



AGENDA

October 20, 2015
10:00 am

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

4. OLD BUSINESS:

NONE

5. NEW BUSINESS:

RZ 1509-01 – Wholelife PD (Beaumont / Wildwood Commons RAC)

(Parcels #: G04=006, G04=007, G04=040, and G04=051)

The applicant is seeking planned development approval for 172,240 square feet of Institutional uses; 543,500 square feet of commercial retail uses, and 750 residential units on 153.55 acres MOL.

SP 1509-03 – Trailwinds Village – Mass Grading

(Parcel #: G03=004, G04=002, G04=004, and G04=021)

The applicant is seeking mass grading site plan approval for the Trailwinds Village Planned Development on 165.4 acres MOL.

SP 1509-02 – Manco Site Plan (466-301 Mixed Use)

(Parcel #: D18=001, D18=106, and D18=107)

The applicant is seeking site plan approval for six single-story buildings totaling 24,874 square feet for a take-out deli, commercial retail, commercial offices, and a medical / professional office on 2.94 acres MOL.

6. ADJOURNMENT

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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

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Review Summary # 1 for Project RZ 1509-01
Beaumont (Wholelife) PD

ADMINISTRATION

NONE

BUILDING SERVICES

No Comments.

CABLE – BRIGHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

No Comments.

DEVELOPMENT SERVICES

1. A 15' easement across the frontage of the Beaumont property (C-466A) will be required in order to facilitate the extension of the City's water line along C-466A to the Word property (which may be included in the landscape buffer).
2. The WRA and Open Space are not properly calculated on the conceptual plan. Open space should be relabeled to demonstrate how you arrive at 15 percent. Only 50% of all retention may be counted toward open space. Please revise and correct the table to reflect the changes.
3. Coordination will be required with the Word property on the access point location. Continuous traffic movement from the Word property through to C-462 is required (i.e. no turns requiring a stop, etc).
4. Please provide a context map per LDR section 8.4(A)(2).
5. Please note the location of all recreation facilities, open spaces, and preservation areas with tabulations by acreage and percentages thereof per LDR section 8.4(A)(5).
6. Please provide phase boundaries and timeline per LDR section 8.4(A)(11).

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7. Please indicate on the conceptual plan the number of required amenities (13 @ 750 DU) per the Design District Standards (DDS) Chapter 2 (A)(3). Amenities may include, but are not limited to: Parks, picnic/barbeque areas, playgrounds, community buildings, pedestrian plazas or courtyards, community gardens, nature trail systems, multi-modal paved path or water features. The actual amenities for each project must be submitted for approval at the time of improvement plan review. A homeowner's association or other private entity must maintain all such amenities.
8. Elevations must be provided to the City for DDS approval prior to construction per LDR 4.4 (C)(2)(g).
9. Please indicate how sidewalks and / or multi-modal pathways will be provided throughout the development per LDR section 6.5 and DDS Chapter 2 (D)(4). Sidewalks will be required along C-466-A, C-462, and internal roadways. Internal sidewalks, as well as multi-modal or golf-cart access will require interconnection with the adjoining Word property.
10. The buffer on the west side of the property must be increased to 25' per DDS Chapter 2 (A)(5).
11. A draft ordinance will be provided under separate cover for your review. Since the conceptual plan could change prior to final site approval, the text of the ordinance shall govern.

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC - SECO

NONE

FIRE (Sumter County)

No Comments.

GAS - TECO

NONE

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Beaumont (Wholelife) PD

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

Comments pending; will be forwarded to applicant upon receipt prior to final approval.

POLICE

Standing Comment regarding traffic control devices for all development 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 Comments.

SUMTER COUNTY – ROADS AND BRIDGES

CR 466A Proposed Points of Access

- The main access point will align with the existing traffic signal, which will require modifications, at Pinellas Place. CR 466A roadway improvements include an eastbound left turn lane and a west bound right turn lane at the intersection of Pinellas Place.
- If the interior frontage road does not align with the Trailwinds interior roadway or otherwise does not facilitate cross access, the continuous right turn lane along the frontage of the Trailwinds Development will extended to the main access point at the Pinellas Place.
- A secondary access point will be allowed between the intersection of CR 466A and CR 462 and the existing traffic signal at Pinellas Place. This secondary access point shall be a right-in/right-

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out and shall not align with or create operational issues with the existing median between C-462 and the Pinellas Place signal.

- A total of 2 access points will be allowed along CR 466A.

CR 462 Proposed Points of Access

- The main access point along CR 462 will align with the secondary access point for the Turkey Run development. This proposed access will be a full median access with a proposed traffic signal, if warranted.
- Two additional access points will be provided along CR 462. Those access points will either be right-in/right-outs or right-in/right-outs with directional left-ins.
- A total of 3 access points will be allowed along CR 462.
- The developer will coordinate with the county to determine if the CR 462 roadway improvements will be incorporated into the county's roadway plans at the developer's sole expense and, if approved, such that there will be no time delay to the County Project.

Sumter County is to meet with Rick Busche (KHA) Monday at 10:00am to discuss the Whole Life Development. If we have any additional comments on top of the ones that I have already provided you I will sent after our meeting.

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

1. The city would request a 25 foot wide utility easement along both CR 466A and Cr 462. This easement can coincide with the required landscaping easement along both roads.
2. Additional comments will follow when more detailed plans are available.

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Manco 466-301 Mixed Use

ADMINISTRATION

NONE

BUILDING SERVICES

No Comments.

CABLE – BRIGHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. Prior to the commencement of construction, provide copies of all required regulatory agency permits including Sumter County Driveway for proposed access locations, Sumter County Right-of-Way Permit for proposed utility crossings, SWFWMD, FDEP, NPDES, etc.
2. The project proposes connections and improvements to roadway facilities owned by Sumter County and the Florida Department of Transportation. Those items are subject to permitting with those agencies, and were not reviewed as part of this application.
3. This review letter does not constitute a review of the slopes, grades, etc. of the ADA components of this project. That responsibility lies solely with the Engineer of Record.
4. The project proposes utility construction on lands not owned by the applicant in proposed easements. Provide draft copies of these utility easements, showing benefit to the City of Wildwood, for review. The easements must be executed, recorded and provided to the City prior to any construction activities.
5. Provide a landscaping plan addressing the buffer requirements in the Design District Standards. There are several large trees proposed for preservation within the site plan. Provide protection details and requirements for the contractor to follow. In addition, there are several existing trees over the proposed utility lines in the southeast corner. The landscape plan should include a tree removal/preservation plan for the entire project, or clearly add proposed tree removal to the grading plans.
6. Provide building elevations per LDR 4.4(C)(2).

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Manco 466-301 Mixed Use

Sheet 2

7. A 25' buffer is required adjacent to major rights of way (Design District Standards, Highway). This buffer is noted adjacent to US301, but not adjacent to CR201. In addition, there are buildings and structures within this 25' buffer distance, as well as parking facilities. Provide the required buffer pursuant to the District Design Standards adjacent to CR201.
8. A 5' sidewalk is required within the buffers to major rights of way (Design District Standards). This sidewalk is not provided on the plans adjacent to CR201. Please add the required sidewalk.
9. It appears that there are two sidewalk connections to the existing sidewalk on US301, but the plans are not clear on that point. Add notes, dimension, hatching, etc. showing these connections.
10. It is not clear that there is an accessible route from buildings 3 – 6 to the adjacent perimeter sidewalk network. All sidewalks appear to be behind parking spaces and wheel stops. Please verify the accessible route meets the ADA requirements of the Florida Building Code for site development. Adding the required CR201 sidewalk will likely address this issue.
11. Clearly note, in large bold font, the ownership and maintenance responsibilities of the proposed utilities. The proposed lift station does not meet City standards and must be privately maintained. Potable water mainlines within utility easements will be turned over to the City for maintenance. Include language in the ownership and maintenance note clearly stating that the City will not take over the lift station at a future date unless it is brought to the City standards in place at that time.
12. It does not appear that the forcemain from the private lift station meets the FDEP separation requirements to the 12" water main. Verify and correct, if necessary.
13. It does not appear that the proposed 12" water main crossing at CR201 meets the FDEP separation requirements to the existing storm drain. Verify and correct, if necessary.
14. Provide a profile view of the proposed directional bore crossings of CR201. Demonstrate the required depth under the roadway, as well as the maximum allowable bending radius for the proposed lines. The note calls the pipe material as C900, which is not suitable for directional bores. Air release valves may be needed at the ends of the bores, etc. There is not enough information on the design plans to construct these bores or for the City to review and approve. Was an open cut installation considered?

Sheet 3

15. See comment #3 regarding offsite easements. It appears that an easement will also be needed from Parcel D07A011.
16. Provide details on the conflict crossing between the proposed water main and the existing 4" force main.
17. Address any other utility comments issued by the City of Wildwood.

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Manco 466-301 Mixed Use

DEVELOPMENT SERVICES

1. Please call out the number of stories and building heights per LDR 4.4(C)(2)(b).
2. Please include the occupancy load for the restaurant per LDR 4.4(C)(2)(d).
3. Please include the number of employees per LDR 4.4(C)(2)(e).
4. Please provide building elevations prior to construction per LDR 4.4(C)(2)(g).
5. Please provide the landscaping plan per LDR LDR 4.4(C)(17). We noted a 20' line along the north side of the property in the main site plan; however, it is not labeled as a landscape buffer and it also contains parking spaces.
6. Please provide a tree survey per LDR 4.4(C)(20).
7. Please provide an aerial photo with the site plan overlaid (24" x 36") per LDR 4.4(C)(21).
8. Please provide information on any phasing of the development with clear delineation of the phasing line on the plans per LDR 4.4(C)(22).
9. Please provide separate applications for sign and tree removal permits, as applicable, per LDR 4.4(D)(3).
10. Please provide copies of all required agency permits for our files prior to construction per LDR 4.4(D)(6) and list on the cover sheet with the agency name, permit number, status of permit (applied, approved, pending, etc.), and the last status date.

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC - SECO

NONE

FIRE (Sumter County)

No Comments

GAS - TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

Traffic Impact Study received on 10/12/15 and submitted to MPO and County for review; additional comments may follow prior to final approval.

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Manco 466-301 Mixed Use

POLICE

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PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

No Comments.

SUMTER COUNTY – ROADS AND BRIDGES

Developer needs to submit a Traffic Impact Analysis along with a Traffic Signal Warrant Analysis for the intersection of CR 201 & U.S. 301. FDOT needs to review development as the project directly involves U.S. 301.

Traffic Impact Study received on 10/12/15 and submitted to MPO and County for review; additional comments may follow prior to final approval.

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

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Manco 466-301 Mixed Use

UTILITIES – WATER/WASTEWATER

General

The applicant is proposing the construction of six (6) commercial buildings totaling 24,874 s.f. on a 2.94 ac. site. The site is located at the intersection of CR 201 and US Highway 301.

Water Utility

The applicant is proposing to extend a twelve (12") inch water main from the Oxford Assembly of God Church to the southern property line of the site and also to install an eight (8") inch water main along CR 201 to the western property line of the site from U.S. Highway 301.

1. Remove the proposed backflow preventers from the ends of the 12 inch and 8 inch water mains. They are not required.
2. The size of the service lines to each building should be shown on the plans. We would recommend a minimum 2 inch service line for each commercial building.
3. Fire hydrant locations shall be approved by the Sumter County Fire Official.
4. Applicant should state on the plans if the buildings will have fire sprinklers provided.
5. Under separation notes, please state that water mains shall be laid to provide a minimum horizontal distance of 10 feet between the outside of the water main and the outside of any existing or proposed sewer lines.

Sanitary Sewer Utility

Applicant is proposing 8 inch gravity lines on-site to service all buildings. The gravity lines will connect to a proposed on-site lift station and connect to the existing 4 inch force main at the Oxford Assembly of God Church via a proposed 4 inch force main to run along U.S. Highway 301.

1. A note should be added that all proposed restaurants will be required to install grease traps per the City of Wildwood Standards.

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2. Applicant should provide a minimum 20 foot wide utility easement along U.S. Highway 301 to allow for inclusion of the proposed force main and the required pipe separation.
3. A 4 inch gate valve should be installed on the proposed force main at the right of way line with 301. The City will take responsibility of the force main from the gate valve inclusive of the piping in the utility easements and right-of-way along U.S. Highway 301. All piping within the right-of-way will require tracer wire per State Standards.
4. A note should be added on the plans stating that all on-site sanitary sewer mains, laterals, and lift stations shall be owned, operated, and maintained by the property owner.
5. All sanitary sewer details should be updated to current standards.
6. Wet well invert elevation should be provided on sht. 2.

Miscellaneous

1. Engineer shall submit a utility construction cost estimate using pricing provided on the City website. Construction estimate shall be used to calculate the allowable construction inspection fees. Construction inspection fees shall be billed to the applicant on a monthly basis during construction.
2. A note should be added indicating that all materials, installation, and testing of the utilities shall conform to the City of Wildwood Standard Construction specifications for water and wastewater.
3. A note should be added indicating all utility installations shall be coordinated with the City of Wildwood Utilities Department (352-330-1346)
4. A pre-construction meeting shall be required prior to the start of utility construction.

Should you have any questions, please contact Dave Watson at 352-330-1346.

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Review Summary # 1 for Project SP 1509-03
Trailwinds Mass Grading

ADMINISTRATION

NONE

BUILDING SERVICES

No Comments.

CABLE – BRIGHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. Provide copies of all required regulatory agency permits per LDR 4.4(D)(6).
2. Provide an environmental assessment per LDR 4.4(D)(2).
3. Provide a statement of ownership and maintenance for all stormwater improvements per LDR 4.4(E).
4. Provide 2 soil borings per retention pond per LDR 6.4(C)(3).
5. Please note, during the improvement plan phase of this project, tree planting requirements will need to include mitigation for any impacts associated with the mass grading of this project.

DEVELOPMENT SERVICES

1. Please depict any existing utilities on or adjacent to the tract (i.e. electric, gas, telephone, cable) per LDR 4.4(C)(8).
2. The Environmental Assessment was submitted with the Planned Development previously.

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

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ELECTRIC - SECO

NONE

FIRE (Sumter County)

No Comments

GAS - TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

NONE

POLICE

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PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

No Comments.

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Trailwinds Mass Grading

SUMTER COUNTY – ROADS AND BRIDGES

Developer needs to provide the location and the design for a construction entrance driveway off C-466A as to keep materials on site and not tracking in roadway.

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

No Comments.