



AGENDA

January 19, 2016
10:00 am

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES

4. OLD BUSINESS:

NONE

5. NEW BUSINESS:

SP 1512-03 – MINOR Site Plan Wildwood Insurance Agency

(Parcel #: G07D144)

The applicant is seeking site plan approval for an addition to an existing single story building totaling 640 SF for an insurance agency office on 0.48 acres MOL.

SP 1512-04 – Mid Florida Eye Center - Wildwood

(Parcel #: G16=020)

The applicant is seeking site plan approval for a medical professional office space with driveway, paved parking and related improvements totaling 8,960 SF on 2.55 acres MOL.

PLAT 1512-01 – Wildwood CR105 Property (Minor Lot Split)

(Parcel #: D08E002)

The applicant is seeking approval for a minor lot split of 4.15 acres MOL to separate 1.5 acres MOL for development of a proposed 6,000 SF indoor golf training facility.

PLAT 1512-02 – Lake Eye Associates (Minor Lot Split)

(Parcel #: G16=064)

The applicant is seeking approval for a minor lot split of 11.38 acres MOL to separate 4.13 acres MOL for development of a proposed 30,000 SF medical professional office building.

6. ADJOURNMENT

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project SP 1512-03
Minor Site Plan – Wildwood Insurance Agency

ADMINISTRATION

NONE

BUILDING SERVICES

No Comments

CABLE – BRIGHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. Provide a landscape plan demonstrating compliance with the Design District Standards section G(4) Parking Lot Requirements.

Sheets 2

2. Provide a sidewalk internal to the site to connect the building entrance to US 301 sidewalk.
3. Label parking space dimensions per LDR 6.6(D)(1).
4. Parking space striping shall be 6" per LDR 6.6(D)(2).
5. Provide detailed grading information.
6. Drive isle width shall be 24' per LDR 6.6(F) where adjacent to 90 degree parking.
7. Consider relocating the handicap space to the rear of the building and extending the hammer head near the dumpster to allow vehicles to exit the parking spaces easier.
8. It is unclear how a garbage truck will be able to exit the site if vehicles are in the parking spaces. Provide an exhibit demonstrating access per LDR 4.4(C)(18).
9. Identify water and sewer service lines and locations.
10. 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.

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project SP 1512-03
Minor Site Plan – Wildwood Insurance Agency

DEVELOPMENT SERVICES

Melanie has file for review.

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

NONE

FIRE (The Villages Fire)

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

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project SP 1512-03
Minor Site Plan – Wildwood Insurance Agency

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

Needs to be reviewed by FDOT

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project SP 1512-03
Minor Site Plan – Wildwood Insurance Agency

UTILITIES – WATER/WASTEWATER

COMMENTS PENDING.

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project SP 1512-04
Mid Florida Eye Center - Wildwood

ADMINISTRATION

NONE

BUILDING SERVICES

No Comments.

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, 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 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.
5. Provide a lighting plan per the Design District Standards.

Sheet 3

6. Revise land use designations to be City/County FLU designation.

Sheets 7-8

7. Parking spaces shall be 10' x 20' per LDR 6.6(D)(1).

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project SP 1512-04
Mid Florida Eye Center - Wildwood

8. Parking space striping shall be 6" per LDR 6.6(D)(2).
Sheets 9-10
9. 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 11-12

10. Is the 20' utility easement for the proposed sewer existing or proposed? Please clarify and provide documentation for the easement if it is existing.
11. Provide a 0.1' drop between manhole invert in and out elevations per LDR 6.3(C)(2).

Drainage Calculations

12. Per the geotechnical report, an appropriate factor of safety should be used on the infiltration rates for pond designs.
13. Drainage calculations include DS B-1 and DS-1. Please clarify where these structures are on the plans.

DEVELOPMENT SERVICES

1. Please depict easements per LDR 4.4(C)(1)(k) for 12" water main along SR 44.
2. Provide employee count per LDR 4.4(C)(2)(e) and parking data per LDR 6.6(A)(5).
3. Provide a landscaping plan per LDR 4.4(C)(17).
4. Please coordinate with Waste Management per LDR 4.4(C)(18) for trash receptacle size / placement. Silence from Waste Management in PRC Comments does not confer approval.
5. Provide an environmental assessment per LDR 4.4(D)(2).
6. Please note that if signage is desired, a separate application and review is required per LDR 4.4(D)(3)(a).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project SP 1512-04
Mid Florida Eye Center - Wildwood

ELECTRIC – SECO

NONE

FIRE (Sumter County)

No Comments

FIRE (The Villages Fire)

Please advise the location of a second hydrant. Currently this 8960 square foot project will require 1703.8 GPM. (See attached fire flow)

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

TRAFFIC ANALYSIS RECEIVED AND UNDER REVIEW; COMMENTS PENDING.

