



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

Agenda
Regular Meeting
August 11, 2026 10:00 AM
Commission Conference Room 124
100 N Main Street

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

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

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting July 14, 2026, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. 25-0505 (PLAT) — South Wildwood Industrial Park - Parcels 5A, 6B, and 6C**

Parcels G30E005A, G30E006B, and GF30E006C

The applicant is seeking a favorable recommendation from the Project Review Committee for a partial replat of the South Wildwood Industrial Park, involving Lots 5A, 6B, and 6C. **Staff recommends approval.**

2. **25-3341 (SP) Bethany Plaza Dental**

Parcels G33-005 & G33-011

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 3,016 SF dental office within the existing Bethany Estates Medical Complex with associated infrastructure on 2.78 acres, MOL. **Staff recommends approval contingent on the resolution of outstanding comments.**

3. **26-0520 (SP) Chick-Fil-A Wildwood**

Parcels G04N251 & G04N252

The applicant is seeking a recommendation of approval from the Project Review Committee for a 5,218 square foot Chick-Fil-A restaurant, 73 parking spaces, dumpster enclosure, landscaping, and associated infrastructure improvements on 2.09 acres MOL, per the attached plans. **Staff recommends approval contingent on resolution of outstanding comments.**

VI. **ADJOURNMENT**

August 11, 2026 10:00 AM

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

SUBJECT: Project Review Committee Regular Meeting July 14, 2026, at 10:00 AM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 14, 2026 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

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

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Utilities Deputy Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Dan Horner	City Consulting Engineer	Present by Phone
Brett Tobias	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Amanda Bondi	Planning Manager	Present
McKenna Page	Planner	Present
Lindsey Day	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting June 09, 2026, at 10:00 AM.

The summary minutes from the June 9, 2026, meeting were approved. No discussion. Motion to approve by Public Works Director Hockenbury, seconded by City Manager McHugh. Motion carried unanimously.

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

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. 26-0318 SPM - Circle K US 301 & CR 462

Development Services Director Strickland read aloud 26-0318 SPM - Circle K US 301 & CR 462. Strickland asked if there was a representative available that wished to speak. Jared Stubbs with Kimely-Horn explained the project and the reasoning for the additional modifications. Strickland asked if the natural gas connections and transformer relocation had been approved by the appropriate agencies and that there were permits on file, to which Stubbs affirmed. There were no further comments. Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve 26-0318 SPM - Circle K US 301 & CR 462. Motion carried unanimously.

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

2. 26-1425 (PLAT) Bethany Medical Complex Improvement Plat

Development Services Director Strickland read aloud 26-1425 (PLAT) Bethany Medical Complex Improvement Plat. Strickland asked if there was a representative available that wished to speak. Cole Menhennett with NV5 explained the project and stated he was available to clarify anything for staff. Strickland noted the subject property was previously occupied by Doctor Agbo's offices and there was infrastructure for further subdivision. Utilities Deputy Director Martin asked if ownership was defined for the infrastructure. Strickland stated that ownership would be defined on the plat. There were no further comments. Motion by Police Chief Parmer, seconded by Utilities Deputy Director Martin, to approve 26-1425 (PLAT) Bethany Medical Complex Improvement Plat. Motion carried unanimously.

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

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:08 a.m. Motion by Utilities Deputy Director Martin, seconded by Police Chief Parmer, to adjourn. Motion carried unanimously.

RESULT:	Passed
MOVER:	Utilities Deputy Director Martin
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Utilities 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: 25-0505 (PLAT) — South Wildwood Industrial Park - Parcels 5A, 6B, and 6C

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-0505 (PLAT) South Wildwood Industrial Park - Lots 5A, 6B and 6C
Applicant(s)	Harry Harmer
Owner	Harry Harmer
Acreage	2 Acres, MOL
Property Location	The subject property is generally located approximately 0.26 miles west of N US 301 and approximately 0.75 miles north of E Warm Springs Ave.
Parcel(s)	G30E005A, G30E006B, and GF30E006C

The applicant is seeking a favorable recommendation from the Project Review Committee for a partial replat of the South Wildwood Industrial Park, involving lots 5A, 6B, and 6C.

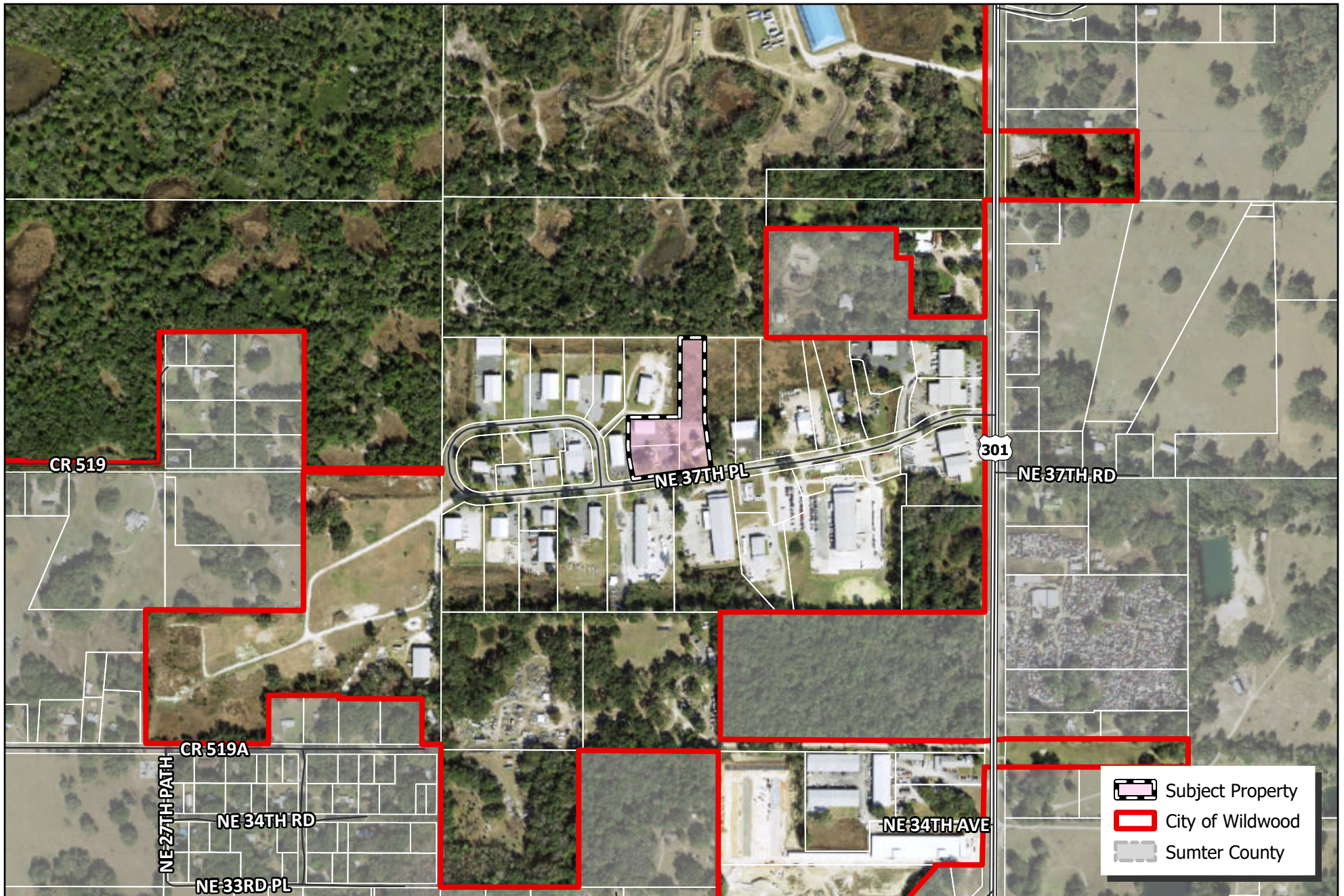
The owner is requesting that a portion of Lot 6B and a portion of Lot 6C be combined with the existing Lot 5A of the South Wildwood Industrial Park. Harry Harmer owns all three lots involved, with no encumbrances. The construction of Lot 5A site appurtenances encroached into Lots 6B and 6C, and the replat is the process to ensure the as-built conditions meet setback requirements. This replat will still result in three complete, stand-alone properties, as originally intended. The surveyor cleared the project on July 17, and the City Attorney cleared the project on July 30.

25-0505 meets the criteria set forth within F.S. 177, the Land Development Regulations, and is consistent with the goals, objectives, and policies within the 2050 Comprehensive Plan. The Planning and Zoning Board does not review replat applications.

DATED: 8/3/2026

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

Wendy Then, AICP, CFM
Assistant Director Development Services



	Subject Property
	City of Wildwood
	Sumter County

WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	US Feet 0 145 290 580	#A25-0505 SOUTH WILDWOOD INDUSTRIAL PARK - REPLAT 2025 PARCELS G30E005A, G30E006B & G30E006C	MAP 1B LOCATION MAP NOV 2025



SURVEY DATA SOLUTIONS, LLC.
52031 STATE ROAD 19 ALTOONA, FL., 32702
PHONE (352) 816-4084 LB 8546
CONTACT.SDS.US@GMAIL.COM

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB #8546 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(1), FLORIDA STATUTES.
2. THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, DEDICATIONS AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY, AND LOT DIMENSIONS SEE SHEET 2.
3. BEARINGS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK RTK GPS OBSERVATIONS.
4. STATE PLANE COORDINATES ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK RTK GPS OBSERVATIONS. (NAD-83) 2011 ADJUSTMENT FLORIDA WEST ZONE. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
5. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE EXISTING INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
6. 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.
7. THE PROPERTY INFORMATION REPORT FOR THIS REPLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
8. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC. RECORDED IN O.R. BOOK 1932, PAGE 303, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWER SHOWN BELOW.

MELANIE D. STROCKLAND
DEVELOPMENT SERVICES DIRECTOR

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 _____, 20__.

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STROCKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

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.

SOUTH WILDWOOD INDUSTRIAL PARK -REPLAT 2025

**"A REPLAT OF PARCELS 5A, 6B, AND 6C IN BLOCK "A"
OF SOUTH WILDWOOD INDUSTRIAL PARK PHASE 1 REPLAT"**

Lying WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

LEGAL DESCRIPTION: (AS PREPARED)
LOT 5A, LOT 6B, AND LOT 6C, SOUTH WILDWOOD INDUSTRIAL PARK PHASE 1 (REPLAT),
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE(S) 27-27A,
OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION: (AS PREPARED)
COMMENCE AT THE NW CORNER OF THE SOUTH 1/2 OF THE NORTH 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, POINT ALSO KNOWN AS THE NW CORNER OF PARCEL 10, BLOCK "A" OF THE SOUTH WILDWOOD INDUSTRIAL PARK IN PLAT BOOK 11, PAGES 8, 8A AND 8B; THENCE S89°40'33"E ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTH 1/4 OF THE NW 1/4 OF SAID SECTION 30, A DISTANCE OF 144.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S89°40'33"E 118.29 FEET; THENCE S00°10'07"W 397.44 FEET; THENCE S07°33'47"E 232.80 FEET; THENCE S82°20'47"W 154.66 FEET; THENCE S82°22'41"W 223.97 FEET; THENCE N00°44'44"W 96.18 FEET; THENCE N00°05'52"W 69.54 FEET; THENCE N00°00'00"E 145.18 FEET; THENCE S89°26'19"E 246.30 FEET; THENCE N00°29'12"E 382.66 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT HARRY HARMER, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTH WILDWOOD INDUSTRIAL PARK-REPLAT 2025" BEING IN SUMTER COUNTY, FLORIDA HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS: DRAINAGE, UTILITIES, BUFFER AND ACCESS EASEMENTS ARE TO BE DEDICATED TO THE SOUTH WILDWOOD PROPERTY OWNERS ASSOCIATION, INC. AND THE CITY OF WILDWOOD FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. THE CITY OF WILDWOOD AND OR SUMTER COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS AND EASEMENTS IN THE EVENT OF A LOCAL, STATE DEDICATED OR FEDERAL, STATE DEDICATED OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

WITNESSES:

(1) SIGNATURE: _____

PRINT NAME: _____

MAILING ADDRESS _____

(2) SIGNATURE: _____

PRINT NAME: _____

MAILING ADDRESS _____

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING WITNESSES ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____, AS REPRESENTATIVE OF

OWNER/DEVELOPER:

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

NOTARY SEAL: _____

NOTARY PUBLIC

PRINTED NAME _____

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING DEVELOPERS AND OWNERS ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____, AS REPRESENTATIVE OF

OWNER/DEVELOPER:

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

NOTARY SEAL: _____

NOTARY PUBLIC

PRINTED NAME _____

PLAT BOOK: _____ PAGE: _____
SHEET 1 OF 2

VICINITY MAP
NOT TO SCALE



RECORD PLAT REVIEW STATEMENT

PER SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____

DATE _____

RONALD W. HERR, P.S.M.
WADE SURVEYING, INC.

