



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 17, 2015 at 10:00 am**

### **PROJECT REVIEW COMMITTEE**

**1. OLD BUSINESS:**

**NONE**

**2. NEW BUSINESS:**

**SP 1501-01 Signature Village 4 Bldgs 13850 SF  
(Parcel G17A006)**

Site Plan approval for four (4) one story buildings totaling  
13,850 SF for retail and medical office; with parking and related  
improvements.

**3. ADJOURNMENT**

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Project Review Form  
Review Summary # 1 for Project SP 1501-01  
Signature Village – Four (4) Bldgs, 13850 SF total  
Revised 2/16/2015 per Utilities Comments

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

No comment.

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to the commencement of construction, provide copies of all required regulatory agency permits including SWFWMD, FDEP Water and Sewer, and FDEP NPDES.
2. Provide building elevations per LDR 4.4(C)(2).

**Sheet 1**

3. Provide a statement regarding the ownership and maintenance of all improvements including drainage, water, and sewer utilities. The City will not own and maintain any on-site utilities that only serve this project area. The City will only own and maintain the water lines within the utility easement through the water meters.
4. The landscaping and irrigation sheet numbers shown on the title sheet do not match the plans provided.

**Sheet 4**

5. Provide building height and number of employees per LDR 4.4(C)(2).
6. Label zoning on project per LDR 4.4(C)(3).

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7. Dimension and label required right of way buffers per the Design District Standards (DDS).
8. Provide 5' sidewalk within the right of way landscape buffers adjacent to SR44 and Signature Drive per DDS for a Highway District.
9. Remove the parking improvements from the 25' buffer on Signature Drive.
10. Remove the dumpster from the 15' rear setback on the south side of the parcel.

**Sheet 5**

11. Our review does not constitute concurrence or approval of the plans with respect to ADA guidelines. This responsibility lies with the Engineer of Record. Be advised that during final inspection by the City representatives the constructed slopes will be measured and checked prior to release of the certificate of occupancy.
12. As an advisory comment, a Type C inlet is not a traffic bearing inlet.

**Sheet 6**

13. The water main extension along SR44 shall be a 12" diameter main size.
14. Show the nearest fire hydrant on the plans and verify that no additional hydrants are needed to meet minimum spacing requirements.
15. Provide assurances on the plans at each potential conflict location with storm sewer and sanitary sewer lines that no conflicts exist, and that minimum clearances are provided. Several potential locations exist on the plans.
16. Provide dimensions demonstrating that the sanitary sewer line meets the horizontal clearance requirements from the outside edges of the storm chamber system.
17. Provide potable water design calculations including building fire flow requirements per LDR 6.2(C)(8).
18. Provide a detail for the traffic bearing cleanout.

**Sheet 12**

19. It is not clear how the stormtech system is providing the required attenuation volume noted on the plan calculations. It appears that some of the structures require weir designs to hold the water in the chambers, and that this information is supposed to be

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provided by the design engineer. Provide more details, or separate calculations, demonstrating how the volume is retained.

20. Provide soil borings demonstrating that suitable conditions exist at the subgrade elevations to support the use of the stormtech system.

**Landscape Plans**

21. Dimension the required buffers on the plans. It does not appear that 25' is provided adjacent to Signature Drive.

**Drainage Calculations**

22. Provide approved/stamped basin map and calculations from the original SWFWMD permit to verify the 60% impervious area per LDR 4.4(D)(4).

**DEVELOPMENT SERVICES**

**Site comments**

1. Remove the two parking spaces on the western side of the property that encroaches into the Utility Easement / Landscape Buffer.
2. Cross access is being provided in the rear of the property (only) at this point by Chesterfield Village Plaza (adjacent development to the east). Please coordinate with their project engineer and revised accordingly.
3. Please remit \$250 for your sign permit and concurrency application.
4. On our call this morning (Thursday, February 12, 2015) the Signature applicant stated that the elevations shown on his plan were not true elevations. Provide a signed and sealed topographic survey on NAVD88 for review.

**LDR Specific Comments**

1. Please show the number of seats, occupancy load for the restaurant per LDR subsection 4.3(2)(d).
2. Please show the projected number of employees per LDR 4.3(2)(e).
3. Please submit elevations for final approval prior to construction per LDR 4.3(2)(g).

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4. Please list the zoning on and adjacent to the tract per LDR 4.3(3).
5. Please provide a soils map per LDR 4.3(6).
6. Please show the electric and telephone utility service per LDR 4.3(8).
7. Please provide a tree survey that shows the existing trees on the property per LDR 4.3(20). If any are being removed, please submit a tree permit application and demonstrate which trees are being retained and/or removed. Can be mitigated in relation to the landscape buffer.
8. Provide 5' sidewalk within the right of way landscape buffers adjacent to SR44 and Signature Drive per DDS for a Highway District.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC - SECO**

NONE

**FIRE**

1. What is the building use? (Possible fire protection needed) needed to calculate fire loads.
2. Can we provide hydrants on the site to meet the fire load per buildings?
3. Please show the location to the second hydrant to this project.

**GAS - TECO**

NONE

**LAKE-SUMTER MPO (TRAFFIC ANALYSIS)**

Pending review by MPO, comments to be received before project moves forward to the Planning and Zoning Board.

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**POLICE**

Traffic control devices in or about roads in the City of Wildwood:

All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. All traffic control signals or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs size and height.

**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY - PLANNING**

No comment.

**SUMTER COUNTY – ROADS AND BRIDGES**

No comment at this time pending comments from Lake-Sumter MPO.

**TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)**

NONE

**UTILITIES – WATER/WASTEWATER**

Please find the following comments relative to the Utilities on the above referenced parcel.

**General:**

The applicant is proposing the construction of four (4) commercial buildings totaling 13,850 s.f. along with supporting site improvements on a 2.35 acre site at the intersection of Signature Dr. and S.R. 44.

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Water Utility:

A new 12 inch water main is proposed to be extended along S.R. 44 to service the Chesterfield Village project. This main is to be constructed by Chesterfield Village and tie into the existing 8 inch water main at the intersection of Signature Dr. and S.R. 44. Chesterfield village will install a 12 x 12 tee and a 12 inch gate valve with cap on Signature Dr.

- 1) Signature Village shall cut in a 12 x 12 tee with a 12 inch gate valve near the southwest corner of their property along Signature Dr.
- 2) Provide a 12 inch water main from the proposed tee and connect to a tee provided by Chesterfield Village along S.R. 44. Water main should be installed in the 20 foot wide utility easement adjacent to Signature Dr.
- 3) The existing fire line to the site should be cut and capped near the main on Signature Dr. The existing backflow preventer must be removed.
- 4) The service connection to the proposed 1600 s.f. building shall be from the new 12 inch water main on Signature Dr. Existing service shall be cut, capped, and abandoned.
- 5) All commercial services should be a minimum of 1 inch diameter. This will reduce friction losses in the pipe and improve flow to the buildings. Meter size shall be at owners' discretion.
- 6) A note should be shown on the plans indicating if the buildings will have fire sprinklers.
- 7) The developer shall coordinate the utility improvements with Chesterfield Plaza.

Sanitary Sewer Utility:

Applicant is proposing to construct an 8 inch gravity sewer extension behind 3 of the proposed buildings and tie into an existing line 300 feet +/- south of the site. The proposed 1600 s.f. building is to re-use the existing 4 inch lateral.

- 1) Due to the location of the proposed connection manhole, the applicant will be required to tie into the end of the existing 20 foot stub. Applicant shall set a new manhole at the end of the existing stub. This will allow the proposed sanitary sewer line to be along the top edge of the existing basin and not along the side slope or basin bottom.
- 2) Applicant shall provide a 20 foot wide sanitary sewer easement from their site to the connection manhole.

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- 3) If multiple properties utilize the new line, the city will take ownership of the line from manhole S-2 to the connection manhole. Easements shall be dedicated to the city. If only Signature utilizes the line, ownership shall remain private to the proposed connection point.
- 4) Applicant shall install a new 4 inch cleanout behind the curb-line along Signature Drive for the existing 4 inch lateral.

Miscellaneous:

- 1) A note should be added indicating that all utility construction shall be to FDEP requirements.
- 2) Contractor shall coordinate all utility installations with the City of Wildwood Utilities Department.
- 3) Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.