



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

**Agenda**  
**Regular Meeting**  
**March 10, 2026 10:00 AM**  
Commission Conference Room 124  
100 N Main Street

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

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

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**I. Call to Order**

**II. Roll Call**

**III. APPROVAL OF SUMMARY MINUTES**

- 1. Project Review Committee Regular Meeting February 10, 2026, at 10 AM**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- 1. 25-0361 - PLAT - Wildwood Oaks Final Plat  
Parcels G05-125 and G05-183**

The applicant is seeking approval from the Project Review Committee for the Wildwood Oaks Final Plat, consisting of 5 lots and 1 tract on 16.621 acres, MOL. **Staff recommends approval upon resolution of outstanding City Attorney comments.**

2. **25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks  
Parcel G05-183**

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a five-thousand and twenty-four (5,024) square foot Christian Brothers Automotive store, with thirty (30) parking spaces, a loading zone, and appropriate landscaping on 0.850 acres of land MOL, as per the attached plans. **Staff recommends approval upon resolution of outstanding Development Services comments.**

3. **25-3340 - SP - Advanced Urology Building Addition  
Parcel D08D001**

The applicant is seeking approval from the Project Review Committee for the construction of a building addition to Advanced Urology, which consists of two thousand and twenty-five (2,025) square-feet on 1.74 acres of land MOL, as per the attached plans. **Staff recommends approval.**

4. **25-4648 - Lot Split - Commanders Pointe  
Parcel C13-109**

The applicant is seeking approval from the Project Review Committee for a lot split of parcel C13-109 creating Parcel A with 5 acres MOL and Parcel B with 41.75 acres MOL, per the attached plans. **Staff recommends approval.**

**VI. ADJOURNMENT**

**March 10, 2026 10:00 AM**

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

**SUBJECT:** Project Review Committee Regular Meeting February 10, 2026, at 10 AM

**REQUESTED ACTION:**

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

PROJECT REVIEW COMMITTEE  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 February 10, 2026 10:00 AM  
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

Development Services Director Strickland brought the meeting to order at 10:02 a.m.

**II. Roll Call**

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

**III. APPROVAL OF SUMMARY MINUTES**

1. Project Review Committee Regular Meeting January 13, 2026, at 10:00 AM.

The summary minutes from the January 13, 2026 meeting were approved. No discussion. Motion to approve by City Manager McHugh, seconded by Public Works Director Hockenbury. Motion carried unanimously.

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

**IV. OLD BUSINESS**

None.

## V. NEW BUSINESS

### 1. SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension

Development Services Director Strickland read aloud SP 2410-004 Exalt Health Rehab Hospital offsite force main extension. The applicant sought approval from the Project Review Committee for the construction of an off-site sanitary sewer force main to connect the approved Exalt Health site with the City of Wildwood sanitary system. Strickland explained the scope of work as an 877 linear-foot, 6-inch force main that ran approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street, and directional drilling under US Hwy 301 to connect to the City's system. Strickland stated the surety for performance call summary had been reviewed by the City Attorney and the applicant had not yet provided the performance bond. She stated there were two outstanding City Attorney comments. Applicant representative, Rob Batsel, was present and stated he was available for any questions. Strickland stated SP 2410-004 was expected to meet criteria and was in line with the goals and policies of the 2050 Comprehensive Plan once outstanding comments had been satisfied and performance surety was in place. City Manager McHugh thanked the team for their hard work on the project. Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve the project subject to the resolution of outstanding comments. Motion carried unanimously.

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

### 2. 25-1564 - SPM - Charlotte Pipe Stormwater Mod

Development Services Director Strickland read aloud 25-1564 - SPM - Charlotte pipe stormwater modification. The applicant sought approval from the Project Review Committee for the construction of a modification to the previously approved A25-1564 - Charlotte Pipe and Foundry site plan. Strickland explained that the modification included revisions to the stormwater pond and the addition of security gates at the northern entrance of CR 124A on approximately 33 acres. She stated the request met the criteria of the Design District Land Development Regulation Standards and was consistent with the goals and policies of the 2050 Comprehensive Plan. Applicant representative, Aaron Yardy from Charlotte Pipe, stated he was available for any questions. Motion by City Manager McHugh, seconded by Police Chief Parmer, to approve the stormwater modification. Motion carried unanimously.

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

### 3. 25-1960 Tillman Oaks Final Plat

Development Services Director Strickland read aloud 25-196 Tillman Oaks final plat. The applicant sought a favorable recommendation of approval from the Project Review Committee for the Tillman Oaks Subdivision, a final plat that consisted of 201 Single Family Residence lots and

21 tracts on 56.2 acres, MOL. Strickland stated the application had outstanding comments that were under review by the City Attorney. She stated that once the outstanding comments were cleared she expected this application to meet the criteria set forth in Florida statute 177 and Planned Development regulations. Applicant representative, Paul Andrzejczak of Holiday Builders, stated he was available for any questions. Strickland asked if City Attorney Bills had any comments, to which Bills did not. Strickland stated they had received FDEP clearance on the lift station and the Utilities Department had released the force main several days prior to the meeting. She stated the Tillman Villas project looked to connect with the lift station to start their model home construction. Motion by Police Chief Parmer, seconded by Assistant Utilities Director Martin, to approve the final plat subject to the resolution of outstanding comments. Motion carried unanimously.

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

4. 25-2593 - SP - Hampton Substation (SECO)

Development Services Director Strickland read aloud 25-2593 - SP - Hampton Substation (SECO). The applicant sought a favorable recommendation from the Project Review Committee for the construction of an electrical substation yard. She explained the substation consisted of approximately 74,777 square feet of yard rock area, a 955-square-foot new equipment enclosure, 20-foot landscaping buffers/irrigation around the perimeter of the site, and stormwater retention, on 7.23 acre MOL. She stated the request met the criteria of the Design District Land Development Regulation Standards and was consistent with the goals and policies of the 2050 Comprehensive Plan. Applicant representative, Logan Jarman with SECO Energy, stated he was available for any questions. Strickland stated that, upon approval, this project would go to the March Planning and Zoning meeting and that staff recommended approval. Motion by Public Works Director Hockenbury, seconded by the Assistant Utilities Director Martin, to approve the Hampton Substation site plan. Motion carried unanimously.

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

5. 25-4280 - SP - Wildwood Medical Office Building

Development Services Director Strickland read aloud 25-4280 - SP - Wildwood Medical office building. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a medical office building. She explained the project consisted of an eight thousand and sixty-four (8,064) square-foot structure on 1.04 acres, MOL, with 34 regular and 2 ADA accessible parking spaces. She noted the City Attorney had one outstanding comment regarding an easement. Strickland stated a technical waiver had been submitted to waive a 10'x40' loading zone and substitute a 10'x20' standard parking space. Strickland stated that due to the size of the building, a 10'x40' loading zone was not typical of the necessary deliveries and noted FedEx and UPS as the primary delivery vendors. She stated the project had allowed for three additional parking spaces more than what was required by code. She explained the project was expected to meet the criteria of Land Development Regulation Planned Development

Overlay and was consistent with the goals and policies of the 2050 Comprehensive Plan. She stated the project was governed by the Beaumont Planned Development under Ordinance O2020-25. Applicant representative, Selby Weeks of Kilma Weeks Civil Engineering, stated he was available for any questions. Assistant Utilities Director Martin asked if the elevations of existing utilities had been checked to ensure there would be no conflicts. Selby Weeks stated there were test holes at all the crossings, that utilities had been located by an underground locator, and received the depths and sizes of all utilities at the crossings. Motion by Assistant Utilities Director Martin, seconded by Police Chief Parmer, to approve the Wildwood Medical office building site plan. Motion carried unanimously.

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

**VI. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 10:19 a.m. Motion by City Manager McHugh, seconded by Police Chief Parmer, adjourn. Motion carried unanimously.

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

SEAL

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

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

\_\_\_\_\_  
Date

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

**SUBJECT:** 25-0361 - PLAT - Wildwood Oaks Final Plat

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

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	25-0361 - PLAT - Wildwood Oaks Final Plat
Owner(s) & Applicant(s)	Wildwood Oaks, LLC, Inspira Financial Trust, & Wildwood Assembly of God Inc
Acreage	16.621 +/-
Property Location	The subject property is generally located on the south side of Cleveland Ave, approximately 0.25 miles west of the intersection of Powell Road and C 466A.
Parcel(s)	G05-125 and G05-183
Date	March 4, 2026

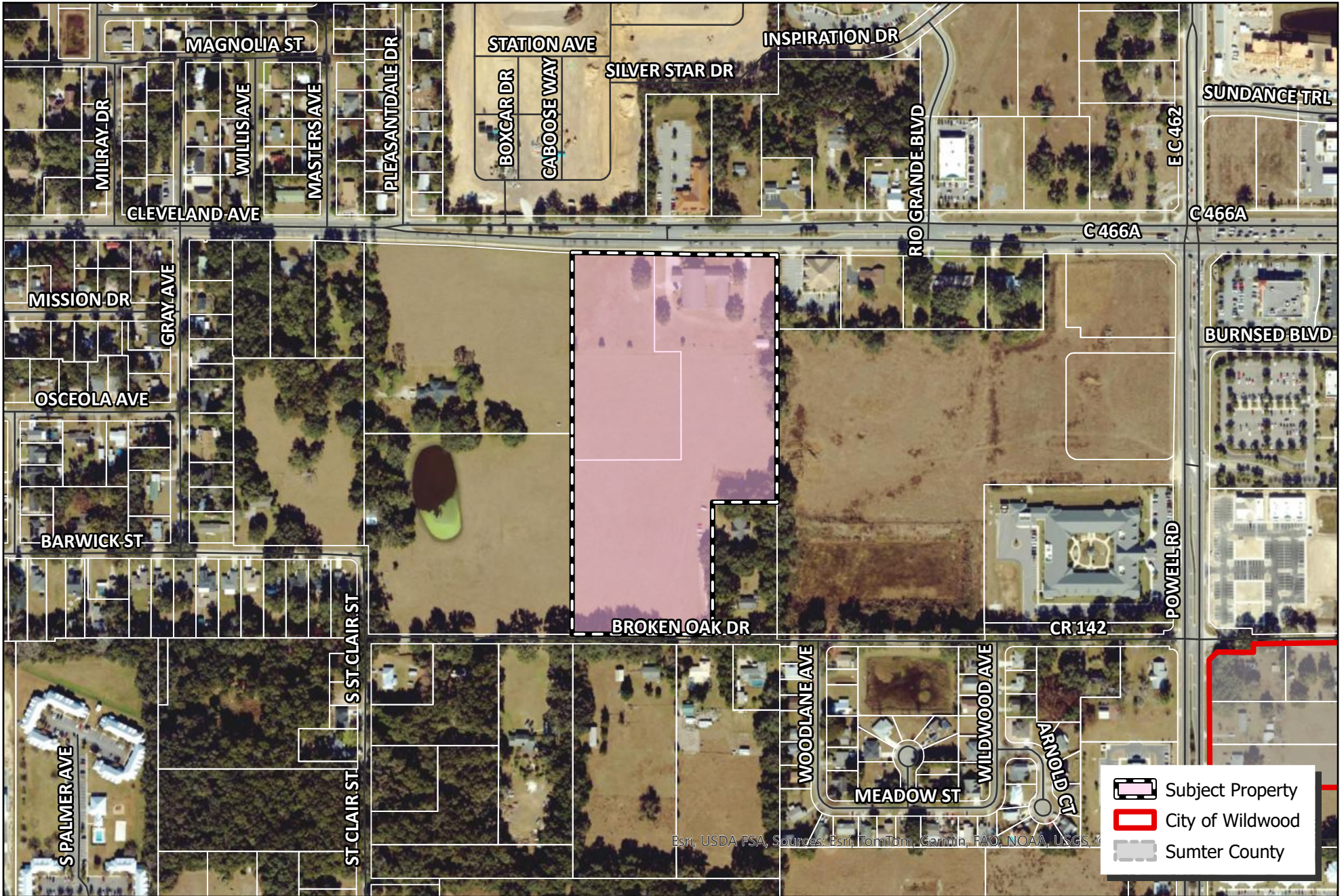
The applicant is seeking approval from the Project Review Committee for the Wildwood Oaks Final Plat, consisting of 5 lots and 1 tract on 16.621 acres, MOL. Lots 1-3 will consist of commercial developments, Lot 4 will continue to be used as a Church, and Lot 5 will accommodate a proposed single-family home. All lots are to be served by the retention area indicated within Tract A.

As of the writing of this report, the application has some outstanding comments currently under review by the City Attorney. Please see the attached comment review sheet.

Once these comments are cleared, 25-0361 is expected to meet the criteria set forth in the F.S. 177 and the Land Development Regulations.



McKenna Page  
Planner I, Development Services



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



#25-0361  
**WILDWOOD OAKS**  
 PARCELS G05-125 & G05-183

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAR 2026**

# WILDWOOD OAKS

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

## NOTES

- BEARINGS SHOWN HEREIN ARE RELATIVE TO ASSUMED DATUM, BASED ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING S00°01'23"E.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- ▲ - DENOTES A 1/2" IRON ROD WITH CAP MARKED "LB 4475", UNLESS OTHERWISE NOTED.
- ALL LOT CORNERS HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- ALL PERMANENT REFERENCE MONUMENTS (PRM) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 274, PAGE 723, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (BLANKET IN NATURE)
- UTILITY EASEMENT TO THE CITY OF WILDWOOD RECORDED IN O.R. BOOK 280, PAGE 183, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (THE EASEMENT IS SHOWN WITHIN BROKEN OAK DR).
- THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

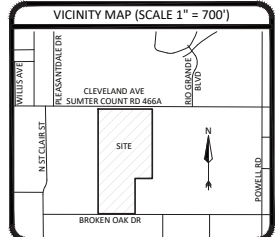
## DESCRIPTION

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE S00°01'23"E ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 5, A DISTANCE OF 338.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2767, PAGE 186, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°56'42"E ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 662.97 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT BEING ON THE MONUMENTED WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, FOR A POINT OF BEGINNING; RUN THENCE N00°00'34"W ALONG SAID WEST LINE, A DISTANCE OF 579.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLEVELAND AVENUE, PER OFFICIAL RECORDS BOOK OF 2979, PAGE 156, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT BEING NON-TANGENT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2378.00 FEET, A CHORD BEARING OF S89°34'14"E, A CHORD DISTANCE OF 416.16 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'16", A DISTANCE OF 416.16 TO A POINT OF TANGENCY; THENCE S89°57'48"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 246.97 FEET TO A POINT ON THE MONUMENTED EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE S00°00'18"W ALONG SAID EAST LINE, A DISTANCE OF 804.37 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1949, PAGE 533, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°57'16"W ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S00°00'18"W ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 420.00 FEET TO A POINT ON THE MONUMENTED NORTH LINE OF BROKEN OAK DRIVE, A MAINTAINED PUBLIC ROAD; THENCE N89°57'16"W ALONG SAID NORTH LINE, A DISTANCE OF 452.81 FEET TO A POINT ON THE MONUMENTED WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE N00°00'34"W ALONG SAID WEST LINE, A DISTANCE OF 648.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 723,994 SQUARE FEET OR 16.621 ACRES MORE OR LESS.

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



SHEET 1 OF 2

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475  
2012 E. Robinson Street, Orlando, Florida 32803  
www.AccurightSurveys.net  
ACCUB@AccurightSurveys.net  
PHONE: (407) 894-6314

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper has prepared the WILDWOOD OAKS plat made under my direction and supervision and that the plat complies with all of the new requirements of Chapter 177, Part I, Florida Statutes, and that said land is located in the City of Wildwood, Sumter County, Florida.

Dated: \_\_\_\_\_ Signed: \_\_\_\_\_  
FRANK A. RAYMOND III, PSM 5325  
Accuright Surveys of Orlando, Inc.  
2012 East Robinson Street  
Orlando, Florida 32803

Registration Number: LB 4475

### CERTIFICATE OF CLERK

I hereby certify that I have examined this Plat and find that it complies in form with the requirements of Chapter 177, Florida Statutes and was filed for recording on \_\_\_\_\_, 2026, at \_\_\_\_\_, Florida.  
File Number \_\_\_\_\_  
Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Clerk of the Court in and for Sumter County, Florida

Print Name \_\_\_\_\_ Signature \_\_\_\_\_  
Deputy Clerk \_\_\_\_\_ Deputy Clerk \_\_\_\_\_

## WILDWOOD OAKS DEDICATION

AS TO LOTS 1, 2, 3, AND TRACT "A" AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Wildwood Oaks, LLC, a Florida Limited Liability Company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, Wildwood Oaks, hereby dedicate said lands and plot for the uses and purposes therein expressed. The utility easements described and shown hereon are to be dedicated to the City of Wildwood. The utilities are to be owned and maintained by the City. The purpose of the utility easements shown are as follows: installation and maintenance of, but not limited to, sanitary sewers, water mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

OWNER: Wildwood Oaks, LLC, a Florida Limited Liability Company

By: \_\_\_\_\_  
Joseph N. Schuemann, Managing Member

WITNESSES:

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
Signature Signature

Print Name \_\_\_\_\_ Print Name \_\_\_\_\_

Mailing Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Joseph N. Schuemann, Managing Member of Wildwood Oaks, LLC, a Florida Limited Liability Company, who is personally known to me or has produced \_\_\_\_\_ as identification.

### SIGNATURE OF NOTARY

PRINT NAME \_\_\_\_\_  
My Commission Number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## WILDWOOD OAKS DEDICATION

AS TO LOTS 1, 2, 3, AND TRACT "A" AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Inspira Financial Trust, LLC, an Illinois Limited Liability Company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, Wildwood Oaks, hereby dedicate said lands and plot for the uses and purposes therein expressed. The utility easements described and shown hereon are to be dedicated to the City of Wildwood. The utilities are to be owned and maintained by the City. The purpose of the utility easements shown are as follows: installation and maintenance of, but not limited to, sanitary sewers, water mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

OWNER: Inspira Financial Trust, LLC, an Illinois Limited Liability Company

By: \_\_\_\_\_  
Custodian FBO Joseph N. Schuemann IRA 1331429

WITNESSES:

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
Signature Signature

Print Name \_\_\_\_\_ Print Name \_\_\_\_\_

Mailing Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Custodian FBO Joseph N. Schuemann IRA 1331429 of Inspira Financial Trust, LLC, an Illinois Limited Liability Company, who is personally known to me or has produced \_\_\_\_\_ as identification.

### SIGNATURE OF NOTARY

PRINT NAME \_\_\_\_\_  
My Commission Number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

## PLAT BOOK PAGE

### WILDWOOD OAKS DEDICATION

AS TO LOT 4 AND LOT 5 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Wildwood Assembly of God, Inc., a Florida corporation, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, Wildwood Oaks, hereby dedicates said lands and plot for the uses and purposes therein expressed. The utility easements described and shown hereon are to be dedicated to the City of Wildwood. The utilities are to be owned and maintained by the City. The purpose of the utility easements shown are as follows: installation and maintenance of, but not limited to, sanitary sewers, water mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

OWNER: Wildwood Assembly of God, Inc.

By: \_\_\_\_\_  
Daniel Parker, President

WITNESSES:

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
Signature Signature

Print Name \_\_\_\_\_ Print Name \_\_\_\_\_

Mailing Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Daniel Parker, Inc. as President of Wildwood Assembly of God, Inc., a Florida corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

### SIGNATURE OF NOTARY

My Commission Number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

### CERTIFICATE OF REVIEW BY CITY SURVEYOR

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Registration No. \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY CITY OFFICIALS

This certifies that this Plat was presented to the Project Review Committee of the City of Wildwood, Sumter County, Florida and was approved by the Board for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

\_\_\_\_\_  
MELANIE D. STRICKLAND  
Project Review Committee Coordinator

This certifies that this Plat was presented to the Commission of the City of Wildwood, Sumter County, Florida, and was approved by the Commission for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JESSICA BARNES ED WOLF  
City Clerk MAYOR

This certifies that this Plat was presented to the Attorney for the City of Wildwood, Sumter County, Florida, and approved by him or her as to form and legality on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MELANIE D. STRICKLAND JEREMY HOCKENBURY  
Development Services Director Public Works Director

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

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



1. Regarding Maintenance Bond – Utility cost estimate provided notes total costs at \$65,680.22, however draft maintenance bond states Fifty Five Thousand Two Hundred and Forty Dollars and no cents (\$55,240.00). Please clarify the discrepancy.
  - A. Revising to larger amount and Mckenna is providing updated performance bond vs maintenance as nothing has been constructed.
    - I. Maintenance bond will also need to be provided.
      - a. Standing comment until satisfied.
        - i. Spoke with Mckenna on this matter. As the site is not yet built, a performance bond will be required. Typically, when the improvements that are being bonded are completed, a maintenance bond is prepared and submitted for the 2 year maintenance period.

At this point, no construction has been completed on site. So, any bond provided will be a performance bond

a) Standing Comment

**i) See attached redline with respect to the maintenance bond that needs to conform to the same.**

2. City Attorney reserves the right to make further comments upon resubmission.
    - A. Standing comment.**
  3. New Comment: Please add the following language to the dedication for Inspira Financial Trust, LLC. See comment # 3.a.i.
    - A. The utility easements described and shown hereon are to be dedicated to the City of Wildwood.
      - I. ADDED**
        - a. Not satisfied.; The plat submitted on 1/12/26 still does not contain this statement “The utility easements described and shown hereon are to be dedicated to the City of Wildwood” as noted below for Inspira Financial Trust, LLC. Please confirm and update as needed.**
          - i. Inspira Financial Trust, LLC dedication on 1/12/26:**  
KNOW ALL BY THESE PRESENTS, Inspira Financial Trust, LLC, an Illinois Limited Liability Company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, Wildwood Oaks, hereby dedicate said lands and plat for the uses and purposes therein expressed. The utilities are to be owned and maintained by the City. The purpose of the utility easements shown are as follows:  
Installation and maintenance of, but not limited to, sanitary sewers, water mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general.  
mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general.
4. **New Comment: Please correct the spelling of Wildwood in the dedication for Wildwood Oaks, LLC as highlighted below:**

**KNOW ALL BY THESE PRESENTS, Wilwood Oaks, LLC, a Florida Limited Liability Company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, Wildwood Oaks, hereby dedicate said lands and plat for the uses and purposes therein expressed. The utility easements described and shown hereon are to be dedicated to the City of Wildwood. The utilities are to be owned and maintained by the City. The purpose of the utility easements shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general**

- 5. Please ensure the year 2025 is changed to 2026 in the signature and notary blocks on the cover sheet.**

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

**SUBJECT:** 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks

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

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	25-2484 - SP - Christian Brothers Automotive at Wildwood
Owner(s)	Wildwood Oaks, LLC and Inspira Financial Trust, LLC
Applicant	Christian Brothers Automotive Corporation
Property Location	The subject property is generally located on the south side of Cleveland Ave, approximately 0.33 miles west of the intersection of Powell Road and C 466A.
Acreage	0.850 +/-
Parcel	G05-183
Date	March 4, 2026

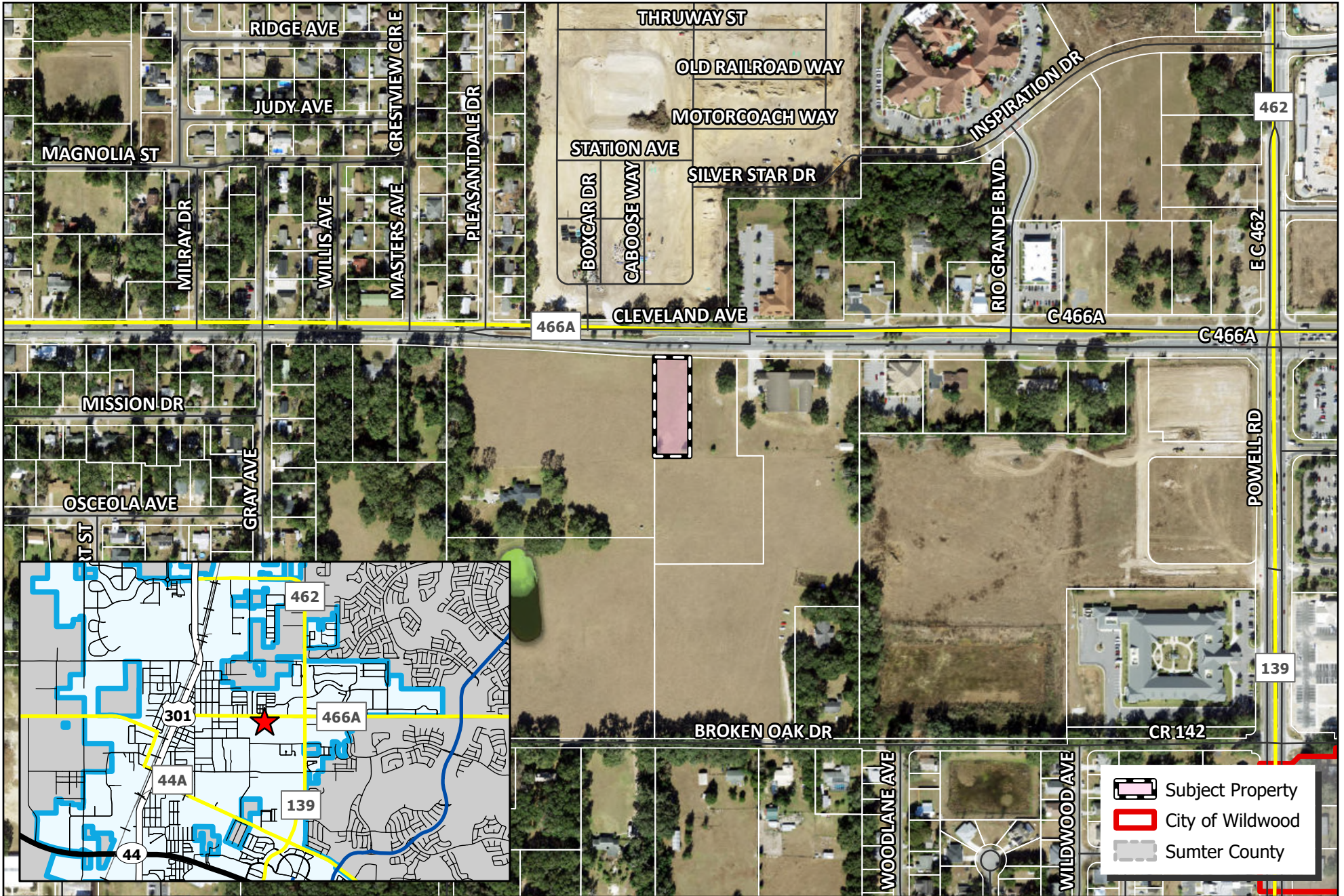
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a five-thousand and twenty-four (5,024) square foot Christian Brothers Automotive store, with thirty (30) parking spaces, a loading zone, and appropriate landscaping on 0.850 acres of land MOL, as per the attached plans.




As of the writing of this report, there is an outstanding comment from Development Services regarding the provided elevations and architectural plans. The applicant is aware and working with staff on correcting the discrepancies.

Upon resolution of these outstanding comments, 25-2484 will meet the criteria of the Land Development Regulations and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



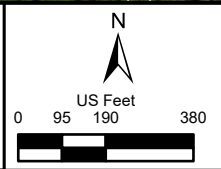
McKenna Page  
Planner I, Development Services



-  Subject Property
-  City of Wildwood
-  Sumter County



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



#A25-2484

**CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS**

PARCEL G05-183

**MAP 1B**  
**LOCATION**  
**MAP**  
**JUL 2025**

ALL ACTIVITIES ARE TO BE PERFORMED WITHIN THE BUILDING.

# CONSTRUCTION PLANS FOR CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS

**G05-183**  
1308 CLEVELAND AVENUE  
WILDWOOD, FLORIDA 34785

**STATEMENT OF OWNERSHIP:**  
THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION.

**GENERAL STATEMENT:**  
THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF AN AUTOMOTIVE SERVICE FACILITY ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

**SITE DATA:**  
PROJECT NAME: CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS  
ADDRESS: CLEVELAND AVE WILDWOOD, FL 34785  
DEVELOPER ADDRESS: 17725 KATY FREEWAY, SUITE 200 HOUSTON, TX 77094  
TELEPHONE: (346) 852-1669

**ZONING/LAND USE DATA:**  
ZONING: CMU (CENTRAL MIXED USE)  
FUTURE LAND USE: CMU (CENTRAL MIXED USE) (SE 2408-001 WILDWOOD OAKS)  
PROPOSED USE: AUTO SERVICE AND REPAIR FACILITY  
PROPOSED NUMBER OF EMPLOYEES: TEN (10)  
NUMBER OF STORES: ONE  
MAX. BUILDING HEIGHT: 25 FEET  
FAR: 0.136  
BUILDING COVERAGE: 13.57%  
PHASING: ONE PHASE  
VEGETATION: PLANNED MASS GRADED LOT  
WATER SERVICE: CITY OF WILDWOOD  
WASTEWATER SERVICE: CITY OF WILDWOOD  
SOILS: 6-KENDORICK FINE SAND  
STORMWATER MANAGEMENT: PLANNED OFF-SITE MASTER RETENTION POND  
FLOOD ZONE: X PER FEMA MAP 1211900132 D  
FIRE: SUMTER COUNTY FIRE AND EMS STATION 31  
CITY OF WILDWOOD APPROVED FRANCHISE  
SOLID WASTE: 37,009 SF=0.850 ACRES  
SITE AREA: 22,844 SF=0.527 ACRES AT 42.00%  
IMPERVIOUS: 5,024 SF=0.115 ACRES AT 13.57%  
BUILDING: 17,920 SF=0.411 ACRES AT 48.42%  
PAVEMENT/SIDEWALKS: 14,065 SF=0.323 ACRES AT 38.00%  
OPEN SPACE: 7,149 SF=0.164 ACRES AT 20%  
OPEN SPACE (MINIMUM REQUIRED):

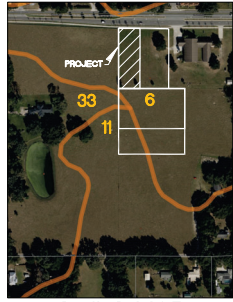
**SETBACKS/BUFFERS:**  
FRONT (CLEVELAND AVENUE) (NORTH): 30 FEET/5 FEET  
REAR (SOUTH): 15 FEET/5 FEET  
SIDE (WEST): 20 FEET/20 FEET  
SIDE (EAST): 5 FEET/5 FEET

**PARKING REQUIREMENTS:**  
PARKING REQUIRED: AUTO SERVICE AND REPAIR: ONE SPACE/TWO BAYS PLUS ONE SPACE/EACH EMPLOYEE (19 BAYS/34.11 EMPLOYEES)/1922 SPACES  
TOTAL: 22 SPACES  
REGULAR SPACES PROVIDED: 28  
HANDICAPPED SPACES PROVIDED: 2  
TOTAL SPACES PROVIDED: 30

**UTILITY COMPANIES:**  
POWER: DUKE ENERGY 4306 E. COUNTY RD. 462 WILDWOOD, FL 34785 (352) 422-4629  
SEWER: CITY OF WILDWOOD 100 MAIN STREET WILDWOOD, FL 34785 (352) 336-1320  
WATER: CITY OF WILDWOOD 100 MAIN STREET WILDWOOD, FL 34785 (352) 336-1320  
TELEPHONE: CENTURYLINK P.O. Box 90048 122-8900 34748 (352) 336-1320  
GAS: TESCO PROBLEAS GAS 316 SW 3560 AVE COALDA, FL 34414 (352) 622-0111  
SOLID WASTE: WASTE MANAGEMENT 8708 NE 44TH DRIVE WILDWOOD, FL 34785 (352) 266-8391



**VICINITY MAP**  
SCALE: 1" = 1,000'  
SECTION 5, TOWNSHIP 19, RANGE 23



**SOILS MAP**  
N.T.S.  
6-KENDORICK FINE SAND

**OWNER (72.74%):**  
WILDWOOD OAKS, LLC  
MR. JOE SCHUEMANN  
3408 S. ORANGE AVENUE, SUITE B  
ORLANDO, FL 32806  
(407) 319-6834

**OWNER (27.26%):**  
INSPIRA FINANCIAL TRUST, LLC  
MS. JESSICA HUERTA  
2001 SPRING ROAD, SUITE 700  
OAK BROOK, IL 60553

**DEVELOPER:**  
CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION  
MR. WILLIAM BOSTIC  
17725 KATY FREEWAY, SUITE 200  
HOUSTON, TX 77094  
(346) 852-1669  
william.bostic@cbac.com

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, ALSO KNOWN AS LOT 1 OF THE UNRECORDED PLAT OF WILDWOOD OAKS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE S00°01'23"E ALONG THE NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 2854.72 FEET; THENCE S89°56'08"E ALONG EAST-WEST CENTER OF SECTION LINE A DISTANCE OF 779.79 FEET; THENCE S00°00'34"E A DISTANCE OF 85.59 FEET TO THE SOUTH RIGHT OF WAY LINE OF CLEVELAND AVE FOR A POINT OF BEGINNING; THENCE S00°00'34"E A DISTANCE OF 316.33 FEET; THENCE S89°59'26"W A DISTANCE OF 114.66 FEET; THENCE N00°00'34"W A DISTANCE OF 318.24 FEET TO SAID SOUTH RIGHT OF WAY LINE AND TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 22976.00 FEET, A CHORD BEARING OF S89°04'16"E, A CHORD DISTANCE OF 116.68 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°17'27", A DISTANCE OF 116.68 FEET TO THE POINT OF BEGINNING.  
CONTAINS 0.8496 ACRES OR 37,010.70 SQUARE FEET.

**ENGINEER:**

MITCH COLLINS, P.E., INC.  
801 E. SOUTH STREET  
ORLANDO, FL 32801  
407-850-8557

**ARCHITECT:**

AJC ARCHITECTURE  
416 MEMORIAL DRIVE, SUITE 203  
DUNN FALLS, FL 32002  
(204) 857-0096

**SURVEYOR:**

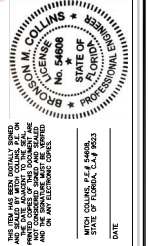
ACQUINITY SURVEYS OF ORLANDO, INC.  
252 SOUTH WASHINGTON STREET  
ORLANDO, FL 32803  
(407) 894-8314

**LANDSCAPE ARCHITECT:**

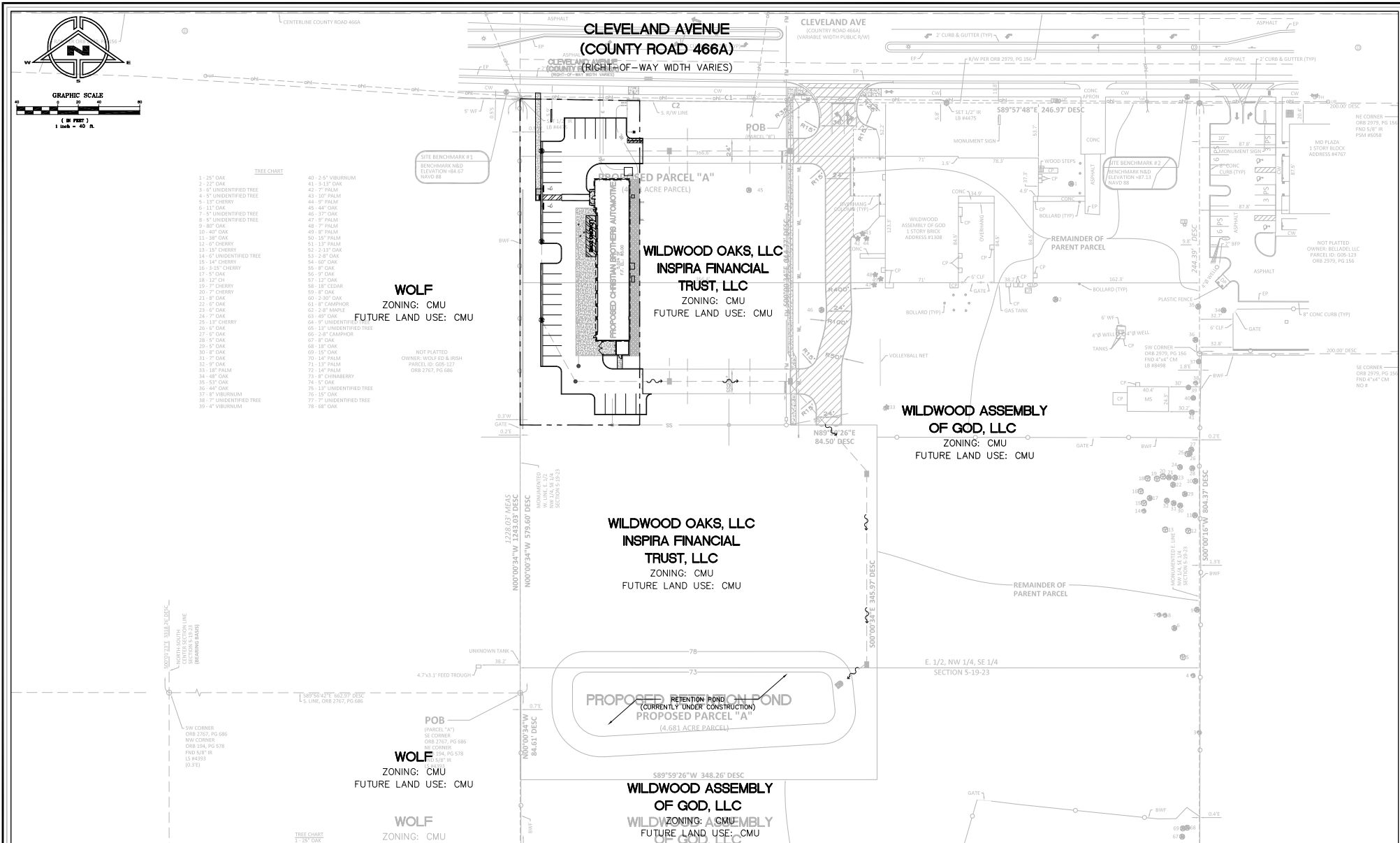
WATSON DESIGN  
1817 EAST WASHINGTON STREET  
ORLANDO, FL 32803  
407-758-9496

INDEX OF DRAWINGS	
SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
C0	OVERALL SITE PLAN
C1	SITE LAYOUT PLAN
C2	GRADING AND DRAINAGE PLAN
C3	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C4	UTILITY PLAN
C5	DETAILS AND NOTES
C6	DETAILS AND NOTES
C7	DETAILS AND NOTES
L1	PLANTING PLAN AND SCHEDULE
L2	LANDSCAPE NOTES AND DETAILS
L3	IRRIGATION PLAN AND SCHEDULES
L4	IRRIGATION DETAILS AND NOTES

Digitally signed by  
bronson m  
collins  
Date:  
2025.12.08  
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-05'00'







DATE	REVISION	BY	DATE	REVISION	BY
8-29-24	AS PER CITY	MG			
	AS PER CITY	MG			

NOTE:  
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 214.23, F.S. FLORIDA ADMINISTRATIVE CODE.