REGISTRATION NO. _____

CERTIFICATE OF SURVEYOR AND MAPPER

I CERTIFY THAT THIS PLAT OF SOUTH WILDWOOD INDUSTRIAL PARK-REPLAT 2025 WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____

EUGENE F. HART, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 2232
SURVEY DATA SOLUTIONS, LLC.
CERTIFICATE OF AUTHORIZATION NO. LB 8546
52031 STATE ROAD 19, ALTOONA, FLORIDA, 32702

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____ AM / PM, FILE NO. _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

SIGNATURE
DEPUTY CLERK

PRINTED NAME
DEPUTY CLERK

DATE _____



SURVEY DATA SOLUTIONS, LLC.
52031 STATE ROAD 19 ALTOONA, FL., 32702
PHONE (352) 816-4084 LB 8546
CONTACT.SDS.US@GMAIL.COM

SOUTH WILDWOOD INDUSTRIAL PARK -REPLAT 2025

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Lying WITHIN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SHEET 1 OF 2 PLAT BOOK: PAGE:

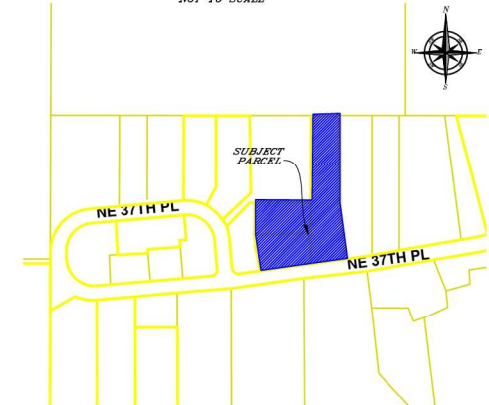
SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB #8546 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(9), FLORIDA STATUTES.
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8. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC. RECORDED IN O.R. BOOK 1932, PAGE 303, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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VICINITY MAP
NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SOUTH WILDWOOD INDUSTRIAL PARK AND SOUTH WILDWOOD PROPERTY OWNERS ASSOCIATION, INC. FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "HARMER'S SUBDIVISION" BEING IN SUMTER COUNTY, FLORIDA HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS: DRAINAGE, UTILITIES, BUFFER AND ACCESS EASEMENTS ARE TO BE DEDICATED TO THE SOUTH WILDWOOD PROPERTY OWNERS ASSOCIATION, INC. AND THE CITY OF WILDWOOD FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. THE CITY OF WILDWOOD AND OR SUMTER COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS AND EASEMENTS IN THE EVENT OF A LOCAL STATE DEDICATED OR FEDERAL STATE DEDICATED OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

WITNESSES:

(1) SIGNATURE: DEVELOPER AND OWNER:

PRINT NAME: BY: HARRY HARMER

MAILING ADDRESS: SIGNATURE: DEVELOPER

(2) SIGNATURE: PRINT NAME: DEVELOPER

PRINT NAME: DEVELOPER

MAILING ADDRESS: SIGNATURE: OWNER

NOTARY ACKNOWLEDGEMENT: PRINT NAME: OWNER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS DAY OF _____, 2025, BY _____ AS REPRESENTATIVE OF OWNER/DEVELOPER.

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

NOTARY PUBLIC PRINTED NAME

RECORD PLAT REVIEW STATEMENT

PER SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE: DATE: REGISTRATION NO.
RONALD W. HERR, P.S.M.
WADE SURVEYING, INC.

CERTIFICATE OF SURVEYOR AND MAPPER

I CERTIFY THAT THIS PLAT OF HARMER'S SUBDIVISION WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: EUGENE F. HART, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 2232
SURVEY DATA SOLUTIONS, LLC.
CERTIFICATE OF AUTHORIZATION NO. LB 8546
52031 STATE ROAD 19, ALTOONA, FLORIDA, 32702

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____ AM / PM, FILE NO. _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

SIGNATURE: PRINTED NAME: DATE: DEPUTY CLERK

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO F.S. CHAPTER 177, AS CERTIFIED BY THE REVIEWER SHOWN BELOW.

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

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 _____, 20____.

PRINT NAME: SIGNATURE:
CITY OF WILDWOOD, ATTORNEY CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR
MELANIE D. STRICKLAND

PUBLIC WORKS DIRECTOR
JEREMY HOCKENBURY

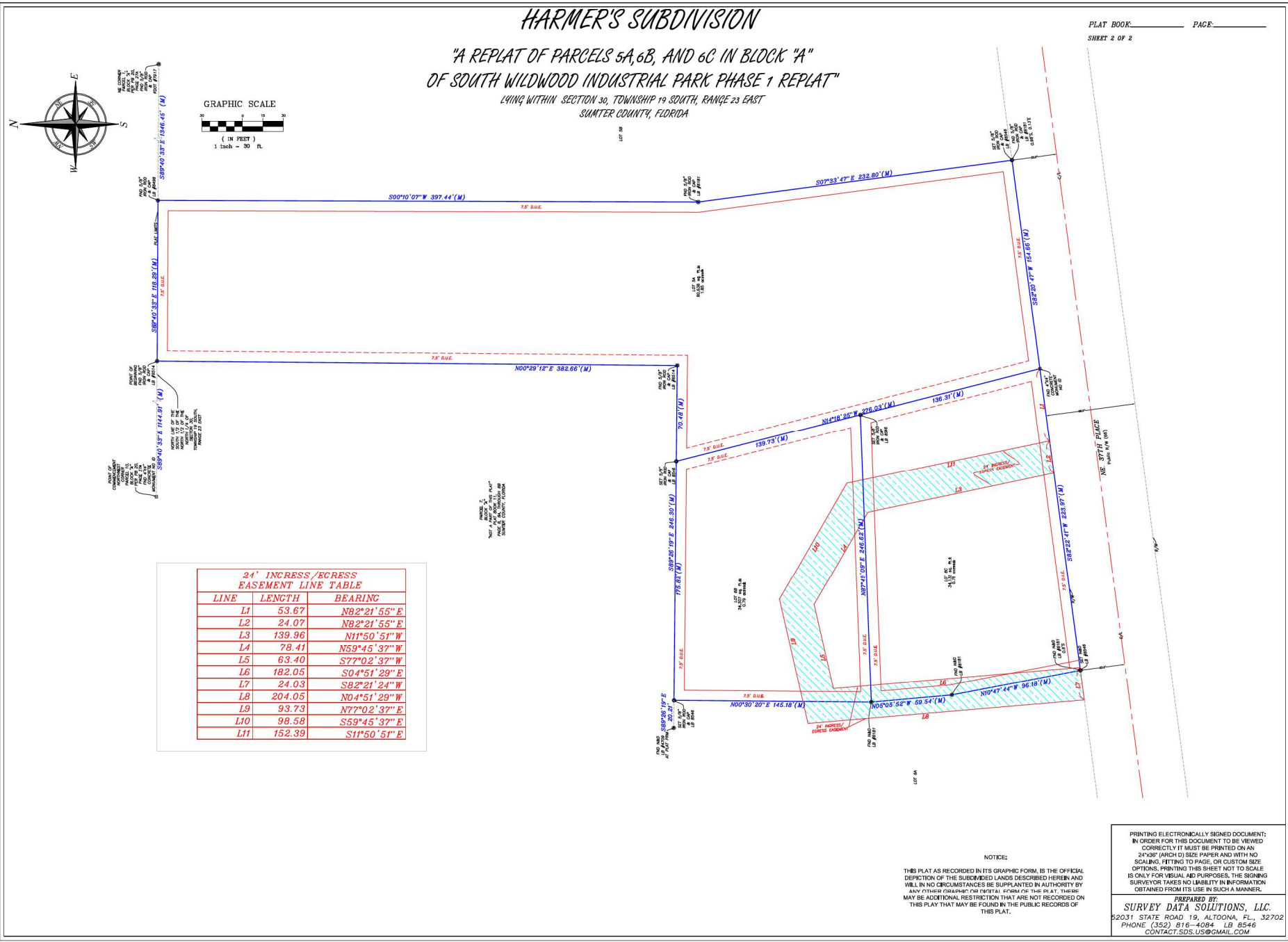
PRINT NAME: SIGNATURE:
CITY OF WILDWOOD, ENGINEER CITY OF WILDWOOD, ENGINEER

LEGEND AND ABBREVIATIONS
C/L = CENTERLINE
D.U.E. = DRAINAGE & UTILITY EASEMENT
FND = FOUND
ID = IDENTIFICATION
LB = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
N=North, E=East, S=South, W=West
(OR ANY COMBINATION)
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT-OF-WAY

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.

PREPARED BY: SURVEY DATA SOLUTIONS, LLC, P.O. BOX 1148, ALTOONA, FLORIDA 32002



PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 25-3341 (SP) Bethany Plaza Dental

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-3341 (SP) Bethany Plaza Dental
Applicant	NV5
Owner	JOJJ Smiles LLC & Bethany Estates Enterprises LLC
Acreage	2.78 +/-
Property Location	The subject property is generally located at the southwest corner of Warm Springs Ave and CR 503 intersection.
Parcel(s)	G33-005 & G33-011
Date	August 5, 2026

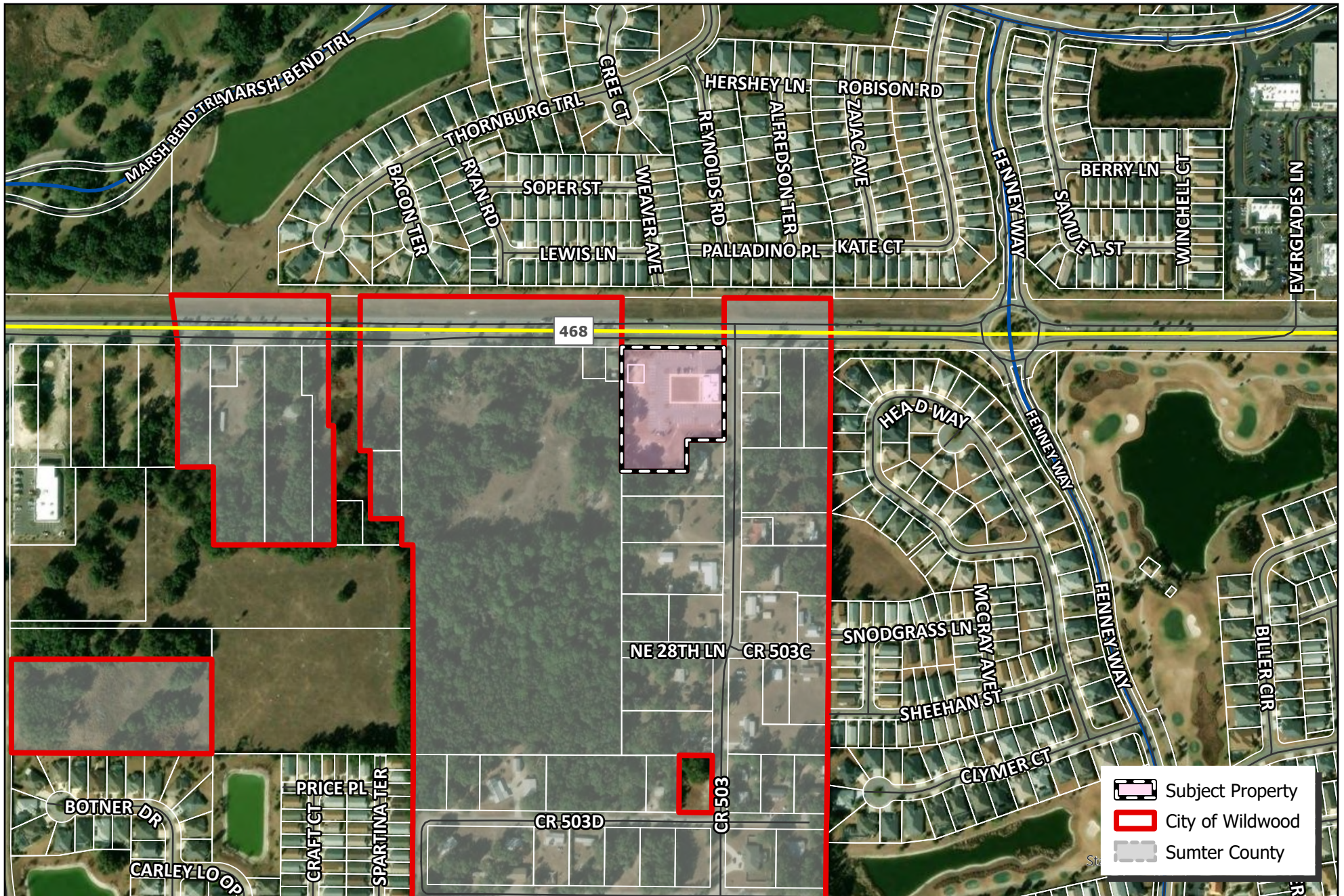
The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 3,016 SF dental office within the existing Bethany Estates Medical Complex with associated infrastructure, per the attached plans. The previously approved site plan, SP 2202-002 Bethany Estates Medical Complex, included the entire development's landscaping and lighting plans, which have been included in this agenda for reference.

There are outstanding city attorney comments due to the original submittal combining the preliminary improvement plat and the site plan together within one plan set. The preliminary improvement plat has been submitted separately, under project number 26-1425 and is scheduled to attend the city commission meeting to be held on August 24, 2026, for final determination. The final plat, project number 26-0571, is currently under review with the Mylar requiring administrative approval prior to the site plan approval. The applicant resubmitted on July 23, 2026, to address the site plan comments.