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 – January 19, 2016
Review Summary # 1 for Project SP 1512-04
Mid Florida Eye Center - Wildwood

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

Needs to be reviewed by FDOT

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

Plan sheets reviewed are as follows:

1. Utility Plan, sht. 11 of 20, dated 8-27-15.
2. Utility Plan, sht. 12 of 20, dated 8-27-15.
3. Potable Water Details (1), sht. 15 of 20, dated 8-27-15.
4. Potable Water Details (2), sht. 16 of 20, dated 8-27-15.
5. Potable Water Details (3), sht. 17 of 20, dated 8-27-15.
6. Sanitary Sewer Details (1), sht. 18 of 20, dated 8-27-15.
7. Sanitary Sewer Details (2), sht. 19 of 20, dated 8-27-15.

General

The applicant is proposing the construction of a single 8,960 s.f. commercial building along with supporting site improvements on a 2.6 acre site.

Water Utility

The applicant is proposing an 8 inch tap and an 8 inch water line under Williamsburg Lane. The line will be split on-site to service a fire line, fire hydrant, domestic water service and irrigation service.

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project SP 1512-04
Mid Florida Eye Center - Wildwood

1. A fire line compound meter with backflow preventer should be installed at the right of way line on Williamsburg lane to service the site. This will eliminate the multiple meters and rpz's required as currently designed. All connections on-site can be made after the compound meter.
2. A 12 inch water main is required along the SR 44 frontage per the master plan. The main shall be connected to the existing 8 inch water main at Williamsburg lane and SR 44 with a wet-tap, valve and 8x12 reducer.

Sanitary Sewer Utility

Applicant is proposing to connect to an existing manhole by gravity with the installation of 4 new manholes along Williamsburg lane through a 20 foot wide utility easement.

1. Per Section 6.3.C.16 – cleanouts shall be provided every seventy-five feet.
2. Proposed MH SS-1 should be moved to the right of way with a lateral connection and cleanouts every 75 feet between the manhole and the building. City ownership will commence at the right of way line. A cleanout should be provided at the right of way line as well.
3. A copy of the utility easement should be provided to KHA for review.
4. Revise detail S-06 to current standard.
5. A note should be added indicating that the connection to the existing manhole shall be cored with a sand collar and 2 coats of bituminous material upon completion of the connection.

Miscellaneous

1. Applicant shall submit a construction cost estimate based on costs provided on the city website.
2. All fire hydrant locations shall be approved by the Sumter County Fire Official.

The Villages Needed Fire Flow Calculations

Water Supply Calculation Formulas:

Unsprinklered Buildings, $NFF = A_i \times C \times C_i \times O_i + X$

Sprinklered Buildings, $NFF = A_i \times C \times C_i \times O_i + X - FSC$

NFF=Minimum Fire Flow Requirements

A_i= Square Root of Area,

C (constant) = 18

C_i = Construction Class

O_i = Occupancy Class

X= Percentage for Exposure

FSC = Credit for Fire Sprinkler System

Name of Occupancy: Mid Florida Eye

Address of Occupancy: SR 44 Wildwood

Building Dimensions (sq. ft.) = Two (2) Largest floors-----Variable "A"(area) = 8,960

Number of Floors: ----- = 1

Construction Class: -----Variable "Ci" = 1

FBC Classification	Construction Type	Multiplier
Type VI	Frame	1.5
Type V	Joist Masonry	1.0
Type IV	Non-combustible	0.8
Type III	Heavy Timber	0.8
Type II	Modified fire resistance	0.6
Type I	Fire resistive	0.6

Occupancy Class: (from table): Combustibility of Contents-----Variable "Oi" = 1

Non-combustible	(C-1)	0.75
Limited combustible	(C-2)	0.85
Combustible	(C-3)	1.00
Free burning	(C-4)	1.15
Rapid burning	(C-5)	1.25

Total Exposure Percentage: (Table values as listed below)----- = 0

Exposure Table (for 1-3 story exposure buildings, use greatest risk)

Exposure Distance From Proposed Building	FBC Construction Type of the Exposure	
0' TO 75'	I – IV = 25%	V – VI = 40%
Exposure Distance From Proposed Building Greater than 75 Feet	I – IV = 0	V – VI = 0

If exposure building is over three stories add 25% to all table values----- = 0.0

**The Villages
Needed Fire Flow Calculations**

Building Fire Flow: -----=	1703.8
Exposure Fire flow: -----=	0.0
Sub-total Fire Flow: -----=	1703.8
Additional Exposure Fire flow when exposure is over three stories: -----=	0.0
Required Fire flow: -----=	1703.8
If Building is Provided With Automatic Sprinkler System Enter 50% -----=	0.0
50 % Credit for approved fire sprinkler system: (Subtract Credit if Sprinklered) --=	0.0
Total Minimum Fire Flow Requirements: -----=	1703.8

Calculated by: Daniel Hickey

O_i = Combustibility of Contents Examples

Noncombustible (C-1) = No Active Fuel Loads Such As Storage of Asbestos, Clay, Glass, Marble, Stone, or Metal Products

Limited -Combustible (C-2) = Limited Fuel Loads Such As Airports, Apartments, Art Studios, Auto Repair, Auto Showroom, Aviaries, Banks, Barber Shops, Beauty Shops, Churches, Clubs, Cold Storage Warehouses, Day Care Center, Educational Occupancies, Gas Stations, Green Houses, Health Clubs, Hospitals, Jails, Libraries, Medical Labs, Motels, Museums, Nursing Homes, Offices, Radio Stations, Recreation Centers, and Rooming Houses.

Combustible (C-3) = Moderate Fuel Loads Such As Auto Part Stores, Auto Repair Training Center, Bakery, Bookstores, Bowling Centers, Casinos, Commercial Laundries, Contractor Equipment Storage, Dry Cleaners W/No Flammable Fluids, Leather Processing, Municipal Storage Buildings, Nursery Sales Stores, Pavilions, Pet Shops, Photographic Supplies, Printers, Restaurants, Shoe Repair, Supermarkets, Theaters, Vacant Buildings, And Most Wholesale & Retail Sales Occupancies

Free-Burning (C-4) = Active Fuel Loads Such As Aircraft Hangers, Cabinet Making, Combustible Metals, Dry Cleaners Using Flammable Fluids, Feed Stores, Furniture Stores, Kennels, Lumber, Packaging And Crating, Paper Products Manufacturing, Petroleum Bulk Distribution Centers, Tire Manufacturers, Tire Recapping Or Retreading, Wax Products, And Wood Working Shops.

Rapid-Burning (C-5) = Contents That Burn W/ Great Intensity, Spontaneously Ignite, Have Flammabl Or Explosive Vapors, Or Large Quantities Of Dust Such As Ammunition, Feed Mills, Fireworks, Flammable Compressed Gases, Flammable Liquids, Flour Mills, Highly Flammable Solids, Matches, Mattress Factories, Nitrocellulose-Based Products, Rag Storage, Upholstery Shops, & Waste Paper Storage.

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project PLAT 1512-01
Wildwood CR 105 Property

ADMINISTRATION

NONE

BUILDING SERVICES

No Comments

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

DEVELOPMENT SERVICES

Please provide a proposed site plan for the portion to be developed that includes building setbacks, easements, and other required items per LDR 5.3(B)(1).

Per the City's Design District Standards, metal siding for buildings is prohibited per DDS Chapter 1, subsection (F)(6)(a).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

No Comments

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project PLAT 1512-01
Wildwood CR 105 Property

FIRE (The Villages Fire)

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

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

Developer needs to get an approved Driveway permit from Sumter County for the connection to CR 105.

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project PLAT 1512-01
Wildwood CR 105 Property

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

NONE

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project PLAT 1512-02
Lake Eye Associates - Wildwood

ADMINISTRATION

NONE

BUILDING SERVICES

No Comments

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

DEVELOPMENT SERVICES

Please provide a proposed site plan for the portion to be developed that includes building setbacks, easements, and other required items per LDR 5.3(B)(1).

Per the Comprehensive Plan, Chapter 2 Transportation, Objective 1.6, Policy 1.6.4.b., staff will recommend the use of a shared access point by the adjacent properties formed via the lot split (i.e. one shared entrance / driveway from SR 44).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

No Comments

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project PLAT 1512-02
Lake Eye Associates - Wildwood

FIRE (The Villages Fire)

This project has 10,000 square foot buildings. Currently, I see no fire protection. Fire flows required in the event of a fire emergency will be 1800GPM per building. Please advise how these buildings will be protected.

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

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

Needs to be reviewed by FDOT

City of Wildwood
Project Review Form – January 19, 2016
Review Summary # 1 for Project PLAT 1512-02
Lake Eye Associates - Wildwood

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

NONE