

City Hall

wildwood-fl.gov  
Area Code: 352  
Zip Code: 34785

**CITY HALL**  
100 N. Main Street  
330-1330 Phone  
330-1338 Fax

**CITY MANAGER**  
Extension 109

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

**DEVELOPMENT SERVICES**  
Planning/Zoning/Concurrency  
Extension 118  
330-1334 Fax

**HUMAN RESOURCES**  
Extension 105  
330-1339 Fax

**PARKS & RECREATION  
COMMUNITY CENTER**  
Reservations:  
Extension 114

**POLICE**  
100 E. Huey Street  
330-1355  
330-1358 Fax

**PUBLIC WORKS**  
410 Grey Street  
330-1343  
330-1353 Fax

**WASTEWATER**  
1290 Industrial Drive  
330-1349  
330-1350 Fax

**WATER**  
801 E. Huey Street  
330-1346  
330-1347 Fax

## AGENDA

### February 5<sup>th</sup>, 2013 at 3:00 pm

#### **PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

**1. CALL TO ORDER: Planning & Zoning Board**

Approval of minutes from the December 4<sup>th</sup>, 2012  
Planning & Zoning Board/ Special Magistrate meeting.

**2. OLD BUSINESS:**

None

**3. NEW BUSINESS:**

**SP 1210-02 Alliance Coach Site Plan  
(4505 Monaco Way, Parcels G17B008, G17=044,  
G17B002, G17B006, G17A012)**

Site Plan approval for a Detail Center (2,500 sq. ft.), Office (1,200 sq. ft.), and Employee Pavilion (600 sq.ft.) as well as an additional eight (8) acres of impervious area.

**SP 1212-03 Kangaroo Express Store #1433  
(Parcel D20=013)**

Site Plan approval for a 3,813 sq. ft. convenience store/gas station, gasoline/diesel fuel pumps/storage tanks, and associated improvements

**4. FORUM**

**5. ADJOURMENT:**

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

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
December 4, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, December 4, 2012 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Richard Busche, City Engineer, Kimley Horn and Associates; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:50 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the September 4, 2012 regular Planning and Zoning Board were approved at today's earlier meeting at 3:30 pm of the Planning and Zoning Board as Local Planning Agency.

**Melanie Peavy, Richard Busche, and Paul Ketz were sworn in at this time.**

**Old Business:**

**NONE**

**New Business:**

**RZ 1210-01 Oxford Cottages (Lot 5 of Oxford Greens)**

Rezoning from Low Density Residential (R-1) to Medium Density Residential (R-3) in conformance with approved amendments to the Comprehensive Plan (pending adoption by the City Commission).

**Melanie Peavy:** Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

**Special Magistrate:** Requested that Ms. Peavy address each criterion for approval, as well as the support for each item (as opposed to an overview).

Ms. Peavy addressed the application against the criteria for approval in the order listed in the Land Development Regulations (LDRs) and the location-specific justification for approval for each criterion.

**Special Magistrate:** Is the applicant present?

**Mark Lowen, Lenity Architecture representing Hawthorne Development, was sworn in at this time.**

**Mark Lowen:** The Cottages are a supplement to the existing facility and provides more opportunities to "age in place."

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of the rezoning and Ordinance O2012-27 to the City Commission.

**RZ 1210-02 Oxford ALF and Memory Care (Lot 4 of Oxford Greens)**

Rezoning from Low Density Residential (R-1) to Institutional (IN) in conformance with approved amendments to the Comprehensive Plan (pending adoption by the City Commission).

**Melanie Peavy:** Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item. Ms. Peavy addressed the application against the criteria for approval in the order listed in the Land Development Regulations (LDRs) and the location-specific justification for approval for each criterion.

**Special Magistrate:** Is the applicant present?

**Mark Lowen:** Came forward to address the project, describing the proposed assisted living / memory care facility.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of the rezoning and Ordinance O2012-29 to the City Commission.

**SP 1211-01 PLAT – Preliminary Plan Approval for Oxford Greens**

Preliminary Plan approval to subdivide D08=005 into five lots. Proposed plans for the development include an Independent Living Facility, Assisted Living Facility and Memory Care, and Senior Cottages.

**Melanie Peavy:** Ms. Peavy read excerpts from the staff report into the record and provided background detail to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

**Special Magistrate:** There is a signed survey in the file? The ones I have are unsigned.

**Paul Ketz:** (Inaudible) Yes, they are.

The Special Magistrate had follow up questions on the approval requested. Ms. Peavy indicated that the approval is based on the preliminary layout of the lots.

**[BREAK IN RECORDING AT THIS POINT DUE TO TAPE REVERSAL]**

Discussion continued regarding the layout and ownership of the subject property.

**Special Magistrate:** Engineer for the City? Please step forward and state your name.

**Richard Busche:** Richard Busche, City Engineer. Two comment letters were issued that have been answered.

**Special Magistrate:** So you're satisfied the applicant has complied with the requirements of the LDRs?

**Richard Busche:** Yes, we are. There are just two very minor outstanding comments, which the applicant will resubmit prior to the project going before the City Commission.

Mr. Lowry had follow up questions regarding the lot subdivision to which Ms. Peavy responded.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of the Preliminary Plat Plan to the City Commission, based on compliance with the LDRs, subject to the staff recommendations.

**SP 1211-02 Oxford ALF and Memory Care Site Plan (Lot 4 of Oxford Greens)**

Site Plan approval for a three-story, 54,128 sq. ft. (162,384 GFA) building for a 103 suite Assisted Living and Memory Care facility (80 single units, 23 double units, 126 total beds); with associated driveway, parking, and sidewalks; and related infrastructure that will be utilized throughout the subdivision.

**Melanie Peavy:** Ms. Peavy read excerpts from the staff report into the record and provided background detail to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

The Special Magistrate had questions regarding small scale comprehensive plan changes (this case had an associated comprehensive plan change at today's Local Planning Agency meeting).

**Special Magistrate:** Any comments from the City Engineer?

**Richard Busche:** One letter was issued, which has been addressed, with no comments outstanding.

Mr. Lowry had follow up questions regarding the lot subdivision to which Ms. Peavy responded.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of the Site Plan

to the City Commission, based on compliance with the LDRs, subject to the staff recommendations.

**SP 1210-03 Lamars Bus Facility**

Site Plan approval for a proposed two-story, 10,206 sq. ft. building (12,452 GFA), for a bus maintenance facility with associated improvements.

**Melanie Peavy:** Ms. Peavy read excerpts from the staff report into the record and provided background detail to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

**Special Magistrate:** Any comments from the City Engineer?

**Richard Busche:** One letter was issued, which has been addressed, with no comments outstanding.

**Special Magistrate:** Is the applicant present?

**Drew Logan was sworn in at this time.**

**Drew Logan:** Described the project to the Special Magistrate.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

There were no public comments at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I recommend approval of the Site Plan to the City Commission, based on compliance with the LDRs, subject to the staff recommendations.

**Special Magistrate:** Is there any other business to come before the Planning and Zoning Board today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 4:32 p.m.

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Date

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Archie O. Lowry, Jr., Special Magistrate  
City of Wildwood, Florida

**CITY OF WILDWOOD**  
**Planning & Zoning Board/Special Magistrate**

**Case No:** SP 1210-02

**Owner:** Shapiro Real Estate, Inc. and Wildfields Property Owners Association, Inc.

**Applicant:** Alliance Coach, Inc. (Brett Howard)

**Parcels:** G17B008, G17=044, G17B002, G17B006, G17A012

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The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Detail Center (2,500 sq. ft.), Office (1,200 sq. ft.), and Employee Pavilion (600 sq.ft.) as well as an additional eight (8) acres of impervious area.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The project meets the minimum requirements of the Land Development Regulations and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan**, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in section 4.4 of the LDRs.

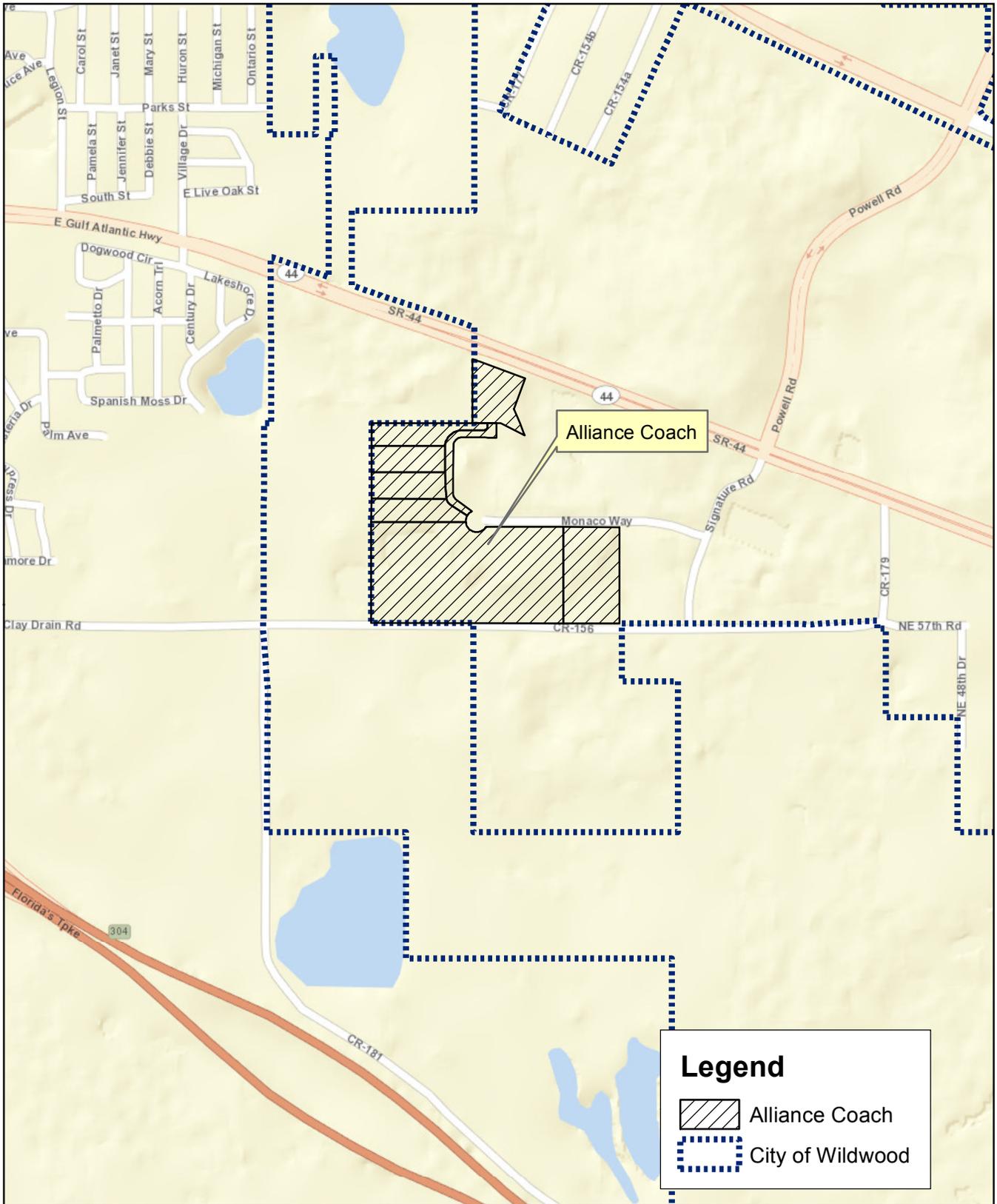
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, January 25, 2013.



DATED: January 25, 2013

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Melanie D. Peavy  
Development Services Director



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
[www.cityofwildwood.com](http://www.cityofwildwood.com)



Feet  
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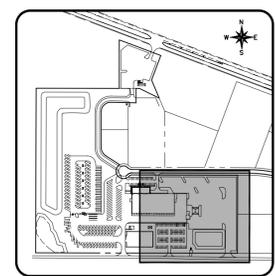
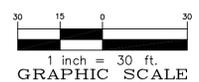
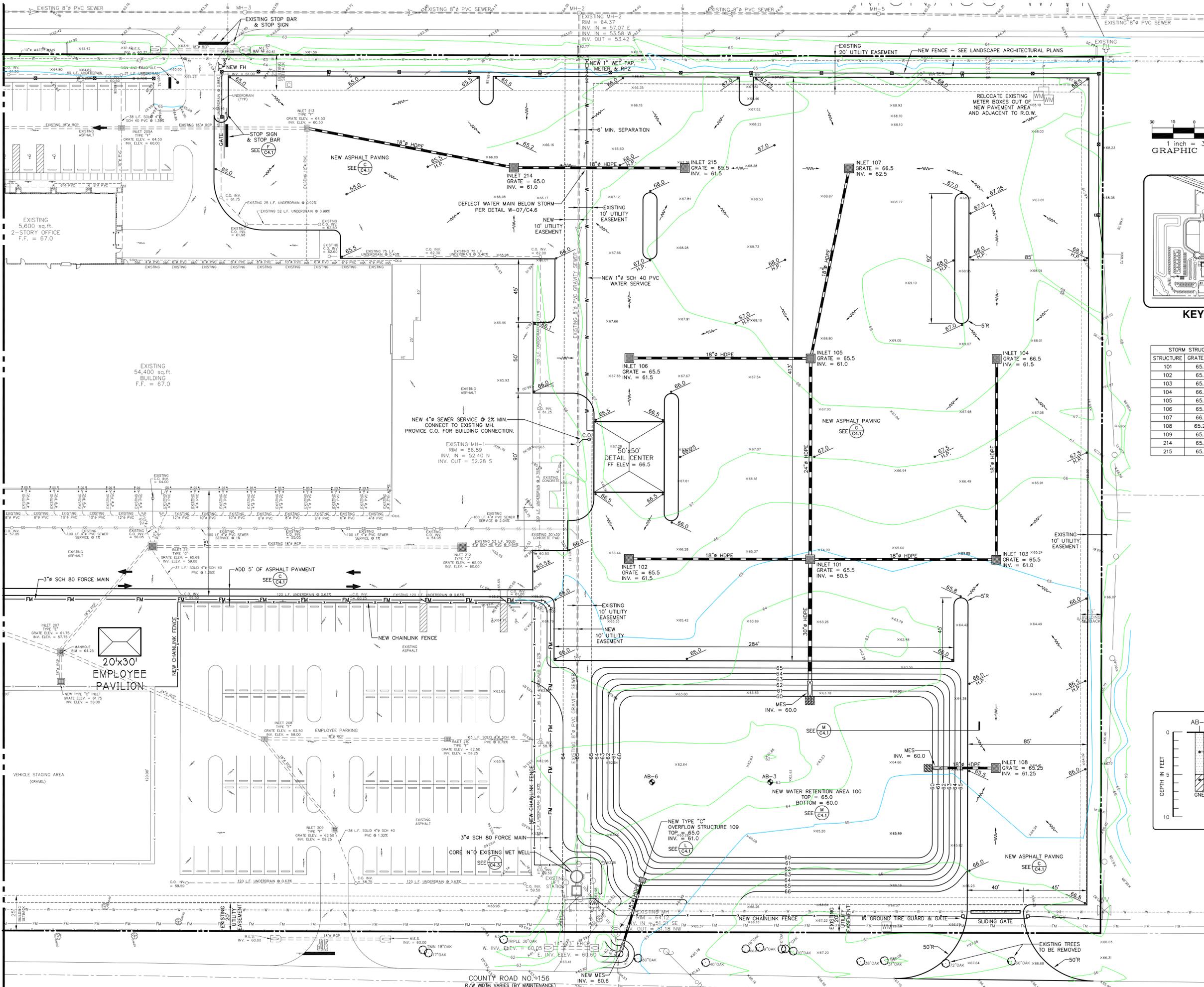
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**Alliance Coach**  
**WILDWOOD, FLORIDA**

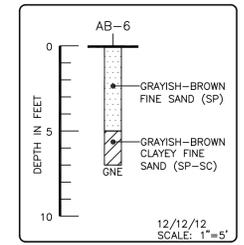
November 2012

Location Map

MATCH LINE - SEE SHEET C2.2



STORM STRUCTURE SCHEDULE				
STRUCTURE	GRATE/RIM	INVERT	TYPE	
101	65.5	60.5	"C"	
102	65.5	61.5	"G"	
103	65.5	61.0	"G"	
104	66.5	61.5	"G"	
105	65.5	61.0	"G"	
106	65.5	61.5	"G"	
107	66.5	62.5	"G"	
108	65.25	61.25	"G"	
109	65.0	61.0	"C"	
214	65.0	61.0	"G"	
215	65.5	61.5	"G"	



RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
 LEESBURG, FLORIDA 34748  
 PHONE (352) 787-7482  
 FAX (352) 787-7412  
 keith@riddlenewman.com  
 CA# 0002883

**RIDDLE NEWMAN ENGINEERING INC.**  
 ESTABLISHED 1971

REV #5	REV #4	REV #3	REV #2	REV #1
		REVISED PER CITY OF WILMWOOD	REVISED PER SWPMAD & CITY OF WILMWOOD	REVISED PER CITY OF WILMWOOD
		1/21/13	1/11/13	12/31/12

DRAWN: R.S.H.  
 CHECKED: K.E.R.  
 SCALE: 1"=30'  
 DATE: 10/30/12  
 PROJECT NO: 12.05

GRADING, DRAINAGE & UTILITY PLAN SOUTHEAST  
**ALLIANCE COACH**  
 FLORIDA  
 WILMWOOD

KEITH E. RIDDLE, P.E.  
 FLA. REGIS. NO. 38800

SHEET NO.  
**C2.1**

COUNTY ROAD NO. 156  
 R/W WIDTH VARIES (BY MAINTENANCE)

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MATCH LINE - SEE SHEET C2.3

1 inch = 30 ft.  
GRAPHIC SCALE

RIDDLE - NEWMAN ENGINEERING, INC.  
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PHONE (352) 787-7482  
FAX (352) 787-7412  
keith@riddlenewman.com  
CA# 00002883

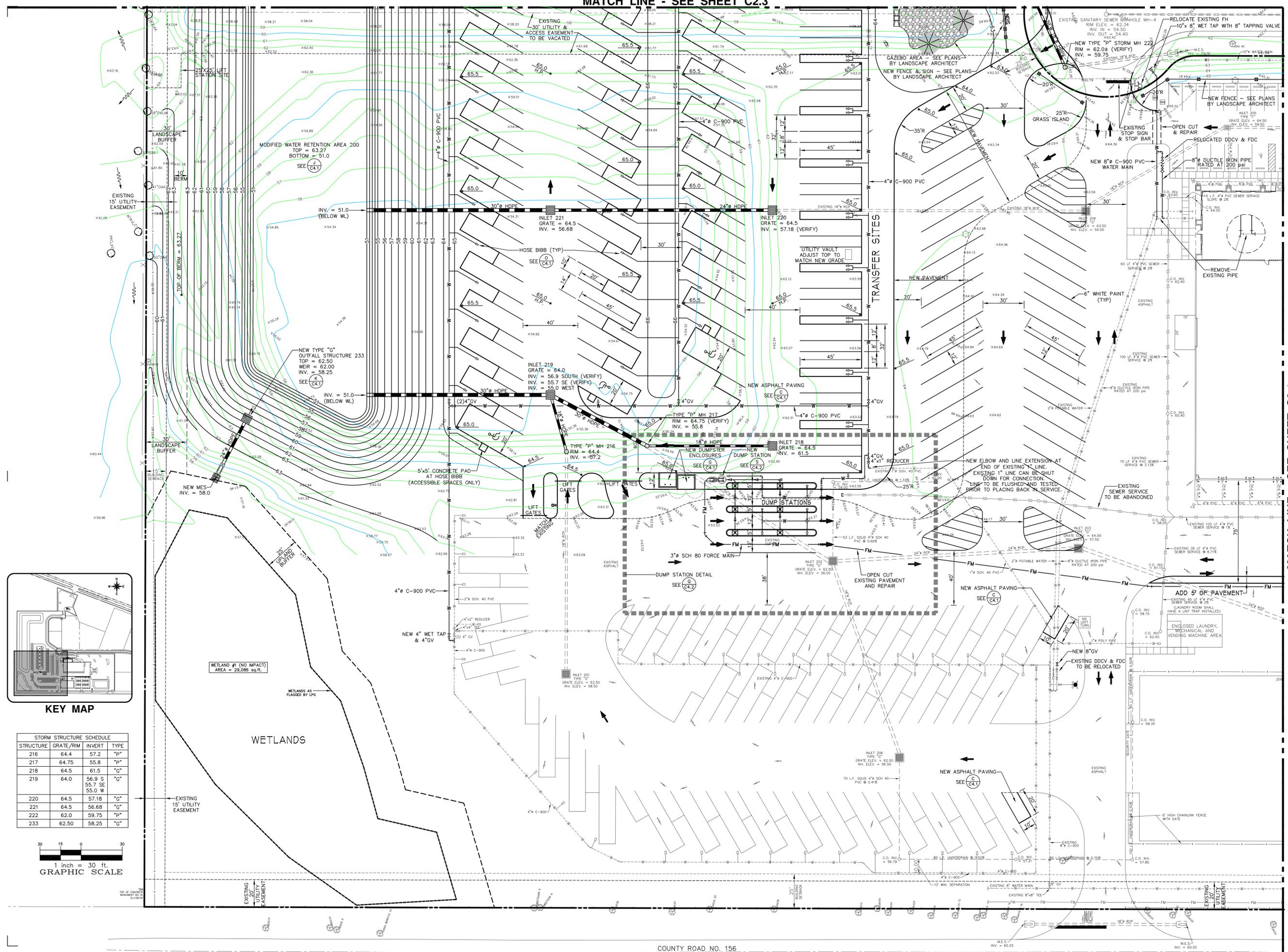
REV #5  
REV #4  
REV #3  
REV #2  
REV #1

R.S.H.  
K.E.R.  
1" = 30'  
10/30/12  
12.05

GRADING, DRAINAGE & UTILITY PLAN SOUTHWEST  
ALLIANCE COACH  
FLORIDA  
WILDWOOD

SHEET NO.  
C2.2

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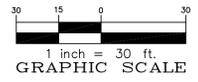
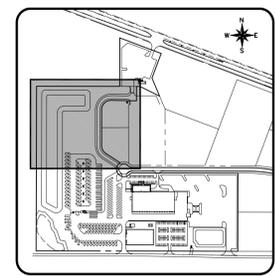
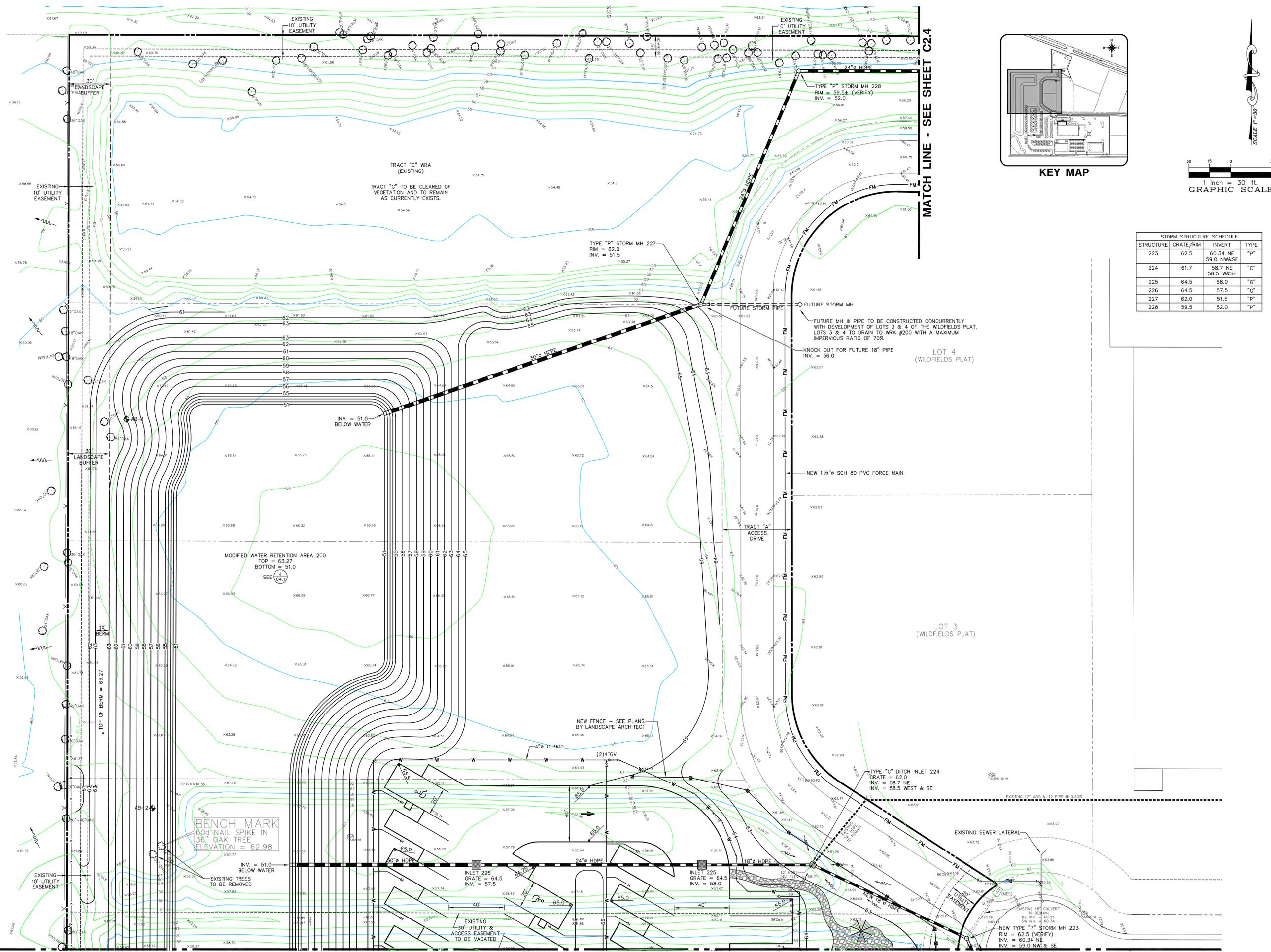
STORM STRUCTURE SCHEDULE

STRUCTURE	GRATE/RIM	INVERT	TYPE
216	64.4	57.2	"P"
217	64.75	55.8	"P"
218	64.5	61.5	"G"
219	64.0	56.0 S 55.7 SE 55.0 W	"G"
220	64.5	57.18	"G"
221	64.5	56.68	"G"
222	62.0	59.75	"P"
233	62.50	58.25	"G"

1 inch = 30 ft.  
GRAPHIC SCALE

MATCH LINE - SEE SHEET C2.1

COUNTY ROAD NO. 156  
R/W WIDTH VARIES (BY MAINTENANCE)  
18' WIDE PAVEMENT



STORM STRUCTURE SCHEDULE			
STRUCTURE	GRATE/RIM	INVERT	TYPE
223	62.5	60.34 NE 59.0 NW&SE	"p"
224	61.7	58.7 NE 58.5 W&SE	"c"
225	64.5	58.0	"c"
226	64.5	57.5	"c"
227	62.0	51.5	"p"
228	59.5	52.0	"p"

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 FAX (352) 787-7412  
 keith@riddlenewman.com  
 CA# 0002883

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DRAWN: R.S.H.  
 CHECKED: K.E.R.

SCALE: 1" = 30'  
 DATE: 10/30/12  
 PROJECT NO: 12.05

REV #5  
 REV #4  
 REV #3  
 REV #2  
 REV #1

REVISED PER CITY OF WILDWOOD 1/21/13  
 REVISED PER SWPMD & CITY OF WILDWOOD 1/11/13  
 REVISED PER CITY OF WILDWOOD 12/31/12

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GRADING, DRAINAGE & UTILITY PLAN NORTHWEST

KEITH E. RIDDLE, P.E.  
 FLA. REGIS. NO. 38800

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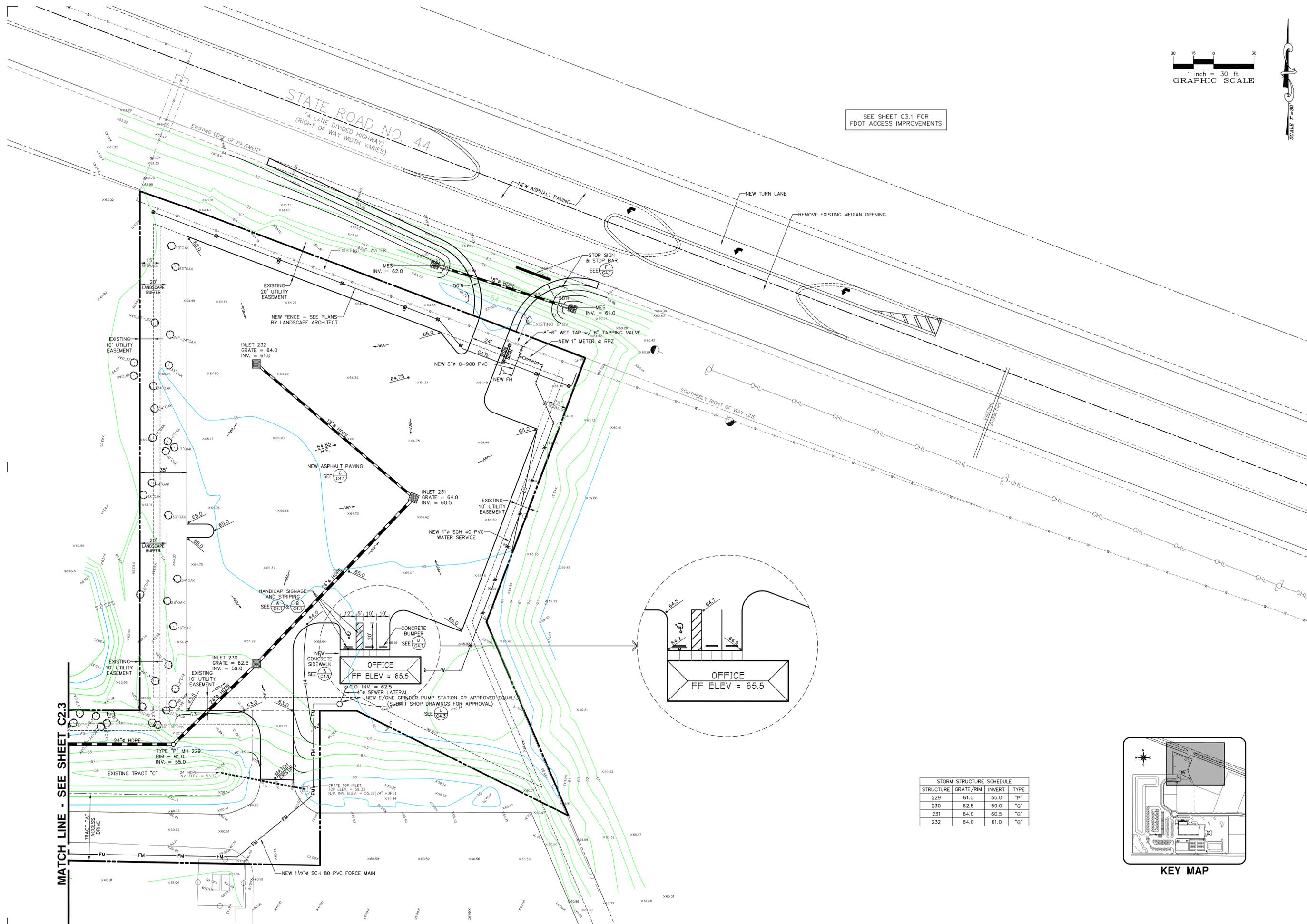
ALLIANCE COACH

FLORIDA

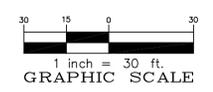
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C2.3

WILDWOOD

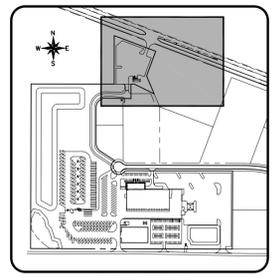


SEE SHEET C3.1 FOR  
FDOT ACCESS IMPROVEMENTS



MATCH LINE - SEE SHEET C2.3

STORM STRUCTURE SCHEDULE			
STRUCTURE	GRATE/RIM	INVERT	TYPE
229	61.0	55.0	"P"
230	62.5	59.0	"G"
231	64.0	60.5	"G"
232	64.0	61.0	"G"



KEY MAP

1/22/2013 4:52:39 PM, RSH

FILE: \12.05, Alliance Coach

RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
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RIDDLE  
**NEWMAN**  
 ENGINEERING INC.  
 ESTABLISHED 1971

DRAWN: R.S.H.  
 CHECKED: K.E.R.  
 SCALE: 1" = 30'  
 DATE: 10/30/12  
 PROJECT NO: 12.05

GRADING, DRAINAGE & UTILITY PLAN NORTHEAST  
**ALLIANCE COACH**  
 FLORIDA  
 WILDWOOD

KEITH E. RIDDLE, P.E.  
 FLA. REGIS. NO. 38800

REV #5  
 REV #4  
 REV #3  
 REV #2  
 REV #1

REVISED PER CITY OF WILDWOOD  
 REVISED PER SWPMD & CITY OF WILDWOOD  
 REVISED PER CITY OF WILDWOOD

1/21/13  
 1/11/13  
 12/31/12

SHEET NO.

**C2.4**



**CITY OF WILDWOOD**  
**Planning & Zoning Board/Special Magistrate**

**Case No:** SP 1212-03  
**Owner:** The Pantry, Inc.  
**Applicant:** David Whittington (The Pantry, Inc.)  
**Parcels:** D20=013

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The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 3,813 sq. ft. convenience store/gas station, gasoline/diesel fuel pumps/storage tanks with twelve fueling positions (six pumps), and associated improvements.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The project meets the minimum requirements of the Land Development Regulations and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan**, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in section 4.4 of the LDRs.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, January 25, 2013.

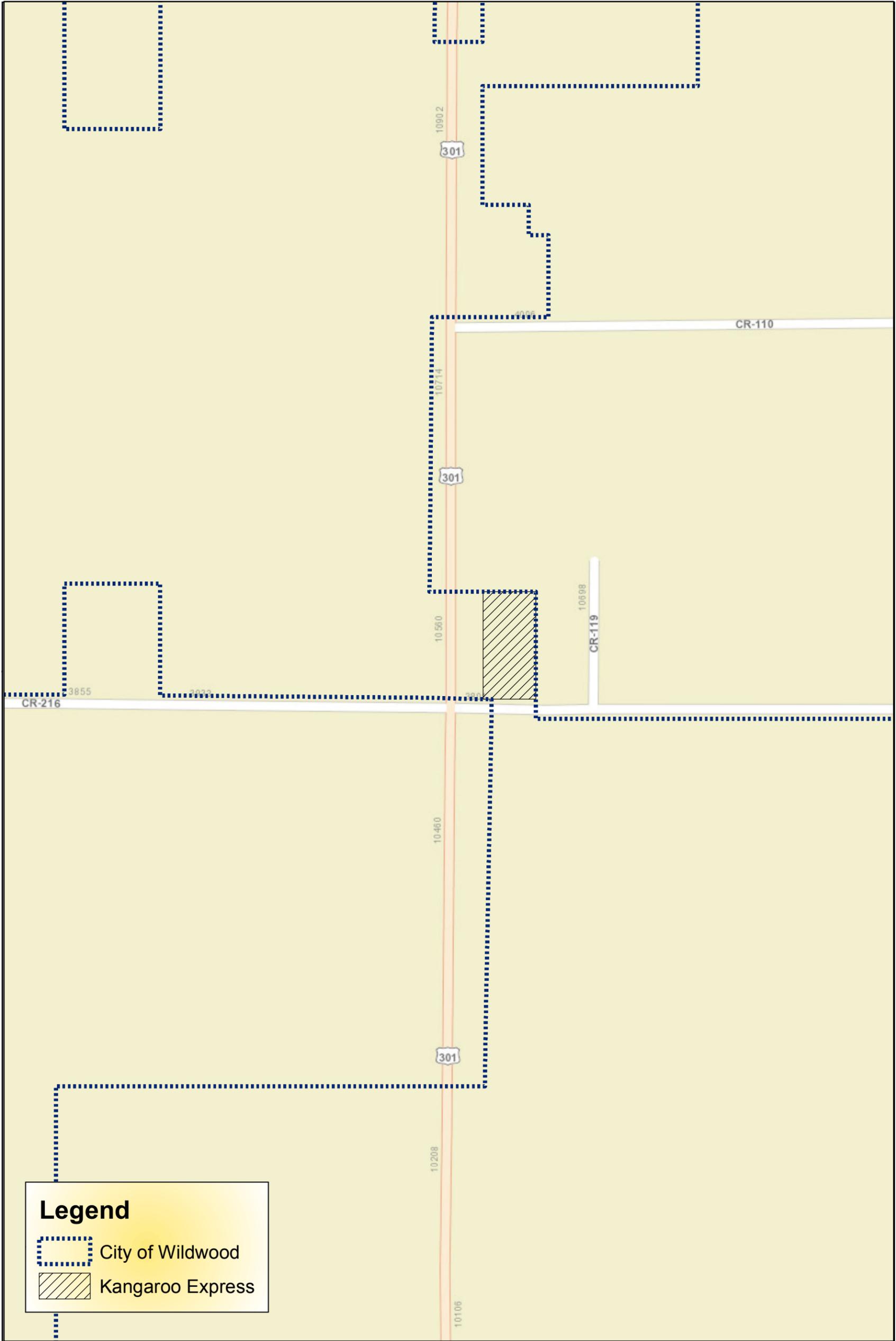


DATED: January 25, 2013

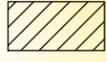
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Melanie D. Peavy  
Development Services Director

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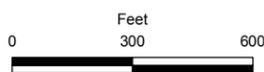


**Legend**

-  City of Wildwood
-  Kangaroo Express



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



D20=013

**Kangaroo Express  
 WILDWOOD, FLORIDA**

January 2013

Location Map



THE PANTRY, INC.
305 GREGORY DRIVE
CARY, N.C. 27511
OFFICE: 919.774.6700
FAX: 919.775.5486

BARRY M. FAY, PE
701 Potter Road
Lancaster, SC 29720
Office: 803.718.9789
Fax: 803.283.2107

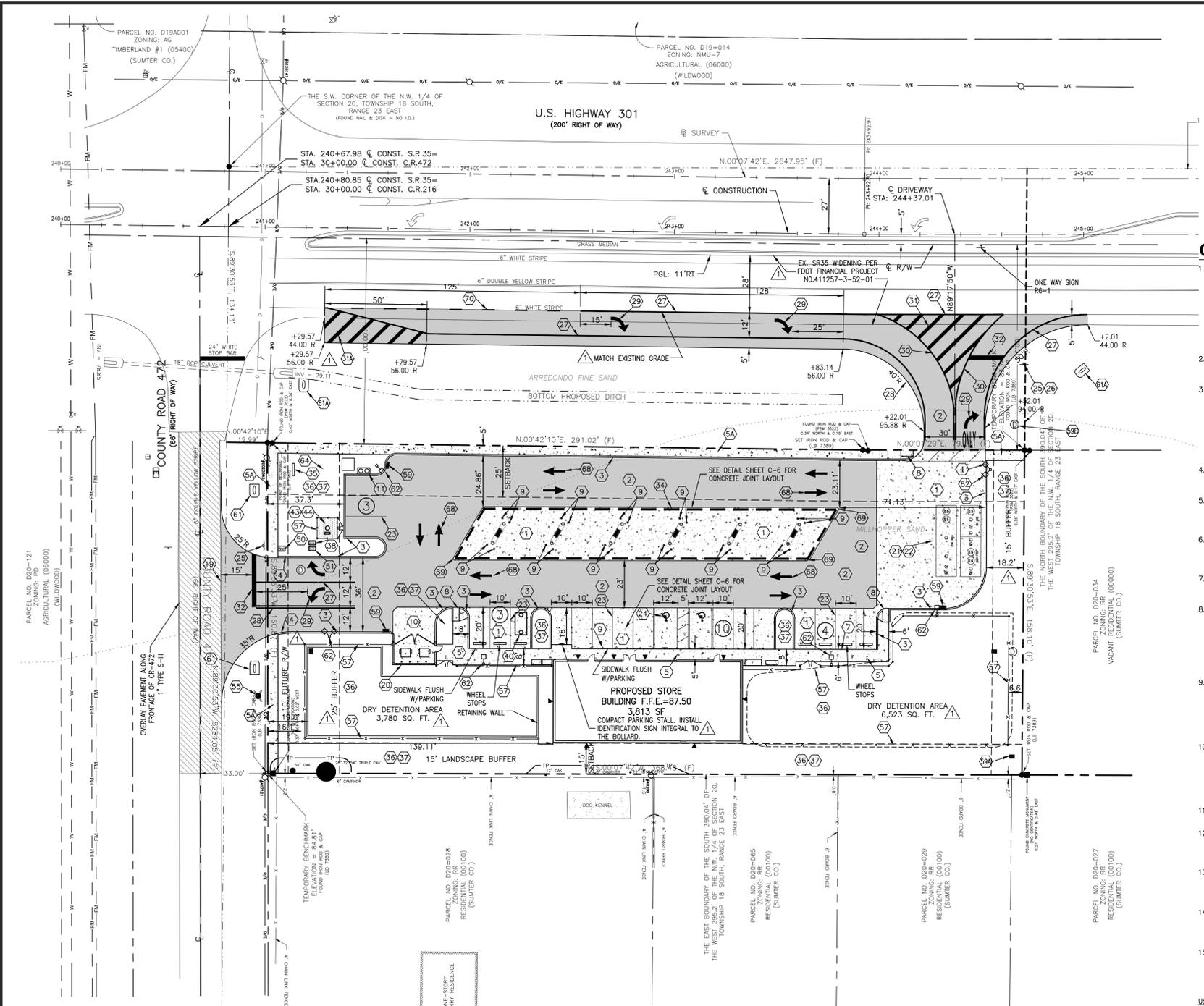
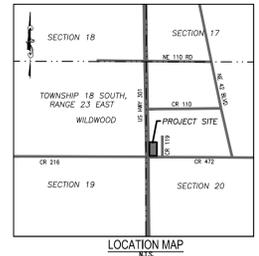
SITE PLAN

PANTRY STORE #1433
U.S. HIGHWAY 301 & CR472
10571 N US 301, WILDWOOD, FL

Table with 3 columns: NO., DATE, REVISION DESCRIPTION

Table with 2 columns: DRAWN, DESIGNED, ISSUE DATE, PROJECT No., DRAWING NUMBER

C-3



GENERAL SITE NOTES

- 1. BEFORE YOU DIG, STOP. CALL THE SUNSHINE STATE ONE CALL AT 811 OR 1-888-432-4770. IT'S THE LAW.
2. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
3. CONTRACTOR SHALL PUT INTO PLACE SUCH TEMPORARY EROSION CONTROL MEASURES AS INDICATED ON THE PLANS. THESE MEASURES SHALL BE INSPECTED AND EVALUATED DURING CONSTRUCTION OPERATION FOR THEIR EFFECTIVENESS IN PREVENTING EROSION MATERIAL AND SEDIMENT FROM DISCHARGING FROM THE WORK AREA. IF REQUIRED, AND AS DIRECTED BY THE CITY INSPECTOR, ADDITIONAL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTITUTED AND INSTALLED.
4. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
7. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURBS AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE ENGINEER OF RECORD.
10. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING AND PIPE INVERT ELEVATIONS PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PROVIDED TO THE CITY IN BOTH PAPER AND ELECTRONIC FORMATS.
11. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
12. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR WILL NOTIFY THE SITE INSPECTOR, AT A MINIMUM, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
14. ALL BEST MANAGEMENT PRACTICES ITEMS (EG. SILT FENCE, CONSTRUCTION ENTRANCES, ETC.) SHALL BE IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.
15. CONTRACTOR SHALL COORDINATE WITH FDOT ON THE TIMING OF DRIVEWAY AND TURN LANE CONSTRUCTION ON US HWY 301 (SR35). WIDENING OF US HWY 301 UNDER FDOT FINANCIAL PROJECT ID 411257-3-52-01 WILL HAVE COMMENCED PRIOR TO CONSTRUCTION OF THE KANGAROO EXPRESS.
16. ALL CONSTRUCTION MATERIALS AND METHODS, SHALL MEET THE MOST CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.
17. ALL DISTURBED AREAS WITHIN THE DEPARTMENT'S RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
18. ALL STRIPING WITHIN THE DEPARTMENT'S RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
19. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 600 INDEXES.
20. PAVED SHOULDERS NEED TO BE SAW CUT AND REMOVED PRIOR TO CONSTRUCTION.
21. RAISED PAVEMENT MARKERS (RPMs) SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX 17352.

KEY NOTES

- 1. 6" CONCRETE PAVEMENT - SEE DETAIL SHEET C-6.
2. MEDIUM DUTY ASPHALT PAVEMENT - SEE DETAIL SHEET C-7.
3. TYPE "D" CONCRETE CURB - SEE DETAIL SHEET C-7.
4. 3' CURB TRANSITION.
5. 4" THICK, 4,000-PSI CONCRETE SIDEWALK WITH 6 X 6 X 10/10 WWF - PROVIDE TOoled JOINTS @ 5' ON CENTER AND EXPANSION JOINTS AT 25' ON CENTER.
5A. 5' CONCRETE SIDEWALK PER FDOT STD. INDEX NO. 310.
7. SIDEWALK WITH INTEGRAL 6" RAISED CURB.
8. CONCRETE HANDICAP RAMP - PER FDOT STD. INDEX NO. 304 (CR20) SHALL MEET ADA REQUIREMENTS.
9. 6" DIAMETER CONCRETE FILLED PIPE BOLLARD - SEE DETAIL SHEET C-7.
10. DUMPSTER PAD - SEE DETAIL SHEET C-8.
11. 3' X 6' X 6" THICK CONCRETE AIR/WATER/VACUUM PAD.
12. 3' X 9' X 6" THICK CONCRETE PAD WITH PAY PHONE (PHONE BY OTHERS).
13. CONCRETE WHEEL STOP - PER FDOT STD. INDEX NO. 300.
14. SAWED CONTROL JOINT. SEE DETAIL SHEET C-7.
15. 1/8" TOOLED JOINT.
16. THICKENED EDGE JOINT. SEE DETAIL SHEET C-7.
17. KEVED CONSTRUCTION JOINT. SEE DETAIL SHEET C-7.
18. EXPANSION JOINT. SEE DETAIL SHEET C-7.
19. SAWCUT AND MATCH EXISTING PAVEMENT. SEE DETAIL SHEET C-7.
20. DUMPSTER ENCLOSURE W/6' CMU WALL. FINISH TO DETAIL SHEET C-8.
21. 8" REINFORCED CONCRETE PAD OVER TANKS - SEE PETROLEUM ENGINEER PLANS FOR DETAILS.
22. (1) 15,000-GALLON & (1) 20,000-GALLON GASOLINE TANK - SEE PETROLEUM ENGINEER PLANS FOR DETAILS.
23. 6" WIDE WHITE PARKING STRIPE - PAINTED, TYPICAL.
24. HANDICAP SYMBOL, SIGN, AND STRIPING - SEE DETAIL SHEET C-7.
25. STOP SIGN (R1-1) 30" X 30" HIGH INTENSITY - PER MUTCD.
26. "RIGHT TURN ONLY" SIGN - R3-5 PER MUTCD. MOUNTED BELOW STOP SIGN.
27. 6" SOLID WHITE STRIPE PER FDOT INDEX 17346 (THERMOPLASTIC PER FDOT SPEC.)
28. 6" DOUBLE YELLOW PER FDOT INDEX 17346 (THERMOPLASTIC PER FDOT SPEC.)
29. SOLID WHITE TURN LANE ARROW PER FDOT INDEX 17346 (THERMOPLASTIC PER FDOT SPEC.)
30. 6" DOUBLE YELLOW PER FDOT INDEX 17346 (THERMOPLASTIC PER FDOT SPEC.)
31. 18" SOLID YELLOW STRIPE (THERMOPLASTIC PER FDOT SPEC.) @ 10' O.C.
31A. 18" SOLID WHITE STRIPE (THERMOPLASTIC PER FDOT SPEC.) @ 10' O.C.
32. 24" SOLID WHITE STOP BAR (THERMOPLASTIC PER FDOT SPEC.)
33. 18" SOLID WHITE STRIPE PER FDOT INDEX 17346 (THERMOPLASTIC PER FDOT SPEC.) @ 20' O.C.
34. KANGAROO EXPRESS CANOPY - SEE CANOPY PLAN.
35. KANGAROO EXPRESS MONUMENT SIGN - TO BE FIELD LOCATED BY OWNER.
36. GRASS - SEE NOTE 7, SHEET C-1 - SOD ONLY AREAS DIRECTED BY OWNER.
37. LANDSCAPED AREA - SEE LANDSCAPE PLAN.
38. 1-1/2" RPZ BACKFLOW PREVENTER

SITE DATA

ZONING (CITY OF WILDWOOD).....C-3 (Commercial)
PETITION NUMBER:.....2008-059
PARCEL ID:.....020-013
MINIMUM SETBACK:.....25' FRONT YARD SETBACK ALONG HWY301
MINIMUM SIDE YARD:.....25' ALONG CR472
MINIMUM REAR YARD:.....15'
LANDSCAPE BUFFER:.....15' EAST PROPERTY LINE
15' NORTH PROPERTY LINE
25' SOUTH PROPERTY LINE
PROPERTY ACREAGE:.....1.35 ACRES (58,806 SQ. FT.)
ONSITE IMPERVIOUS AREA:.....0.86 ACRES (37,672 SQ. FT.)
% IMPERVIOUS (ONSITE):.....64%
OFFSITE IMPERVIOUS AREA:.....0.21 ACRES (9,203 SQ. FT.)
OPEN SPACE REQUIRED (20%):.....0.27 ACRES
OPEN SPACE PROVIDED (28%):.....0.39 ACRES
PROPOSED USE:.....GAS STATION W/ CONVENIENCE STORE/FOOD SERVICE
NUMBER OF SEATS AND OCCUPANCY LOAD:.....8 SEATS
GROSS BUILDING AREA:.....3,813 SQ. FT.
PUBLIC ACCESS FLOOR AREA:.....1,935 SQ. FT.
BUILDING HEIGHT:.....<30 FT (ONE STORY)
CANOPY HEIGHT:.....<30 FT
EMPLOYEES:.....3 PER 8 HOUR SHIFT
HOURS OF OPERATION:.....24 HOUR

REQUIRED PARKING:
RETAIL SALES:.....RETAIL USE LESS THAN 100,000 SQ. FT. GLA
4.0 PER 1,000 SQ. FT. GLA = 16 SPACES
TOTAL REQUIRED:.....16 SPACES
PARKING PROVIDED:.....20 SPACES TOTAL
DISABLED PARKING:.....2 SPACES (MIN. 1 VAN ACCESSIBLE)
COMPACT SPACES:.....1 SPACE
PAVED PARKING AREA:.....4,219 SQ. FT.
PAVED DRIVEWAY AREA:.....24,183 SQ. FT.
LANDSCAPE REQUIREMENTS:.....1 CANOPY TREE AND 3 SHRUBS PROVIDED IN THE FOR PARKING LOTS INTERIOR LANDSCAPE AREAS FOR EVERY 25 PAVED PARKING SPACES.