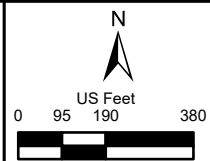
25-3341 will meet the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan pending resolution of outstanding comments.

A handwritten signature in black ink, reading "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" and the last name "Bondi" clearly distinguishable.

Amanda Bondi
Planning Manager, Development Services



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



#A25-3341
BETHANY PLAZA DENTAL
 PARCELS G33-005 & G33-011

MAP 1B

**LOCATION
 MAP**

AUG 2026

DSD note on 4/8/26: Please note 25-3341 was originally submitted as a site plan application and attempted to be converted to an improvement plat, but staff advised the applicant to submit a separate improvement plat from the submitted application under 25-3341. This new submittal 26-1425 will be the improvement plat and 25-3341 will revert back to the original site plan application submitted.

1. The City Attorney does not recommend approval of this site plan until the developer(s) of this project and overall, Bethany Medical complex complete the process of obtaining an approved improvement plan and final plat. The site is not appropriate for development without a final plat.

As it stands, the proposed site exists as an unapproved lot split. The newly created lot is landlocked without appropriate legal access for utilities, traffic and pedestrian cross-access, etc. Further, it appears from the submitted site plan that other such sites are anticipated by the Developer(s) for future development. This type of development subverts and contradicts the orderly development requirements and processes of the City's LDR and Code.

Please note that this comment cannot be cleared by any response other than the completion of the improvement plan and final plat process.

Standing Comment.

2. The person who acknowledged the Authorized Agent Form in the notary block for JOJJ Smiles, LLC needs to reference the signee's name and not the notary's name. Please change from Marcilma Abreu to Joana Halilaj, Owner.

A. Please see the correct Authorized Agent Form.

I. Satisfied.

Printed Name: JOANA HALILAJ
State of Florida FL
County of DADE
The foregoing document was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of August, 2025, by MARCILMA ABREU, personally known to me or who has produced FL ID# as identification.

Notary Public, State of Florida
(Seal) 

3. LDR 5.5(C)(1)(a) – The project name on the preliminary improvement plan application is Bethany Estates Medical Complex but the plan submitted on 12/29/25 is construction documents for Bethany Plaza Dental. The plan submitted should be an improvement plan for Bethany Estates Medical Complex per the update on comment 1.A. Please update.

A. Per discussion with city staff (Amanda Bondi and Wendy Then) on October 29th, 2025, the Bethany Dental site plan and Bethany Medical Complex preliminary improvement plan would be combined into a resubmittal addressing the initial Bethany Dental site plan comments. Two separate applications (one for the Bethany Dental site plan, one for the Bethany Medical Complex preliminary improvement plan) would be attached to the resubmittal. The Bethany Estates Improvement Plan (sheet C1.10) is located within the Bethany Dental Construction Plan Set as discussed during the meeting with city staff. Per direction from city staff, if two different plan sets we're submitted, two separate application packages would need to be provided to the city and reviewed as two separate projects. Rolling the

preliminary improvement plan into the existing Bethany Dental site plan application was determined preferable by the applicant and acceptable by city staff.

I. Comment cleared (Provided that 25-3341 will revert back to the original site plan application submitted.)

4. LDR 5.5(C)(2)(d) – The legal descriptions on the Word document, improvement plan and boundary surveys have the following discrepancies. Please review and update as necessary:

- A. The legal description on the Word documents for parcel ID G33-005 contains the following section not included in the legal description on the improvement plan or boundary survey.

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3524, PAGE 237, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- A. The beginning section of the legal descriptions on the Word document, improvement plan and survey for parcel ID G33-005 do not match as noted below:

- I. Word document:

G33-005

- II. Improvement plan:

ORIGINAL MASTER DEVELOPMENT, PARENT PARCEL G33-005, 2.71 ACRES

- III. Survey:

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 3625, PAGE 237)

- B. The beginning sections of the legal descriptions on the Word document, improvement plan and survey do not match as noted below:

- I. Word document:

LESS AND EXCEPT THE FOLLOWING LANDS:

G33-011

- II. Improvement plan:

REMOVED FROM ORIGINAL PARCEL: UNIT 3, G33-011, 0.069 ACRES

- III. Survey:

DESCRIPTION: (VIA OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 1628731, DATED MAY 6, 2025)

- a. Please see the revised plans and word document. The language has been updated to match the survey. The title company name and date were left on the survey as a record of when the legal description was compiled but is not part of the legal description. Therefore, it was not listed on the plans or word document.

- i. Not satisfied; There are several punctuation and wording discrepancies between the legal descriptions as highlighted below. Please review and update as needed.

- a) Site plan and Word legal submitted on 1/30/26:

PARCEL 1: (OFFICIAL RECORDS BOOK 3625, PAGE 237)

BEGINNING AT A POINT 150 YARDS WEST OF THE NE CORNER OF NE 1/4 OF NW 1/4, RUN THENCE SOUTH 140 YARDS, THENCE WEST 70

YARDS, THENCE NORTH 140 YARDS, THENCE EAST 70 YARDS TO THE POINT OF BEGINNING, LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

BEGIN 210 FEET EAST OF NW CORNER OF NE 1/4 OF NE 1/4 OF NW 1/4, RUN EAST 120 FEET, SOUTH 320 FEET, WEST 120 FEET, NORTH 320 FEET TO THE POINT OF BEGINNING, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT: (BY THIS SURVEYOR)

RIGHT OF WAY FOR COUNTY ROAD NO. 468

ALSO LESS AND EXCEPT: (BY THIS SURVEYOR)

THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4895, PAGE 284 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING ONE IN THE SAME AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (Large section).

b) Boundary Survey submitted on 1/30/26:

DESCRIPTION: (PER TITLE OPINION LETTER PROVIDED BY SALTER FEIBER, P.A., DATED JANUARY 27, 2026)

PARCEL 1:

BEGINNING AT A POINT 150 YARDS WEST OF THE NE CORNER OF NE 1/4 OF NW 1/4, RUN THENCE SOUTH 140 YARDS, THENCE WEST 70 YARDS, THENCE NORTH 140 YARDS, THENCE EAST 70 YARDS TO THE POINT OF BEGINNING, LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

BEGIN 210 FEET EAST OF NW CORNER OF NE 1/4 OF NE 1/4 OF NW 1/4, RUN EAST 120 FEET, SOUTH 320 FEET, WEST 120 FEET, NORTH 320 FEET TO THE POINT OF BEGINNING, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT RIGHT-OF-WAY FOR WARM SPRINGS AVE ALONG THE NORTH; AND, LESS AND EXCEPT THAT PROPERTY DESCRIBED IN O.R. BOOK 4895, PAGE 284, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. (PARCEL 2 BELOW)

PARCEL 2:

UNIT 3

c) Title opinion submitted on 1/30/26:

Parcel 1:

Beginning at a point 150 yards West of the NE corner of the NE 1/4 of the NW 1/4; run thence South 140 yards; thence West 70 yards; thence North 140 yards; thence East 70 yards to the Point of Beginning, located in Section 33, Township 19 South, Range 23 East, Sumter County, Florida.

AND

Begin 210 feet East of the NW corner of the NE 1/4 of the NE 1/4 of the NW 1/4; run East 120 feet; South 320 feet; West 120 feet; North 320 feet to Point of Beginning, in Section 33, Township 19 South, Range 23 East, Sumter County, Florida.

LESS and EXCEPT right-of-way for Warm Springs Ave along the north; and, LESS and EXCEPT that property described in O.R. Book 4895, Page 284, Public Records of Sumter County, Florida. (Parcel 2 below)

Parcel 2:

UNIT 3:

5. LDR 5.5(C)(2)(f) – Please review and update the following owner information for Parcel ID G33-005 as needed:
 - A. Bethany Estates Enterprises LLC - The owner's name on the property card and deed provided.
 - B. Bethany Estates Professional Owners Association Inc. - The owner's name is on the Preliminary Improvement Plat Plan Application
 - C. Dr. Agbo - The owner's name on the improvement plan submitted on 12/29/25.
 - I. **Please see the updated Preliminary Improvement Plat Application. Currently the site is divided into two parcels. Bethany Estates Enterprises LLC is the owner of parcel G33-005. JOJJ Smiles LLC is the owner of parcel G33-011. Once the final plat is approved, the site will be divided into six separate units and the common areas of the site will be transferred to Bethany Estates Professional Owners Association, Inc.**
 - a. **Provided that 25-3341 has reverted back to the original site plan application, it appears that JOJJ Smiles LLC is the only Owner Listed on the site plan Application. Please add Bethany Estates Enterprises LLC to a revised site plan application.**
6. Sheet C0.10- Please remove the duplicate numbering highlighted below for the Paving, Grading and Drainage General Notes.
 - A. **Please see Sheet C0.10 of the revised plans. The duplicate numbering has been removed.**
 - I. **Satisfied.**
7. LDR 5.5(C)(3) – Please provided the bearings and distances of boundary lines with a heavy line for parcel ID G33-005.
 - A. **Please see Sheet C1.10 of the revised plans. The bearing and distances for all the proposed lots have been added to the plan sheet.**
 - I. **Satisfied.**
8. LDR 5.5(C)(13) Please add the utility provider for internet/cable to the note # 4 on the cover sheet if applicable.
 - A. **Please see the Cover Sheet of the revised plans. A note stating Spectrum is the internet provider for the property has been added to the plans.**
 - I. **Satisfied.**
9. LDR 5.5(D)(1) – The traffic impact analysis provided is from 2022 but needs to be conducted within one (1) year prior to the submittal date. Please provide an updated TIA.

- A. Acknowledged. An exemption application has been submitted to Sumter County showing the proposed site development is within the traffic county numbers for the TIA previously approved under SP 2202-002.

I. Comment cleared.

10. LDR 5.5(D)(2) - The environmental assessment provided is from 2022 but needs to be conducted within one (1) year prior to the submittal date. Please provide an updated assessment.

- A. Please see the provided environmental memo which addresses the current condition of the project site.

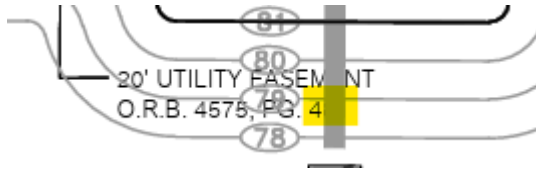
I. Comment cleared.

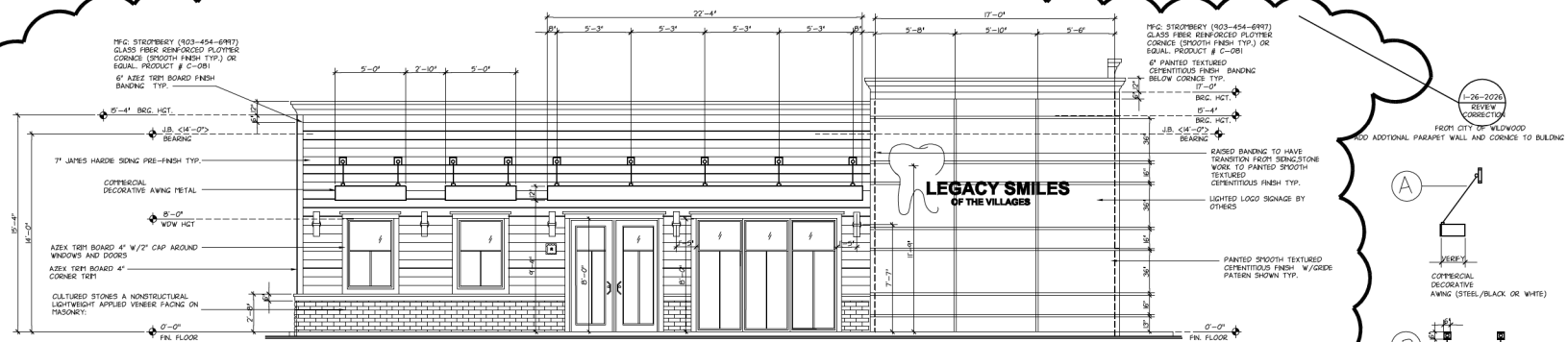
15. City attorney reserves the right to make further comments on resubmittal.

16. New comment: Please add a north arrow to the scale on sheet C2.00.

17. New comment: The most recent application submitted on 1/30/26 was titled a site plan application, but was a Preliminary Improvement Plan Application, and the project name was Bethany Medical Complex. DSD noted to revert back to the original site plan application submitted. Please ensure consistency throughout.

