



## AGENDA

November 17, 2015

10:00 am

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
4. OLD BUSINESS:

**SP 1305-01 – Hughes Brothers Construction**

(Parcel #: G07=274)

The applicant is seeking a minor modification to an existing site plan approval for three buildings totaling 9,600 SF in construction office and shop space. Third building reduced 800 SF, now totaling 4,000 SF and reconfigured on site.

***THIS PROJECT HAS PREVIOUSLY CLEARED ALL STAFF COMMENTS REGARDING THE MODIFICATION. NO PROJECT REVIEW FORM IS ATTACHED.***

5. NEW BUSINESS:

**PLAT 1510-01 Oxford Greens Replat**

(Parcel #: D08F002, D08F003)

The applicant is seeking a replat of Lots 2 and 3 in the Oxford Greens subdivision to allow for additional parking on Lot 2 for the Carriage House ILF.

**SP 1510-01 – Elim Care Site Plan**

(Parcel #: D08=033)

The applicant is seeking site plan approval for the ELIM Senior Care Living Facility, providing for a four-story Independent Living Facility / Memory Care Facility / Assisted Living Facility (not to exceed 252 dwelling units), and a 1,075 seat church; for a grand total not to exceed 396,624 SF within the project.

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](http://www.wildwood-fl.gov)

City of Wildwood  
Project Review Form – November 17, 2015  
Review Summary # 1 for Project PLAT 1510-01  
Oxford Greens Replat

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

No Comments.

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Verify that the Title Certificate is in general conformance with the First American Certificate of Title.
2. Verify that the Owner's Dedication items apply to this replat.
3. Set permanent reference monuments at each change of direction along the boundary of the plat where there is not a previously set PRM.
4. Per chapter 177.091(18), all lots shall be numbered either by progressive numbers. Provide reasoning why lots are numbered Lot 2 and Lot 3 instead of Lot 1 and Lot 2.
5. Chapter 177.091(11) states that "Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The description must be so complete that from it, without reference to the plat, the starting point and boundary can be determined." Please review this and determine if a description of the plat boundary should be written.
6. See attached replat mark-up for additional comments.

**DEVELOPMENT SERVICES**

No Comments.

City of Wildwood  
Project Review Form – November 17, 2015  
Review Summary # 1 for Project PLAT 1510-01  
Oxford Greens Replat

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC - SECO**

NONE

**FIRE (Sumter County)**

No Comments

**GAS - TECO**

NONE

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

NONE

**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

City of Wildwood  
Project Review Form – November 17, 2015  
Review Summary # 1 for Project PLAT 1510-01  
Oxford Greens Replat

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comments.

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

NONE

**UTILITIES – WATER/WASTEWATER**

NONE

City of Wildwood  
Project Review Form – November 17, 2015  
Review Summary # 1 for Project SP 1510-01  
Elim Senior Care Living

**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 SWFWMD, FDEP, and Sumter County per LDR 4.4(D)(6).
2. Provide a Boundary Survey per LDR 4.4(C)(19).
3. Please note, separate sign permits will be required for any monument signs per LDR 4.4(D)(3).
4. Provide approval from Sumter County regarding allowance of golf carts to cross Woodridge Drive. If approval is not granted, provide appropriate signing and marking to prohibit golf carts from crossing Woodridge Drive.
5. Provide a hydraulic analysis for the water system per LDR 6.2(C)(8). The analysis should include fire demand calculations for the building per NFPA requirements and demonstrate with a fire flow analysis that the fire demand (and any required building sprinkler demands) can be satisfied during max day flow conditions.
6. Provide an erosion control plan per 4.4(C)(16).

**Sheets 6-8**

7. Provide specifications for the stop sign and stop bar at all entrances.
8. Revise land use designations to be City/County FLU designation.

**City of Wildwood**  
**Project Review Form – November 17, 2015**  
**Review Summary # 1 for Project SP 1510-01**  
**Elim Senior Care Living**

9. Revise location of sidewalk in the southeast corner of the site to be outside the clear zone per FDOT requirements.
10. Provide wheel stops (or a 7' sidewalk) for the grassed parking spaces along the southern boundary of the site.

**Sheets 9-11**

11. To the west of the driveway on Woodridge Drive, a low spot is being created in the R/W that previously drained on to the project site. Review and revise the grading plan as needed. A drainage inlet may be needed to capture runoff at this location.
12. In the southeast corner of the project, there is an existing DRA that collects runoff from Woodridge Drive and CR 103. This DRA is being filled in by the proposed project and it appears water will stand on the road and sidewalk and not be conveyed to WRA B-4. Review and revise the plans and drainage calculations as necessary. A drainage inlet may be needed to capture runoff at this location.
13. There is a 6" grade drop for sidewalks adjacent to grassed parking while the sidewalk detail only shows a 4" thick sidewalk. Review and revise as necessary. A thickened edge sidewalk may be needed.
14. 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.

**Sheet 12-13**

15. Identify/provide utility easements for any City owned utilities that are located on the project site.
16. Provide a 0.1' drop between manhole invert in and out elevations per LDR 6.3(C)(2).
17. Dimensions and specify horizontal separation for the water main and force mains per FDEP requirements. It appears that some portions of the force main do not meet minimum spacing requirements.
18. The sign/wall in the southeast corner of the project is in conflict with the existing water and sewer utility lines. Review and revise as necessary.
19. The force main is in conflict with a proposed transformer. Review and revise as necessary.

City of Wildwood  
Project Review Form – November 17, 2015  
Review Summary # 1 for Project SP 1510-01  
Elim Senior Care Living

Drainage Calculations

20. It is unclear how the percolation parameters (permeability, ESHWT, porosity, etc.) for each pond were derived from the geotech report. Provide an explanation or summary table for each pond that shows what pond borings were used for the design of each pond and how the modeled values were derived. Further comments may be warranted.

Lift Station Calculations

21. Further refinement of the lift station pump selection is needed. Contact our office for revised connection point conditions based on the final site design.

Lighting Plan

22. Mounting height for lights should not exceed 20' per DDS Section 7.  
23. Provide calculations demonstrating proposed lighting will not impact the adjacent properties (less than 1.0 foot-candles) at the project boundary.

**DEVELOPMENT SERVICES**

1. Please provide building elevations per LDR 4.4(C)(2)(g) prior to construction. Please submit five copies; one is retained for our files, and the other four are returned to the applicant – The County will expect to receive three copies with three copies of the site plan.
2. Please provide an erosion control plan per LDR 4.4(C)(16).
3. Please ensure coordination with Waste Management on dumpster pads per LDR 4.4(C)(18). Lack of comments should not be interpreted as approval.
4. Please indicate on demolition plan if it is meant to also serve as the tree survey required per LDR 4.4(C)(20).
5. Please indicate phasing per LDR 4.4(C)(22). Will the site now be developed as one site? The PD called for four (4) phases originally.
6. Note that Site Plan approval does not include signage or tree removal. A separate application and review is required for each per LDR 4.4(D)(3).
7. Will there be a property owner's association or other recorded document governing the maintenance responsibilities for parking and common areas? It was understood the property itself would not be subdivided for land title purposes.
8. Please provide a preliminary concurrency application fee (\$200).
9. Please provide one Master Development / Site Plan sheet, with Phasing, if applicable.

**City of Wildwood**  
**Project Review Form – November 17, 2015**  
**Review Summary # 1 for Project SP 1510-01**  
**Elim Senior Care Living**

10. Please provide Floor Area Ratio calculations that includes all buildings and all floors. FAR is defined as Gross Floor Area per Chapter 2. Impact fees are to be determined in the same manner.
11. For the ALF Units – Please define how many total beds, how many single rooms / suites (i.e. how many single, how many double)?
12. Please provide a Photometric plan for site lighting.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC - SECO**

NONE

**FIRE (Sumter County)**

No Comments

**GAS - TECO**

NONE

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

Tom Burke, MPO, has taken a look at the Elim Senior Care Traffic Study. The applicant is proposing a 150-unit congregate care facility, a 170-bed ALF, and a 50,000 square foot church, all to be located at the NW corner of CR 103 and Woodridge Drive (basically, behind the Walmart of C-466).

The site would generate approximately 1200 daily trips, but less than 100 in the p.m. peak hour.

As demonstrated in the Traffic Study, there is ample capacity on the roadways and intersections immediately surrounding the site. With background growth (7.34%/year), committed trips (Oxford ALF & Memory Care, Goodwill, Davis Dental), and site trips, the roadway segments would still be at less than a 0.30 v/c ratio. In addition, the intersection of CR 103 and Woodridge would operate well within standards.

