMETER.
5. ALL CONCRETE WORK SHALL BE 3,000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
6. HDPE PIPE (WHERE SPECIFIED) SHALL BE INSTALLED BY A CERTIFIED HOPE CONTRACTOR.
7. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INSPECTION OF STORM SEWERS PRIOR TO PAVING. CONTRACTOR SHALL PROVIDE EQUIPMENT FOR LAMPING INSPECTION BY PROJECT ENGINEER. FURTHER TESTING WITH MANDRELS OR VIDEO TAPING OF PIPES MAY BE REQUIRED BY PROJECT ENGINEER.
8. PAVING MATERIALS SHALL CONFORM WITH STANDARD SPECIFICATIONS LATEST EDITION.
9. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY INSTALLED FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVAL EQL.
10. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
11. FILL PLACEMENT AND SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECTS GEOTECHNICAL CONSULTANT.
12. CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE OF ROADWAY FROM SUBGRADE THROUGH FINAL LIFT OF ASPHALT. STRUCTURE BASES SHALL BE FABRICATED IN ACCORDANCE WITH STANDARD INDEX 430. TEMPORARY DRAINS FOR SUBGRADE AND BASE, AS NOTED IN THE INDEX, WILL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE STRUCTURE.
13. SOIL TEST RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHALL BE CORED TO EVALUATE MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. THE LOCATION AND NUMBER OF SAMPLE CORES SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT. THE TESTING REPORT SHALL IDENTIFY THE TEST LOCATIONS.

 CFB CLYMER FARMER PARTNER BARLEY CLYMER FARMER BARLEY, INC. 7413 ALFORD AVE. WILCOXVILLE, FL 32092 (904) 266-1000		DATE BY PERIOD OF WILDCARD COMMENTS REVISIONS
ST. VINCENT DE PAUL OUTREACH MINISTRIES WILDCARD, FL		SAVE DATE DRAWN BY CHECKED BY PROJECT # FILE NAME 7/26/2025 MJF JTN EP00024.020415 002-NOPTC-MJF
		GENERAL NOTES
SHEET NUMBER 02		

ST VINCENT DE PAUL OUTREACH MINISTRIES
11011 WILSON AVENUE, SUITE 100, WILSON, FL 32795
TEL: 407.255.1101 FAX: 407.255.1102
WWW.STVINCENTDEPAULFL.COM
DATE: 7/26/2019
BY: JTN

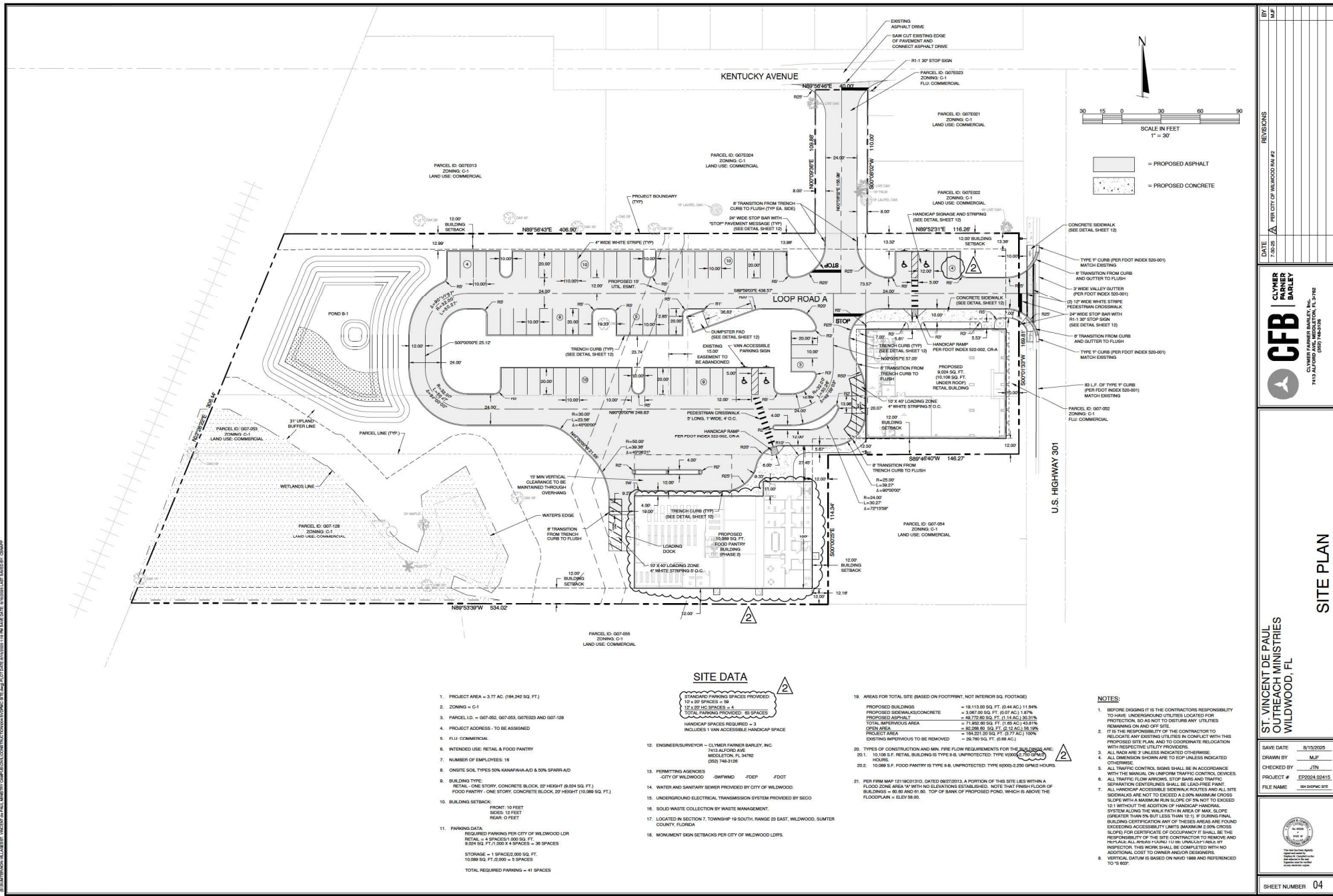


- DEMOLITION NOTES:**
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
 2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
 3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
 4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
 5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY OWNER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
 6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
 7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJACENT ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
 8. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
 9. EXISTING SITE FEATURES LOCATED WITHIN THE AREA OF DEMOLITION IDENTIFIED TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. FEATURES AFFECTED BY GRADING SHALL BE ADJUSTED TO MEET DESIGN GRADES.
 10. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
 11. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF ABUTTING ROADS SHALL BE BACK FILLED IN ACCORDANCE WITH FOOT STANDARDS OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL. AT THE CONTRACTOR'S EXPENSE.
 12. THE CONTRACTOR SHALL ENSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH FOOT STANDARDS FOR WORK BEING PERFORMED. ACCESS TO ADJACENT PROPERTIES TO BE MAINTAINED DURING CONSTRUCTION.
 13. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CONSTRUCTION OF IMPROVEMENTS WITHIN THE ROAD RIGHT-OF-WAY TO MINIMIZE TRAFFIC DISRUPTION.
 14. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. ALL EXISTING UTILITY CONNECTIONS TO BE DISCONNECTED AND REMOVED TO SERVICE POINT OR METER UNLESS NOTED TO REMAIN. CONTRACTOR IS RESPONSIBLE IN MAINTAINING AND PROTECTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR ROAD DAMAGES AT HIS/HERS EXPENSE.
 15. EXISTING SURVEY MONUMENTATION SHALL NOT BE DISTURBED; ANY DISTURBED OR REMOVED MONUMENTATION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
 16. CLEAR AND GRUB ALL DISTURBED AREAS PRIOR TO CONSTRUCTION.

- = EXISTING ASPHALT SIDEWALK AND BASE TO BE REMOVED.
- = EXISTING CONCRETE AND BUILDINGS TO BE REMOVED
- = EXISTING TREE TO BE REMOVED

BY:	
REVISIONS	
DATE	
CLYMER FARMER BARTLEY, INC.	
CFB	
CLYMER FARMER BARTLEY, INC.	
7413 ALFORD AVE. WILSON, FL 32792	
TEL: 407.255.1101	
FAX: 407.255.1102	
WWW.CFBINC.COM	
ST. VINCENT DE PAUL OUTREACH MINISTRIES WILSON, FL	
SAVE DATE: 7/26/2019	
DRAWN BY: JTN	
CHECKED BY: JTN	
PROJECT #	EP0024-02415
FILE NAME	000-000000-0000
SHEET NUMBER	03

DEMOLITION PLAN



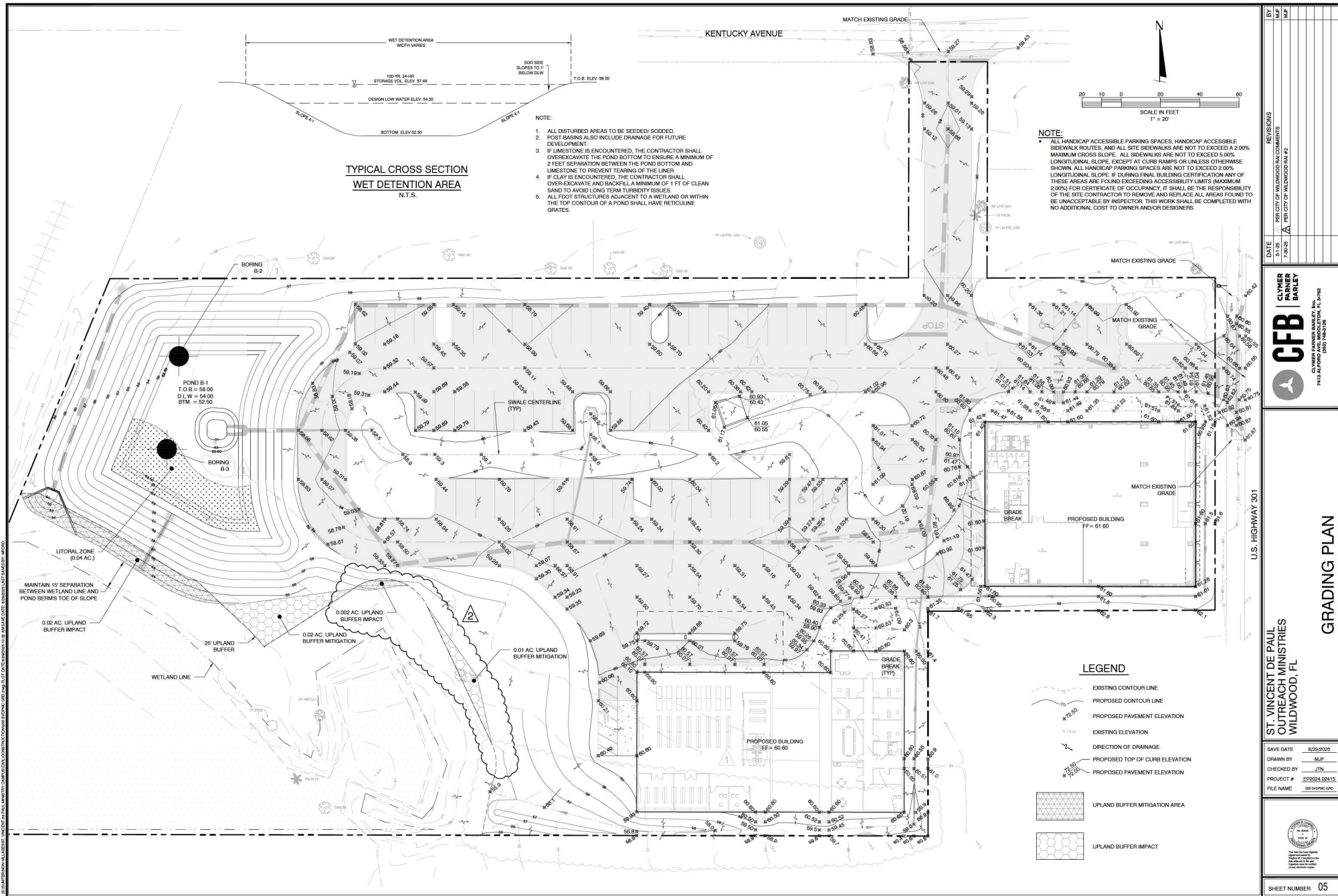
BY: M.F.
DATE: 7-20-25
REVISIONS
DATE: 7-20-25
PER CITY OF WILDMOOD MAP #2
DRAWN BY: M.F.
CHECKED BY: JDN
PROJECT # 220904.03415
FILE NAME 220904.03415
SHEET NUMBER 04

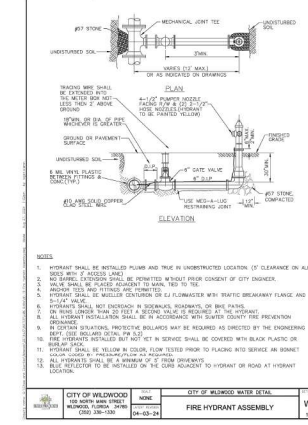
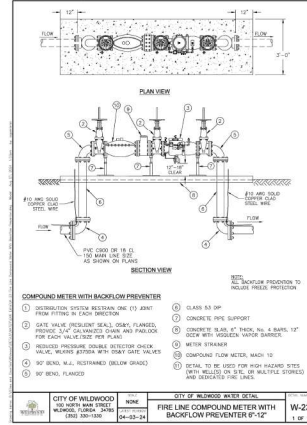
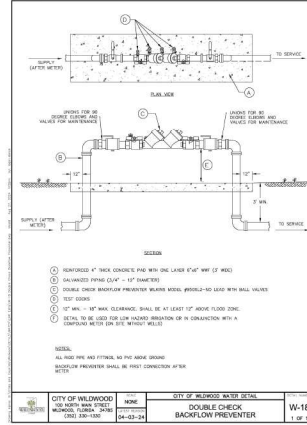
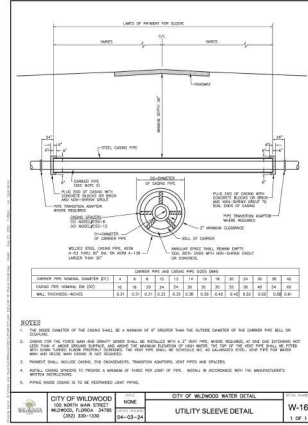
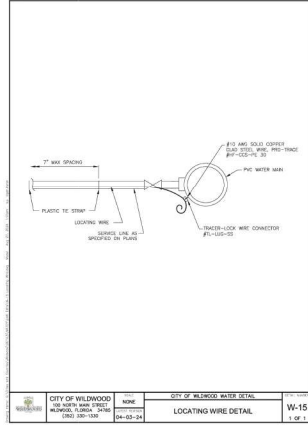
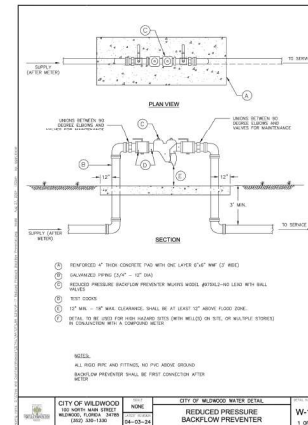
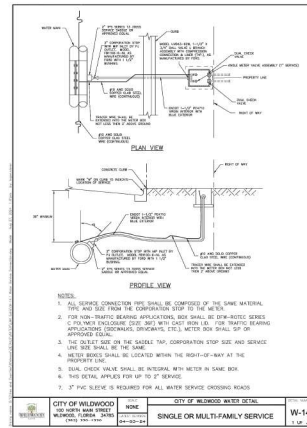
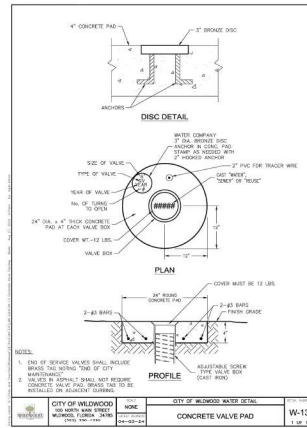
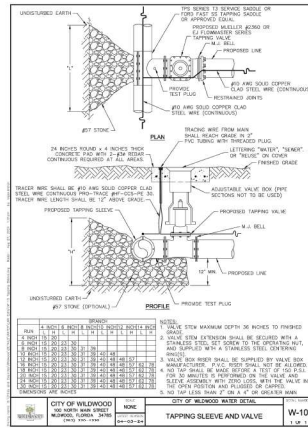
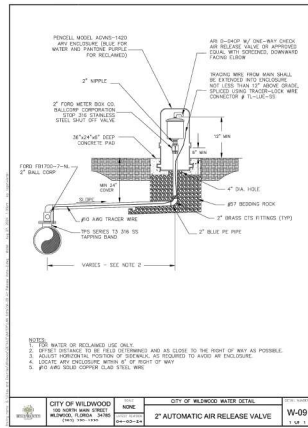
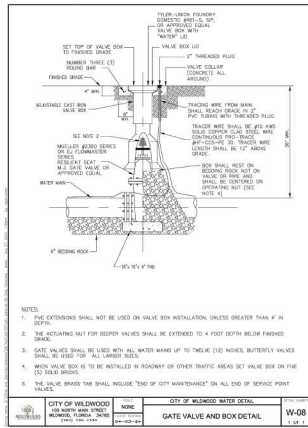
ST. VINCENT DE PAUL OUTREACH MINISTRIES WILDMOOD, FL

CYMER FARMER BARLEY, INC.
7413 ALFORD AVE.
MIDDLETON, FL 34702
CLYMER FARMER BARLEY, INC.
7413 ALFORD AVE.
MIDDLETON, FL 34702

CFB

SITE PLAN





REVISIONS

DATE

BY

DATE

CLYMER FARMER BARTLEY, INC.

7413 ALFORD ROAD, WILWOOD, FL 32786

CFB

CLYMER FARMER BARTLEY, INC.

ST. VINCENT DE PAUL OUTREACH MINISTRIES

WILWOOD, FL

CITY OF WILWOOD UTILITY DETAILS

SAVE DATE

7/30/2023

DRAWN BY

WAF

CHECKED BY

JTN

PROJECT #

2023014.0014.1

FILE NAME

05-DWG-UTILITY

Seal

Professional Engineer

State of Florida

Registration No. 12345

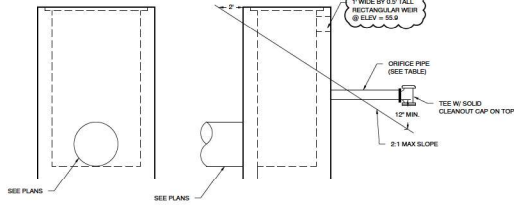
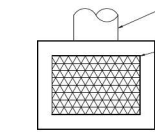
Seal

Professional Engineer

State of Florida

Registration No. 12345

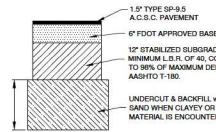
SHEET NUMBER 10



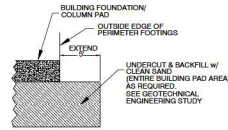
OVERFLOW STRUCTURE DETAIL
N.T.S.

OVERFLOW STRUCTURE TABLE

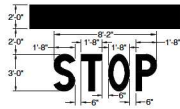
STRUCTURE #	STRUCTURE TYPE	GRATE ELEV.	ORIFICE PIPE	ORIFICE SIZE	ORIFICE ELEVATION (A)	OUTFALL PIPE SIZE
SV-D17	C-INLET	57.00	6"	7/8"	54.00	24"



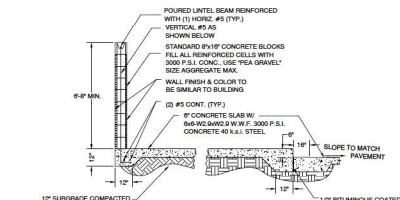
PARKING LOT PAVEMENT SECTION
NOT TO SCALE



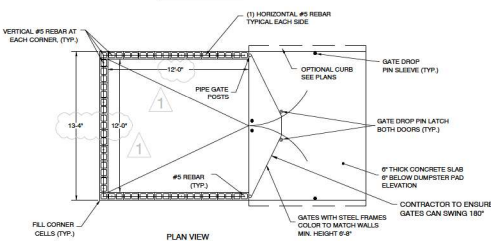
BUILDING PAD SECTION



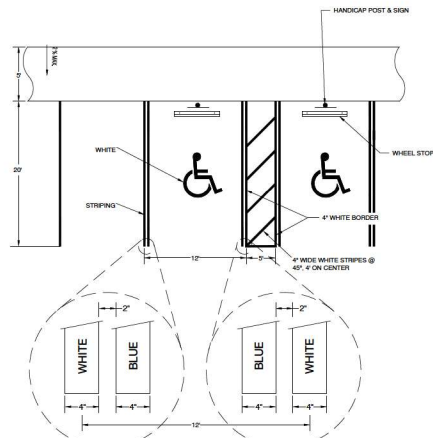
PAVEMENT MARKING DETAILS
NOT TO SCALE



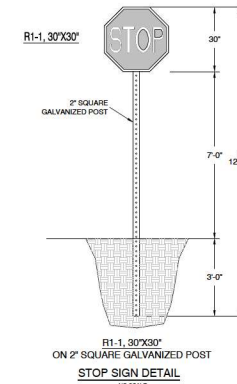
WALL & PAD SECTION



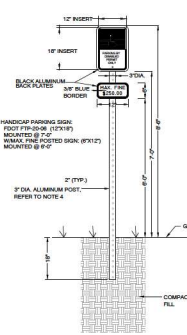
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



HANDICAP PARKING STRIPING DETAIL
NOT TO SCALE



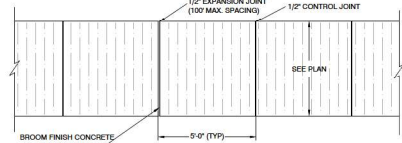
STOP SIGN DETAIL
NO SCALE



HANDICAP POST AND SIGN DETAIL
NOT TO SCALE

- NOTES:
1. ALL LETTERS ARE 1" SERIES "C".
 2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED SYMBOL AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK GRAPHIC SYMBOL AND BORDER.

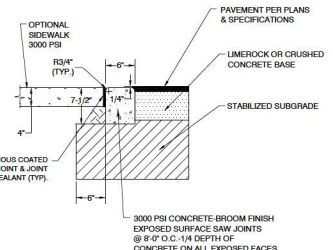
HANDICAP SIGN DETAIL



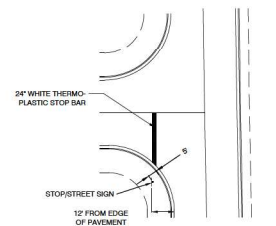
TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE



TRENCH CURB DETAIL
N.T.S.



EDGE CURB
NOT TO SCALE



STOP SIGN & STOP BAR LOCATION DETAIL
NOT TO SCALE

DATE	BY	REVISIONS
08-01-05	M.F.	PER CITY OF WILDMOOD IN COMMENTS
08-11-05	O.F.	PER CITY OF WILDMOOD IN COMMENTS

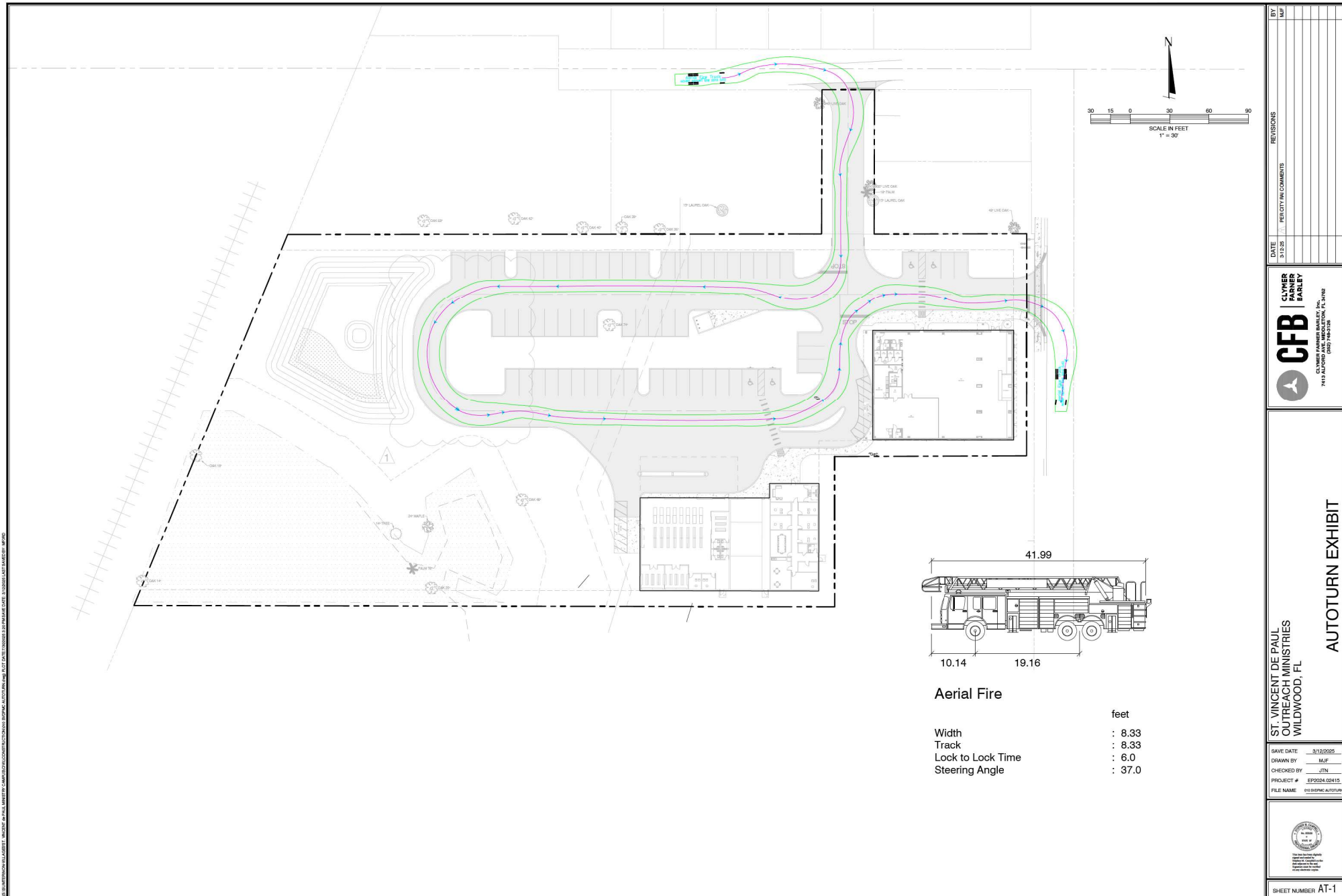
CFB
CLYMER FARMER BARLEY, INC.
7413 ALFORD ROAD, WILDMOOD, FL 32792
(813) 892-1100

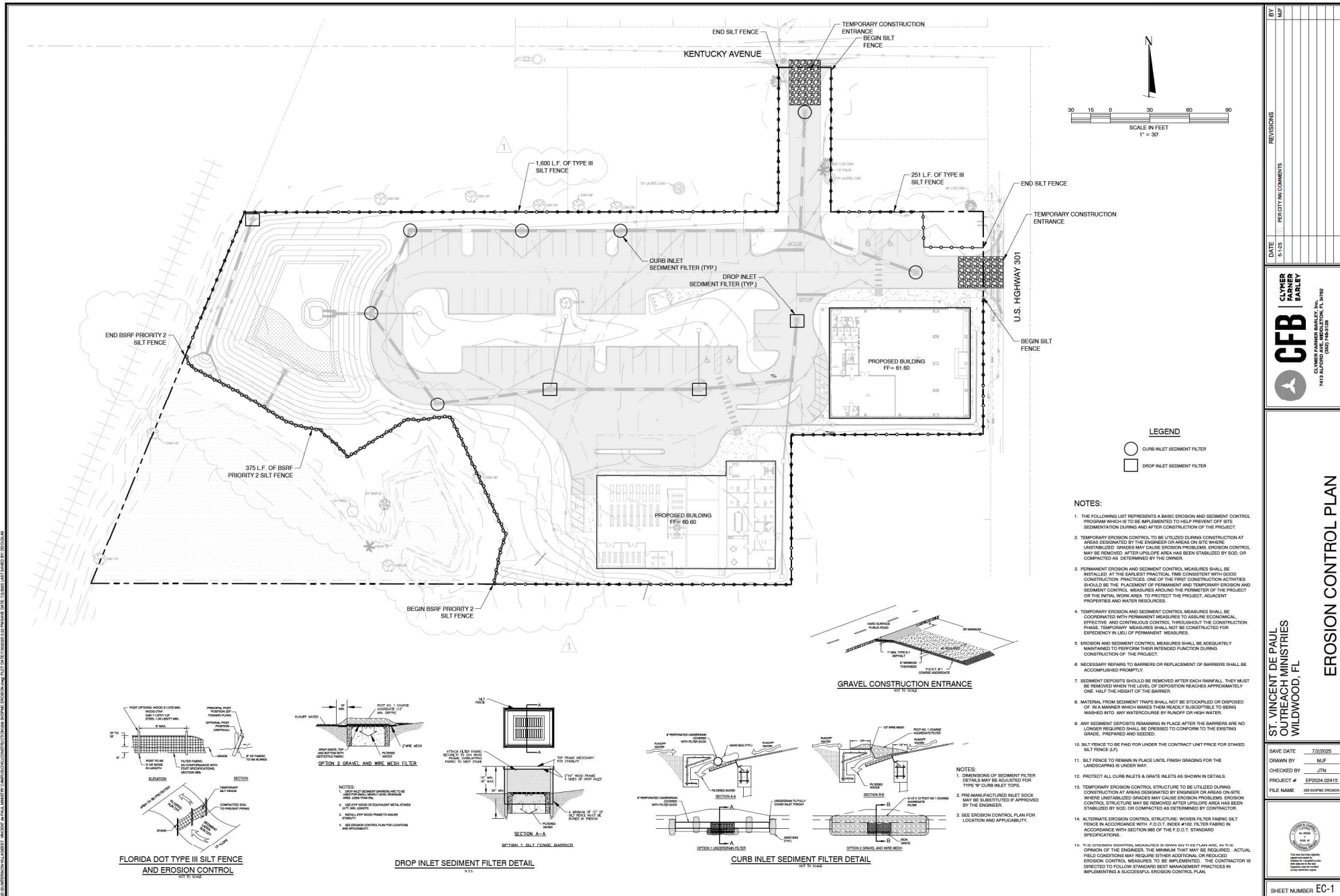
ST. VINCENT DE PAUL
OUTREACH MINISTRIES
WILDMOOD, FL

DATE	8/13/2005
DRAWN BY	M.F.
CHECKED BY	JTN
PROJECT #	020904.0015
FILE NAME	05 DWP DETAILS



SHEET NUMBER 12





FLORIDA DOT TYPE III SILT FENCE
AND EROSION CONTROL
SEE 10-102

DROP INLET SEDIMENT FILTER DETAIL
SEE 10-103

CURB INLET SEDIMENT FILTER DETAIL
SEE 10-104

GRAVEL CONSTRUCTION ENTRANCE
SEE 10-105

BY	DATE	REVISIONS	PROJECT IN COMMENTS
MLP	8-1-25		

ST. VINCENT DE PAUL
OUTREACH MINISTRIES
WILDWOOD, FL

CLIVER
FARNER
BARLEY
INC.
CLIVER FARNER BARLEY, INC.
7410 ALFORD AVE. WILDLAKE, FL 32792
(407) 298-1000

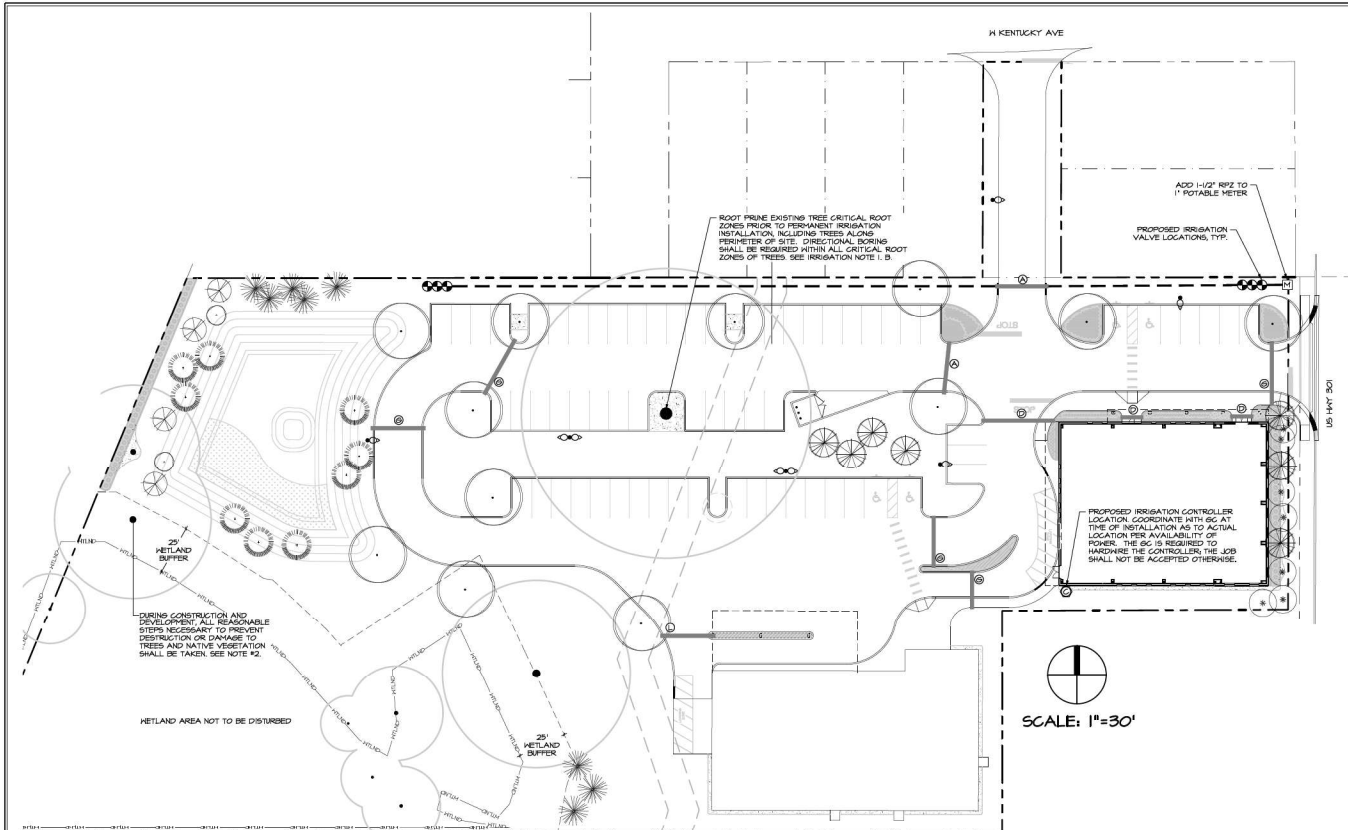
CFB

SAVE DATE: 7/26/2025
DRAWN BY: MLP
CHECKED BY: JTN
PROJECT #: EP2024-02415
FILE NAME: 000-BYPASS-EROSION

THE STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
FLORIDA HIGHWAY DEPARTMENT
DESIGN DIVISION

EROSION CONTROL PLAN

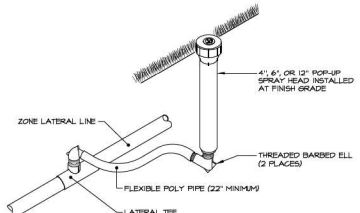
SHEET NUMBER EC-1



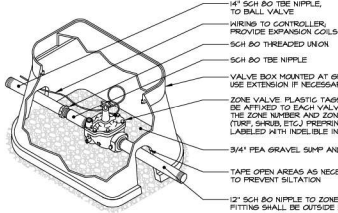
SCALE: 1"=30'

NOTES:

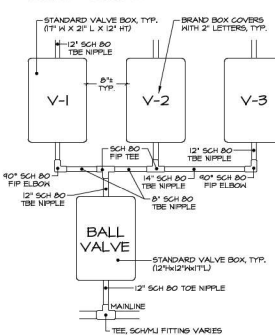
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.
PLASTIC TAPS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELEIBLE INK.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.



ZONE VALVE
SCALE: N.T.S.



VALVE BOX LAYOUT - PLAN VIEW
SCALE: N.T.S.

IRRIGATION SLEEVING LEGEND

- A = (1) 4\"/>
- B = (2) 4\"/>
- C = (3) 4\"/>
- D = (1) 4\"/>
- E = (2) 2\"/>
- F = (1) 6\"/>
- G = (1) 4\"/>
- H = (1) 6\"/>
- I = (2) 6\"/>
- J = (1) 2\"/>
- K = (1) 6\"/>
- L = (1) 3\"/>
- M = (2) 4\"/>
- N = (1) 6\"/>

IRRIGATION DEMAND
All trees & shrubs indicates irrigated area 2460 sq ft. The anticipated irrigation demand for this site shall be 2,850 gallons per week or 1/429 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75\"/>

CONTRACTORS:

1. YOU ARE ADVISED TO CONFIRM WITH MICHAEL PAPE & ASSOCIATES THAT THIS IS THE FINAL PLAN PRIOR TO BIDDING AND CONSTRUCTION.
2. READ AND FOLLOW THE SEPARATE SPECIFICATION DOCUMENT THAT MUST ACCOMPANY THIS PLAN.
3. ANY DAMAGE TO ANY EXISTING LANDSCAPING OR IRRIGATION ON ADJACENT SITES CAUSED BY ANY ASPECT OF THE CONSTRUCTION OF THIS PROJECT SHALL BE RESTORED IMMEDIATELY TO ACCEPTABLE CONDITIONS, AS DETERMINED BY MPA.

NOTES:

1. THIS PLAN IS INTENDED TO REFLECT THE APPLICABLE REQUIREMENTS OF THE CITY OF HILKWOOD CODE. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE LANDSCAPING THAT IS CONSISTENT WITH OR MAY EXCEED CODE.
2. DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 1, PART 6, AND PART 8. UN-CONTROLLED ARBORIST SHALL DETERMINE THE CONDITION RATING OF THE DAMAGE TO TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE PRIOR TO OCCUPANCY OR USE AS REFERENCED IN THE HILKWOOD TREE MARKET STUDY OF JANUARY 2021.
3. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDS, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
4. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROVERS AND LANDSCAPE ASSOCIATION, FLA.
6. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
7. ALL TREES AND SHRUBS SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO THE WATER SHORTAGE ACT, BE A 1\"/>
- 8. ALL LANDSCAPING CONFORMS GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT-TOLERANT SPECIES.
- 9. NO TREE SHALL BE PLANTED IN A LOCATION WHERE THE ROOTS AT MATURITY MAY REASONABLY BE EXPECTED TO INTERFERE WITH EXISTING, FUTURE, OR PROJECTED UTILITY LINES, LDR 6-10 J.6).

CITY OF HILKWOOD IRRIGATION CODE:

ALL LANDSCAPING SHALL BE REQUIRED TO PROVIDE AN ADEQUATE IRRIGATION SYSTEM AS REQUIRED FOR THE MAINTENANCE OF THE PLANT MATERIAL. (IRRIGATION SYSTEM, HOSE, ETC.) REUSE WATER NOT BE UTILIZED FOR IRRIGATION WHEN AVAILABLE TO PROJECT SITE. ON COMMERCIAL SITES, THE IRRIGATION SYSTEMS SHALL MEET THE FLORIDA BUILDING CODE SPECIFICATIONS PART 5 & 578.62 FOR RAIN SENSOR DEVICE FOR LANDSCAPE IRRIGATION. INSTALLATION AS OUTLINED IN APPENDIX F OF THE PLUMBING CODE AND/OR MEET THE CURRENT REQUIREMENTS STANDARDS AS PUBLISHED BY THE FLORIDA IRRIGATION SOCIETY. IRRIGATION MAY BE UTILIZED TO CONSERVE WATER RESOURCES PROVIDED THAT IS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE. WATERING FOR NEW LANDSCAPES SHALL COMPLY WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES IN FORCE AT ANY GIVEN PERIOD. ALL IRRIGATION SYSTEMS INSTALLED WITHIN THE CITY SHALL MAINTAIN THE FOLLOWING AS MINIMUM STANDARDS FOR INSTALLATION AND MAINTENANCE:

- (a) PROPERLY INSTALLED AND FUNCTIONING AUTOMATIC RAIN AND SOIL MOISTURE SENSORS SHUT OFF DEVICES;
- (b) BACK FLOW PREVENTION VALVE;
- (c) SEPARATE IRRIGATION ZONES FOR TURF AND NON-TURF AREAS;
- (d) MATCHING PRECIPITATION RATES ON HEAD WITHIN A ZONE (I.E. ROTATORS AND SPRAY HEADS ON SEPARATE ZONES);
- (e) USE OF PRESSURE REGULATED VALVES AND HEADS;
- (f) 100% OVERLAPPING (HEAD TO HEAD) COVERAGE;
- (g) MAXIMUM FLOW VELOCITY OF FIVE FEET (5) PER SECOND;
- (h) CHECK VALVES IN LOW TOPOGRAPHIC AREAS TO PREVENT SYSTEM DRAIN DOWN;
- (i) APPROPRIATE IRRIGATION SCHEDULES THAT SUPPLEMENTS RAINFALL SO TURF AREAS RECEIVE NO MORE THAN ONE AND ONE-HALF (1 1/2) INCHES OF TOTAL MOISTURE DRAIN AND IRRIGATION PER WEEK, AND LESS IN BED AREAS AND SPRAY HEADS AS NEEDED;
- (j) REGULAR INSPECTION AND MAINTENANCE TO DETECT LEAKS, CLEAN FILTERS, AND REPLACE ROTATORS AND SPRAY HEADS AS NEEDED;
- (k) ALL LAWN IRRIGATION SYSTEMS MUST CONTAIN A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVER-RIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM PURSUANT TO F.S. CH. 378, OR AS AMENDED.

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Irrigation Contract shall generally include the following items:
A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
B. Root pruning existing trees critical root zones prior to permanent irrigation installation, including trees along perimeter of site. Unexcused boring shall be required within all critical root zones of trees.
C. Documentation and installation of soil water testing performance prior to commencing installation.
D. Separation of zones covering directional irrigation operation where applicable.
E. Adjustment of pipe heads or valve locations or depths to allow for landscaping.
F. Adjustment of pipe heads or valve locations or depths to minimize overflow onto pavement or structures and to provide satisfactory coverage to all plant material.
G. Programming of main controller and installation of separate zone schedule and Controller Operations Manual to the Landscape Architect.
H. Submission of two copies of the contents as described in the specifications.
I. Submission of as-built plans illustrating dimensions locations of all major components and any changes to the bid plan.
J. Provision of a written guarantee.
2. The Irrigation Contractor shall be responsible for:
A. Observing and reporting any conditions which would affect the performance of the system.
B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
C. Providing competent supervision of the work at all times.
D. Reporting and repairing any damage caused by its work or actions.
E. Maintaining the site in a clean, professional, and workmanlike manner.
F. Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
G. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
H. Following all administrative and technical requirements of the bid documents.
I. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not subject to rejection, and replacement by the contractor at its own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

REVISIONS

DATE

Michael Pape & Associates, PA
LAND PLANNING - SITE DESIGN - LANDSCAPE ARCHITECTURE
3351 SE 17th Street, Ocala, FL 32313-3500 • www.mpa-la.com



ST. VINCENT DE PAUL MINISTRY CAMPUS
WILKINSON, FLORIDA
IRRIGATION PLAN

DATE: 08-28-25
DWN BY: SAZ
GND. BY: SAZ

SHEET 1 OF 1

IR-1



Project Review Committee Technical Standards Waiver Request

Project Name St. Vincent De Paul Outreach Ministries

Project # A25-0068

1. Briefly describe your waiver request.

This waiver request is for the portion of the wetland WL-1 upland buffer that is shown to overlap the proposed drive aisle shown on the plans.

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

LDR 6.7(B)

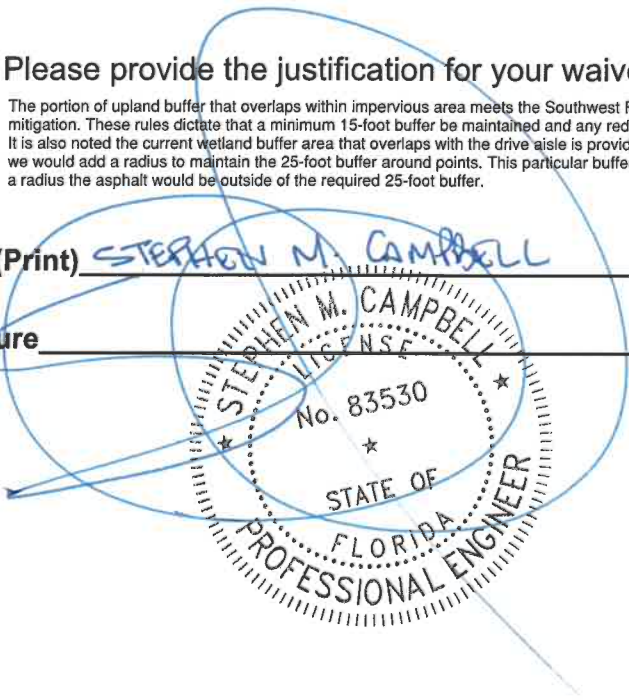
3. Please provide the justification for your waiver request.

The portion of upland buffer that overlaps within impervious area meets the Southwest Florida Water Management District's rules for upland buffer mitigation. These rules dictate that a minimum 15-foot buffer be maintained and any reduction to the 15-foot buffer be given back on the same wetland body. It is also noted the current wetland buffer area that overlaps with the drive aisle is providing ± 57 feet of buffer from the jurisdictional wetland line. Typically we would add a radius to maintain the 25-foot buffer around points. This particular buffer was drawn with a hard angle vs. a radius. Had it been depicted with a radius the asphalt would be outside of the required 25-foot buffer.

Name (Print) STEPHEN M. CAMPBELL

Date JULY 02, 2025

Signature _____



The City of Wildwood, Florida

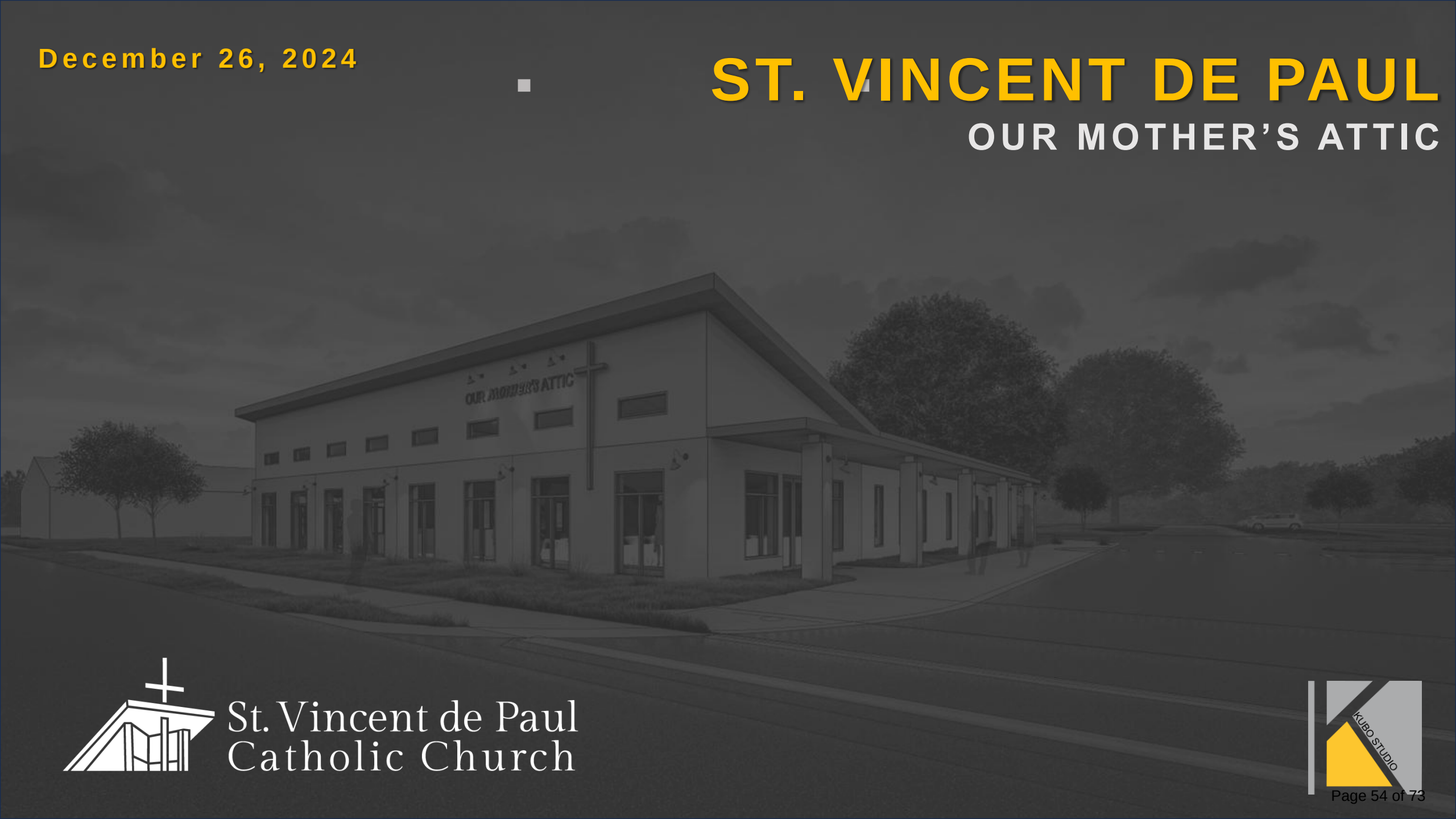
100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

December 26, 2024

ST. VINCENT DE PAUL

OUR MOTHER'S ATTIC



St. Vincent de Paul
Catholic Church



ST. VINCENT DE PAUL MAIN CAMPUS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



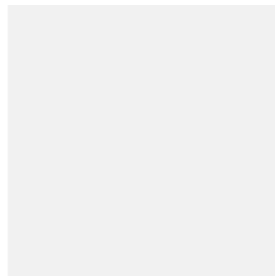


Metal Roof Panel



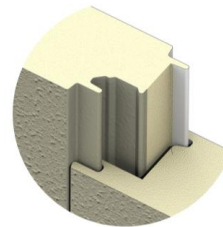
PAC-CLAD
PAC-150
IRON ORE

Insulated Metal Wall Panel



NUCOR
INSULATED METAL PANEL
POLAR WHITE

Insulated Metal Panel "Stucco" Alt



NUCOR/ METL SPAN
CF TUFF CAST
POLAR WHITE

"Wood" Soffit



NICHIHA
VINTAGEWOOD
CEDAR

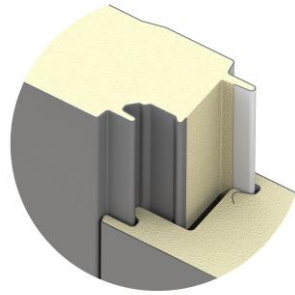
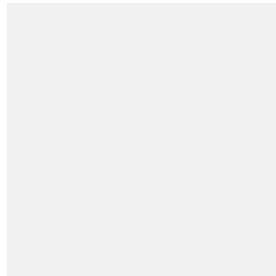
CMU



ECHOLON ALLURE
VENEER
BOURBON

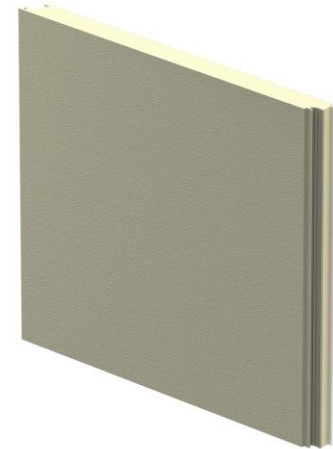
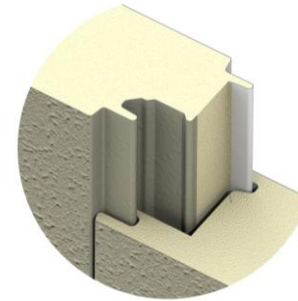
Insulated Metal Wall Panel

NUCOR
INSULATED METAL PANEL CF ARCHITECTURAL WALL PANEL
POLAR WHITE
<https://metlspan.com/products/wall/insulated-metal-panels/cf-architectural-wall-panel/>



Insulated Metal Panel “Stucco” Alt

NUCOR/ METL SPAN
CF TUFF CAST
POLAR WHITE
<https://metlspan.com/products/wall/insulated-metal-panels/tuff-cast/>



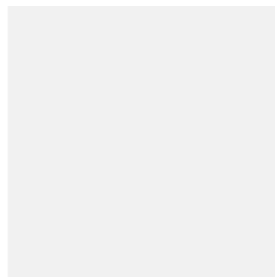


Metal Roof Panel



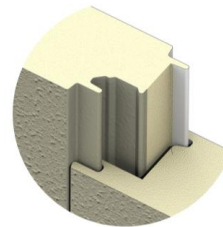
PAC-CLAD
PAC-150
IRON ORE

Insulated Metal Wall Panel



NUCOR
INSULATED METAL PANEL
POLAR WHITE

Insulated Metal Panel "Stucco" Alt



NUCOR/ METL SPAN
CF TUFF CAST
POLAR WHITE

"Wood" Soffit



NICHIHA
VINTAGEWOOD
CEDAR

CMU



ECHELON ALLURE
VENEER
BOURBON



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-3179 - SE - Crossings Christian Church

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-3179
Owner	Villages Christian Church Inc.
Applicant	Mark Ingmire
Property Location	North on CR 216, approximately 0.20 miles east of the intersection of CR 209 and CR 216.
Parcel	D19B002

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Crossings Christian Church on a property zoned AG-5. The church is looking to build a 6,045 sq ft sanctuary and 4,000 sq ft parsonage on the property.

The City's Land Development Regulations, Chapter 3, Table 3-6 allows "churches and places of worship" as a Special Exception use in the AG-5 zoning district.

Analysis/Justification: The Planning and Zoning Board/Special Magistrate shall consider the following requirements and criteria:

1) The proposed use must comply with the Comprehensive Plan; Comprehensive Plan Objective 1.2 To allow a mixture of uses which compliment existing development and create integrated pedestrian-friendly communities.

There is no existing development on site. The applicant has submitted a conceptual plan that shows the sanctuary and parsonage, which complies with Objective 1.2. of the City's Comprehensive Plan.

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

There are no other special exceptions in the area. The closest special exception is approximately 1.85 miles (9,742.96 ft) to the north.

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

Justification has adequately been presented based on the narrative provided by the applicant. The proposed Church will service City residents and will not be a deterrent for surrounding properties as it will need to be developed within what the zoning district allows. The subject property for the proposed church consists of 5.23 acres. The church will be developed on the west side of the property, and the parsonage will be towards the rear of the property.

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

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

5) Consideration has been given to surrounding property values.

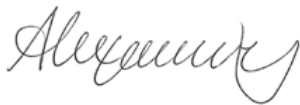
The subject property is currently vacant land in the AG-5 zoning district. Sufficient buffering will be required as a condition of the site plan approval.

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

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

Based on the requirements of the Land Development Regulations along with supporting data and justification provided by the applicant, staff recommends approval of the special exception.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for Public Notices have been posted on the property. A notice of this meeting was published in a newspaper of general circulation (Daily Sun) on October 24th, 2025.



Alex Lammers
Planner I, Development Services

Special Exception Narrative

(a) Explanation of the proposed use on the property:

- a. Proposed use on the property to be church/religious worship facility

(b) Explanation of the proposed structures and their location:

- a. Proposed structures include a 6045 SF sanctuary building and a 4000 SF parsonage building as located on the site concept plan

(c) Provision for ingress and egress:

- a. Utilization and improvements to the existing ingress/egress easement as shown on the site concept plan

(d) Provision for off-street parking and loading areas:

- a. Off-street parking provisions to include a paved driveway and accessible parking spaces along with grass parking as shown on the site concept plan

(e) Provision for refuse and service areas:

- a. Proposed dumpster enclosure design shall conform to the city of Wildwood design standards and to be located as shown on the site concept plan

(f) Provision for utilities:

- a. As city sewer and water are not available, the owner will provide a septic system, domestic water well & fire tank/pump for building fire sprinkler system

(g) Provision for screening and buffering dissimilar uses:

- a. Landscape buffers shall be provided, as required, between adjacent properties

(h) Provision for signs and exterior lighting:

- a. Signage and exterior lighting shall be designed by the future engineer of record for the site development

(i) Provision for required yards and green space:

- a. Required yards and green space shall be calculated by the future engineer of record for the site development

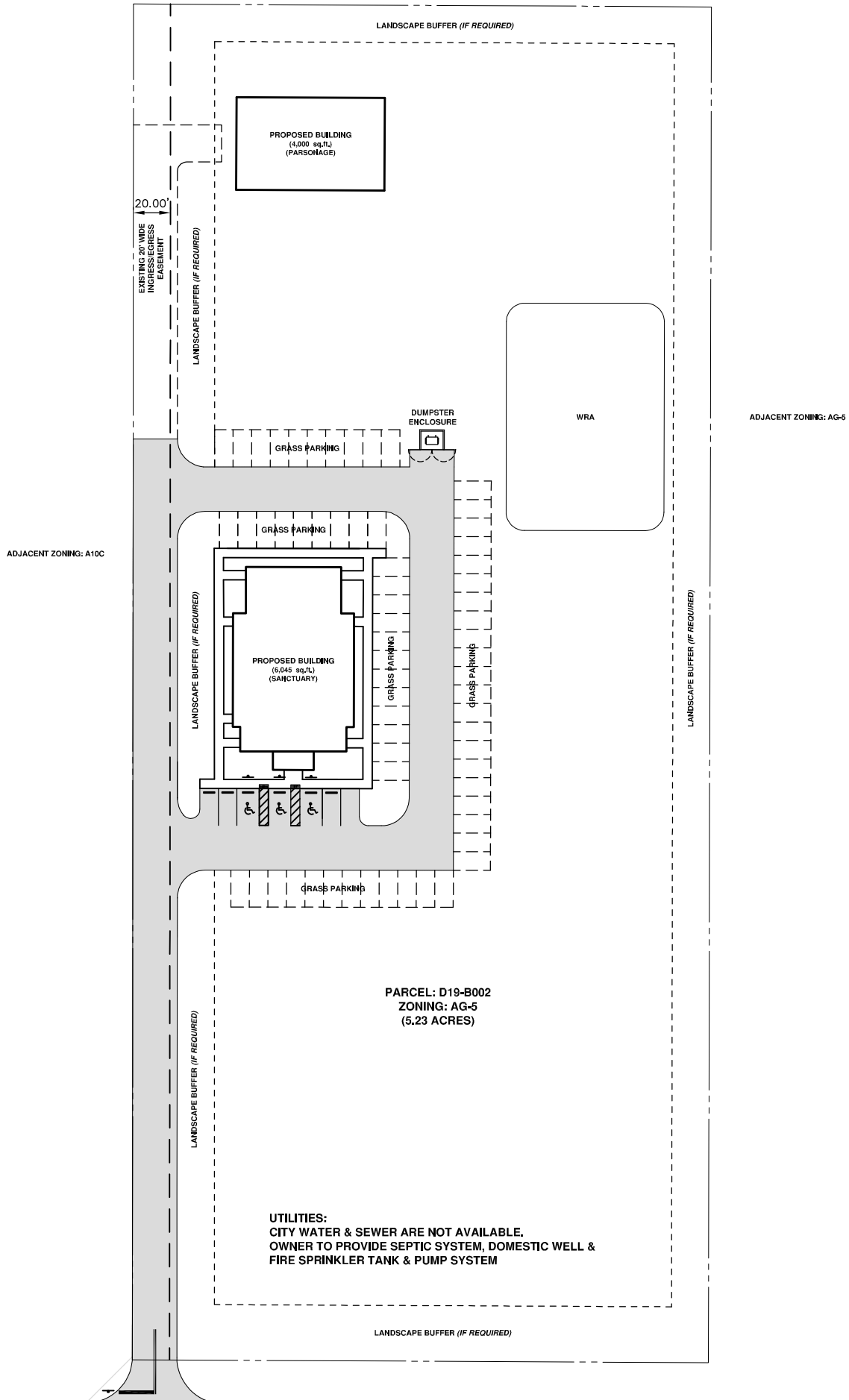
(j) Provision for compatibility with adjacent properties:

- a. Landscape buffers shall be provided, as required, between adjacent properties. Ingress and egress for adjacent property shall be improved beyond existing conditions

(k) Provision for meeting any special requirements:

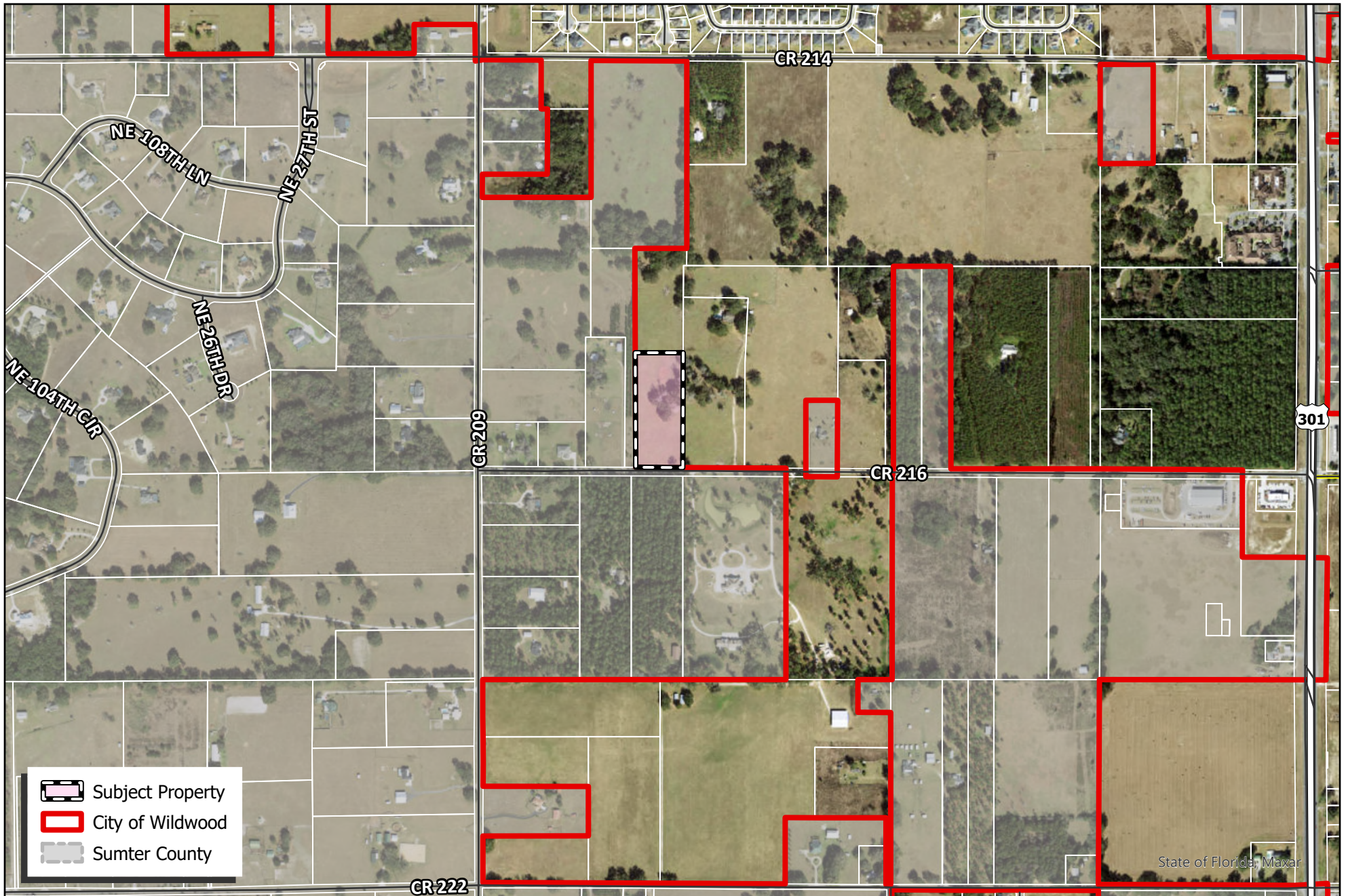
- a. Any special requirements shall be determined by the future engineer of record for the site development

ADJACENT ZONING: AG-5



CR216

SITE CONCEPT PLAN SCALE: 1"=50'



Subject Property



City of Wildwood



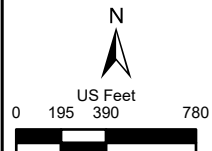
Sumter County

CR-222



CITY OF WILDWOOD

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



#A25-3179

CROSSINGS CHRISTIAN CHURCH

PARCEL D19B002

MAP 1B

**LOCATION
MAP**

AUG 2025

State of Florida, Maxar



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

August 25, 2025

DOUGLASS JOSHUA & LESLEY
3138 COUNTY RD 216
OXFORD, FL 34484

Your Parcel Number(s): D19-057

RECEIVED

SEP 19 2025

City Of Wildwood
Development Services Dept

NOTICE OF PUBLIC HEARING

TO: Property owners adjoining a property which is being considered for Special Exception approval for a church on a parcel zoned AG-5 (Agricultural). All aspects of the project will be in accordance with subsection 3.9 (E) (7) of the Land Development Regulations.

OWNER: Villages Christian Church Inc.
APPLICANT: Mark Ingmire
CASE NUMBERS: A25-3179 SE
PARCEL NUMBERS: D19B002

The property is generally located on the north side of CR 216 and approximately 0.19 miles east of the intersection of CR 209 and CR 216.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on Tuesday, October 7th, 2025, at 2:00 PM. The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

___ I support this request.

___ I do not object to this request.

☒ I do not support this request for the following reason(s) please see the attached letter for details

➤ *Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.*

Joshua & Lesley Douglass
3138 CR 216
Oxford, FL 34484
Parcel# D19-057

Date: 9/15/2025

City of Wildwood
Development Services Department
100 North Main Street
Wildwood, FL 34785

RE: Special Exception Request – Case Number A25-3179 SE / Parcel Number D19B002
Applicant: Mark Ingmire / Owner: Villages Christian Church Inc.

Dear Members of the Planning and Zoning Board,

We are writing to formally express our strong opposition to the Special Exception request for the proposed church on Parcel D19B002 (Case #A25-3179 SE), located on the north side of CR 216.

As nearby residents of 3138 CR 216, we have significant concerns about the potential impact this project could have on the rural, agricultural character of our neighborhood. Our property—and the surrounding area—is zoned AG-5. We chose to live here specifically because of its peaceful atmosphere, low traffic, and compatibility with agricultural living. We raise livestock and have young children, and we deeply value the quiet, safe environment that AG-5 zoning is intended to protect.

In recent years, we have witnessed an increasing amount of unnecessary development in our area, much of it on land previously untouched because it was unsuitable for building—often due to its marshy or swamp-like conditions. Pastures and farmland are being rapidly converted into construction sites, resulting in environmental disruption and long-term consequences for the surrounding properties. This kind of land alteration not only destroys natural habitats and drainage patterns but also increases flooding risks, impacts water quality, and undermines the sustainability of agricultural use. Allowing further non-agricultural development—such as the proposed church—would only accelerate this harmful trend.

Additionally, the local community is already served by at least eight churches within a five-mile radius, representing multiple denominations. This abundance suggests that the spiritual and communal needs of the area are currently being met, calling into question the necessity of constructing a new facility at this particular rural site.

Most importantly, approving this Special Exception risks setting a precedent that could erode the long-term integrity of AG-5 zoning. Granting a non-agricultural use in this instance may make it more difficult to deny future exceptions, potentially opening the door to further commercial or dense residential development. This would permanently alter the character of our community and could lead to diminished property values.

We respectfully urge the Planning and Zoning Board to deny this request and uphold the original intent and protections of the AG-5 zone.

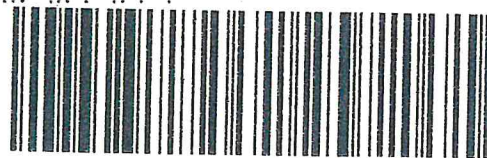


Lesley Douglass

#	Church Name	Denomination	Address	Estimated Distance (miles)	Source Confirmation
1	First Baptist Church of Oxford	Southern Baptist Convention	4060 County Road 108, Oxford, FL 34484	~2.5 (east on CR 108 from CR 216)	ChurchFinder , Yellow Pages , FaithStreet
2	Oxford Assembly of God	Assemblies of God	12114 N US Highway 301, Oxford, FL 34484	~3.0 (northeast on US 301)	ChurchFinder , Yellow Pages , FaithStreet
3	Oxford United Methodist Church	United Methodist	3906 E County Road 466, Oxford, FL 34484	~3.5 (northeast near US 301/CR 466)	ChurchFinder , FaithStreet
4	Pleasant Grove Baptist Church	Baptist	11712 County Road 239, Oxford, FL 34484	~4.0 (south on CR 239)	ChurchFinder , Yellow Pages
5	Amazing Grace Lutheran Church	Lutheran (Other Christian)	4886 CR 472, Oxford, FL 34484	~2.0 (northwest on CR 472)	ChurchFinder , Official Site
6	Calvary Chapel Villages	Calvary Chapel	13563 County Road 101, Oxford, FL 34484 (meets at Temple Shalom)	~3.5 (east on CR 101)	ChurchFinder , Yellow Pages
7	Live Oaks Community Church	Evangelical Free	12070 County Road 103, Oxford, FL 34484	~4.0 (east on CR 103)	ChurchFinder , Yellow Pages
8	Faith Presbyterian Church	Presbyterian (ARP)	3984 County Road 214, Oxford, FL 34484	~1.5 (west on CR 214 from CR 216)	Official Site , Yellow Page

Joshua & Lesley Douglass
3138 CR 216
Oxford, FL 34484

RETURN TO SENDER
CERTIFIED MAIL®



9589 0710 5270 2913 7905 18

U.S. POSTAGE
FCM LETTER
OXFORD, FL 34484
SEP 16, 2025
\$10.48
S2323A500249-07

City of Wildwood
Development Services Department
100 North Main Street
Wildwood, FL 34785

1775 * 2025



17 SEP 2025 AM 2 L

JACKSONVILLE RPDC 320



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

RECEIVED

OCT 20 2025

October 2, 2025

TMC V LLC
16611 SE 58 AVE
SUMMERFIELD, FL 34491

City Of Wildwood
Development Services Dept

Your Parcel Number(s): D19B003

NOTICE OF PUBLIC HEARING

TO: Property owners adjoining a property which is being considered for Special Exception approval for a church on a parcel zoned AG-5 (Agricultural). All aspects of the project will be in accordance with subsection 3.9 (E) (7) of the Land Development Regulations.

OWNER: Villages Christian Church Inc.
APPLICANT: Mark Ingmire
CASE NUMBERS: A25-3179 SE
PARCEL NUMBERS: D19B002

The property is generally located on the north side of CR 216 and approximately 0.19 miles east of the intersection of CR 209 and CR 216.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on Tuesday, November 4th, 2025, at 2:00 PM. The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) RESIDENTIAL AREA!
ROAD CAN'T SUPPORT TRAFFIC

➤ Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.