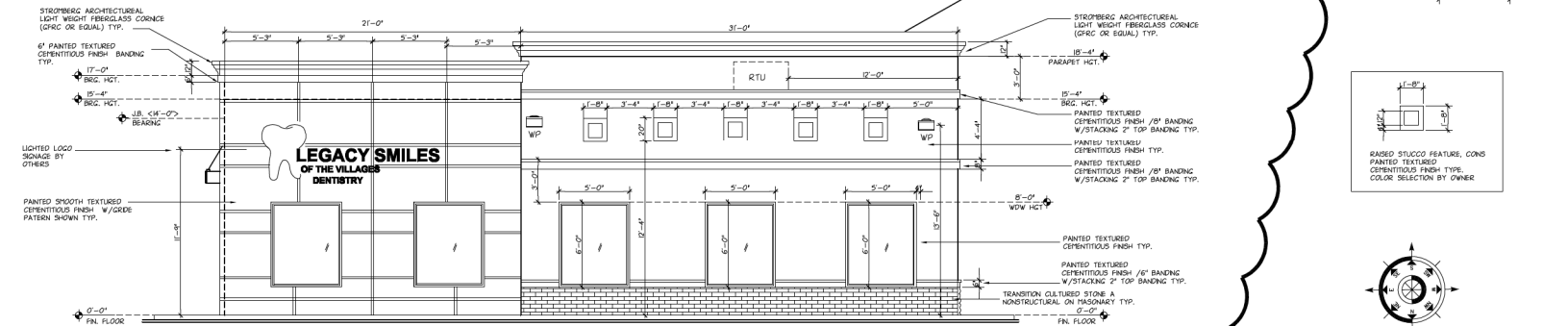
18. New comment: The page number is partially covered for the following easement on sheet C1.10. Please review and update so the complete book number is visible.





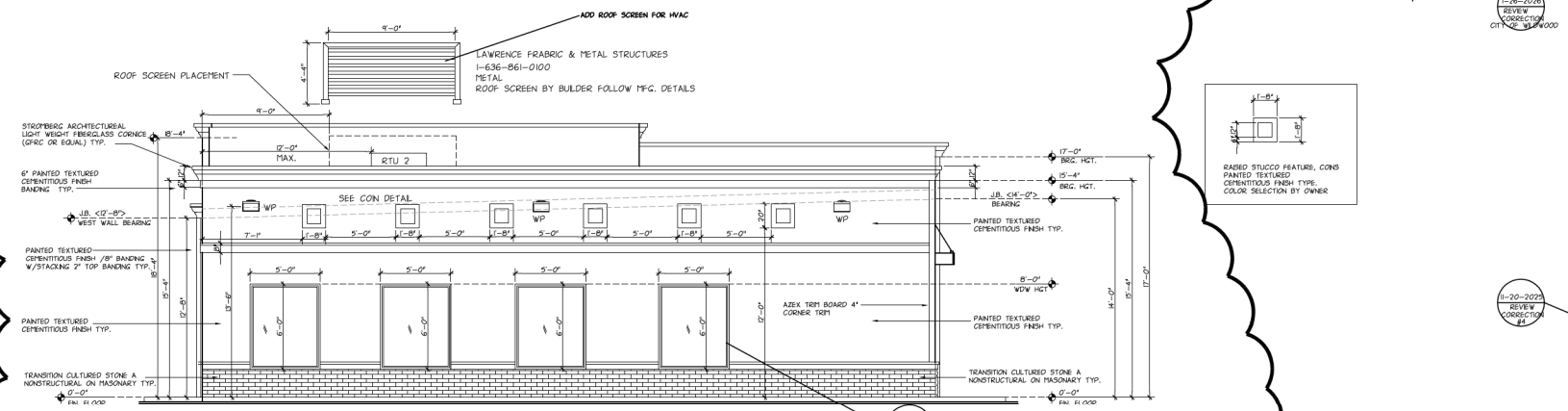
FRONT SIDE ELEVATION (PER PARKING LOT)

SCALE: 1/4" = 1'-0"



RIGHT SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"

LP STRUCTURAL DESIGN, LLC
223 MANOLIA CIRCLE EUSTIS, FL
PH: 352-888-1834
FPE #47617

The seal has been electronically signed and sealed by
LARRY PARKINSON PE
State of Florida
Signature and
Seal of the
Professional Engineer
No. 47617
DATE OF
FLORIDA
RENEWAL
12/31/2025

DIANA MOORE
COMPUTER AIDED DRAFTING
STRAINSBROOK, FL
#352-750-3406
PROJECT CONTACT:
BLUE REEF LLC
BUILD/MANAGE
/DEVELOP
MARK RAKES
352-342-9731

DR JOANA FALILAJ
BETHANY PLAZA
NEW DENTAL OFFICE (PAD/UNIT #3)
2986 WARM SPRING
WILDMOOD, FLORIDA
SUNTER COUNTY, FL.

SHELL-
ELEVATIONS
SCALE: 1/4" = 1'-0"
DENTAL OFFICE

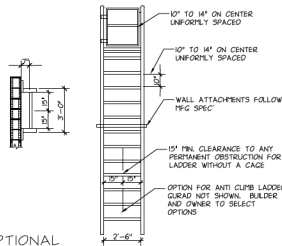
TOTAL PROJECT:
SQ. FTG. CHART
/ 3,016

JOB UNIT # MCD-691
DATE: 04-15-2025

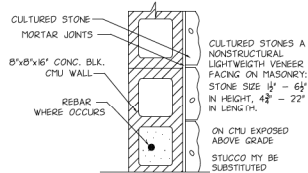
Sheet
Number
A.001

FIXED ROOF LADDER:

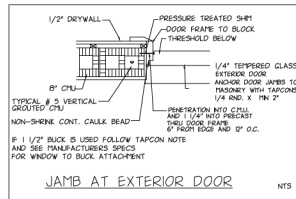
1. METAL LADDER PER OSHA REQUIREMENTS.
2. ATTACH TO BUILDING PER MANUFACTURE SPECIFICATIONS.
3. DESIGN FIXED LADDERS TO BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 300 LB (1.33KN) AND TO SIDE RAIL EXTENSIONS DESIGNED TO RESIST A SINGLE CONTRATED LOAD OF 100 LB (0.445 KN)
4. OPEN CLOSE GATE DOOR AT LANDING, 36" TO 42" HIGH



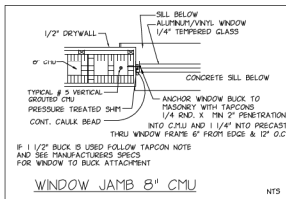
OPTIONAL
FIXED METAL LADDER DETAIL
N.T.S.



INSTALLATION ON CMU WALL
N.T.S.



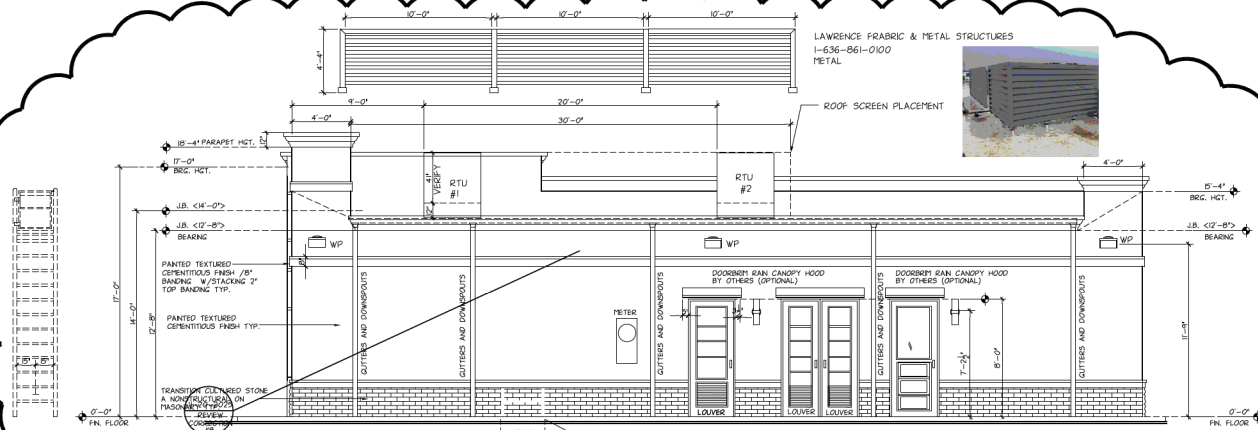
JAMB AT EXTERIOR DOOR
N.T.S.



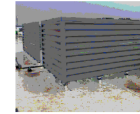
WINDOW JAMB 8" CMU
N.T.S.

REAR SIDE (WEST) ELEVATION

SCALE: 1/4" = 1'-0"

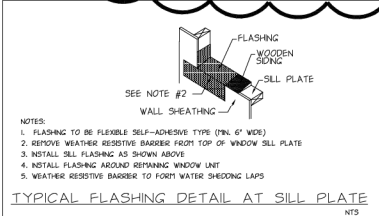


LAWRENCE FABRIC & METAL STRUCTURES
1-636-861-0100
METAL

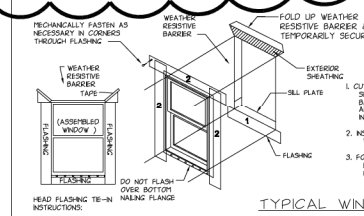


ROOF SCREEN PLACEMENT

OPTIONAL FIXED LADDER



TYPICAL FLASHING DETAIL AT SILL PLATE
N.T.S.

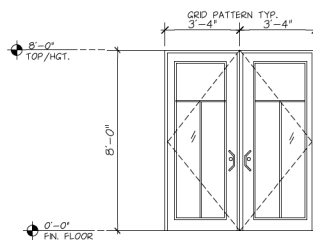


TYPICAL WINDOW FLASHING DETAIL
N.T.S.

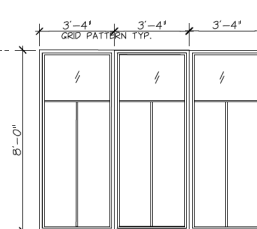
QTY	MARK	DESCRIPTION	THK.	CORE	MAT'L	TYPE	FRAME	HARDW.	CLOSURE	REMARKS
1	(D1)	(2) 3'-0" X 8'-0"	1-3/4"	GLASS	MET.	STOREFRONT	ALUM.	LOCKSET	YES	STOREFRONT DR. EGRESS DOOR
1	(D2)	3'-0" X 8'-0"	1-3/4"	GLASS	MET.	PASSAGE	HM	LOCKSET	YES	EGRESS DOOR
1	(D3)	(2) 2'-8" X 8'-0"	1-3/4"	SOL	MET.	PASSAGE	HM	LOCKSET	NO	GRADE PANEL DOOR (OWNER SELECTION)
1	(D4)	3'-0" X 8'-0"	1-3/4"	SOL	MET.	LOUVERED	HM	LOCKSET	YES	GRADE PANEL DOOR (OWNER SELECTION)

DOOR NOTES:

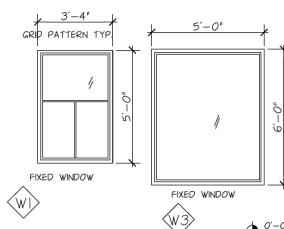
1. ALL DOORS TO BE EQUIP. WITH HANDICAP ACCESSIBILITY HARDWARE (LEVER TYPE, UNLESS OTHERWISE NOTE).
2. ALL EXIST DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT, THE USE OF A KEY, SHALL FOLLOW ALL APPLICABLE CODES.
3. ALL DOORS TO HAVE SIGNAGE OUTSIDE OF DOOR. MINIMUM OF 1 INCH LETTERS (TYP. OFFICE, RECEIVING, ETC.).
4. AT REAR EXIT DOOR: ENSURE REAR DOOR ADDRESS WITH 6 INCH LETTERS. SIGN TO BE PLACED ON REAR DOOR.
5. ALL DOOR WITH SAFETY GLASS (1/4" GLAZINGS) REQUIRED.



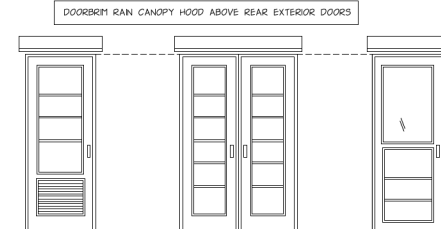
(D1) TYPE B
STORE FRONT
ALUMINUM AND GLASS
ADA COMPLIANT HARDWARE



(D2) TEMPERED GLAZING TO BE 1/4" TEMPERED
SAFETY GLASS (CLEAR)
(SEE WINDOW MFG.
FOR SPECIFICATIONS)



(D3) GLAZING TO BE 1/4" TEMPERED GLASS - CLEAR



(D4) HM PANEL DOOR
LOUVERED BOTTOM
(D3) HM PANEL DOOR
(D2) SC PANEL DOOR - 3/4" LITE
PRE-HUNG WD FRAME - PID

EXTERIOR STOREFRONT WINDOWS
N.T.S.

EXTERIOR DOOR STYLE
N.T.S.

1-30-2025
REVIEW
CORRECTION

LP STRUCTURAL DESIGN, LLC
223 MAGNOLIA CIRCLE DUSTIN, FL
PH:352-888-1934
FPE #47617

I HEREBY CERTIFY THAT I HAVE
REVIEWED THE EXISTING BUILDING
COMPLIES WITH THE REQUIREMENTS
OF THE FLORIDA BUILDING CODE
BIA EDITION (2023).

This seal has been
electronically signed
and sealed by
LARRY PATRICK PE
using a Digital
Signature and
Date. Printed
copies of the
document are not
considered signed
and sealed and the
signature must be
verified on any
electronic copies.