**OVERALL SITE PLAN**  
FOR  
**CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS**

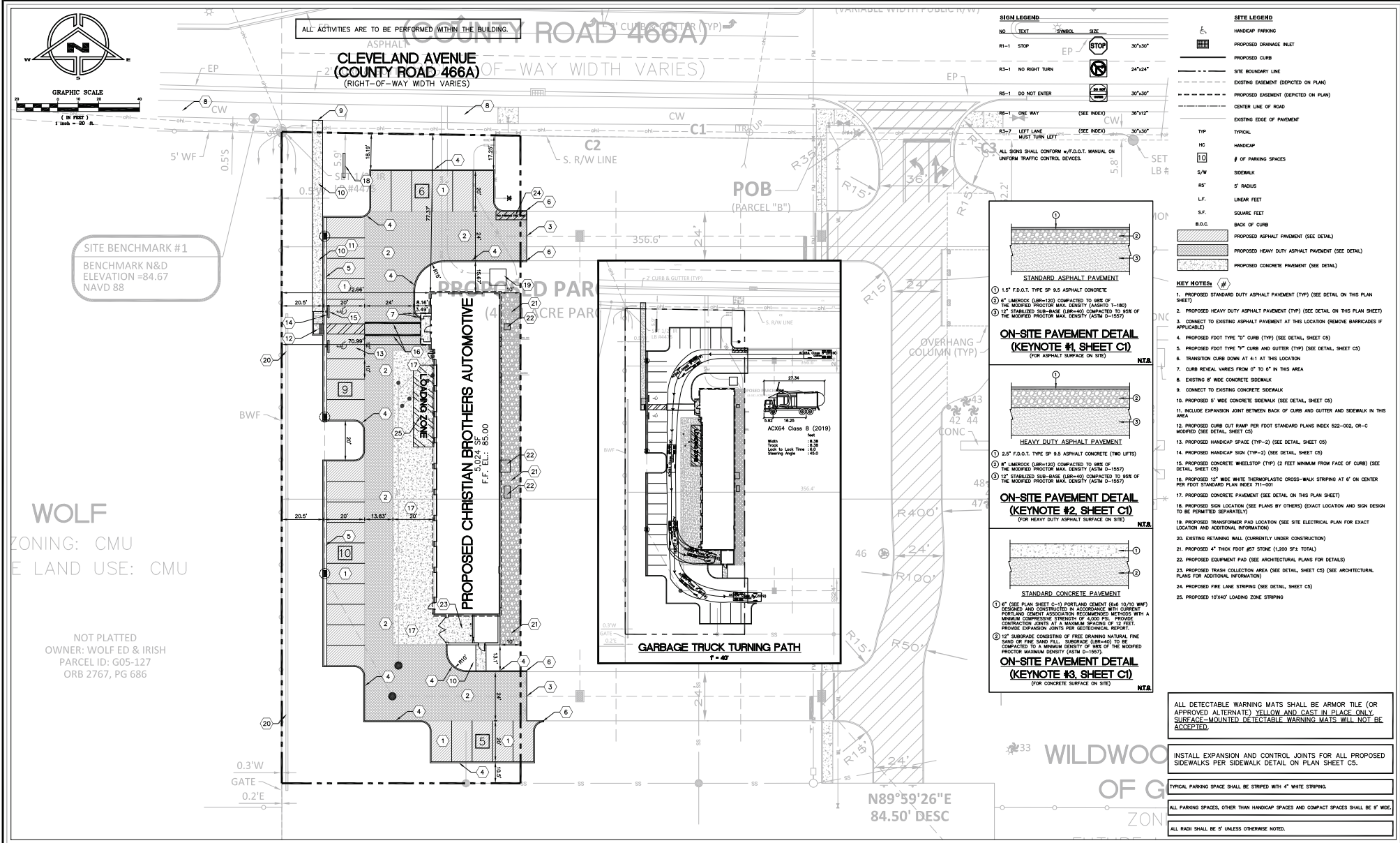
CLEVELAND AVENUE WILDWOOD, FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. ON 08/29/2024. ANY ATTEMPT TO OPEN OR PRINT THIS DOCUMENT WITHOUT CONSIDERING SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 54606  
STATE OF FLORIDA, C.A.P. 9523

DATE

**1" = 40'**  
 DRAWN BY: M.C. DATE: 5-18-25  
 ORDERED BY: M.C. JOB NO: 224-016  
 SHEET NO: C0 OF 07



**SIGN LEGEND**

NO.	TEXT	SYMBOL	SIZE
R1-1	STOP		30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER		30"x30"
R6-1	ONE WAY		36"x12"
R3-7	LEFT LANE WIDE TURN LEFT		30"x30"

ALL SIGNS SHALL CONFORM w/ F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

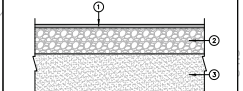
**SITE LEGEND**

	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)
	CENTER LINE OF ROAD
	EXISTING EDGE OF PAVEMENT
	TYPICAL
HC	HANDICAP
10	# OF PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
L.F.	LINEAR FEET
S.F.	SQUARE FEET
B.O.C.	BACK OF CURB
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

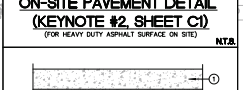
**KEY NOTES**

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (TYP) (SEE DETAIL ON THIS PLAN SHEET)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TYP) (SEE DETAIL ON THIS PLAN SHEET)
- CONNECT TO EXISTING ASPHALT PAVEMENT AT THIS LOCATION (REMOVE BARRICADES IF APPLICABLE)
- PROPOSED FOOT TYPE "O" CURB (TYP) (SEE DETAIL SHEET C5)
- PROPOSED FOOT TYPE "H" CURB AND GUTTER (TYP) (SEE DETAIL SHEET C5)
- TRANSITION CURB DOWN AT 4:1 AT THIS LOCATION
- CURB REVEAL VARIES FROM 0" TO 6" IN THIS AREA
- EXISTING 6" WIDE CONCRETE SIDEWALK
- CONNECT TO EXISTING CONCRETE SIDEWALK
- PROPOSED 5" WIDE CONCRETE SIDEWALK (SEE DETAIL SHEET C5)
- INCLUDE EXPANSION JOINT BETWEEN BACK OF CURB AND GUTTER AND SIDEWALK IN THIS AREA (SEE DETAIL SHEET C5)
- PROPOSED CURB OUT RAMP PER FOOT STANDARD PLANS INDEX 522-052, OR-C MODIFIED (SEE DETAIL SHEET C5)
- PROPOSED HANDICAP SPACE (TYP-2) (SEE DETAIL SHEET C5)
- PROPOSED HANDICAP SIGN (TYP-2) (SEE DETAIL SHEET C5)
- PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL SHEET C5)
- PROPOSED 12" WIDE WHITE THERMOPLASTIC CROSS-WALK STRIPING AT 6" ON CENTER PER FOOT STANDARD PLAN INDEX 711-001
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL ON THIS PLAN SHEET)
- PROPOSED SIGN LOCATION (SEE PLANS BY OTHERS) (EXACT LOCATION AND SIGN DESIGN TO BE PERMITTED SEPARATELY)
- PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
- EXISTING RETAINING WALL (CURRENTLY UNDER CONSTRUCTION)
- PROPOSED 4" THICK FOOT #67 STONE (1,000 SF± TOTAL)
- PROPOSED EQUIPMENT PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED TRASH COLLECTION AREA (SEE DETAIL SHEET C5) (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- PROPOSED FIRE LANE STRIPING (SEE DETAIL SHEET C5)
- PROPOSED 10'x42' LOADING ZONE STRIPING

**ON-SITE PAVEMENT DETAIL (KEYNOTE #1, SHEET C1)**  
(FOR ASPHALT SURFACE ON SITE)



**ON-SITE PAVEMENT DETAIL (KEYNOTE #2, SHEET C1)**  
(FOR HEAVY DUTY ASPHALT SURFACE ON SITE)



**ON-SITE PAVEMENT DETAIL (KEYNOTE #3, SHEET C1)**  
(FOR CONCRETE SURFACE ON SITE)



ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY. SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C5.

TYPICAL PARKING SPACE SHALL BE STRIPPED WITH 4" WHITE STRIPING.

ALL PARKING SPACES, OTHER THAN HANDICAP SPACES AND COMPACT SPACES SHALL BE 18' WIDE.

ALL RADI SHALL BE 5' UNLESS OTHERWISE NOTED.

DATE	REVISION	BY	DATE	REVISION	BY
8-29-24	AS PER CITY	MG.			
	AS PER CITY				

NOTE:  
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23-022, FLORIDA ADMINISTRATIVE CODE.

**SITE LAYOUT PLAN**  
FOR  
**CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS**  
CLEVELAND AVENUE WILDWOOD, FLORIDA

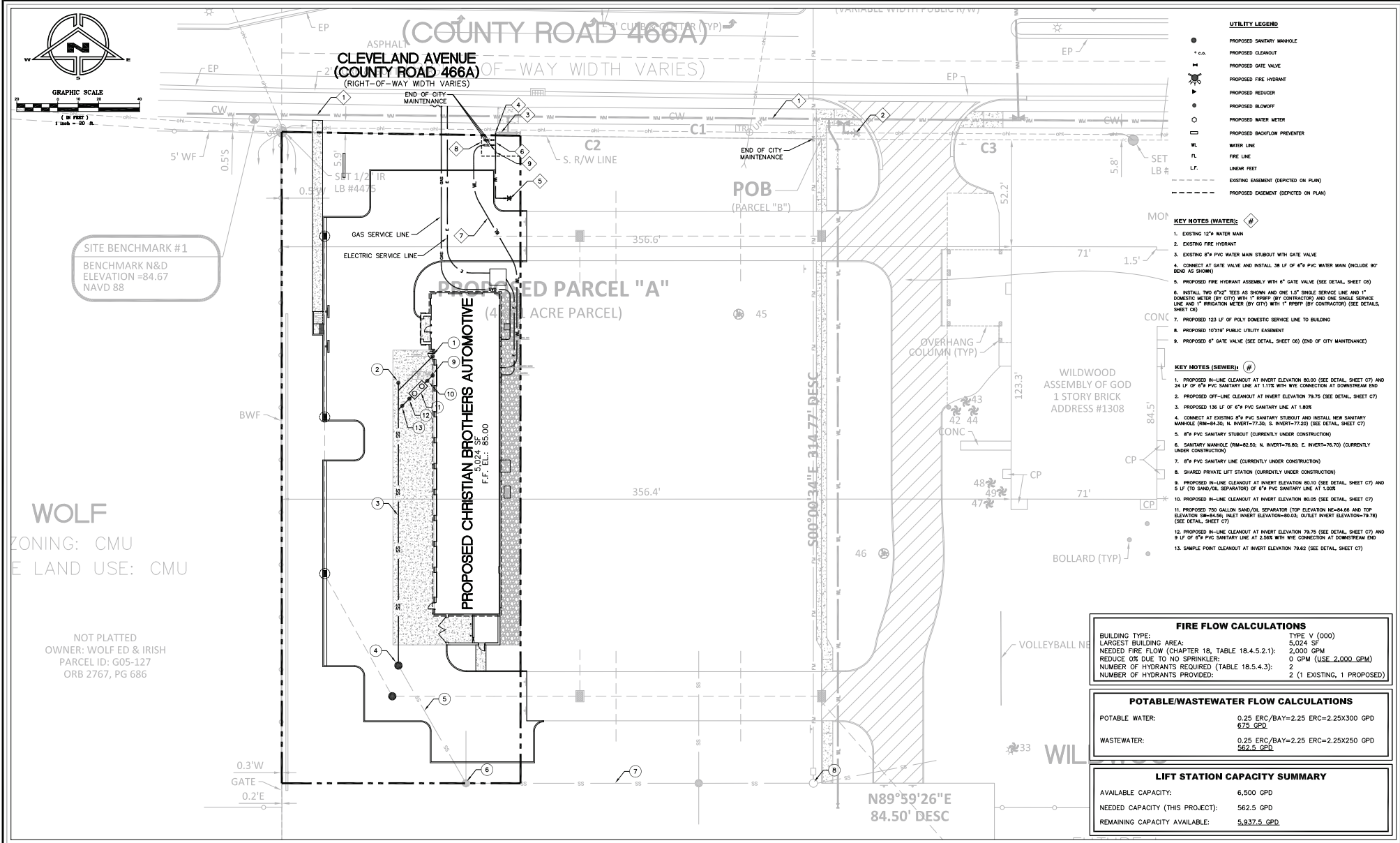
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. ON 08/29/2024 AT 10:58:00 AM. THE DATE AND TIME OF SIGNATURE IS NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 54608  
STATE OF FLORIDA, C.A.P. 9523

**PROFESSIONAL ENGINEER**  
LICENSE NO. 54608  
STATE OF FLORIDA

SCALE: 1" = 20'

DATE: 8-29-24  
JOB NO: 224-016  
SHEET NO: C1 OF 07



**UTILITY LEGEND**

- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT
- ⊕ PROPOSED GATE VALVE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED REDUCER
- ⊙ PROPOSED BLOWOFF
- PROPOSED WATER METER
- ⊙ PROPOSED BACKFLOW PREVENTER
- WL WATER LINE
- FL FIRE LINE
- LF LINEAR FEET
- EXISTING EASEMENT (DEPICTED ON PLAN)
- PROPOSED EASEMENT (DEPICTED ON PLAN)

- KEY NOTES (WATER) (#)**
- EXISTING 12" WATER MAIN
  - EXISTING FIRE HYDRANT
  - EXISTING 8" PVC WATER MAIN STUBOUT WITH GATE VALVE
  - CONNECT AT GATE VALVE AND INSTALL 38 LF OF 6" PVC WATER MAIN (INCLUDE 90° KNEE AS SHOWN)
  - PROPOSED FIRE HYDRANT ASSEMBLY WITH 4" GATE VALVE (SEE DETAIL SHEET C6)
  - INSTALL TWO 4"x2" TEES AS SHOWN AND ONE 1.5" SINGLE SERVICE LINE AND 1" DOMESTIC METER (BY CITY) WITH 1" RFRFB (BY CONTRACTOR) AND ONE SINGLE SERVICE LINE AND 1" IRRIGATION METER (BY CITY) WITH 1" RFRFB (BY CONTRACTOR) (SEE DETAIL SHEET C6)
  - PROPOSED 123 LF OF POLY DOMESTIC SERVICE LINE TO BUILDING
  - PROPOSED 10"x19" PUBLIC UTILITY EASEMENT
  - PROPOSED 6" GATE VALVE (SEE DETAIL SHEET C6) (END OF CITY MAINTENANCE)
- KEY NOTES (SEWER) (#)**
- PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 80.00 (SEE DETAIL SHEET C7) AND 24 LF OF 6" PVC SANITARY LINE AT 1:175 WITH WYE CONNECTION AT DOWNSTREAM END
  - PROPOSED 0" IN-LINE CLEANOUT AT INVERT ELEVATION 79.75 (SEE DETAIL SHEET C7)
  - PROPOSED 156 LF OF 6" PVC SANITARY LINE AT 1:175
  - CONNECT AT EXISTING 6" PVC SANITARY STUBOUT AND INSTALL NEW SANITARY MANHOLE (RM=84.30, N. INVERT=77.30, S. INVERT=77.20) (SEE DETAIL SHEET C7)
  - 6" PVC SANITARY STUBOUT (CURRENTLY UNDER CONSTRUCTION)
  - SANITARY MANHOLE (RM=82.50, N. INVERT=76.80, E. INVERT=76.70) (CURRENTLY UNDER CONSTRUCTION)
  - 6" PVC SANITARY LINE (CURRENTLY UNDER CONSTRUCTION)
  - SHARED PRIVATE LIFT STATION (CURRENTLY UNDER CONSTRUCTION)
  - PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 80.10 (SEE DETAIL SHEET C7) AND 5 LF (TO SAND/OIL SEPARATOR) OF 6" PVC SANITARY LINE AT 1:100
  - PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 80.00 (SEE DETAIL SHEET C7)
  - PROPOSED 750 GALLON SAND/OIL SEPARATOR (TOP ELEVATION NE=84.86 AND TOP ELEVATION SW=84.50, INLET INVERT ELEVATION=80.00, OUTLET INVERT ELEVATION=79.75) (SEE DETAIL SHEET C7)
  - PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 79.75 (SEE DETAIL SHEET C7) AND 9 LF OF 6" PVC SANITARY LINE AT 2:005 WITH WYE CONNECTION AT DOWNSTREAM END
  - SAMPLE POINT CLEANOUT AT INVERT ELEVATION 79.62 (SEE DETAIL SHEET C7)

FIRE FLOW CALCULATIONS	
BUILDING TYPE:	TYPE V (000)
LARGEST BUILDING AREA:	5,024 SF
NEEDED FIRE FLOW (CHAPTER 18, TABLE 18.4.5.2.1):	2,000 GPM
REDUCE 0% DUE TO NO SPRINKLER:	0 GPM (USE 2,000 GPM)
NUMBER OF HYDRANTS REQUIRED (TABLE 18.5.4.3):	2
NUMBER OF HYDRANTS PROVIDED:	2 (1 EXISTING, 1 PROPOSED)

POTABLE/WASTEWATER FLOW CALCULATIONS	
POTABLE WATER:	0.25 ERC/BAY=2.25 ERC=2.25X300 GPD 675 GPD
WASTEWATER:	0.25 ERC/BAY=2.25 ERC=2.25X250 GPD 562.5 GPD

LIFT STATION CAPACITY SUMMARY	
AVAILABLE CAPACITY:	6,500 GPD
NEEDED CAPACITY (THIS PROJECT):	562.5 GPD
REMAINING CAPACITY AVAILABLE:	5,937.5 GPD

DATE	REVISION	BY	DATE	REVISION	BY
8-29-24	AS PER CITY	MC			
	AS PER CITY	MC			

NOTE:  
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**UTILITY PLAN**  
FOR  
**CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS**  
CLEVELAND AVENUE WILDWOOD, FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND IS DATE STAMPED TO THE SEAL. ANY COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

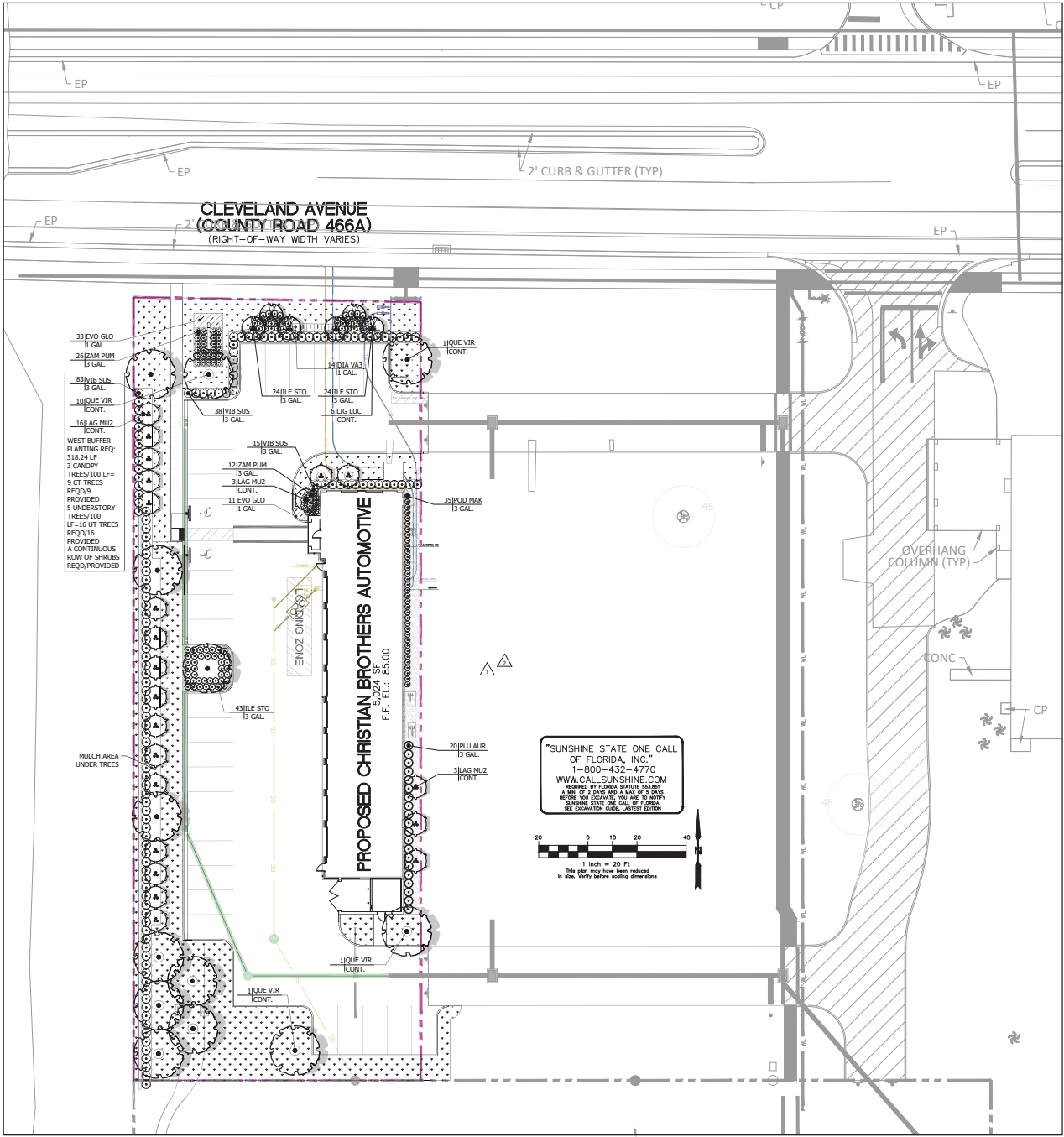
**MICHAEL COLLINS**  
Professional Engineer  
No. 54606  
STATE OF FLORIDA  
EXPIRES 12/31/2025

DATE: \_\_\_\_\_

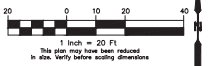
SCALE: 1" = 20'

OWNED BY: M.C. DATE: 5-18-25  
JOB NO: 224-016  
SHEET NO: C4 OF 07

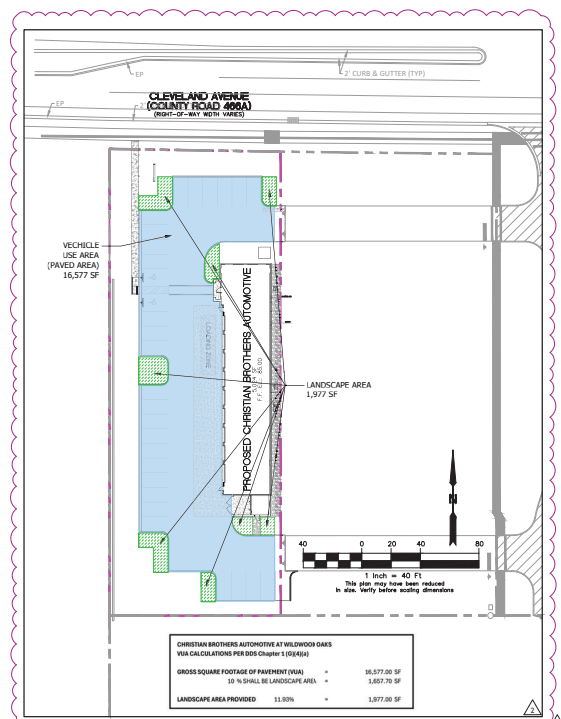
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"SUNSHINE STATE ONE CALL OF FLORIDA, INC."  
 1-800-432-4770  
 WWW.CALLSUNSHINE.COM  
 REQUIRED BY FLORIDA STATUTE, § 369.01  
 ALL WORK ON 2 DAYS AND A MAX OF 2 DAYS  
 BEFORE THE EXPIRATION OF THE 90 DAY  
 SUNSHINE STATE ONE CALL OF FLORIDA  
 SEE EXPLANATION BOOK, LATEST EDITION



PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	GAL	SPECIFICATION	WATER USAGE	NATIVE	
<b>TREES</b>									
	LAG MUZ	22	LAGERSTROEMIA X 'MUSKOGEE' LAVENDER GRAPE HIRTLE MULTI-TRUNK, FULL	CONT.		6' HT MIN	LOW-MEDIUM	NO	
	LIG LUC	6	LIGUSTRUM LUCIDUM GLOSSY PRIVET MULTI-TRUNK, FULL	CONT.		6" OA	LOW	NO	
	QUE VIR	13	QUERCUS VIRGINIANA SOUTHERN LIVE OAK SINGLE, STRAIGHT TRUNK, FULL	CONT.		2" DBH MIN 8' H MIN	LOW-MEDIUM	YES	
<b>SHRUBS</b>									
	ILE STO	91	ILEX VOMITORIA 'STOKES DWARF' DWARF YALPON FULL, DO NOT TRIM INTO A ROUND BALL	3	GAL	12" H X 12" S	LOW-HIGH	YES	
	PLU ALR	20	PLUMBAGO AURICULATA BLUE PLUMBAGO FULL	3	GAL	20" OA	LOW	NO	
	POD MAK	35	PODOCARPUS MACROPHYLLUS MAKI SHRUBBY 'YEW' FULL	3	GAL	20" HT	LOW-MEDIUM	NO	
	VIB SUS	136	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM FULL	3	GAL	18" H X 18" S	LOW	NO	
	ZAM PUM	38	ZAM PUM COONTIE FULL	3	GAL	12" H X 12" S	LOW	YES	
<b>GROUND COVERS</b>									
	DIA VA3	14	DIANELLA TASMANICA 'VARIEGATA' FLAX LILY FULL	1	GAL	16" H X 16" S	LOW	YES	24" o.c.
	EVO GLO	44	EVOLYALUS GLOMERATUS BLUE DAYS FULL	1	GAL	10" H X 12" S	LOW	NO	18" o.c.
<b>SOD</b>									
	PAS ARG		PASPALLUM NOTATUM 'ARGENTINE' BANIA GRASS CLEAN AND WEED FREE	SOD		PALLET	N/A	NO	



Digitally signed by James R Magley  
 Date: 2026.01.14 14:32:29  
 James R. Magley  
 State of Florida Lic. No. 005000001300

REVISIONS	
1	AGENCY COMMENTS 10/03/2024
2	AGENCY COMMENTS 10/30/2024
3	AGENCY COMMENTS 01/12/2026

ISSUED

**CHRISTIAN BROTHERS AUTOMOTIVE**  
 1308 Cleveland Ave., Wildwood, FL  
 WILLOWOOD GAMES, LLC

**PLANTING PLAN AND SCHEDULE**

**CONSTRUCTION PLANS**  
 PROJECT NUMBER: HCP2413  
 DATE: May 28, 2025  
 DRAWN BY: MD  
 CHECKED BY: MD

SCALE AS INDICATED

**L1**



① RENDERING  
SCALE: NTS



② RENDERING  
SCALE: NTS



③ RENDERING  
SCALE: NTS



④ RENDERING  
SCALE: NTS

NO.	REVISIONS	DATE
1	RESPONSE TO COUNTY COMMENTS	11/09/2008
2	RESPONSE TO CSA COMMENTS	01/09/2009
3	RESPONSE TO COUNTY COMMENTS	02/03/2009



PROJECT FOR  
**CHRISTIAN BROTHERS  
AUTOMOTIVE**  
WILDWOOD, FL  
CLEVELAND AVE

DRAWN BY: JM, CC  
CHECKED BY: JM  
JOB # 23114  
DATE 2/11/26  
RENDERINGS

\*Outstanding Development Services Comments to be addressed as of 3/4/26

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5 RENDERING  
SCALE: NTS



6 RENDERING  
SCALE: NTS



7 RENDERING  
SCALE: NTS

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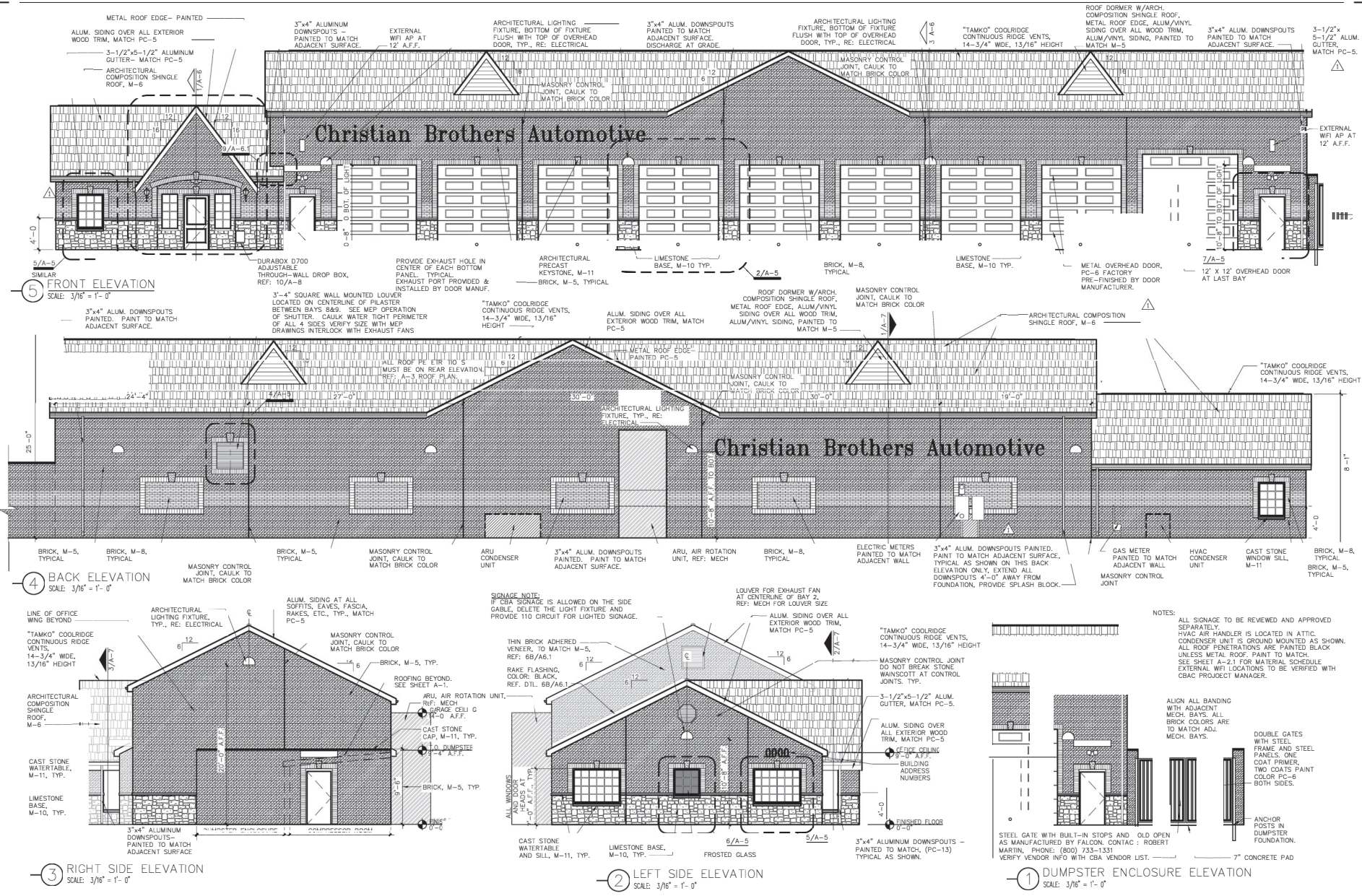
NO.	REVISIONS	DATE
1	RESPONSE TO COUNTY COMMENTS	11/09/2020
2	RESPONSE TO CBA COMMENTS	01/09/2020
3	RESPONSE TO COUNTY COMMENTS	02/09/2020



PROJECT FOR  
**CHRISTIAN BROTHERS  
AUTOMOTIVE**  
WILDWOOD, FL  
CLEVELAND AVE

DRAWN BY: JM, CC  
CHECKED BY: JM  
JOB #: 23114  
DATE: 2/11/26  
RENDERINGS

\*Outstanding Development Services Comments to be addressed as of 3/4/26



**TYPICAL NOTES FOR ALL ELEVATIONS**



- 2'-0" BAND, JAMES, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
- ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCO INC. SLOK GUARD AND GRAFFITI CONTROL #4093 - PH: 800-255-4255
- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIA, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL, TYPICAL OF ALL ELEVATIONS.
- GUTTERS TO BE SLOPED PER MANUFACTURER TO ENSURE PROPER DRAINAGE.
- FINISH GRADE TO BE MIN. 6" BELOW FINISH FLOOR.

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DATE	REVISIONS
11.9.2025	1 RESPONSE TO COUNTY COMMENTS
01.02.2026	2 RESPONSE TO CBA COMMENTS
02.03.2026	RESPONSE TO COUNTY COMMENTS

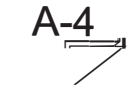


**CHRISTIAN BROTHERS AUTOMOTIVE**

PROJECT FOR: CLEVELAND, OH

DRAWN BY: JM CC  
 CHECKED BY: JM CC  
 JOB #: 2314  
 DATE: 2/5/26

EXTERIOR ELEVATIONS





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

**SUBJECT:** 25-3340 - SP - Advanced Urology Building Addition

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

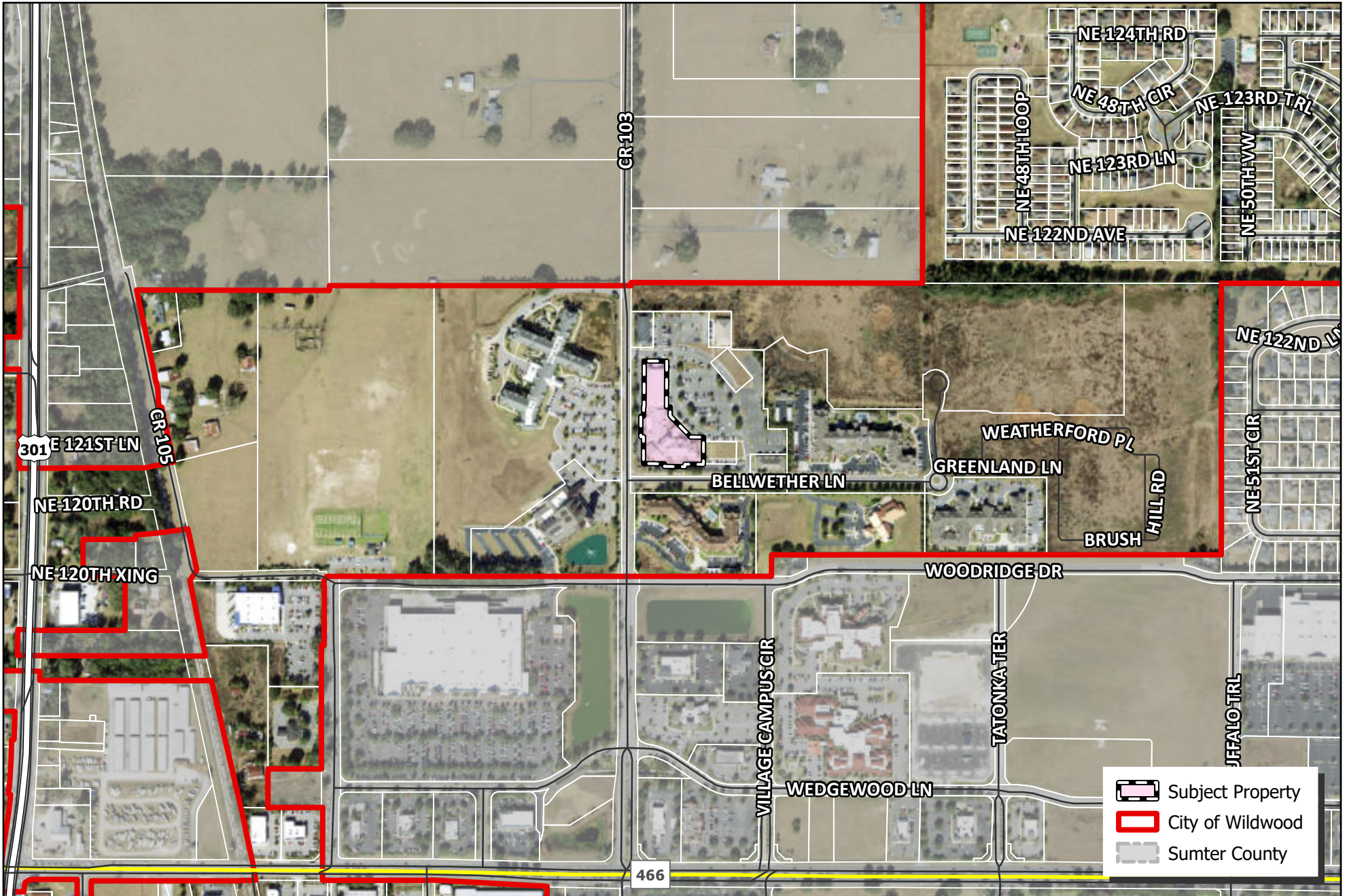
Case Number	25-3340 - SP - Advanced Urology Building Addition
Owner(s)/Applicant(s)	CFUS Development, LLC
Property Location	The subject property is generally located at the northeast corner of the intersection of CR 103 and Bellwether Ln.
Acreage	1.74 +/-
Parcel	D08D001
Date	March 4, 2026

The applicant is seeking approval from the Project Review Committee for the construction of a building addition to Advanced Urology, which consists of two thousand and twenty-five (2,025) square-feet on 1.74 acres of land MOL, as per the attached plans. Advanced Urology is located within Oxford Medical Park, a medical complex that dates back to 2010 and was originally approved under Sumter County's Jurisdiction.

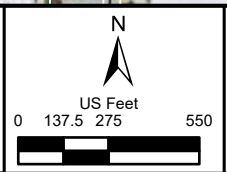
25-3340 meets the criteria of the Land Development Regulations and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Alex Lammers  
Planner I, Development Services



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



#25-3340

## ADVANCED UROLOGY BUILDING ADDITION

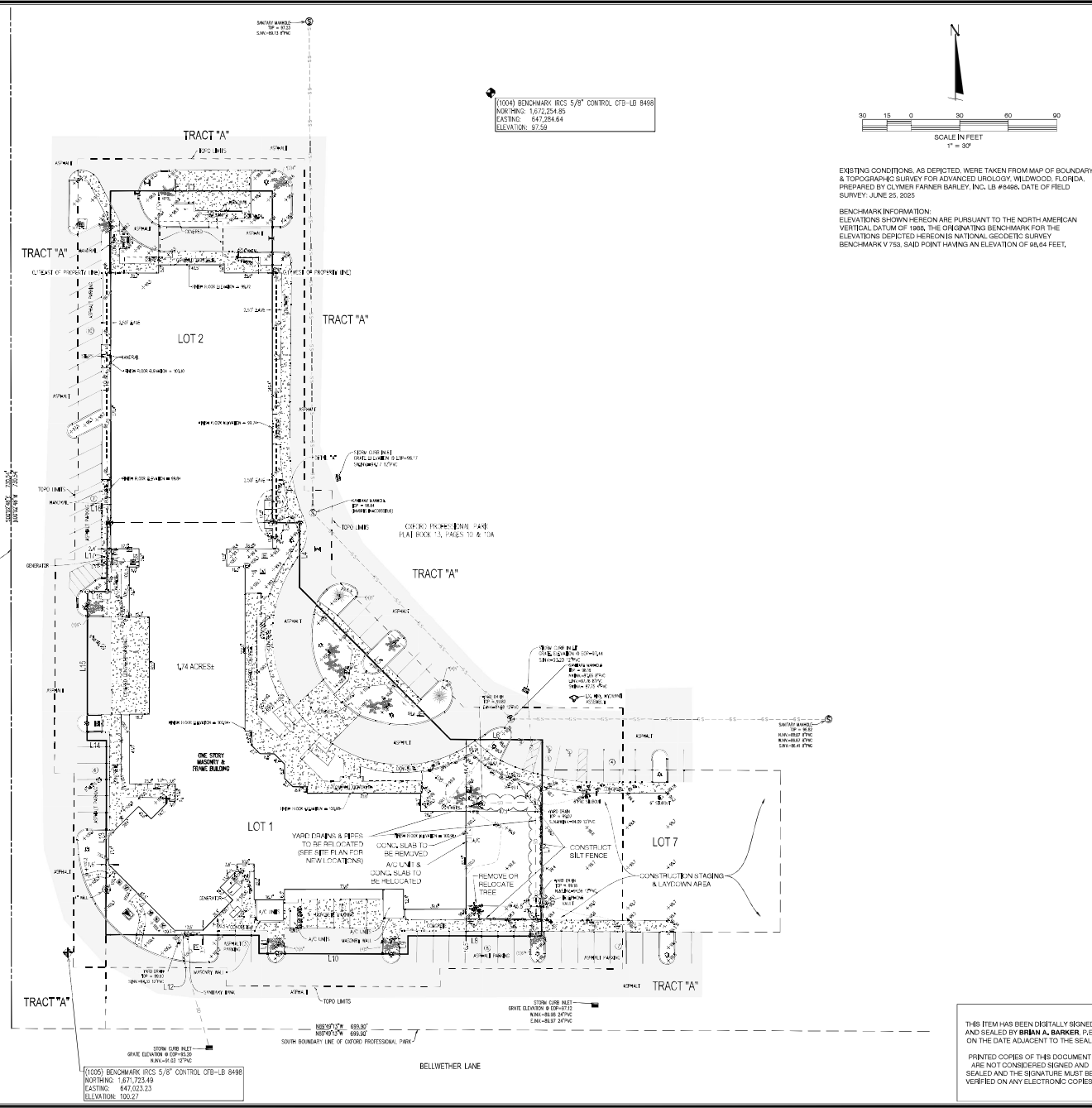
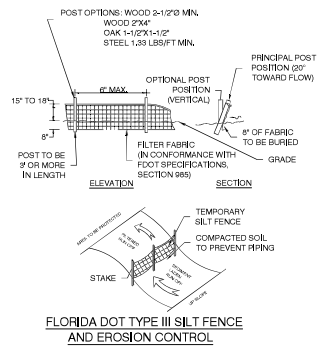
PARCEL D08D001

**MAP 1B**  
**LOCATION**  
**MAP**  
**AUG 2025**



**NOTES:**

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM, WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOG, OR COMPACTED, AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES, AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L/F).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRAZING FOR THE LANDSCAPING IS UNDER WAY.
12. DIMENSIONS OF SEDIMENT FILTER DETAILS MAY BE ADJUSTED FOR TYPE "9" CURB INLET TRAPS.
13. PRE-MANUFACTURED INLET SOCK MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
14. SEE EROSION CONTROL PLAN FOR LOCATION AND APPLICABILITY.
15. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.



BY	DES
DATE	11/15/2028
REVISIONS	
REVISION	REVISED PER CITY COMMENTS
DATE	11/15/2028
DATE	11/15/2028

**CFB** CLYMER FARMER BARLEY  
 CLYMER FARMER BARLEY, INC.  
 7410 ALDORF ROAD, SUITE 100  
 WILDWOOD, FL 34484

**ADVANCED UROLOGY BUILDING ADDITION  
 12109 CR 103  
 WILDWOOD, FL 34484**

**EXISTING CONDITIONS, DEMOLITION &  
 EROSION CONTROL PLAN**

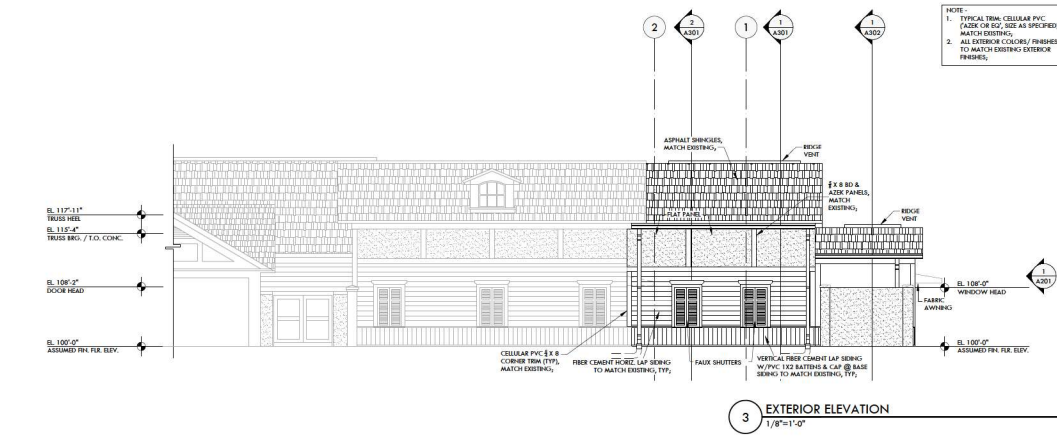
SAVE DATE	2/15/2028
DRAWN BY	DES
CHECKED BY	SAB
PROJECT #	EP2025-02787
FILE NAME	03142412109.dwg

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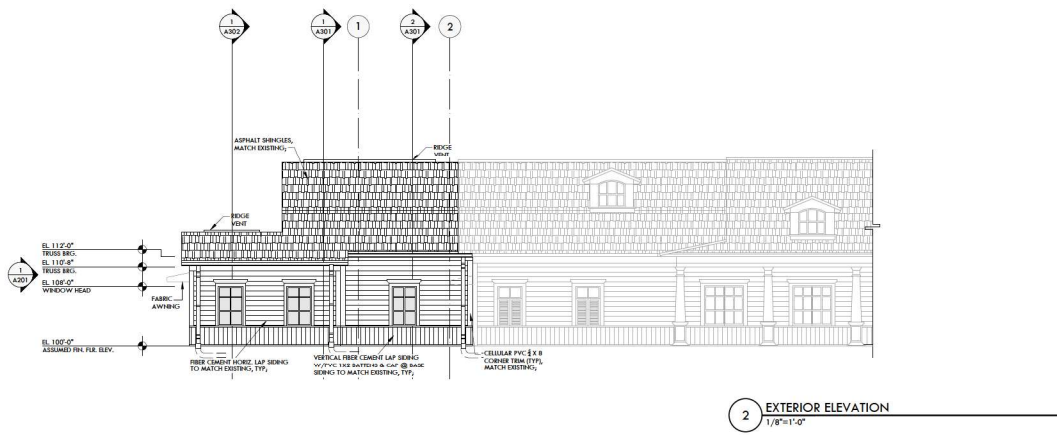
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER **03**

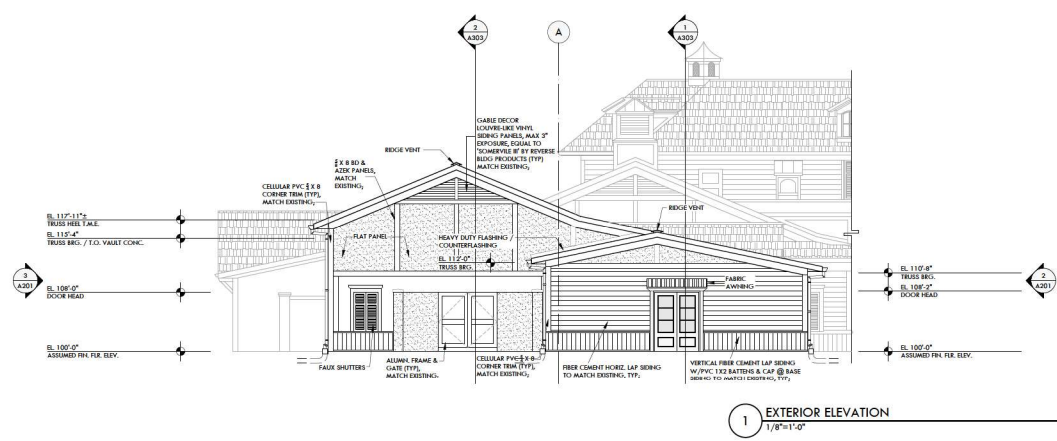
NOTE:  
 1. TYPICAL TRIM: CELLULAR PVC (AZEK OR EZ, SEE AS SPECIFIED) MATCH EXISTING;  
 2. ALL EXTERIOR COLOURS/ FINISHES TO MATCH EXISTING EXTERIOR FINISHES;



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



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



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



PARTIN ARCHITECTURE  
 936 E. FT. KING STREET  
 Ocala, Florida 34471  
 P 352.629.3867 F 352.629.3866  
 FL LIC# AA26001291

JULIE ANSELME PARTIN  
 ARCHITECT  
 DRAWINGS IN THIS VALUE ENGINEERED, SEALED & DATED BY REGISTERED PROFESSIONAL

CANCER CENTER  
 AUI OXFORD  
 VAULT ADDITION  
 12109 CO RD 103  
 OXFORD FLORIDA 34484

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE DATE  
 DATE  
 JOB #  
 2522  
 SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.  
 A201

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

**SUBJECT:** 25-4648 - Lot Split - Commanders Pointe

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

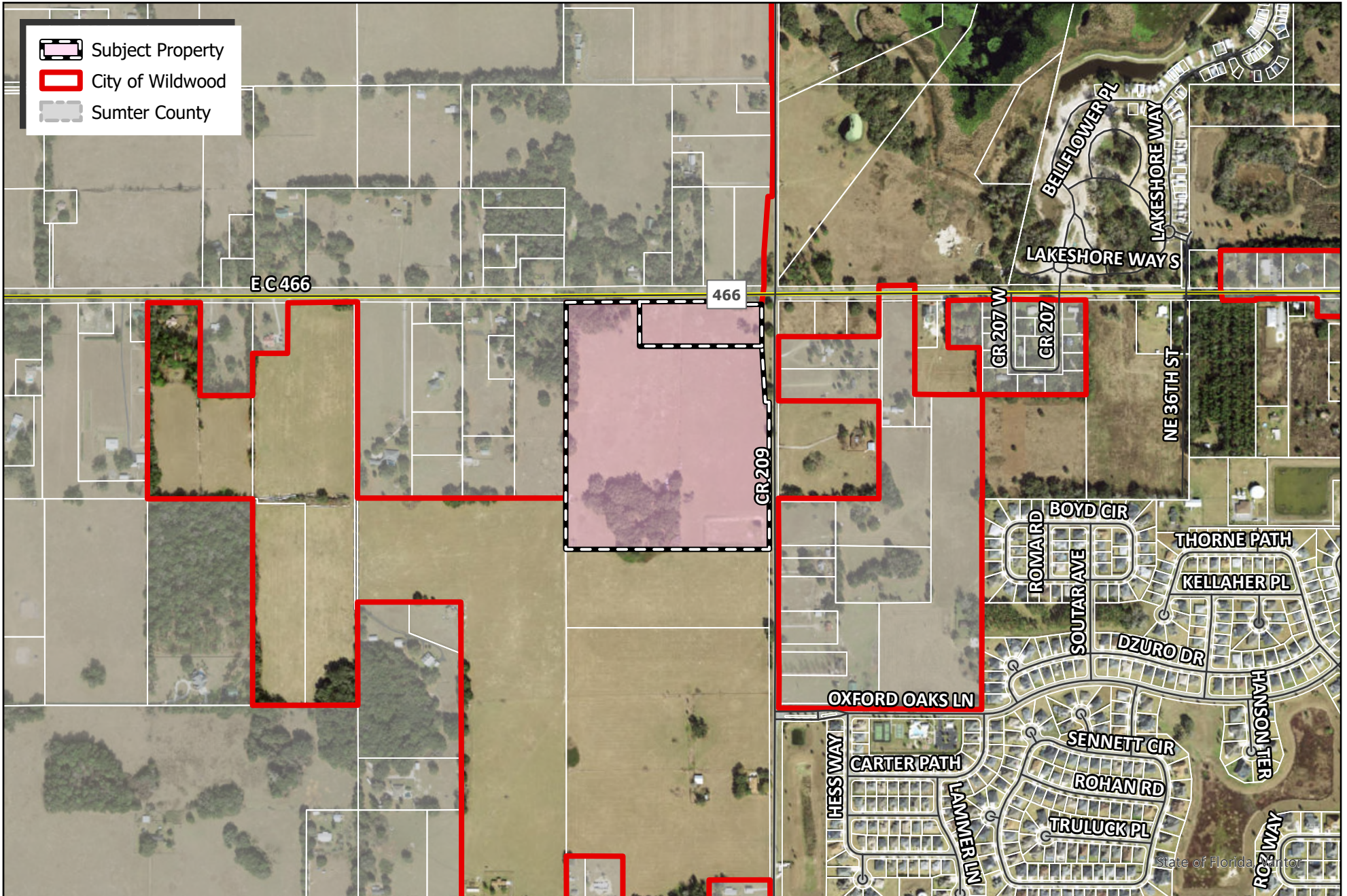
Case Number	25-4648 - Lot Split - Commanders Pointe
Owner/Applicant	Acorn Investments, LLC
Property Location	The subject property is generally located at the southwest corner of the intersection of CR 466 and CR 209.
Acreage	46.8 +/-
Parcel	C13-109
Date	March 3, 2026




The applicant is seeking approval from the Project Review Committee for a lot split of parcel C13-109 creating Parcel A with 5 acres MOL and Parcel B with 41.75 acres MOL, per the attached plans.

25-4648 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.



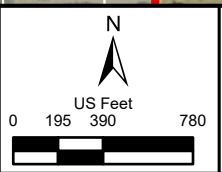
Alex Lammers  
Planner I, Development Services



 Subject Property  
 City of Wildwood  
 Sumter County



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

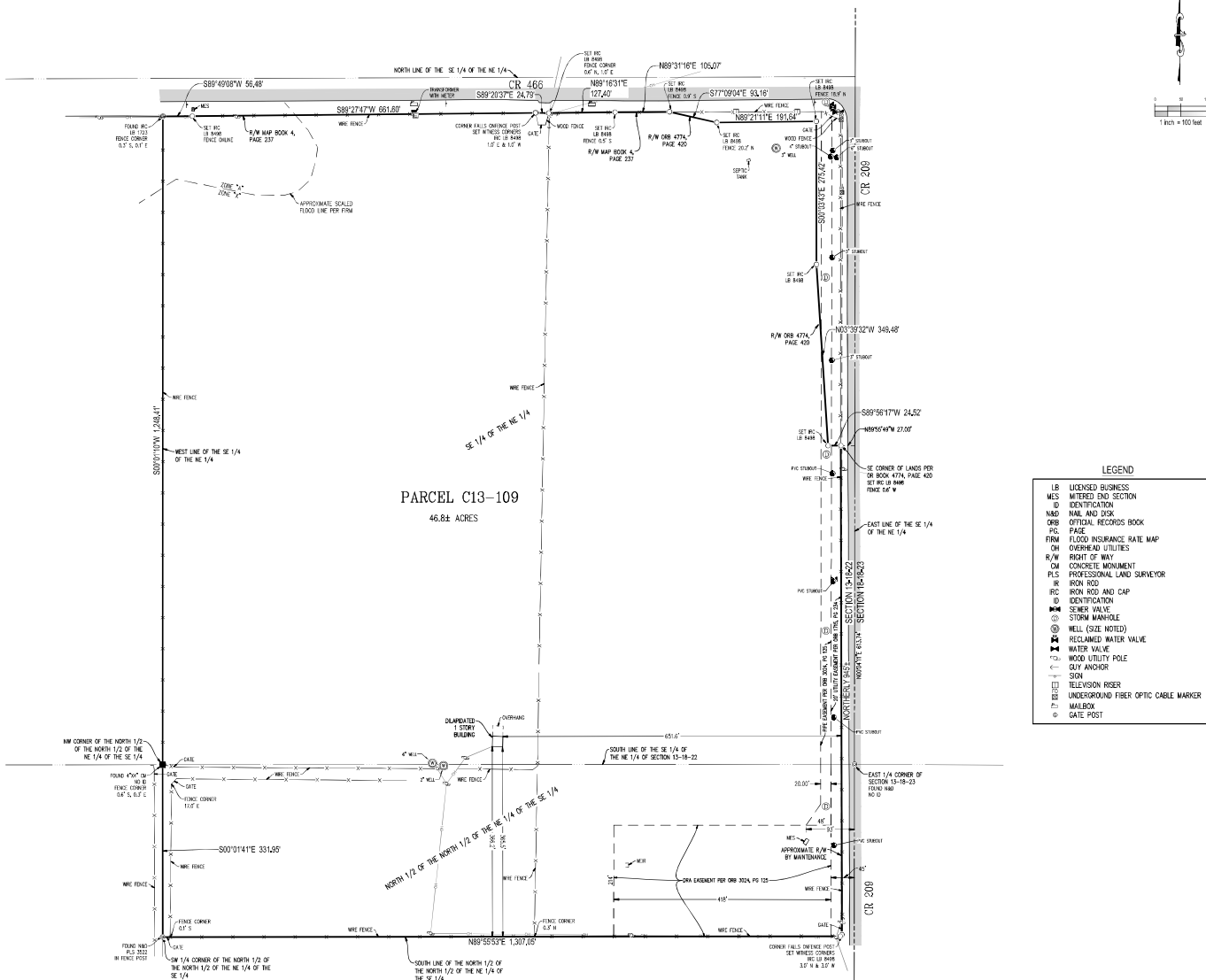


#25-4648  
**COMMANDER'S POINTE LOT SPLIT**  
 PARCEL C13-109

**MAP 1B**  
**LOCATION**  
**MAP**  
**NOV 2025**

# BOUNDARY SURVEY

SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST,  
SUMTER COUNTY COUNTY, FLORIDA.  
PARCEL C13-109



**LEGAL DESCRIPTION**

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 466 ACROSS THE NORTH SIDE THEREOF AND RIGHT-OF-WAY FOR COUNTY ROAD 209 ACROSS THE EAST SIDE THEREOF.

- SURVEY NOTES:**
1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
  2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD83) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST HAS A BEARING OF N00°04'11"E.
  3. LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENTS OF RECORD.
  4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 101100060L, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2015, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND WITHIN ZONE "A" WITH NO BASE FLOOD ELEVATION DETERMINED.
  5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  6. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
  7. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADDED PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL, SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.

**LEGEND**

LB	LICENSED BUSINESS
MES	METERED END SECTION
ID	IDENTIFICATION
N&D	NAIL AND DISK
ORB	OFFICIAL RECORDS BOOK
FRM	FLOOD INSURANCE RATE MAP
OH	OVERHEAD UTILITIES
R/W	RIGHT OF WAY
CM	CONCRETE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
IR	IRON ROD
IRC	IRON ROD AND CAP
ID	IDENTIFICATION
SMV	SEWER VALVE
SMH	STORM MANHOLE
W	WELL (SIZE NOTED)
⊕	RECLAIMED WATER VALVE
⊕	WATER VALVE
⊕	WOOD UTILITY POLE
⊕	GUY ANCHOR
⊕	SION
⊕	TELEVISION RISER
⊕	UNDERGROUND FIBER OPTIC CABLE MARKER
⊕	MAILBOX
⊕	GATE POST

CERTIFIED TO:  
ACORN INVESTMENTS, LLC

*Kaye M. Jameson*  
KAYE M. JAMESON, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5922

01/15/2028  
DATE



**CBR**  
CONCRETE BOUNDARY SURVEYING

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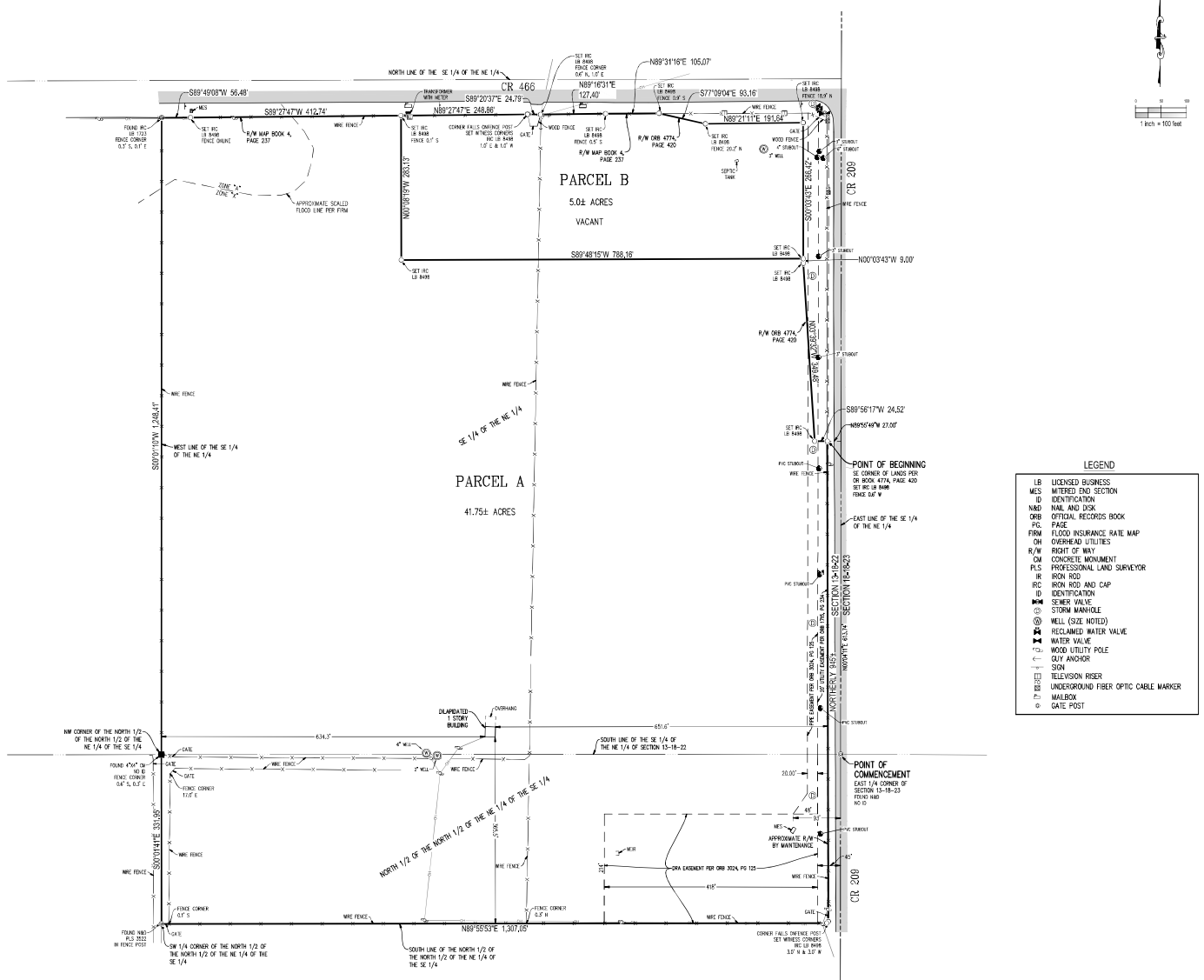
BOUNDARY SURVEY FOR ACORN INVESTMENTS

---

SHEET 1 OF 1

# BOUNDARY SURVEY

SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST,  
SUMTER COUNTY COUNTY, FLORIDA.



LEGEND	
LB	LICENSED BUSINESS
MES	METERED END SECTION
ID	IDENTIFICATION
N&D	NAIL AND DISK
ORB	OFFICIAL RECORDS BOOK
FRM	FLOOD INSURANCE RATE MAP
OU	OVERHEAD UTILITIES
R/W	RIGHT OF WAY
CM	CONCRETE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
IR	IRON ROD
IRC	IRON ROD AND CAP
ID	IDENTIFICATION
SMV	SEWER VALVE
SM	STORM MANHOLE
W	WELL (SIZE NOTED)
⊕	RECLAIMED WATER VALVE
⊕	WATER VALVE
⊕	WOOD UTILITY POLE
⊕	GUY ANCHOR
⊕	SION
⊕	TELEVISION RISER
⊕	UNDERGROUND FIBER OPTIC CABLE MARKER
⊕	MAILBOX
⊕	GATE POST

### LEGAL DESCRIPTION

#### PARENT TRACT

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 466 ACROSS THE NORTH SIDE THEREOF AND RIGHT-OF-WAY FOR COUNTY ROAD 209 ACROSS THE EAST SIDE THEREOF.

#### PARCEL A

A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, BEARING S89°49'00\"/>

#### PARCEL B

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF RIGHT-OF-WAY FOR COUNTY ROAD 466 AND WEST OF RIGHT-OF-WAY FOR COUNTY ROAD 209.

LESS AND EXCEPT THAT PORTION CONVEYED TO SUMTER COUNTY IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 474, PAGE 420, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;

AND LESS AND EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING-RECORDED PARCEL:

A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, BEARING S89°49'00\"/>

CONTAINING 41.75 ACRES, MORE OR LESS.

### SURVEY NOTES:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 53-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST HAS A BEARING OF N00°04'11\"/>

### CERTIFIED TO:

ACORN INVESTMENTS, LLC

*Kaye M. Jameson*  
KAYE M. JAMESON, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5912



11/19/25  
DATE

**CBR**  
CONCRETE BOUNDARY SURVEYING

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DATE: 11/19/2025  
DRAWING NO.: 25-001  
JOB NO.: 25-001

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DATE OF SURVEY: 11/17/2025  
DATE OF PLOTTING: 11/19/2025  
FIELD BOOK: 25-001, SHEET 01

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**BOUNDARY SURVEY FOR ACORN INVESTMENTS**

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**SHEET 1 OF 1**