



AGENDA

April 19, 2016
10:00 am

1. **CALL TO ORDER – PROJECT REVIEW COMMITTEE (PRC)**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**

March 15, 2016 PRC Minutes for Approval

4. **OLD BUSINESS:**

None

5. **NEW BUSINESS:**

SP 1305-01 Hughes Brothers Building Addition

(Parcel #: G07=133, 2.67 acre site)

The applicant is seeking a modification to an existing site plan for an 800 SF office storage building.

SP 1508-03 Signature Village Landscaping Waiver

(Parcel #: G17A006, 2.35 acre site)

The applicant is seeking a waiver of the City of Wildwood Landscape requirements to reduce plant size and/or container size on the Signature Village Project.

SP 1603-02 Lamers Bus Wash Bay Addition

(Parcel #: G07W00P7, 4.69 acre site)

The applicant is seeking approval for a 1,800 SF metal building/bus wash bay and conversion of existing gravel parking to concrete.

SP 1603-03 Belladel LLC – Medical Office

(Parcel #: G05=123, 1.12 acre site)

The applicant is seeking approval to demolish an existing single family structure and to construct an 8,442 SF medical office building for three doctors with parking, driveway, and related improvements.

SP 1603-04 Lakeside Landings Recreation and Postal Center

(Parcel #: A portion of D20G202, 1.24 acre site)

The applicant is seeking approval for an addition of an open air postal center and recreation improvements to Tract C of the Enclave at Lakeside Landings Plat (a/k/a Lakeside Landings Phase 2).

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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



AGENDA

April 19, 2016

10:00 am

PLAT 1604-01 Bougainvillea Villas Improvement Plan

(Parcel #: G32=004, 7.08 acre site)

The applicant is seeking approval for the Bougainvillea Villas Improvement Plan for 46 Single-Family Detached (SFD) lots.

PLAT 1604-02 Sand Pine Villas Improvement Plan

(Parcel #: G32=004, 14.48 acre site)

The applicant is seeking approval for the Sand Pine Villas Improvement Plan for 60 SFD lots.

PLAT 1604-03 Wildwood Springs Unit 1 Improvement Plan

(Parcel #: G32=004, 45.07 acre site)

The applicant is seeking approval for the Wildwood Springs Unit 1 Improvement Plan for 129 SFD lots.

SP 1604-01 Village of Spanish Moss Postal Center

(Parcel #: G32=004, 0.64 acre site)

The applicant is seeking approval for a 1,320 SF single-story postal center with parking, driveway, and related improvements.

SP 1604-02 Fenney Village Recreation Center

(Parcel #: G32=004, 13.33 acre site)

The applicant is seeking approval for two buildings totaling 14,755 SF for a pool, restrooms, and storage with pickleball courts, shuffleboard, bocceball, and an open air pavilion with driveway, parking, and related improvements.

SP 1604-03 Fenney Path Phase 1

(Parcel #: G31=001 & G32=004, 30.75 acre site)

The applicant is seeking approval for proposed grading and storm water conveyances for Fenney Path, the primary roadway to serve future development within Wildwood Springs.

ADJOURNMENT

City of Wildwood
Project Review Form – APRIL 19th 2016
Review Summary # 1 for Project SP 1305-01 Hughes Bros.
Addition

ADMINISTRATION

NONE

BUILDING SERVICES

No Comment

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

On behalf of the City of Wildwood, Kimley-Horn and Associates, Inc. has reviewed the site plan submitted by Abshier Engineering, Inc. dated March 29, 2016. All of the engineering related issues raised in our previous letter have been satisfactorily addressed and we recommend approval of the site plan.

DEVELOPMENT SERVICES

No Comment

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

City of Wildwood
Project Review Form – APRIL 19th 2016
Review Summary # 1 for Project SP 1305-01 Hughes Bros.
Addition

FIRE (The Villages Fire)

NONE

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

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

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

City of Wildwood
Project Review Form – APRIL 19th 2016
Review Summary # 1 for Project SP 1305-01 Hughes Bros.
Addition

UTILITIES – WATER/WASTEWATER

No Comment

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project # SP 1508-03
Signature Village Landscape Waiver

ADMINISTRATION

NONE

BUILDING SERVICES

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

DEVELOPMENT SERVICES

Development Services will amend the Design District Standards (DDS) to remove any reference to 3" bucket size; height requirement will remain 30".

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

FIRE (The Villages Fire)

NONE

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project # SP 1508-03
Signature Village Landscape Waiver

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

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PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project # SP 1508-03
Signature Village Landscape Waiver

UTILITIES – WATER/WASTEWATER

NONE

City of Wildwood
Project Review Form – APRIL 19th 2016
Review Summary # 1 for Project SP 1603-02 LAMERS BUS
WASH ADDITION

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 (SWFWMD) per LDR 4.4(D)(6).
2. 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 5

3. Review grading near the north driveway along Industrial Drive. It appears some of the runoff may drain offsite and not reach the stormwater ponds.

Sheet 6

Provide a detail for the bus dump station outlet. Further comments may be warranted

City of Wildwood
Project Review Form – APRIL 19th 2016
Review Summary # 1 for Project SP 1603-02 LAMERS BUS
WASH ADDITION

DEVELOPMENT SERVICES

Remove comment on Site Plan in the Calculations section – M-1 zoning is 0.5 FAR (not 0.25 FAR) per Land Development Regulations (LDRs, Ch. 3)

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

No Comment

FIRE (The Villages Fire)

No Comment

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

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City of Wildwood
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Review Summary # 1 for Project SP 1603-02 LAMERS BUS
WASH ADDITION

PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

General

The applicant is proposing the construction of an 1800 s.f. wash bay on the 4.69 acre site along with supporting site improvements. We offer the following comments:

Potable Water

The applicant is proposing to utilize the existing single 2” tap from the existing water main on Industrial Drive. A new 1” tap off the existing main is proposed to serve the new building.

1. No comments

Sanitary Sewer

The applicant is proposing to construct an oil/grease separator along with lateral connections to serve the new building and connect to the existing gravity system onsite.

City of Wildwood
Project Review Form – APRIL 19th 2016
Review Summary # 1 for Project SP 1603-02 LAMERS BUS
WASH ADDITION

1. The existing connection to the city sewer system should be shown on the plans. If a cleanout at the right of way is not existing one should be installed.
2. The sewer details should be updated to current standards.
3. The proposed oil/water separator detail should be updated to the City of Wildwood standard detail.

Miscellaneous

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. A note should be added indicating that all utility construction shall be to FDEP and the City of Wildwood requirements.
3. A note should be added indicating that the contractor shall coordinate all utility installations with the City of Wildwood Utilities Department.
4. 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.

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Review Summary # 1 for Project SP 1603-03
BELLADEL LLC

ADMINISTRATION

NONE

BUILDING SERVICES

No Comment

CABLE – BRIGHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. Prior to the commencement of construction, provide copies of all required regulatory agency permits (SWFWMD) per LDR 4.4(D)(6).
2. Provide a tree removal permit per LDR 4.4(D)(3)(b).
3. Please provide stormwater calculations per LDR 4.4(D)(4).

Sheet 5

4. Provide landscape buffers per DDS (G)(2). Verify widths with Development Services Department.
5. Label adjacent FLU and zoning information per LDR 4.4(C)(3).
6. Provide a sidewalk connection to C-466A.
7. Runoff is being impounded by 12" berm that previously sheet flowed onsite, causing adverse impacts offsite. Revise plans to show that there are no adverse stormwater runoff impacts offsite.
8. 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

City of Wildwood
Project Review Form – April 19th 2016
Review Summary # 1 for Project SP 1603-03
BELLADEL LLC

during final inspection by the City representatives the constructed slopes will be measured and checked prior to release of the certificate of occupancy.

9. Provide rip-rap on downstream point of discharge to avoid adverse offsite impacts.
10. Provide detectable warning mats at sidewalk connection to driveway.

Sheet 6

11. Provide a gate valve on the force main at R/W line.
12. The proposed force main route needs to be revised. There are several utility conflicts along C-466A, including a water main not shown on the survey. The connection point should be revised to the Turkey Run development. Please contact the City of Wildwood Utility Department for further details.

Sheet L001

13. The landscape plan should be revised based on the required buffers. Further comments may be warranted.

DEVELOPMENT SERVICES

Please provide utility easement detail per LDR 4.4(C)(1)(k). Utilities Plan page shows water, sewer, and electric lines but no easements.

Please provide building elevations per LDR 4.4(C)(2)(g). Required for review and approval before the Building Department will issue the Building Permit.

Please provide zoning adjacent to tract on Site Plan with existing zoning of parcel per LDR 4.4(C)(3).

Please confirm that the dumpster pad meets with Waste Management's standards per LDR 4.4(C)(18), as well as adequate screening for dumpster area. Silence does not confer WM approval; please confirm with Waste Management.

Please provide a Traffic Impact Study per LDR 4.4(D)(1) and LDR 1.17.

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Review Summary # 1 for Project SP 1603-03
BELLADEL LLC

Please provide a table on the cover page of the plans with all agency permits per LDR 4.4(D)(6) with a column for date and status.

Per the Design District Standards (DDS) Ch. 1(G)(2), page 1-22, a 20' buffer is required to the east (existing Institutional / Church use) and the west (existing residential use).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

No Comment

FIRE (The Villages Fire)

NONE

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

Standing Comment regarding traffic control devices for all development in the City of Wildwood:

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City of Wildwood
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Review Summary # 1 for Project SP 1603-03
BELLADEL LLC

PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

No Comment

SUMTER COUNTY – ROADS AND BRIDGES

- Developer need to apply for a Driveway connection permit thru Sumter County Development Services
- Diagonal road markings shall be 18” and Thermoplastic
- Provide radius dimensions

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

General

The applicant is proposing the construction of an 8,442 s.f. medical building along with supporting site improvements on a 1.12 acre site. We offer the following comments:

Potable Water

The applicant is proposing a single 2” tap from the existing water main on 466A. The tap will manifold into three (3) one (1”) inch meter connections to serve the 3 units of the building.

1. No comments

City of Wildwood
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Review Summary # 1 for Project SP 1603-03
BELLADEL LLC

Sanitary Sewer

The applicant is proposing to construct a private lift station and city owned force main to service the building. The force main will cross under 466A then run west in the right of way to Pleasant Drive where it will connect to an existing sanitary manhole.

1. Air release valve location should be reviewed and approved by Kimley Horn.
2. A gate valve should be added to the 2 inch force main at the property line on 466A. This will signify the change of ownership from the property owner to the city for the force main.
3. Lift station and calculations shall be reviewed by Kimley Horn.

Miscellaneous

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.

A note should be added indicating that all utility construction shall be to FDEP and the City of Wildwood requirements

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1603-04 LAKESIDE
LANDINGS RECREATION AND POSTAL PARK

ADMINISTRATION

NONE

BUILDING SERVICES

No Comment

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. 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.
2. Prior to the commencement of construction, copies of all required regulatory agency permits must be provided to the City of Wildwood per LDR 4.4(D)(6).
3. If lighting is proposed on the project, please provide a photometric plan per DDS (F)(7).

DEVELOPMENT SERVICES

No Comment

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1603-04 LAKESIDE
LANDINGS RECREATION AND POSTAL PARK

ELECTRIC – SECO

NONE

FIRE (Sumter County)

No Comment

FIRE (The Villages Fire)

No Comment

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

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PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1603-04 LAKESIDE
LANDINGS RECREATION AND POSTAL PARK

SUMTER COUNTY - PLANNING

No Comment

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

I have looked at the plans submitted so far regarding the Utilities. I offer the following comments:

1. The overall sanitary sewer plan has not been revised, resubmitted, and approved. Detailed review for the individual sections is not possible until the overall plan is in place and accepted.
2. Plans for the proposed force main to connect the development to our existing system have not been provided for the original sanitary sewer masterplan submittal.
3. No overall utility plans for potable water, irrigation, and re-use have been submitted for approval. The piecemeal submissions that have been presented do not show an overall plan that can be adequately reviewed for completeness. Nor do they allow for a complete review to determine if the connections to the overall systems are adequate, properly located, or meet our new standards. Until overall utility plans have been submitted, an adequate review of the utilities is not possible. Overall plans should be at a scale to allow for review of sizes and approximate locations, connection points, fire hydrant locations, and general location of all the proposed utilities. After submittal and approval of the overall utility plans, section plans can be adequately reviewed.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-01
The Wildwood Springs Bouganvilla Villas

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 agency permits per LDR 5.5(D)(9).

Sheet 7

2. Confirm radius on curves meet Florida Green Book Design Standards for a 20 mph roadway. Label centerline geometry on plan.
3. Confirm radius on EOP at intersections meet Florida Green Book Design Standards for a 20 mph roadway. Label intersection geometry on plan.
4. Provide 30" minimum Stop Sign per MUTCD standards.
5. Provide 5' utility easements adjacent to R/Ws.
6. Provide clarification and details for underdrain.

Sheet 8

7. Provide ownership and maintenance statement for stormwater system per LDR 5.5(D)(7).
8. Ensure all drainage pipes and inlets are within the R/W or within a drainage easement.

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Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-01
The Wildwood Springs Bouganvilla Villas

Sheets 12-14

9. Label 6" sewer service inverts in sanitary manholes to ensure proper flow channels are constructed.

Sheet 14

10. Show existing trees and tree removal or protection details.

Sheet 16

11. Provide 30" minimum Stop Sign detail per MUTCD standards.

Sheet L-1

12. All replacement trees shall be a minimum of 8' in overall height and a DBH of 2" when planted per LDR 6.10(N)(2).
13. Provide a tabulation or statement that demonstrates compliance with the overall tree mitigation plan for the development. For example, state the total inches required and total inches provided of tree mitigation.
14. Show any existing trees being removed or protected on landscape plans.

Potable Water Design Calculations

15. Potable water design calculations need to be verified with a fire hydrant flow test.
16. Provide historical data to verify active adult usage.
17. Provide MDD and PHD calculations to substantiate the use of 1.5 and 3.0 factors.
18. Pipe inside diameters do not match standard DR-18 PVC pipe dimensions.

Stormwater Management Data

19. Clarify the design storm used for the storm conveyance system for rainfall intensity and tailwater.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-01
The Wildwood Springs Bouganvilla Villas

DEVELOPMENT SERVICES

Please show all easements per LDR 5.5(C)(5). Certain tracts are listed as covering easements, buffers, and utilities but without details.

Please reference Exhibit C of the Developer's Agreement for all individual lot setbacks per LDR 5.5(C)(9) to make this more consistent across all Wildwood Springs plats.

Please provide an overall Utilities plan for water, reuse, and sewer per LRD 5.5(C)(12) (there is an overall plan in process for the FDEP sewer application; once complete, this along with something similar for water and reuse should satisfy this requirement). Also, please provide information on gas, electric, telephone poles and streetlights (dry utilities) as well as fire hydrants.

Please provide information on other conditions on adjacent lands per LDR 5.5(C)(16).

Please provide a landscape plan per LDR 5.5(C)(20).

A Boundary Survey of the total property (only) was submitted with the application; please remember that the legal description for this subdivision (alone) will be required as part of the platting process per LDR 5.5(C)(21) and F.S. Ch. 177 requirements (Clerk of Court).

In lieu of a Traffic Impact Study per 5.5(D)(1), Resolution R2016-7 / Second Amended and Restated Development (ARDO) requires that the Developer perform a Traffic Monitoring and Modeling Study once Phase 1 development is reached which adds 900 or more net external PM peak hour trips.

A conversion factor (TBD) from the Developer's Agreement per house shall be applied (LDR 5.5[D][3]).

Please provide a copy of the declarations, covenants, and restrictions to be filed with the plat for review for consistency with the Second ARDO, Developer's Agreement, and Planned Development Ordinance.

Please provide a copy of all homeowner's association documents per LDR 5.5(D)(7).

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-01
The Wildwood Springs Bouganvilla Villas

City has all new agreements (Second ARDO, Developer's Agreement, Planned Development Ordinance) per LDR 5.5(D)(8).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

NONE

FIRE (The Villages Fire)

NONE

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

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Review Summary # 1 for Project PLAT 1604-01
The Wildwood Springs Bouganvilla Villas

PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

Please confirm that Street C will not provide access to C-468 in the future. Street C appears to dead end and does not provide a turnaround point.

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

I have looked at the plans submitted so far regarding the Utilities. I offer the following comments:

1. The overall sanitary sewer plan has not been revised, resubmitted, and approved. Detailed review for the individual sections is not possible until the overall plan is in place and accepted.
2. Plans for the proposed force main to connect the development to our existing system have not been provided for the original sanitary sewer masterplan submittal.
3. No overall utility plans for potable water, irrigation, and re-use have been submitted for approval. The piecemeal submissions that have been presented do not show an overall plan that can be adequately reviewed for completeness. Nor do they allow for a complete review to determine if the connections to the overall systems are adequate, properly located, or meet our new standards. Until overall utility plans have been

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Review Summary # 1 for Project PLAT 1604-01
The Wildwood Springs Bouganvilla Villas

submitted, an adequate review of the utilities is not possible. Overall plans should be at a scale to allow for review of sizes and approximate locations, connection points, fire

4. hydrant locations, and general location of all the proposed utilities. After submittal and approval of the overall utility plans, section plans can be adequately reviewed.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-02
SAND PINE VILLAS – WILDWOOD SPRINGS

ADMINISTRATION

NONE

BUILDING SERVICES

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. Prior to the commencement of construction, provide copies of all required agency permits per LDR 5.5(D)(9).

Sheet 7

2. Confirm radius on curves meet Florida Green Book Design Standards for a 20 mph roadway. Label centerline geometry on plan.
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Sheet 8

7. Provide ownership and maintenance statement for stormwater system per LDR 5.5(D)(7).
8. Ensure all drainage pipes and inlets are within the R/W or within a drainage easement.

Sheets 12-14

9. Label 6" sewer service inverts in sanitary manholes to ensure proper flow channels are constructed.

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Review Summary # 1 for Project PLAT 1604-02
SAND PINE VILLAS – WILDWOOD SPRINGS

Sheet 15

10. Show existing trees and tree removal or protection details.

Sheet 17

11. Provide 30" minimum Stop Sign detail per MUTCD standards.

12. Clarify if 50' roadway section will be used on this project.

Sheet L-1

13. All replacement trees shall be a minimum of 8' in overall height and a DBH of 2" when planted per LDR 6.10(N)(2).

14. Provide a tabulation or statement that demonstrates compliance with the overall tree mitigation plan for the development. For example, state the total inches required and total inches provided of tree mitigation.

15. Show any existing trees being removed or protected on landscape plans.

Potable Water Design Calculations

16. Potable water design calculations need to be verified with a recent fire hydrant flow test.

17. Provide historical data to verify active adult usage.

18. Provide MDD and PHD calculations to substantiate the use of 1.5 and 3.0 factors.

19. Pipe inside diameters do not match standard DR-18 PVC pipe dimensions.

Stormwater Management Calculations

20. Clarify the design storm used for the storm conveyance system for rainfall intensity and tailwater.

DEVELOPMENT SERVICES

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SAND PINE VILLAS – WILDWOOD SPRINGS

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Please provide a copy of all homeowner's association documents per LDR 5.5(D)(7).

City has all new agreements (Second ARDO, Developer's Agreement, Planned Development Ordinance) per LDR 5.5(D)(8).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

NONE

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-02
SAND PINE VILLAS – WILDWOOD SPRINGS

FIRE (The Villages Fire)

NONE

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

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 Comment

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-02
SAND PINE VILLAS – WILDWOOD SPRINGS

NONE

UTILITIES – WATER/WASTEWATER

I have looked at the plans submitted so far regarding the Utilities. I offer the following comments:

1. The overall sanitary sewer plan has not been revised, resubmitted, and approved. Detailed review for the individual sections is not possible until the overall plan is in place and accepted.
2. Plans for the proposed force main to connect the development to our existing system have not been provided for the original sanitary sewer masterplan submittal.
3. No overall utility plans for potable water, irrigation, and re-use have been submitted for approval. The piecemeal submissions that have been presented do not show an overall plan that can be adequately reviewed for completeness. Nor do they allow for a complete review to determine if the connections to the overall systems are adequate, properly located, or meet our new standards. Until overall utility plans have been submitted, an adequate review of the utilities is not possible. Overall plans should be at a scale to allow for review of sizes and approximate locations, connection points, fire hydrant locations, and general location of all the proposed utilities. After submittal and approval of the overall utility plans, section plans can be adequately reviewed.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-03
WILDWOOD SPRINGS UNIT 1

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 agency permits per LDR 5.5(D)(9).

Sheet 9

2. Provide 30" minimum Stop Sign per MUTCD standards.
3. Provide 5' utility easements adjacent to R/Ws per LDR 6.5(D).
4. Provide clarification and details/locations for underdrain. Who will be responsible to maintain these improvements?

Sheet 10

5. Provide ownership and maintenance statement for stormwater system per LDR 5.5(D)(7).
6. Ensure all drainage pipes and inlets are within a R/W or drainage easement.

Sheets 12

7. The City will not accept 10" water main. Review and revise as necessary.

Sheet 15-24

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-03
WILDWOOD SPRINGS UNIT 1

8. Clearly label horizontal separation between water, irrigation, force main, and stormwater force main where utilities are parallel to each other on the same side of the street.
9. Provide inverts for 6" service laterals entering manholes to ensure proper flow channels are constructed.
10. Provide HDPE liners in manholes where force mains terminate into and specify the invert elevation of the force main.
11. The easement between lots 12-13 is not adequate for 5 utilities. Revise to allow for adequate access and maintenance and proper separation of utilities.
12. Specify SDR-26 for any sewer lines with a depth of 15' or greater per LDR 6.3(C)(9).

Sheet 25-27

13. Show existing trees and tree removal or protection details.
14. Show the proposed storm system to ensure proper grading and drainage is provided.

Sheet 29

15. Provide 30" minimum Stop Sign detail per MUTCD standards.
16. Provide a 5' utility easement adjacent to the road RW per LDR 6.5(D). Show the utility easement on the plan sheets.

Sheet L-1

17. All replacement trees shall be a minimum of 8' in overall height and a DBH of 2" when planted per LDR 6.10(N)(2).
18. Provide a tabulation or statement that demonstrates compliance with the overall tree mitigation plan for the development. For example, state the total inches required and total inches provided of tree mitigation.
19. Show any existing trees being removed or protected on landscape plans.

Potable Water Design Calculations

20. Potable water design calculations need to be verified with a fire hydrant flow test.
21. Provide historical data to verify active adult usage.
22. Provide MDD and PHD calculations to substantiate the use of 1.5 and 3.0 factors.
23. Pipe inside diameters do not match standard DR-18 PVC pipe dimensions.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-03
WILDWOOD SPRINGS UNIT 1

Stormwater Management Data

24. Clarify the design storm used for the storm conveyance system for rainfall intensity and tailwater.

DEVELOPMENT SERVICES

Please show all easements per LDR 5.5(C)(5). Certain tracts are listed as covering easements, buffers, and utilities but without details.

Please reference Exhibit C of the Developer's Agreement for all individual lot setbacks per LDR 5.5(C)(9) to make this more consistent across all Wildwood Springs plats.

Please provide an overall Utilities plan for water, reuse, and sewer per LRD 5.5(C)(12) (there is an overall plan in process for the FDEP sewer application; once complete, this along with something similar for water and reuse should satisfy this requirement). Also, please provide information on gas, electric, telephone poles and streetlights (dry utilities) as well as fire hydrants.

Please provide information on other conditions on adjacent lands per LDR 5.5(C)(16).

Please provide a landscape plan per LDR 5.5(C)(20).

A Boundary Survey of the total property (only) was submitted with the application; please remember that the legal description for this subdivision (alone) will be required as part of the platting process per LDR 5.5(C)(21) and F.S. Ch. 177 requirements (Clerk of Court).

In lieu of a Traffic Impact Study per 5.5(D)(1), Resolution R2016-7 / Second Amended and Restated Development (ARDO) requires that the Developer perform a Traffic Monitoring and Modeling Study once Phase 1 development is reached which adds 900 or more net external PM peak hour trips.

A conversion factor (TBD) from the Developer's Agreement per house shall be applied (LDR 5.5[D][3]).

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-03
WILDWOOD SPRINGS UNIT 1

Please provide a copy of the declarations, covenants, and restrictions to be filed with the plat for review for consistency with the Second ARDO, Developer's Agreement, and Planned Development Ordinance.

Please provide a copy of all homeowner's association documents per LDR 5.5(D)(7).

City has all new agreements (Second ARDO, Developer's Agreement, Planned Development Ordinance) per LDR 5.5(D)(8).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

Sumter County Fire and EMS requires clarification on the location and distance of fire hydrants. Sheet 12 of 35 is titled Water distribution Master Plan but does not identify the fire hydrants and distances between fire hydrants. If this information is located elsewhere within the plans feel free to guide me in the right direction.

FIRE (The Villages Fire)

NONE

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

Standing Comment regarding traffic control devices for all development in the City of Wildwood:

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-03
WILDWOOD SPRINGS UNIT 1

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

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

I have looked at the plans submitted so far regarding the Utilities. I offer the following comments:

1. The overall sanitary sewer plan has not been revised, resubmitted, and approved. Detailed review for the individual sections is not possible until the overall plan is in place and accepted.
2. Plans for the proposed force main to connect the development to our existing system have not been provided for the original sanitary sewer masterplan submittal.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project PLAT 1604-03
WILDWOOD SPRINGS UNIT 1

3. No overall utility plans for potable water, irrigation, and re-use have been submitted for approval. The piecemeal submissions that have been presented do not show an overall plan that can be adequately reviewed for completeness. Nor do they allow for a complete review to determine if the connections to the overall systems are adequate, properly located, or meet our new standards. Until overall utility plans have been submitted, an adequate review of the utilities is not possible. Overall plans should be at a scale to allow for review of sizes and approximate locations, connection points, fire hydrant locations, and general location of all the proposed utilities. After submittal and approval of the overall utility plans, section plans can be adequately reviewed.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1604-01
The Village of Spanish Moss Recreation Center and Postal
Park

ADMINISTRATION

NONE

BUILDING SERVICES

No Comment

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. 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 7

2. Provide City Standard Details for water meter and backflow assembly.

Sheet L-1

3. Provide tabulation or statement that details how this plan complies with the overall tree mitigation plan for the development. For example, state the total inches required and total inches provided of tree mitigation.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1604-01
The Village of Spanish Moss Recreation Center and Postal
Park

DEVELOPMENT SERVICES

General comment – No overall landscaping plan or cross-sections exists in Planned Development Ordinance exhibits or in Site Plan submittals for landscaping along roadways, open areas, as well as the required 20' perimeter buffer area.

For LDR 4.4(C)(1)(b) statement of intended use – this appears to (only) be a postal park. Please define where the recreation center is located.

Please provide water / sewer / electric utility information on and adjacent to the site per LDR 4.4(C)(8).

Please provide site topography information per LDR 4.4(C)(9).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

No Comment

FIRE (The Villages Fire)

NONE

GAS – TECO

NONE

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1604-01
The Village of Spanish Moss Recreation Center and Postal
Park

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

No Comment

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1604-01
The Village of Spanish Moss Recreation Center and Postal
Park

UTILITIES – WATER/WASTEWATER

I have looked at the plans submitted so far regarding the Utilities. I offer the following comments:

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2. Plans for the proposed force main to connect the development to our existing system have not been provided for the original sanitary sewer masterplan submittal.
3. No overall utility plans for potable water, irrigation, and re-use have been submitted for approval. The piecemeal submissions that have been presented do not show an overall plan that can be adequately reviewed for completeness. Nor do they allow for a complete review to determine if the connections to the overall systems are adequate, properly located, or meet our new standards. Until overall utility plans have been submitted, an adequate review of the utilities is not possible. Overall plans should be at a scale to allow for review of sizes and approximate locations, connection points, fire hydrant locations, and general location of all the proposed utilities. After submittal and approval of the overall utility plans, section plans can be adequately reviewed.

City of Wildwood
Project Review Form – (04/19/16)
Review Summary # 1 for Project SP 1604-02
Fennery Village Recreation Center

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.
2. 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 8

3. The proposed force main routing through the trees is not desirable. Show on the plans a minimum separation of 10' from each existing and proposed tree.
4. Review force main route with the proposed landscape plan. It appears some oak trees are being planted directly on top of the force main.

Sheet 13

5. Provide City Standard Details for water meter and backflow assembly.

Sheet L-1

6. All replacement trees shall be a minimum of 8' in overall height and a DBH of 2" when planted per LDR 6.10(N)(2).

City of Wildwood
Project Review Form – (04/19/16)
Review Summary # 1 for Project SP 1604-02
Fennery Village Recreation Center

7. Provide a tabulation or statement that demonstrates compliance with the overall tree mitigation plan for the development. For example, state the total inches required and total inches provided of tree mitigation.

DEVELOPMENT SERVICES

Please provide water / sewer / electric and any other utility information (phone, cable) on and adjacent to the site per LDR 4.4(C)(8).

Please confirm that the dumpster pad meets with Waste Management's standards per LDR 4.4(C)(18). Silence does not confer WM approval; please confirm with Waste Management.

Please update cover with permit information, dates, and status per LDR 4.4(D)(6).

A conversion factor (TBD) from the Developer's Agreement shall be applied (LDR 4.4[D][7]); however, the factor upon which the Developer's Agreement was based was not included in the document itself and must be obtained.

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

No Comment

FIRE (The Villages Fire)

Please show location of the second fire hydrant. Fire flow for 14,400 sq. ft. assembly occupancy is 1836 GPM.

City of Wildwood
Project Review Form – (04/19/16)
Review Summary # 1 for Project SP 1604-02
Fennery Village Recreation Center

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

Standing Comment regarding traffic control devices for all development in the City of Wildwood:

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PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

No Comment

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

City of Wildwood
Project Review Form – (04/19/16)
Review Summary # 1 for Project SP 1604-02
Fennery Village Recreation Center

UTILITIES – WATER/WASTEWATER

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City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1604-03
FINNEY PATH PHASE 1

ADMINISTRATION

NONE

BUILDING SERVICES

No Comment

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

DEVELOPMENT SERVICES

General comment – No overall landscaping plan or cross-sections exists in Planned Development Ordinance exhibits or in Site Plan submittals for landscaping along roadways, open areas, as well as the required 20' perimeter buffer area.

No other comments; this site plan is for the roadway only.

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

Sumter County Fire and EMS requires clarification on the location and distance of fire hydrants.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1604-03
FINNEY PATH PHASE 1

FIRE (The Villages Fire)

No Comment

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

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PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY - PLANNING

No Comment

SUMTER COUNTY – ROADS AND BRIDGES

Please coordinate with Kimley-Horn & Associates for any work involving C-468.

Please confirm that all road markings will be thermoplastic.

Please provide driveway permits for any access point to C-468.

City of Wildwood
Project Review Form – 04/19/16
Review Summary # 1 for Project SP 1604-03
FINNEY PATH PHASE 1

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

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