LARRY ALAN PATRICK
No. 47617
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

DIANA MOORE
COMPUTER AIDED DRAFTING
STRAIGHT/CAST/NET
#352-750-3406

PROJECT CONTACT:
BLUE REEF LLC
BUILD/MANAGE
/DEVELOP
MARK RAKES
352-342-5731

DR. JOANA HALILAJ
BETHANY PLAZA
NEW DENTAL OFFICE (PAD/UNIT #3)
2986 WARM SPRING
WILDMOOD, FLORIDA
COTTERELL SHELL PLAN

SHELL-
ELEVATIONS/NOTES
SCALE: 1/4" = 1'-0"
DENTAL OFFICE

TOTAL PROJECT
SQ. FTG. CHART
3,016

DATE: 09-05-2025

Sheet
Number

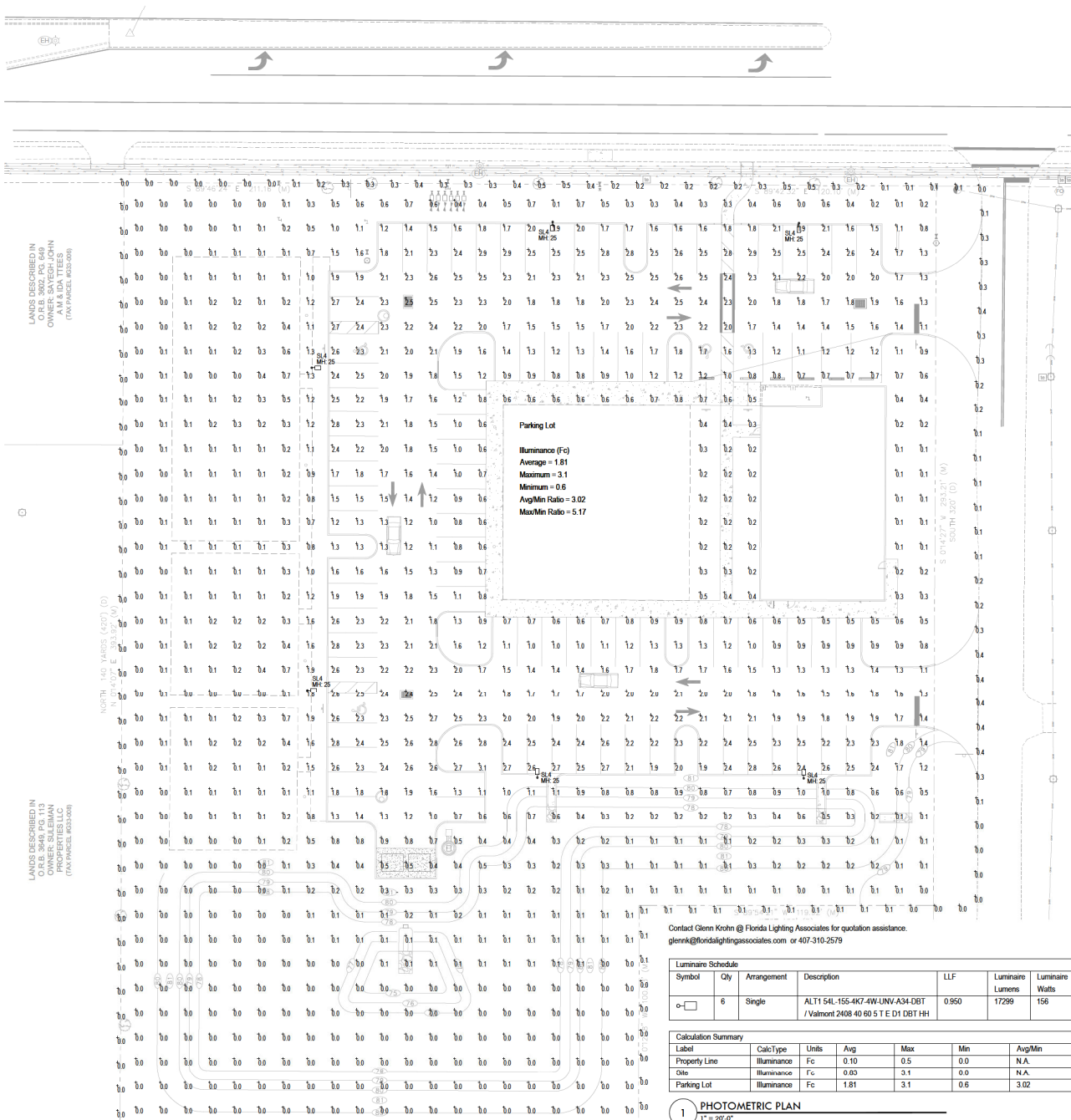
A.002











Contact Glenn Krohn @ Florida Lighting Associates for quotation assistance.
glennk@floridalightingassociates.com or 407-310-2579

Luminaire Schedule	Symbol	Qty	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height	BUG Rating
o-□	6	Single		ALT1 54L-155-4K7-4W-UNV-A34-DBT / Valmont 2408 40 60 5 T E D1 DBT HH	0.950	17299	156	936	KIM LIGHTING	25	B2-U0-G4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.03	3.1	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.81	3.1	0.6	3.02	5.17

1 PHOTOMETRIC PLAN
1" = 30'-0"

Joseph, Lawrence & Co
Space Coast
Consulting Engineers
317 BIVENS BLVD, SUITE 100
COVINGTON, FLORIDA 32022
TEL: 352.767.8844
WWW.JLCE.COM
C.E. NO. 33759
JLSC21.105.00



Digitally signed
by Blake L.
Suddeth
Date: 2022.05.26
14:54:52-04'00'

Blake Lawrence Suddeth
P.E. # 69060



PARTIN ARCHITECTURE
936 E. FT. KING STREET
OCALA, FLORIDA 34471
P 352.629.3867 F 352.629.3866
FL UCH AA26001291

DRAWINGS IS NOT VALID UNLESS SIGNED,
SEALED & DATED BY REGISTERED PROFESSIONAL

A NEW MEDICAL
OFFICE BUILDING FOR
BETHANY MEDICAL
THE VILLAGES, FL

REVISIONS

ISSUE DATE
11 JAN 2022

JOB #
2019

SHEET TITLE
ELECTRICAL
PHOTOMETRIC PLAN

SHEET NO.
E002

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 26-0520 (SP) Chick-Fil-A Wildwood

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

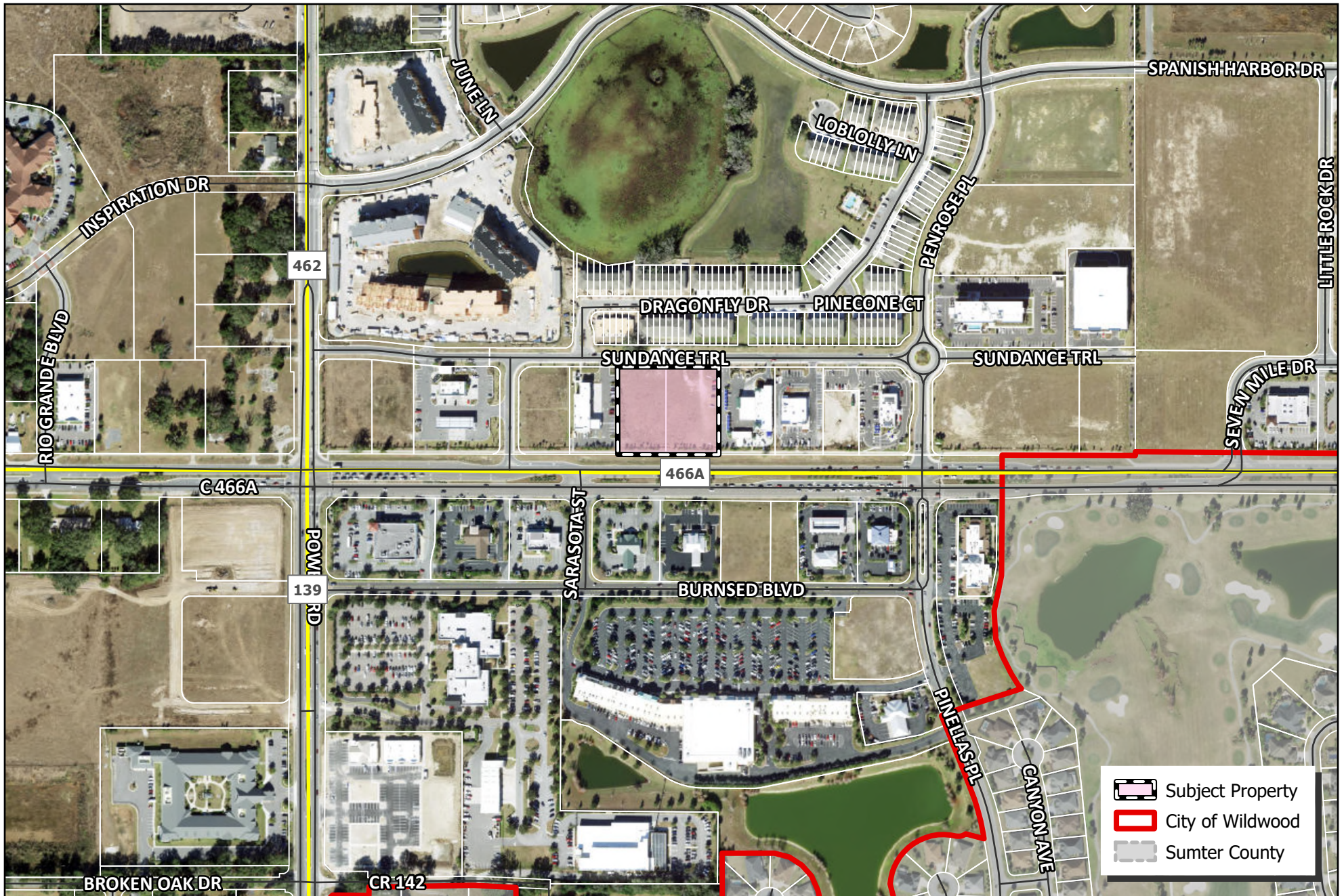
Case Number	26-0520 - Chick-Fil-A Wildwood
Owner	Dade City Properties LLC
Applicant	Andres Mizrahi P.E., Bowman
Acreage	2.09 +/-
Property Location	The subject property is generally located on the south side of Sundance Trail, and approximately 600 feet from the Penrose Place and Sundance Trail roundabout.
Parcel Number	G04N251 & G04N252
Date	July 27, 2026

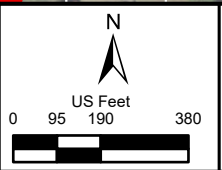
The applicant is seeking a recommendation of approval from the Project Review Committee for a 5,218 square foot Chick-Fil-A restaurant, 73 parking spaces, dumpster enclosure, landscaping, and associated infrastructure improvements on 2.09 acres MOL, per the attached plans.

26-0520 will meet the criteria set forth within the Land Development Regulations, the Design District Standards, and will be in line with the goals, objectives, and policies of the 2050 Comprehensive Plan once the proposed technical waivers are granted by this committee.



McKenna Page
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 95 190 380	#26-0520 CHICK-FIL-A WILDWOOD PARCELS G04N251 & G04N252	MAP 1B LOCATION MAP FEB 2026
---	--	---	---	--

SITE DEVELOPMENT PLANS FOR WILDWOOD CHICK-FIL-A

PARCEL ID: G04N251 & G04N252
STORE #06185
5231 SUNDANCE TRL
WILDWOOD, FL 34785
SECTION 04, TOWNSHIP 19 SOUTH, RANGE 23 EAST



SOIL MAP:



Map Unit Legend

Map Unit Symbol	Map Unit Name	Area in Acre	Percent of Acre
1	Coarse sand, 0 to 2 percent clay	0.0	0.0%
11	Coarse sand, 2 to 5 percent clay	0.7	10.0%
	TOTAL for Area of Interest	0.7	10.0%

INTENDED USE

THE SUBJECT PROPERTY IS PROPOSED TO BE DEVELOPED AS A CHICK-FIL-A QUICK-SERVICE RESTAURANT WITH DRIVE-THROUGH SERVICE, INCLUDING ASSOCIATED PARKING, INTERNAL CIRCULATION, LANDSCAPING, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES, IN ACCORDANCE WITH APPLICABLE LOCAL REGULATIONS.

LEGAL DESCRIPTION (TITLE COMMITMENT NO. FL252504024JC/250884ATL)

PROPOSED CFA PARCEL PER SURVEYOR

LOT 251, BEAUMONT PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 13, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
LOT 252, BEAUMONT PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 13, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

GENERAL NOTES

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

FLOOD ZONE NOTE

THE LANDS BOUND BY THIS SURVEY LIE WITHIN FLOOD ZONE "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ON FLOOD INSURANCE RATE MAP NUMBER 1219C0132D, EFFECTIVE DATE: 09/27/2013.