**City of Wildwood**  
**Project Review Form – November 17, 2015**  
**Review Summary # 1 for Project SP 1510-01**  
**Elim Senior Care Living**

Overall, he thinks it's ok to move forward with this site from a traffic standpoint. At some point in the future, however, the applicant will need to provide in-depth analyses of their 4 driveways/accesses to show what types of treatments (signals, stop signs, turn lanes, etc.) will be needed at each.

**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**

1. Provide reasoning for no cross connection between parking area B3 and B4
2. Provide appropriate signage letting the public know no golf carts will be allowed to access/cross CR 103
3. Summit a driveway permit thru Planning and Development.

**City of Wildwood**  
**Project Review Form – November 17, 2015**  
**Review Summary # 1 for Project SP 1510-01**  
**Elim Senior Care Living**

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

NONE

**UTILITIES – WATER/WASTEWATER**

**General**

The applicant is proposing the construction of a 220 unit assisted living facility, and a 1075 seat church along with supporting site improvements on a 25.18 acre site. The site is located at the intersection of CR 103 and Woodridge Drive.

**Water Utility**

The applicant is proposing to loop an 8 inch water main through the site with wet tap connection points on CR 103 and Woodridge Drive. The 8 inch loop would have multiple connections including services and fire hydrants.

1. The proposed 8 inch loop main and all connections associated with it will be required to be privately owned and maintained. As such, a backflow preventer and compound meter will be required at each city connection point. No other metering will be required on site. This setup will provide a bulk utility bill for the site and not individual users. If separate utility bills are required, then each building must have a separate connection from the city main and the loop line needs to be removed and the site piping re-designed.
2. All water mains shall be a minimum of DR-18 per the City Construction Specifications for water and wastewater dated June, 2015.
3. A gate valve should be added on the fire hydrant line at the tee intersection on the north east corner of the site.
4. An in-line gate valve should be added at the fire hydrant tee located on the 8 inch loop on sheet 12.
5. Clearance requirements on sheet 12 should be revised to Section 5.30 of the Construction Specifications for water and wastewater dated June, 2015.

**City of Wildwood**  
**Project Review Form – November 17, 2015**  
**Review Summary # 1 for Project SP 1510-01**  
**Elim Senior Care Living**

6. RPS is required on the 1 inch water lines serving each sewer lift station.
7. Water main sizes should be clearly identified on each sheet and for each branch/location.
8. The following water details need to be revised to current standards; W-01 (all), W-03, W-04, W-05, W-17, and W-20.

**Sanitary Sewer**

Applicant is proposing an on-site sanitary sewer system comprised of both gravity and force mains, along with two (2) lift stations, and two (2) force main connection points.

1. A bench detail should be provided to address the drop connection in MH S-EC SS3.
2. The proposed force main on sht. 12 is in conflict with a proposed transformer. A minimum of 3 feet of horizontal clearance is required.
3. The force main size should be clearly shown on each plan sheet.
4. The minimum size force main connection is 2 inches. The connection from the church lift station should be revised.
5. The following sanitary sewer details need to be revised to current standards; S-1 (all), W-03, S-06, S-16 (all).
6. An on-site written policy for rags from the ALF facility is required and should be submitted as supporting documentation prior to CO approval.

**Miscellaneous**

1. A utility construction estimate must be provided for inspection fee calculations. Construction unit costs per the city website shall be used.
2. Contractor shall coordinate all utility installations with the City of Wildwood Utilities Department.

**Sanitary Sewer Utility**

**City of Wildwood**  
**Project Review Form – November 17, 2015**  
**Review Summary # 1 for Project SP 1510-01**  
**Elim Senior Care Living**

Applicant is proposing an on-site sanitary sewer system comprised of both gravity and force mains, along with two (2) lift stations, and two (2) force main connection points.

1. A bench detail should be provided to address the drop connection in MH S-EC SS3.
2. The proposed force main on sht. 12 is in conflict with a proposed transformer. A minimum of 3 feet of horizontal clearance is required.
3. The force main size should be clearly shown on each plan sheet.
4. The minimum size force main connection is 2 inches. The connection from the church lift station should be revised.
5. The following sanitary sewer details need to be revised to current standards; S-1 (all), W-03, S-06, S-16 (all).
6. An on-site written policy for rags from the ALF facility is required and should be submitted as supporting documentation prior to CO approval.

Miscellaneous

1. A utility construction estimate must be provided for inspection fee calculations. Construction unit costs per the city website shall be used.
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.
4. A note should be added on the plans indicating that all on-site utilities shall be privately owned and maintained.

Should you have any questions regarding utilities, please contact our office at 352-330-1346.