DATUM NOTE

1. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAD83) AND WERE ESTABLISHED BY R.L.C.-G.P.S. USING THE TRIMBLE R-10 WITH THE WGS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS OF THE PROJECT CONTROL POINTS.
2. THE BASIS OF BEARING REFERS TO A PLAT BEARING OF N 89°53'00" W ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 466A AS RECORDED IN BEAUMONT PHASE I IN PLAT BOOK 18, PAGE 13K, SUMTER COUNTY AND MEASURE AS N89°53'00" W.
3. THE ELEVATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM "NAVD 88" AND WERE CONVERTED FROM "NGVD 29" AND ARE BASED UPON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) PUBLISHED BENCHMARKS:

POINT NAME: "80501001"
DESCRIPTION: 3-1/2" FDOT BRASS DISK, STAMPED DSPNC 80501 001
N: 1649100.26
E: 644258.64
ELEV: 62.93' (N.G.V.D. 29).
62.93' (N.A.V.D. 88)
CONVERSION WAS PERFORMED USING THE NGS (NCAT) [HTTPS://GEODESY.NOAA.GOV/NCAT/](https://geodesy.noaa.gov/NCAT/)

AGENCY PERMITS

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT (43043580.020)
APPROVED

CONTACTS

OWNER:
DADE CITY PROPERTIES LLC
12062 W MARLIN COURT,
HOMERIDGE, FL 34448
(727) 742-6446
J.MARTIN@WILDWOOD-FL.GOV

TENANT:
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
PHONE: (404) 765-8000

ENGINEER:
BOWMAN CONSULTING
1301 INTERNATIONAL PKWY, SUITE 530,
SUNRISE, FL 33323
ANDRES MIZRAHI
(954) 884-5262
AMC@BOWMAN.COM

SURVEYOR:
BOWMAN CONSULTING
5404 CYPRESS CENTER DRIVE
SUITE 140, TAMPA, FL 33609
NICOLAS MESSINA JR.
FLORIDA PROFESSIONAL
SURVEYOR AND MAPPER
REGISTRATION NO. 6559
(772) 210-4620

WATER & SEWER:
DADE CITY PROPERTIES LLC
JASON MARTIN
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J.MARTIN@WILDWOOD-FL.GOV

GAS:
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CHEYENNE THOMPSON
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CHOMPSON@TECOENERGY.COM

ELECTRIC:
SECO ENERGY
ANDREA MCGILL
(352)-803-9630
ANDREA.MCGILL@SECOENERGY.COM

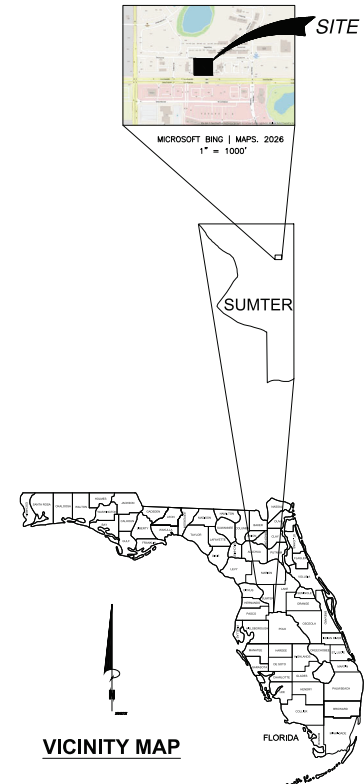
TELEPHONE/CABLE:
LUMEN DISTRIBUTION SERVICES
CURTISS GRAY
(352) 537-4005
CURTISS.GRAY@LUMEN.COM

**OPERATION & MAINTENANCE OF
IMPROVEMENTS:**
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
PHONE: (404) 765-8000

HEALTH DEPARTMENT:
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
DIVISION OF HOTELS AND
RESTAURANTS
1940 NORTH MONROE STREET
TALLAHASSEE, FL 32399-1011
DHR.PLANREVIEW@MYFLORIDA.LICENSE.COM

EROSION CONTROL:
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
2800 BLAIR STONE ROAD
TALLAHASSEE, FL 32399
NPDES STORMWATER PROGRAM
866.336.6312
NPDES-STORMWATER@DEP.STATE.FL.US

WASTE MANAGEMENT:
WASTE MANAGEMENT
8708 NE 44TH DRIVE
WILDWOOD, FL 34785
T: 866.694.3142
C: 352.266.8391



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-1.1	EXISTING CONDITIONS PLAN
C-1.2	DEMOLITION PLAN
C-2.0	SITE PLAN
C-2.1	STACKING EXHIBIT
C-2.2	FIRE TRUCK PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-3.1	EROSION CONTROL PLAN - PHASE I
C-3.2	EROSION CONTROL PLAN - PHASE II
C-3.3	EROSION CONTROL DETAILS
C-4.0	CFA STANDARD DETAILS
C-4.1	CFA STANDARD DETAILS
C-4.2	CFA STANDARD DETAILS
C-4.3	CFA STANDARD DETAILS
C-5.0	SITE AND DRAINAGE DETAILS
PS-1.0	UTILITY PLAN
PS-1.1	UTILITY DETAILS
PS-1.2	UTILITY DETAILS
PS-1.3	UTILITY DETAILS

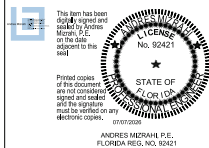


Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman

Certification of Professional Engineer
Date: 08/14/2013
Printed: 08/14/2013
www.bowman.com
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Seal



Printed copies of this document are not considered valid and the signatures must be verified on any electronic copies.
ANDREW MIZRAHI P.E.
FLORIDA REG. NO. 92421

CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRL
WILDWOOD, FL 34785

FSU#06185

BUILDING TYPE / SIZE: PHASE-BASE
RELEASE: 10/22/2023

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 01001443-288

PRINTED FOR: PERMIT

DATE: 7/29/2024

DRAWN BY: JL

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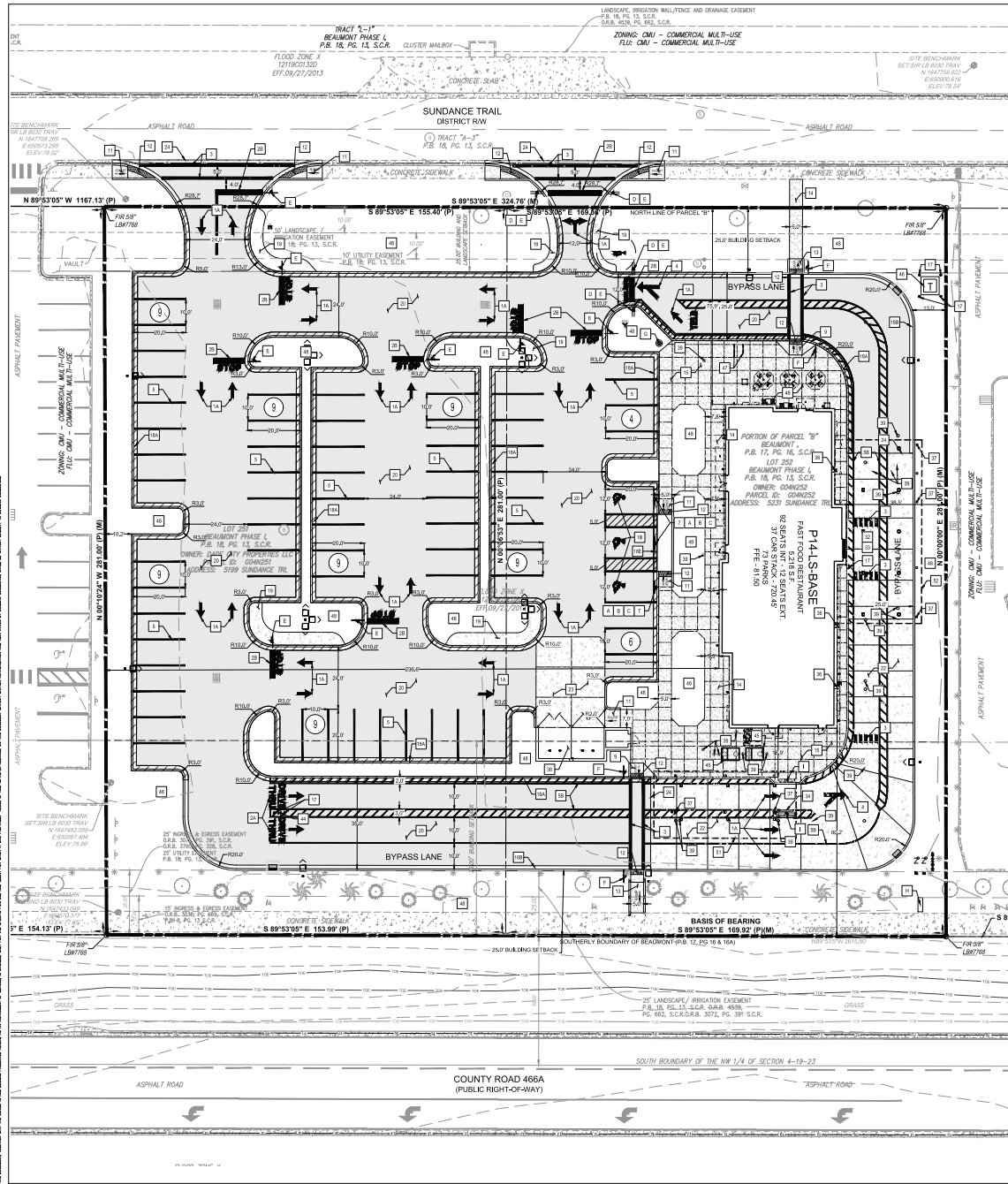
SHEET

COVER SHEET

SHEET NUMBER

C-1.0

PERMIT



SITE PLAN DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW (A-4.5)
- 1B PAINTED HANDICAP PARKING SYMBOL (B-4.5)
- 2A DRIVE-THRU GRAPHICS (2A-4.5)
- 2B STOP BAR GRAPHICS (2B-4.5)
- 3 CROSSWALK MARKINGS (A-4.5)
- 4 MULTI-LANE DIRECTIONAL GRAPHICS (A-4.5)
- 5 STANDARD OR HANDICAP PARKING STALL PER CODE (A-4.5)
- 5A 4" SOLID WHITE STRIPING
- 5B 4" SOLID YELLOW STRIPING
- 5C 4" SKIP DASH YELLOW STRIPING
- 6 SOLID PLASTIC WHEEL STOP (A-4.5)
- 7 BOLLARD MOUNTED SIGN (A-4.5)
- 8 CURB RAMP w/ SHORT FLARED SIDES (GRASED AREAS) (A-4.5)
- 9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK) (A-4.5)
- 10 RETURNED CURB HANDICAP RAMP (A-4.5)
- 11 SIDEWALK ACCESSIBLE RAMP (A-4.5)
- 12 DETECTABLE WARNING DEVICE (A-4.5)
- 13 TYPICAL ADA RAMP & HANDRAIL (A-4.5)
- 14 CONCRETE SIDEWALK (A-4.5)
- 15 CONCRETE SIDEWALK w/ CURB & GUTTER (A-4.5)
- 16 ENTRY DOOR FROST SLAB DETAIL (A-4.5)
- 17 CONCRETE BOLLARD (A-4.5)
- 18 CONCRETE CURB & GUTTER (A-4.5)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER
- 19 LANDSCAPE & IRRIGATION PROTECTOR (A-4.5)
- 20 TYPICAL HMAC PAVEMENT SECTION (A-4.5)
- 21 BUTT JOINT (A-4.5)
- 22 CONCRETE PAVEMENT DRIVE-THRU LANE (A-4.5)
- 23 CONCRETE APRON AT TRASH ENCLOSURE (A-4.5)
- 24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (A-4.5)
- 25 CONCRETE PAVEMENT SECTIONS (A-4.5)
- 26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (A-4.5)
- 27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (A-4.5)
- 28 CONTRACTION JOINT (A-4.5)
- 29 KEYED CONSTRUCTION JOINT (A-4.5)
- 30 LONGITUDINAL BUTT JOINT (A-4.5)
- 31 EXPANSION JOINT (A-4.5)
- 32 DRIVE-THRU FLARE - FLUSH WITH PAVEMENT (A-4.5)
- 33 DRIVE-THRU ISOMETRIC (A-4.5)
- 34 DRIVE-THRU ORDER POINT ISLAND (A-4.5)
- 35 MENU BOARD LOOP DETECTION SYSTEM (A-4.5)
- 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (A-4.5)
- 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (A-4.5)
- 38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
- 39 CLEAN-OUT (OUTSIDE OF BUILDING) (A-4.5)
- 40 THICKENED PAVEMENT @ STRUCTURES (A-4.5)
- 41 STORM STRUCTURE WEEP HOLE DETAILS (A-4.5)
- 42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
- 43 BUILDING DOWNSPOUT CONNECTION
- 44 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 45 GREASE TRAP
- 46 PROPOSED TRANSFORMER
- 47 BIKE RACK
- 48 LANDSCAPED AREA
- 49 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
- 50 CONCRETE PAD FOR OPTIONAL CASH STATION
- 51 FREE-STANDING ORDER POINT CANOPY
- 52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

LEGEND	
PROF. ASPHALT DRIVE	PROPERTY LINE
PROF. CONC. SIDEWALK	EX. SHADY SIDE WALK
PROF. CONC. PAVEMENT	EX. STORM MANHOLE
PROF. TYPE "Y" CURB	EX. DRAINAGE GRATE INLET
PROF. PARKING STRIPE	EX. ELECTRIC BOX
PROF. HANDICAP MARKING	EX. LIGHT POLE
PROF. CURB INLET	EX. VLS FIBER OPTIC MARKER
PROF. CATCH BASIN	EX. FIBER OPTIC VALVE
PROF. WATER METER	EX. IRRIGATION BOX
PROF. BACKFLOW PREVENTER	EX. IRRIGATION VALVE
PROF. FIRE HYDRANT	EX. WATER VALVE
PROF. FIRE DEPARTMENT CONNECTION (FDC)	EX. SPRINKLER
PROF. DOUBLE GROUND CHECK VALVE (GCV)	EX. WATER METER
PROF. GROUND TRAP	EX. FREE HYDRANT
PROF. SEWER CLEANOUT	EX. SIGN
PROF. LIGHT POLE	EX. TREES

SITE SUMMARY

JURISDICTION	CITY OF WILDWOOD
ZONING	CMU - COMMERCIAL MULTI-USE
FLU	CMU - COMMERCIAL MULTI-USE
USE	COMMERCIAL
PARCEL ID	CON281 & CON282
LOT	
SIZE	91.138 SF (2.09 AC.)
HEIGHT	21'4"
STORIES	ONE STORY BUILDING
SEATING	92 INTERIOR, 12 EXTERIOR
OCCUPANCY LOAD	168
EMPLOYEES PER SHIFT	20
BUILDING	
SIZE	5,218 S.F.
PARKING	
SIZE	10' X 20'
FIRE FLOW	
BUILDING CONSTRUCTION TYPE	TYPE V-B (SPRINKLERED)
REQUIRED FIRE FLOW	800 GPM (PRODUCED BY 75% PER NFPA 1642.1) MINIMUM REQUIRED = 1000 GPM
FLOW DURATION	2 HOURS
AVAILABLE FIRE FLOW	1,724 GPM @ 20 PSI (TEST DATE: 9/26/2026)

PARKING CALCULATIONS

USE	QTY	RATIO	REQUIRED
RESTAURANT	5,218 SF	1 SPACE PER 120 SF GFA (FOR 40%)	44
STANDARD PARKING PROVIDED			70
HANDICAP PARKING REQUIRED			3
HANDICAP PARKING PROVIDED			3
TOTAL PARKING PROVIDED			73

CHICK-FIL-A SITE CALCULATIONS

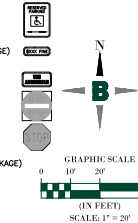
AREA	SF	ACRES	%
TOTAL AFFECTED AREA	91,138	2.09	100
PROP. PAVEMENT AREA	23,572	0.54	25.9
PROP. IMPERVIOUS AREA	67,566	1.55	74.1
PROP. BUILDING AREA	5,218	0.12	5.7
PROP. PAVEMENT AREA	62,348	1.43	68.4

BUILDING SETBACKS			LANDSCAPE BUFFERS		
SETBACKS	REQUIRED	PROVIDED	SETBACKS	REQUIRED	PROVIDED
NORTH	25'-0"	75'-0"	NORTH	25'-0"	25'-0"
SOUTH	75'-0"	89'-0"	SOUTH	25'-0"	25'-0"
EAST	NA	38'-0"	EAST	NA	12'-0"
WEST	NA	236'-0"	WEST	NA	10'-0"

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)
- B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
- C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 4" X 12" (TYP.)
- D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
- E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
- F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G FLAG POLE (SEE SIGNAGE PACKAGE)
- H CFA MONUMENT OR PYLON SIGN
- I DIGITAL DRIVE-THRU MENU BOARDS



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman

Seal
This item has been
certified by the
Professional Engineer
on the date
indicated on the
electronic copy.



CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRL
WILDWOOD, FL 34785

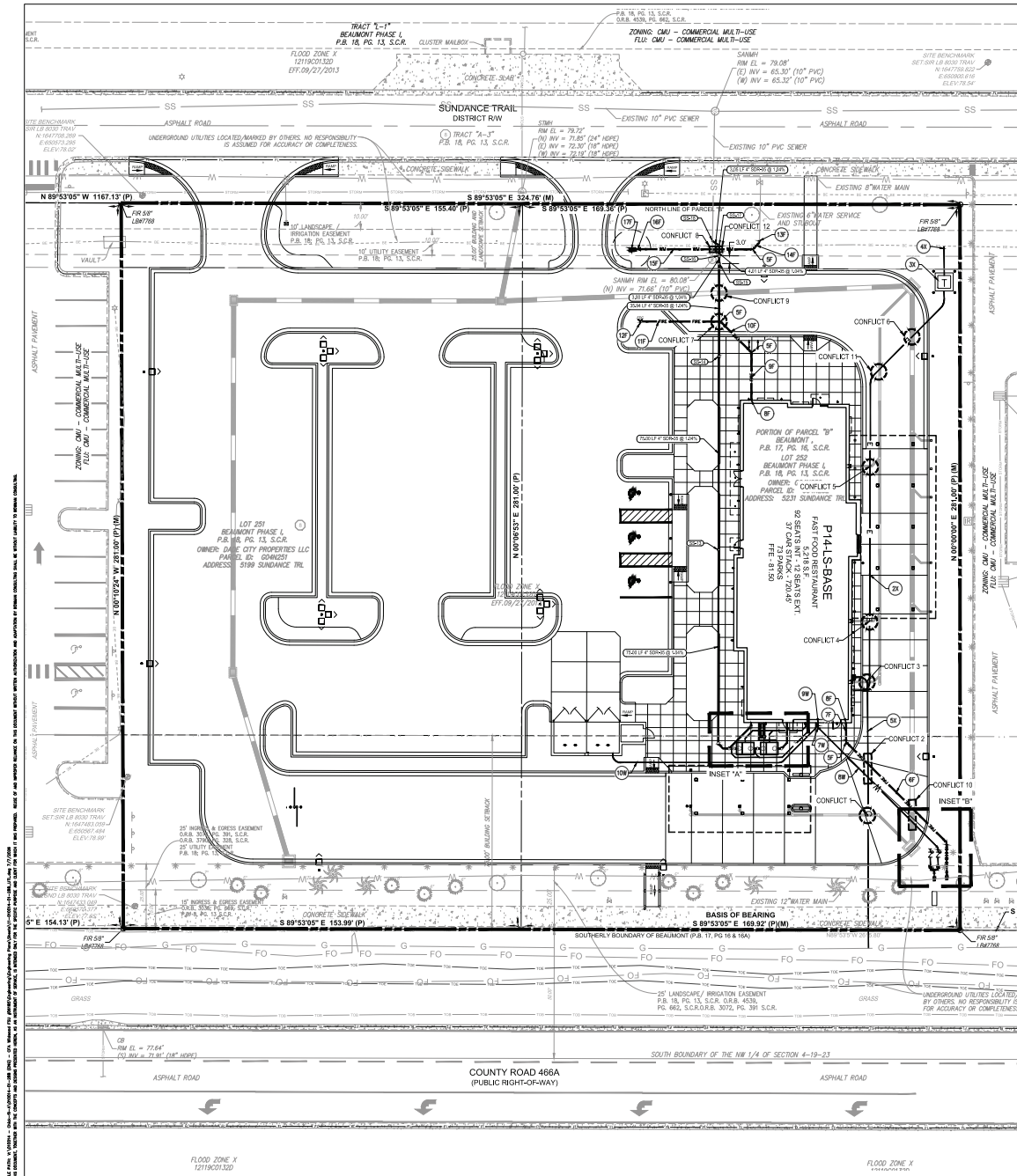
FSU#06185
BUILDING TYPE / SIZE: P144S-BASE
10/22/2025

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 01001441-288
PRINTED FOR: PERMIT
DATE: 7/29/2024
DRAWN BY: JL
SHEET

SITE PLAN
SHEET NUMBER
C-2.0





WATER SERVICE

- (1) CONNECT TO EXISTING 12" WATER MAIN W/ TAPPING SADDLE & CORP STOP (CONTRACTOR TO VERIFY EX. SIZE, DEPTH & LOCATION PRIOR TO CONNECTION)
- (2) CONST. 1 LF OF 2" PVC WATER SERVICE
- (3) CONST. 2" X 1" TEE
- (4) CONST. 90° BEND
- (5) CONST. 1" WATER METER & BACKFLOW PREVENTER FOR IRRIGATION (SEE IRRIGATION PLANS FOR CONTRACT MATERIAL, END OF CITY MAINTENANCE (PUBLIC))
- (6) CONST. 1.5" WATER METER & BACKFLOW PREVENTER FOR POTABLE WATER SERVICE, END OF CITY MAINTENANCE (PUBLIC)
- (7) CONST. 2" 45° BEND
- (8) CONST. 63.5 LF OF 2" PVC WATER SERVICE
- (9) CONST. WATER SERVICE BLDG. CONNECTION
- (10) CONST. 91.5 LF OF 3/4" WATER SERVICE TO DUMPSTER

FIRE SERVICE

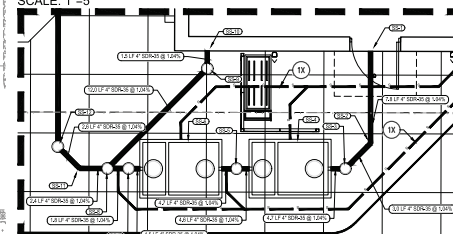
- (1) CONNECT TO EXISTING 12" WATER MAIN W/ TAPPING SADDLE & CORP STOP (CONTRACTOR TO VERIFY EX. SIZE, DEPTH & LOCATION PRIOR TO CONNECTION)
- (2) CONST. 2.5 LF OF 8" DP FIRE SERVICE
- (3) CONST. 8" DOUBLE DETECTOR CHECK VALVE (DDCV)
- (4) CONST. 2 LF OF 8" DP FIRE SERVICE
- (5) CONST. 8" 45° BEND
- (6) CONST. 63.5 LF OF 8" DP FIRE SERVICE
- (7) CONST. 8.7 LF OF 8" DP FIRE SERVICE
- (8) CONST. FIRE SERVICE BLDG. CONNECTION
- (9) CONST. 17.7 LF OF 8" DP FIRE SERVICE
- (10) CONST. 15.5 LF OF 8" DP FIRE SERVICE
- (11) CONST. 30.3 LF OF 8" DP FIRE SERVICE
- (12) CONST. 4" SINGLE STORZ (P.D.C.)
- (13) CONNECT TO EXISTING 8" WATER SERVICE W/ 45° BEND
- (14) CONST. 2.3 LF OF 8" DP FIRE SERVICE
- (15) CONST. 46.3 LF OF 8" DP FIRE SERVICE
- (16) CONST. 8" GATE VALVE
- (17) CONST. FIRE HYDRANT W/ 7.5 CLEARANCE

MISCELLANEOUS

- (1) PROP. 2" SEWER VENT LINES
- (2) PROP. 1/4" LF SECONDARY ELECTRIC SERVICE
- (3) PROP. TRANSFORMER
- (4) PROP. PRIMARY ELECTRIC SERVICE
- (5) PROP. GAS SERVICE

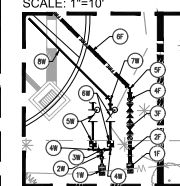
INSET "A"

SCALE: 1"=5'



INSET "B"

SCALE: 1"=10'



UTILITY CONFLICTS

- CONFLICT 1: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 75.80
- CONFLICT 2: SECONDARY ELECTRIC SERVICE TO PASS OVER WATER SERVICE & FIRE SERVICE IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 3: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 4: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 5: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 6: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 7: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 8: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 9: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 10: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 11: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
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- CONFLICT 13: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 14: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 15: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 16: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 17: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 18: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 19: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80
- CONFLICT 20: SECONDARY ELECTRIC SERVICE TO PASS OVER STORM IN A MIN. CLEARANCE OF 12" T.O.P. STORM = 76.80

UTILITY NOTES

1. WATER AND SANITARY SEWER AS-BUILTS TO BE SUBMITTED IN SHAPE FILES CONTAINING COORDINATES AND DESCRIPTIONS.
2. NO STREET TREE SHALL BE PLANTED CLOSER THAN FIFTEEN FEET FROM ANY FIRE HYDRANT. NO TREE SHALL BE PLANTED IN A LOCATION WHERE ROOTS AT MATURITY MIGHT REASONABLY BE EXPECTED TO INTERFERE WITH EXISTING, FUTURE OR PROJECTED UTILITY LINES.

LEGEND	PROPERTY LINE
PROP. TYPE 1" CURB	EX. SANITARY MANHOLE
PROP. PARKING STRIPS	EX. STORM MANHOLE
PROP. LANDSCAPE MARKING	EX. DRAINAGE GRATE INLET
PROP. TYPE 1" CURB INLET	EX. ELECTRIC BOX
PROP. TYPE 2" INLET	EX. LIGHT POLE
PROP. STORM SEWER	EX. VAL. FIBER OPTIC MARKER
PROP. WATER SERVICE	EX. IRRIGATION BOX
PROP. WATER METER	EX. IRRIGATION VALVE
PROP. BACKFLOW PREVENTER	EX. WATER VALVE
PROP. FIRE HYDRANT	EX. SPRINKLER
PROP. SOIL/DEPARTMENT CONNECTION (FDC)	EX. WATER METER
PROP. SEWER CHECK VALVE (DDCV)	EX. STORM
PROP. SEWER SEWER	EX. SANITARY SEWER
PROP. GROUND TRAP	EX. SEWER
PROP. SEWER CLEANOUT	EX. ELECTRIC
PROP. GAS SERVICE	EX. ROAD FLOW
PROP. ELECTRIC SERVICE	EX. TREES
PROP. LIGHT POLE	



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Bowman

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Bowman Engineering, Inc.
10000 N.W. 11th Avenue, Suite 200
Miami, FL 33150
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Seal

This Seal has been
issued to the Engineer
and is not to be
used on any other
project without the
signature of the
Engineer.



CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRL
WILDWOOD, FL 34785

FSU#06185
BUILDING TYPE / SIZE: PH44-BASE
RELIEF: 1022/2025

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 01001440-1-200
PRINTED FOR: PERMIT
DATE: 07/20/2024
DRAWN BY: JL

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Bowman Engineering, Inc.

UTILITY PLAN
SHEET NUMBER
PS-1.0

PERMIT



GRAPHIC SCALE
0 10 20 30
(IN FEET)
SCALE: 1"=20'

SOUTHEAST LANDSCAPE NOTES

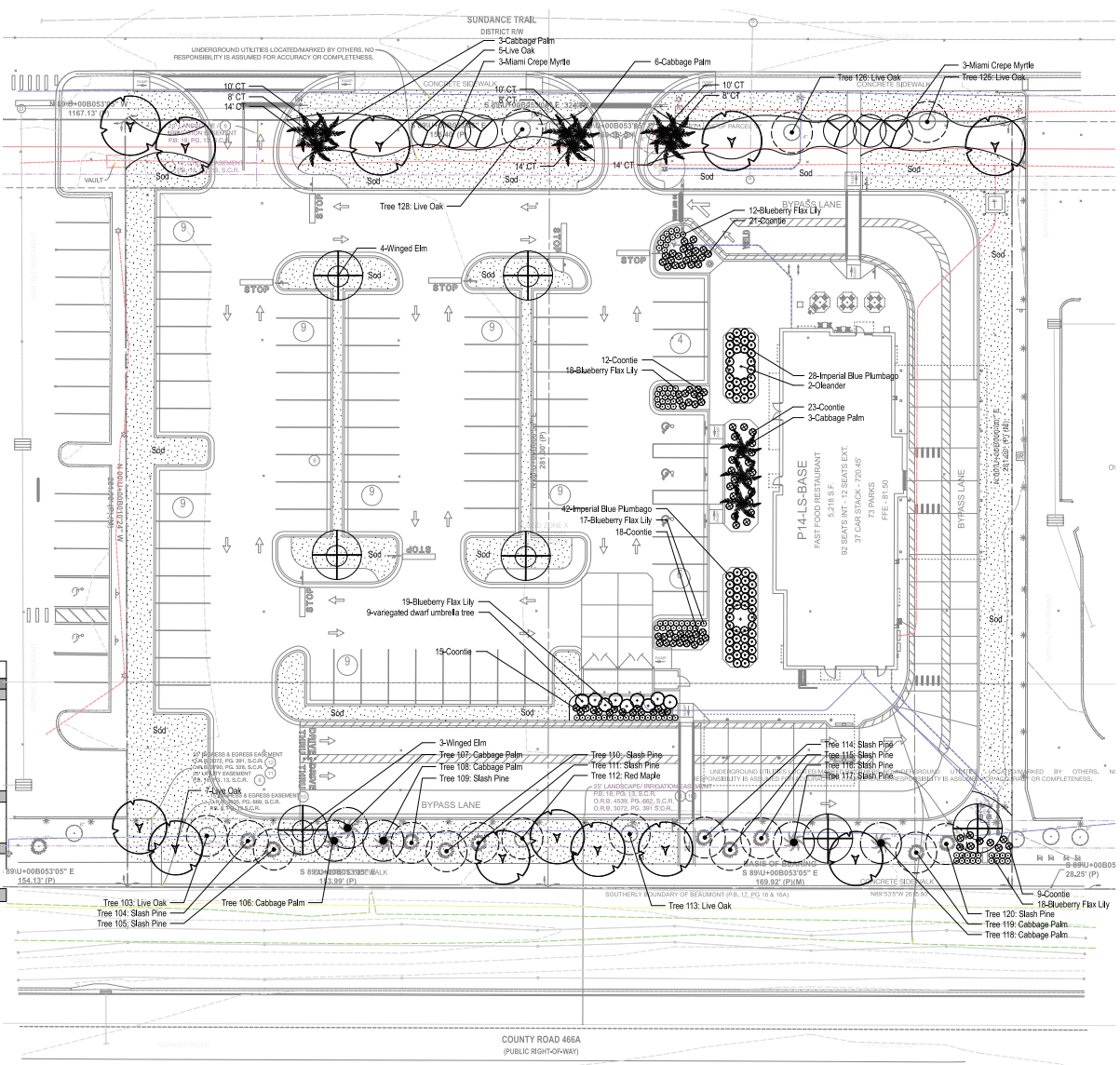
1. Landscape Contractor to read and understand the Landscape Specifications prior to installing beds. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. **A** tree protection device to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. **A** tree protection area to be protected from sedimentation.
6. **A** tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within the protection area.
8. **A** planting area shall be cleaned of construction debris (ie, concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean topsoil layer in all planting beds and all exposed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. Remove debris, gravel, rock, and media not suitable for planting from all parking lot islands. Fractured/rocky substrate to a min. 24" depth and ensure proper drainage is achieved, complete water percolation test. Add planting mix to achieve desired soil elevation; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions; work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in accordance with ANSI Z603.1, the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand weeding to remove all roots and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Sod to be tested to determine fertilizer and lime requirements prior to being sod.
16. Annual and perennial beds, add min. 4 inch layer of organic material and 18 to 2 inch depth of 12 inches. Note: All annual and perennial beds with 2-3 inch depth of mix required.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (shredded hardwood mulch), or as otherwise approved by Owners Rep.
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. See plant material 2-3" above fresh grade. Backfill planting pit with topsoil and native reworked soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" finished, see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tree marks and indicators to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous state of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to root branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. Irrigation schedule shall be provided to the owner no within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and set per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

LANDSCAPE REQUIREMENTS

A. PLANTING REQUIREMENTS			
REQUIRED	Trees: 2" Cal. 8' Hgt. use trees from the official tree species list		
	Shrubs: 3" Cal. min 30" Hgt and form a solid evergreen screen within (1) year		
B. VEHICULAR AREA PLANTING			
REQUIRED	1. 10% of the parking lot paved area must be landscape area	=	2,030 SF of landscape area required
	2. (1) canopy tree and (3) shrubs per 25 parking spaces	=	3 canopy trees required
	74 parking spaces / 25 parking spaces x 1 canopy tree	=	3 shrubs required
	14 parking spaces / 25 parking spaces x 3 shrubs	=	
PROVIDED	1. Landscape area	=	2,400 SF of landscape area provided
	2. (4) Winged Elm	=	4 canopy trees provided
	(9) Cointee	=	9 shrubs provided
C. LANDSCAPE BUFFER AREAS			
REQUIRED	1. (3) canopy trees, (5) understory trees, and a continuous shrub line per 100 LF of street frontage		
	Sundance Trail: 324 LF + 49 LF of driveway / 100 LF x 3 canopy trees	=	8 canopy trees required
	(324 LF + 49 LF of driveway) / 100 LF x 5 understory trees	=	14 understory trees required
	County Road 466A: 324 LF / 100 LF x 3 canopy trees	=	10 canopy trees required
	324 LF / 100 LF x 5 understory trees	=	16 understory trees required
PROVIDED	1. Sundance Trail: (5) Live Oak, (3) Existing Tree	=	8 canopy trees provided
	(9) Cabbage Palm, (6) Crepe Myrtle	=	15 understory trees provided
	County Road 466A: (1) Live Oak, (3) Winged Elm, (13) Existing Trees	=	23 canopy trees provided
	Existing trees count toward the understory tree requirement	=	
	(5) Existing Palm	=	5 understory trees provided

PLANT SCHEDULE				
Symbol	Qty	Botanical Name	Common Name	Scheduled Size
Trees				
	6	Lagerstroemia indica 'Mammi'	Catalpa Crepe Myrtle	8' Hgt.
	12	Quercus virginiana	Live Oak	2" Cal. 10' Hgt.
	12	Sabal palmetto	Cabbage Palm	8-14' CT
	7	Ulmus alba	Winged Elm	2" Cal. 10' Hgt.
Shrubs				
	70	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	24" Hgt.
	9	Schefflera arborescens 'Tiramisu'	variegated dwarf umbrella tree	38" Hgt.
	88	Zamia pumila	Cointee	12" Hgt.
Groundcovers				
	64	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.
	17,664	Paspalum notatum	Bahiá Grass	SF. Sod
Other				
See general landscape notes & accessories specifications.				

EXISTING TREE LIST		
Tree #	Tree	DBH
103	Live Oak	5
104	Slash Pine	5
105	Slash Pine	5
106	Cabbage Palm	12
107	Cabbage Palm	12
108	Cabbage Palm	12
109	Slash Pine	6
110	Slash Pine	6
111	Slash Pine	6
112	Red Maple	5
113	Live Oak	6
114	Slash Pine	5
115	Slash Pine	6
116	Slash Pine	6
117	Cabbage Palm	13
118	Cabbage Palm	12
119	Slash Pine	7
120	Slash Pine	7
125	Live Oak	5
126	Live Oak	4
128	Live Oak	5



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



MLD STUDIO
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3101 canton street
alpharetta, ga 30009
770.442.8171



Digitally signed by Aaron D. Neitzke
DN: cn=US, o=MLD Studio,
dnQualifier=A01410C00000198334
5065700040182, cn=Aaron D.
Neitzke
Date: 2026.06.03 09:02:27 -0400

CHICK-FIL-A
WILDWOOD
5231 SUNDANCE TRAIL
WILDWOOD, FL 34785

FSU# 06185

REVISION SCHEDULE	
No.	Description
1	3/20/23 New city amendments
2	4/20/23 New city plan
3	6/20/23 MB comments

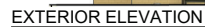
WLD PROJECT # 2026016
PRINTED FOR PERMIT
DATE 10/26/26
DRAWN BY
SHEET

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PERMIT
Landscape Plan
SHEET NUMBER
L-101



PROJECT NOTES



DISCLAIMER:
THE PANORAMA IS FOR
THE PROTOTYPICAL
TEMPLATE AND MAY NOT
REPRESENT SITE
SPECIFIC CHANGES.

90 00 01 10



City of Wildwood
Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
www.wildwood-fl.gov

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Chick-Fil-A Wildwood

PROJECT NUMBER: TBD

1. Briefly describe your waiver request:
Exemption from required loading zone for restaurant uses
2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver:
Chapter 6, Section 6.6 (Loading Area: Table 6-12)

3. Please provide the justification for your waiver request:
Chick-fil-A restaurant operations differ from traditional restaurant uses. Deliveries are conducted via scheduled key-drop service during off-hours, typically in the early morning prior to the restaurant opening to the public, allowing delivery vehicles to access the site without conflicting with customer traffic. Deliveries do not require a dedicated loading zone during business hours.

Name (print): Andres Mizrahi Date: 01/30/26

Signature: 

FOR OFFICE USE ONLY

- ☐ recommends approval
- ☐ recommends approval with the following conditions:

- ☐ recommends denial/table item/other: _____

Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee



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Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
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PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Chick-Fil-A Wildwood

PROJECT NUMBER: A26-0520

1. Briefly describe your waiver request:

The Applicant is requesting a Technical Waiver from the requirement of providing vehicular interconnectivity between adjacent outparcels, as outlined in the Community Design District Standards, Chapter 1(C)(5)(c), for the proposed Chick-fil-A development within the Beaumont Planned Development.

The intent of the interconnectivity standard is to promote safe and convenient vehicular circulation between parcels while minimizing unnecessary trips to the public roadway network. While this objective is acknowledged, the proposed connection between the subject parcel and the adjacent Sunbelt property would not achieve this intent and may instead create operational and safety conflicts due to the specific characteristics of the proposed use and site layout.

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

Community Design District Standards, Chapter 1(C)(5)(c)

3. Please provide the justification for your waiver request:

The proposed Chick-fil-A includes a high-volume drive-thru with dedicated stacking lanes designed to manage peak-hour traffic. The internal circulation is intentionally designed to separate drive-thru queues from parking and delivery movements to maintain safe and efficient operations. Allowing cross-access traffic to enter from the adjacent parcel would introduce uncontrolled turning movements and create conflict points with queued vehicles. Both parcels have direct and sufficient access to Sundance Trail and function independently without the need for interparcel connectivity. The specific cross-access proposed to be eliminated is located at the southwest corner of the subject site. This modification is not currently reflected on the submitted plans, but the Applicant is requesting this waiver to allow for removal of that connection as the project moves forward. Updated plans reflecting this change will be provided in subsequent submittals. Given these considerations, eliminating this connection will better support safe on-site circulation, reduce potential vehicular conflicts, and maintain efficient access via the existing public roadway network.

Name (print): Andres Mizrahi

Date: 02-13-2026

Signature: 

FOR OFFICE USE ONLY

☐ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other: _____

Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee