



# AGENDA

**June 21, 2016**  
**10:00 am**

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

**May 17, 2016 PRC Minutes for Approval**

4. **OLD BUSINESS:**

**NONE**

5. **NEW BUSINESS:**

**SP 1605-03 Freedom Plaza**

(Parcel #G07-257, G07-272, G08-101, G08-095, G08-034)

The applicant is seeking approval for 5 retail buildings totaling 51,000 SF, with 7 building pads for an additional 41,712 SF for a grand total of 97,712 SF

**SP 1605-04 Roosa Parking**

(Parcel #: G06L086, 6.92 acre site)

The applicant is seeking approval for handicapped parking space and driveway on the right rear of the property.

**SP 1606-01 Desantis A/C 2<sup>nd</sup> Floor Addition**

(Parcel #: G05D047)

The applicant is seeking approval for a 487 square foot 2<sup>nd</sup> floor addition to the existing structure.

**SP 1606-03 VOF Blue Heron Postal Park**

(Parcel #: G32=004, 3.60 acre site)

The applicant is seeking approval for a 2 single story buildings totaling 10,358 SF.

**SP 1606-05 VOF Fenney Village Recreation Center**

(Parcel #: G31=001, G32=004)

The applicant is seeking approval for 2 single story buildings totaling 39,795 SF on 17.71 acres MOL.

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)



# AGENDA

## June 21, 2016

### 10:00 am

#### **SP 1606-06 The Hammock Golf Course Red Fox & Grey Fox**

(Parcel #: G31=001, G31=003)

The applicant is seeking approval for the construction of a golf course on 135.47 acres MOL.

#### **PLAT 1606-01 Village of Fenney – Unit 3**

(Parcel #: G32=004, 38.82 acre site)

The applicant is seeking approval for 99 SFD lots on 38.99 acres MOL.

#### **PLAT 1606-02 Hyacinth Villas**

(Parcel #: G32=004)

The applicant is seeking approval for 62 SFD lots on 9.22 acres MOL.

#### **PLAT 1606-03 Bouganvilla Villas Final Plat**

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

The applicant is seeking approval for the Bouganvilla Villas Final Plat for 46 Single-Family Detached (SFD) lots.

#### **PLAT 1606-04 Sand Pine Villas Final Plat**

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

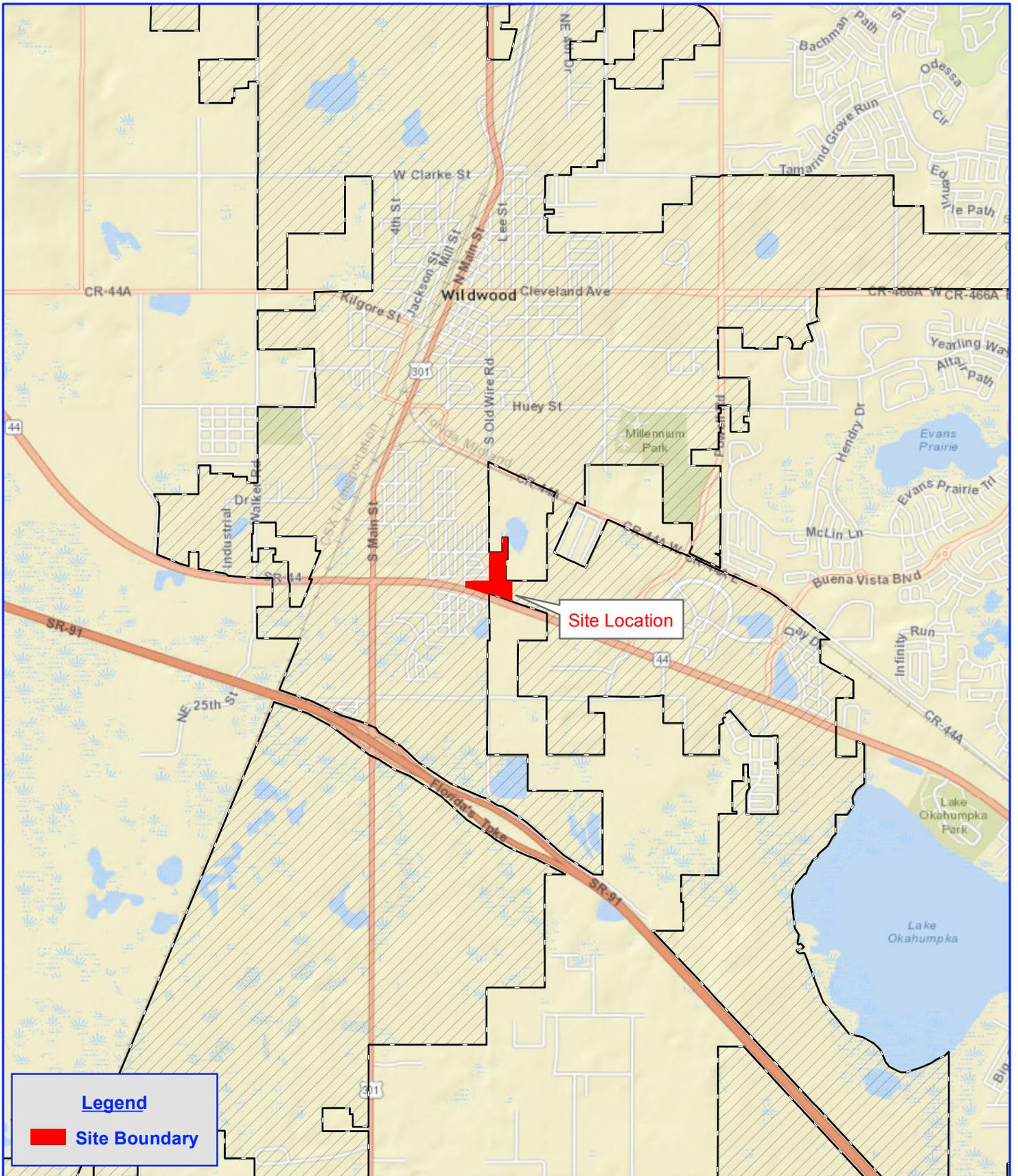
The applicant is seeking approval for the Sand Pine Villas Final Plat for 60 SFD lots.

#### **PLAT 1606-05 Wildwood Springs Unit 1 Final Plat**

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

The applicant is seeking approval for the Wildwood Springs Unit 1 Final Plat for 129 SFD lots.

## **6. ADJOURNMENT**



**Legend**

■ Site Boundary

1,000 0 1,000 2,000 Feet

1 inch = 3,000 feet

**City of Wildwood  
Freedom Plaza  
Sumter County, Florida  
Location Map**

Project: 1563-2  
File: Location2.mxd  
Name: Freedom Plaza  
PM: Sherie Lindh  
Date: May 25, 2016  
Created By: J. Wilson

**LPG Urban &  
Regional Planners, Inc.**  
1162 Camp Avenue, Mount Dora, Florida 32757  
Offices: (352) 385-1940 / Fax: (352) 383-4824

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP 1605-03  
FREEDOM PLAZA

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**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 Riddle Newman Engineering, Inc. dated May 25, 2016. The following review items should be addressed prior to plan approval.

**General**

1. Prior to the commencement of construction, provide copies of all required regulatory agency permits per LDR 4.4(D)(6).
2. Provide a tree survey per LDR 4.4(C)(20).
3. Provide a tree removal permits per LDR 4.4(D)(3)(b).
4. Provide ownership and maintenance statement for all utilities onsite.
5. Label adjacent FLU and zoning information per LDR 4.4(C)(3).
6. 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.
7. Provide potable water design calculations for Peak Hour Flow and Max Day plus Fire Flow. Will any buildings be sprinkled?
8. Provide demand calculations for the proposed lift station.
9. Provide utility easement or agreement for construction on parcel G08=035.

**City of Wildwood**  
**Project Review Form – 06/21/16**  
**Review Summary # 1 for Project SP 1605-03**  
**FREEDOM PLAZA**

**Sheet C2.1-C2.3**

10. Revise parking layout so that buffer areas do not contain parking areas, curbing, or dumpster enclosures per DDS (G)(1)(b).

**Sheets C3.1-C3.5**

11. Remove both DDCVs from connections to the City's existing 8" water main.
12. Label pipe material for sanitary sewer per 6.3(C)(9).
13. Label pipe bends on proposed water main.
14. Label sewer service sizes per LDR 6.6(C)(7).
15. Provide a drop connection for MH-3 per LDR 6.3(C)(12)(d).
16. Provide gate valve on force main at right of way line.
17. Provide grease trap for any restaurant buildings.

**Sheet C4.1**

18. Review and provide air release valves on the force main as needed, particularly at ends of directional bore.
19. Label force main bends.

**C5.1-C5.6**

20. Provide latest City standard details for utilities and street signs.

**Landscape**

21. Provide landscape calculations demonstrating compliance with all buffer and landscape requirements per DDS(G)(3)(a) and DDS(G)(4).

**DEVELOPMENT SERVICES**

- Per previous meetings, the applicant was advised it was their obligation to obtain the necessary easement(s) from Nahas Chevrolet from SR 44 down to and including the lift station (refer to page C4.1). To date, no easements have been provided to the City and they are required to move forward (ref. LDR 4.4[C][1][k]).
- Indicate the height, number of stories, and Floor Area Ratio calculations of the buildings per LDR 4.4(C)(2)(b).

**City of Wildwood**  
**Project Review Form – 06/21/16**  
**Review Summary # 1 for Project SP 1605-03**  
**FREEDOM PLAZA**

- Please provide restaurant seating per LDR 4.4(C)(2)(d).
- Provide a set of building elevations for Design District Standards review prior to construction per LDR 4.4(C)(2)(g).
- Provide the zoning on and adjacent to the tract per LDR 4.4(C)(3).
- Please show Building Setback lines per LDR 4.4(C)(5). Also please explain the proposed “Golf Cart Pads” in the buffer area. Will those be pervious? Impervious?
- Please show utilities on and adjacent to the tract per LDR 4.4(C)(8). The Force Main Extension will require a developer’s agreement.
- Please confirm with Waste Management directly that all proposed refuse areas have adequate access and spacing for servicing per LDR 4.4(C)(18).
- Please provide a Tree Survey per LDR 4.4(C)(19) if there are any Live Oaks to be removed, replaced, or relocated.
- Advise whether there will be any phasing to the project per LDR 4.4(C)(22)? If not, be aware that all site improvements must be completed prior to the issuance of any CO.
- Please provide a sign permit / tree removal permit per LDR 4.4(D)(3).
- A developer’s agreement will be required for the force main / lift station per LDR 4.4(D)(5).
- Please provide a table of all permitting agencies on the front cover, with a column for status and date per LDR 4.4(D)(6).

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter County Fire and EMS has no comments associated with the site plans, however; there are concerns with the size of the retail buildings and the need for separation or sprinkler these occupancies?

If separation is being considered fire walls may be required rather than fire barriers to meet the fire and building code. Sumter County Fire and EMS understands this

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP 1605-03  
FREEDOM PLAZA

information is identified in the building plans, however; the time to identify the need for sprinklers is during the underground excavation prior to a foundation permit being issued. If sprinklers are being considered, Sumter County Fire and EMS requires engineering and a fire model identifying the water needs prior to permits being issued.

**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 – BUILDING DEPT.**

No Comment

**SUMTER COUNTY - PLANNING**

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP 1605-03  
FREEDOM PLAZA

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

Both Driveways need approval from FDOT

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

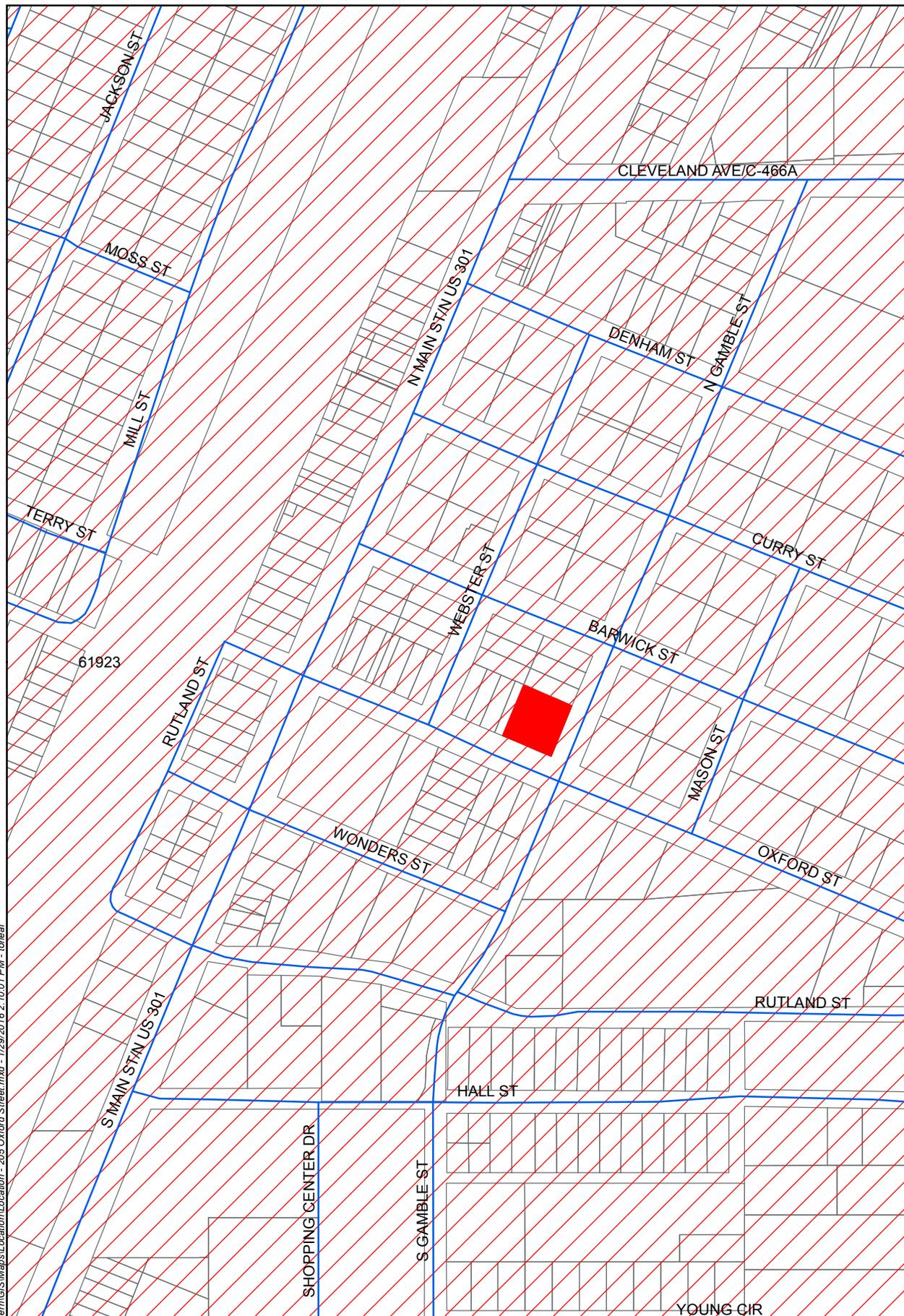
NONE

**UTILITIES – WATER/WASTEWATER**

No Comment

**Miscellaneous – Standing Comment**

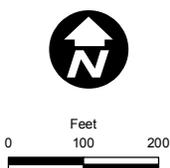
1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.



I:\Term\GIS\Map\Location\Location - 205 Oxford Street.mxd - 1/29/2016 2:10:01 PM - tonaal



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



205 OXFORD STREET

LOCATION MAP

JANUARY 2016

WILDWOOD, FL

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1605-04  
TAMI ROOSA PARKING LOT

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

On behalf of the City of Wildwood, Kimley-Horn and Associates, Inc. has reviewed the application and site plan submitted by Riddle Newman Engineering, Inc. dated May 25, 2016 and have the following comments:

**Sheet 1**

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. Show handrails for proposed sidewalk ramp and landing for access to the building.
3. Change angle of parking to be 90 degrees from the direction of travel along Gamble Street. Note that the LDRs have been updated to allow for 18' deep parking spaces.
4. Show all utilities per LDR 4.4(C)(8).
5. Show erosion control plan per LDR 4.4(C)(16).
6. Show all existing trees per LDR 4.4(C)(20).
7. Provide a tree removal permit per LDR 4.4(D)(3)(b).

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1605-04  
TAMI ROOSA PARKING LOT

**DEVELOPMENT SERVICES**

- Applicant previously requested approval from the City Commission to utilize local municipal parking for customers, which was granted.
- The parking space provided is to meet ADA requirements; Development Services has no further requirements.

**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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Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1605-04  
TAMI ROOSA PARKING LOT

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 – BUILDING DEPT.**

No Comment

**SUMTER COUNTY - PLANNING**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

No Comment

# Sumter County Property Appraiser

updated: 5/23/2016

PARCEL ID: G05D047

<< Next Lower Parcel    Next Higher Parcel >>

**2015 Certified Values**

Parcel List Generator    Retrieve Tax Record    Property Card  
 2015 TRIM (pdf)    GIS Map    Print

<< Prev    Result: 3 of 6    Next >>

## Owner & Property Info

Owner's Name	DESANTIS FRANK L & MELISSA K		
Site Address	812 N OLD WIRE RD		
Mail Address	814 N OLD WIRE RD WILDWOOD, FL		
Use Desc. (code)	BUSINESS AND RESIDENTIAL MIXED (01200)		
Sec/Twp/Rng	05/19/23	Neighborhood	2206
Year Built	1920	Tax District	Wildwood (2002)
Heated Area	4404 (SF)	Market Area	1
Description	<b>NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.</b>		
LOTS 7 10 & 11 BLK C MEADOWVISTA PB1 PG 83			

## GIS Aerial



## Property & Assessment Values

Land Value	\$14,610.00
Market Value	\$133,120.00
Assessed Value	\$133,120.00
Total Taxable Value	\$133,120.00
Exemptions	None \$0.00

## Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/2003	<a href="#">1047/331</a>	WD	I (Q)	\$179,500.00	DESANTIS FRANK L & MELISSA K
09/1997	<a href="#">653/525</a>	WD	I (Q)	\$70,000.00	JONES HARRY
07/1992	<a href="#">511/186</a>	QC	I (U)	\$100.00	JONES HARRY
07/1992	<a href="#">511/187</a>	QC	I (U)	\$100.00	JONES HARRY
05/1984	<a href="#">320/365</a>	QC	I (U)	\$100.00	JONES HARRY
08/1982	<a href="#">263/68</a>	QC	I (U)	\$100.00	JONES HARRY
07/1982	<a href="#">260/737</a>	QC	I (U)	\$100.00	JONES HARRY
06/1982	<a href="#">260/736</a>	QC	I (U)	\$100.00	JONES HARRY
12/1981	<a href="#">253/179</a>	WD	I (Q)	\$130,000.00	JONES HARRY
12/1970	<a href="#">114/</a>	QC	I (U)	\$0.00	JONES HARRY

## Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
1	Multi Family	Duplex 400 (DUP4)	Wall Type 3	1920	OP=70 SF   TWO=2775 SF   BAS=1404 SF   CAN=23 SF   GAR=2635 SF
2	Commercial	Com Class 350 (C35)	Wall Type 3	1963	OP=70 SF   TWO=2775 SF   BAS=1404 SF   CAN=23 SF   GAR=2635 SF

Note: All S.F. calculations are based on exterior building dimensions.

## Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Wildwood (2532F)	150.00 Front Feet	150.00	130.00

## Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 2 (UT2)	1.00 (16.00 x 24.00)	1971

Sumter County Property Appraiser - Roll Year: 2015

updated: 5/23/2016

<< Prev

Result: 3 of 6

Next >>

## DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.



City of Wildwood  
Project Review Form – June 21, 2016  
Review Summary # 1 for SP1606-01  
DESANTIS A/C 2<sup>ND</sup> FLOOR ADDITION

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**DEVELOPMENT SERVICES**

- Please confirm whether or not there will be any additional water fixtures added to the building, particularly the second floor, as part of these renovations. If yes, a concurrency application and review will be required if there are any net new water fixtures.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

No Comment

City of Wildwood  
Project Review Form – June 21, 2016  
Review Summary # 1 for SP1606-01  
DESANTIS A/C 2<sup>ND</sup> FLOOR ADDITION

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

**POLICE**

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY – BUILDING DEPT.**

No Comment

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

City of Wildwood  
Project Review Form – June 21, 2016  
Review Summary # 1 for SP1606-01  
DESANTIS A/C 2<sup>ND</sup> FLOOR ADDITION

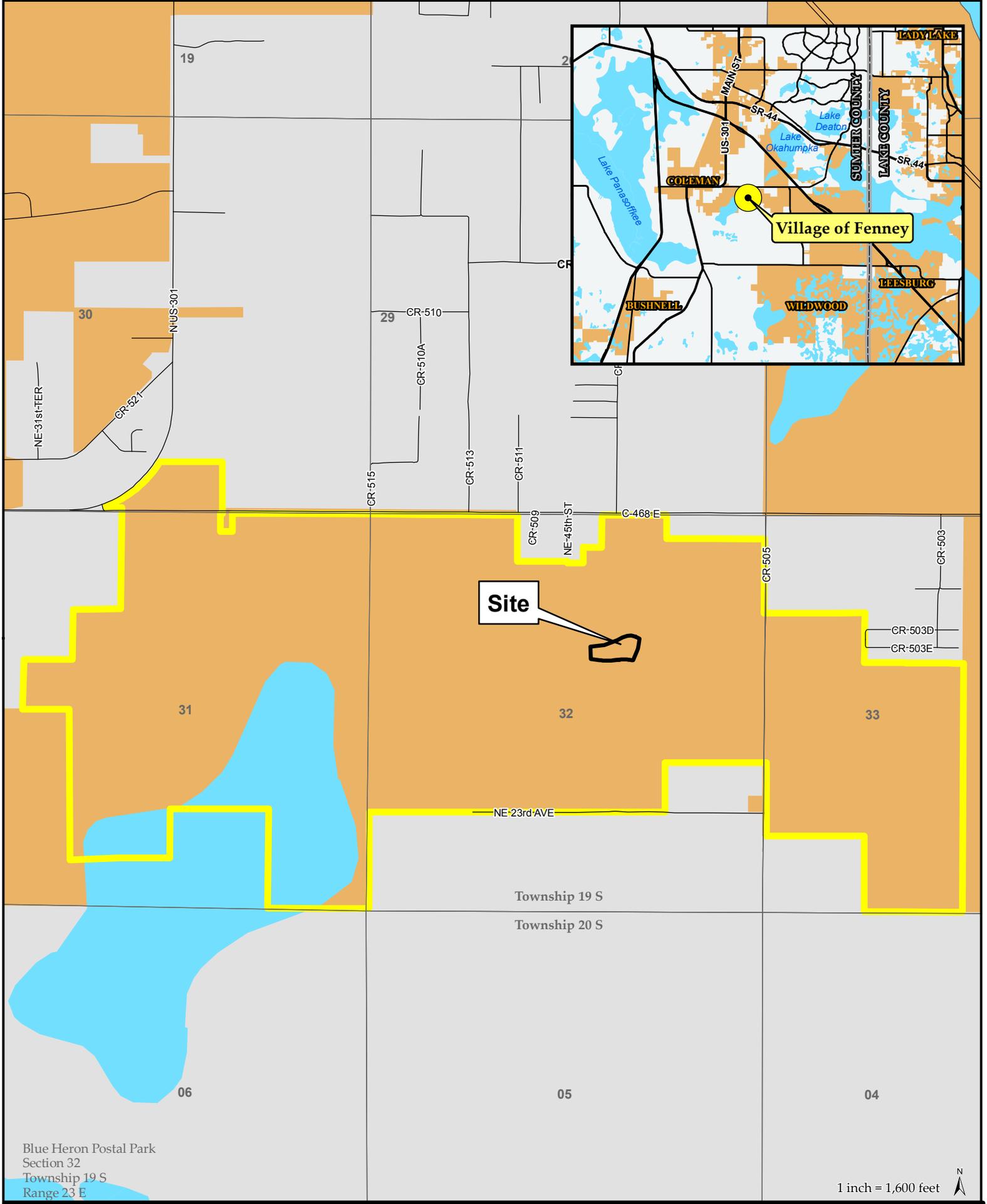
**TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)**

NONE

**UTILITIES – WATER/WASTEWATER**

**Miscellaneous**

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. 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.



Blue Heron Postal Park  
 Section 32  
 Township 19 S  
 Range 23 E

1 inch = 1,600 feet 



**Location Map**

 Section Boundary	 Roads
 Village of Fenney	 Water
	 City Limit

**Blue Heron Postal Park**

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-03  
VILLAGE OF FENNEY – BLUE HERON POSTAL PARK

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

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 Farner Barley and Associates, Inc. dated June 1, 2016. The following review items should be addressed prior to plan approval.

**General**

1.

Prior to commencement of construction, provide copies of all required regulatory agency permits per LDR 4.4(D)(6).

**Sheet 6**

2. Revise pipe material for 8" water main to DR-25.

**Potable Water Design Calculations**

3. Update WaterCAD model based on connection pressures from our 6/6/2016 e-mail.

**DEVELOPMENT SERVICES**

- Please provide gross floor area and FAR for all buildings.
- Please provide ERU calculations as well as breakdowns from developer's agreement to match.
- Please provide easements per LDR 4.4(C)(1)(k).

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-03  
VILLAGE OF FENNEY – BLUE HERON POSTAL PARK

**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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**PUBLIC WORKS**

NONE

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-03  
VILLAGE OF FENNEY – BLUE HERON POSTAL PARK

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY – BUILDING DEPT**

No Comment

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

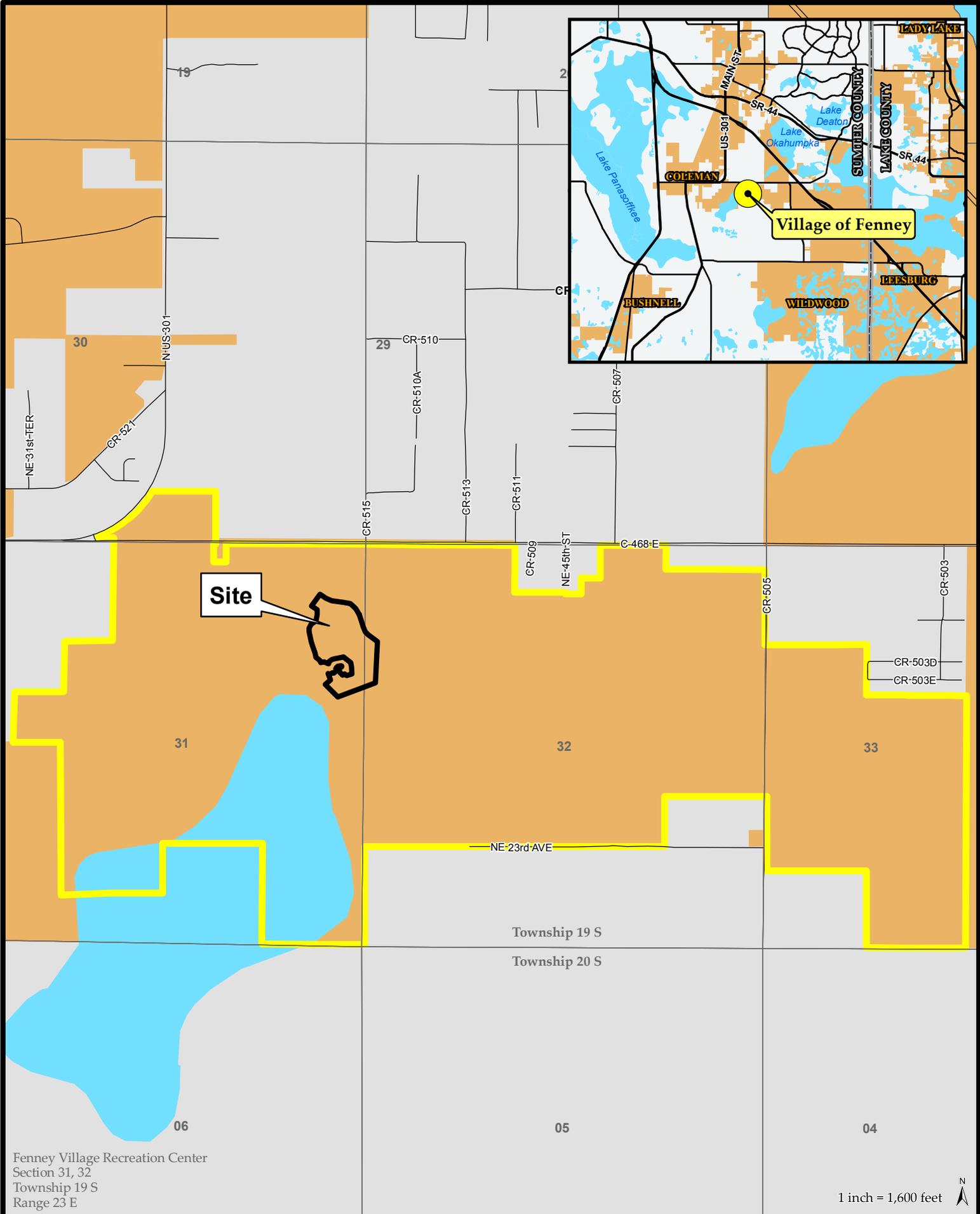
NONE

**UTILITIES – WATER/WASTEWATER**

*Sheet 6 of 11 Need RPZ backflow installed on both water meters then tested by a certified tester with results sent to the Water Department.*

**Miscellaneous – Standing Comment**

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. 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.



Fenney Village Recreation Center  
 Section 31, 32  
 Township 19 S  
 Range 23 E

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-05  
FENNEY VILLAGE RECREATION CENTER

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**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 Farner Barley and Associates, Inc. dated June 1, 2016. The following review items should be addressed prior to plan approval.

**General**

1.

Prior to the commencement of construction, provide copies of all required regulatory agency permits per LDR 4.4(D)(6).

**Sheet 4**

2. Identify and show the spring ordinary high water line for per LDR 6.9(B)(1).

**Potable Water Design Calculations**

3. Update WaterCAD model based on connection pressures from our 6/6/2016 e-mail.

**Lift Station Design Calculations**

4. It appears the model doubled the flow rate of the manufacturers pump curve for two pumps but the head remained the same. Review and revise the calculations as necessary.

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-05  
FENNEY VILLAGE RECREATION CENTER

**DEVELOPMENT SERVICES**

- Please provide gross floor area and FAR for all buildings.
- Please provide ERU calculations as well as breakdowns from developer's agreement to match.
- Please provide easements per LDR 4.4(C)(1)(k).
- Please provide the number of employees and restaurant seats per LDR 4.4(C)(2)(e).

**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**

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 SP1606-05  
**FENNEY VILLAGE RECREATION CENTER**

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 – BUILDING DEPT.**

No Comment

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

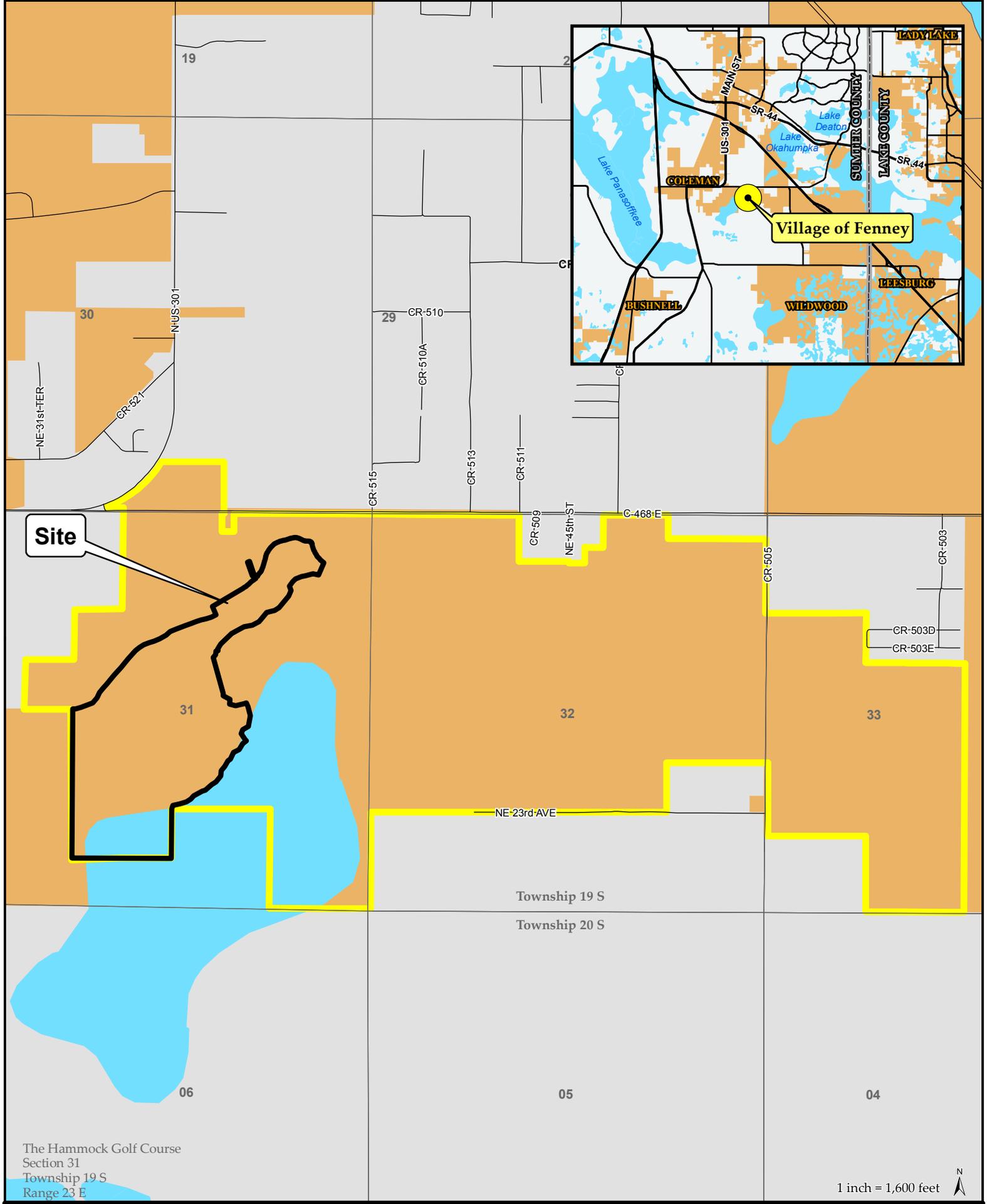
Sheet 9 of 13 -2" commercial meters must have RPZ's installed at meter 12" above flood plain. Plans show an additional RPZ approx. 600 ft to the proposed restaurant. 35 L.F of 6" fire line to rec center requires a double detector check valve assembly installed on 6" fire line into the building, tested by a certified tester with results sent to the Water Department.

**Miscellaneous – Standing Comment**

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

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-05  
**FENNEY VILLAGE RECREATION CENTER**

2. 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.



Site

Village of Fenney

The Hammock Golf Course  
 Section 31  
 Township 19 S  
 Range 23 E

1 inch = 1,600 feet



**Location Map**

Section Boundary	Roads
Village of Fenney	Water
	City Limit

The Hammock Golf Course

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-06  
THE HAMMOCK GOLF COURSE RED FOX AND GRAY FOX

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

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 Farnar Barley and Associates, Inc. dated June 1, 2016. The following review items should be addressed prior to plan approval.

**General**

1. Prior to the commencement of construction, provide copies of all regulatory agency permits per LDR 4.4(D)(6).

**Sheet 6**

2. Where do the utilities from the starter shack connect to?

**DEVELOPMENT SERVICES**

- Please provide easements per LDR 4.4(C)(1)(k).
- Are there any other permits required? If so, please list in a table on the front cover (SWFWMD permit) with status and date columns per LDR 4.4(D)(6).

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-06  
THE HAMMOCK GOLF COURSE RED FOX AND GRAY FOX

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**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 – BUILDING DEPT.**

No Comment

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project SP1606-06  
THE HAMMOCK GOLF COURSE RED FOX AND GRAY FOX

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

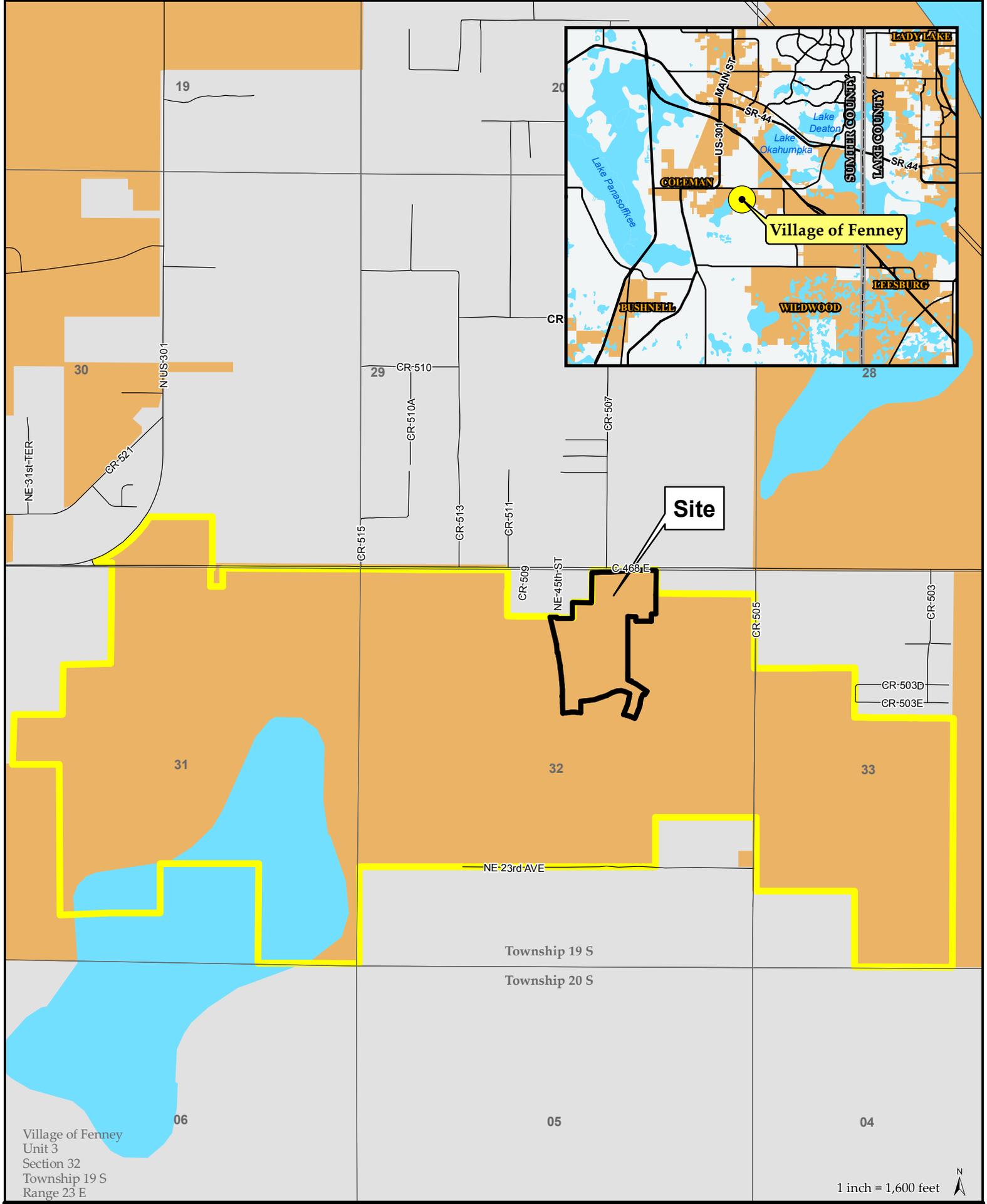
NONE

**UTILITIES – WATER/WASTEWATER**

No Comment

**Miscellaneous – Standing Comment**

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. 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.



Village of Fenney  
 Unit 3  
 Section 32  
 Township 19 S  
 Range 23 E

1 inch = 1,600 feet

**Location Map**

	Section Boundary		Roads
	Village of Fenney		Water
	City Limit		

Village of Fenney  
 Unit 3



City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-01  
VILLAGE OF FENNEY – UNIT 3

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**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 Farner Barley and Associates, Inc. dated June 1, 2016. The following review items should be addressed prior to plan approval.

**General**

1. Prior to the commencement of construction, provide copies of all regulatory agency permits per LDR 5.(6)(D)(9).

**Sheet 4**

1. Verify the 100 year 24 hour elevation in pond B-15. The drainage report lists a max stage elevation of 67.30.

**Sheet 13-20**

2. Label 6" sewer service inverts in sanitary manholes to ensure proper flow channels are constructed.
3. Revise sanitary sewer run from manhole S-8 to existing S-7.
4. Provide a drop connection on sanitary manhole S-12 per LDR 6.3(C)(12)(d).
5. Provide structure information for storm structure D15-41.

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-01  
VILLAGE OF FENNEY – UNIT 3

**DEVELOPMENT SERVICES**

- Please note roadway dedications on plat per LDR 5.5(C)(6) and section 4(C)(5) of the planned development ordinance (O2016-13, page 5). Roads dedicated to the City must be so noted on the plat.
- Please provide ERU calculations as well as breakdowns from developer's agreement to match.
- Please graphically depict easements on plat per LDR 5.5(C)(5).
- For the other agency permits listed per LDR 5.5(D)(9), do these apply? If so, is there a status? If they do not apply, please state "N/A"

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

**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 – 06/21/16  
Review Summary # 1 for Project PLAT 1606-01  
VILLAGE OF FENNEY – UNIT 3

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 – BUILDING DEPT**

No Comment

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

No Comment

**Miscellaneous – Standing Comment**

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

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-01  
VILLAGE OF FENNEY – UNIT 3

2. 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.



City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-02  
VILLAGE OF FENNEY – HYACINTH VILLAS

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**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 Farnier Barley and Associates, Inc. dated June 1, 2016. The following review items should be addressed prior to plan approval.

**General**

1. Prior to commencement of construction, provide all required regulatory agency permits per LDR 5.6(D)(9).

**Sheet 5**

2. Show all R/W widths, lot numbers, and tract names on preliminary plat.

**Sheet 7**

3. Provide dimensions of community parking area within Hyacinth Villas.

**Sheet 9**

4. Provide a minimum of 10' space (R/W and utility easement) on each side of all sewer lines. It appears S-95 to S-96 does not have enough width.

**Sheet 14**

5. Show storm sewer system to ensure proper drainage to inlets.

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-02  
VILLAGE OF FENNEY – HYACINTH VILLAS

**Potable Water Design Calculations**

6. Update WaterCAD model based on connection pressures from our 6/6/2016 e-mail.

**DEVELOPMENT SERVICES**

- Please note roadway dedications on plat per LDR 5.5(C)(6) and section 4(C)(5) of the planned development ordinance (O2016-13, page 5). Roads dedicated to the City must be so noted on the plat.
- Please provide ERU calculations as well as breakdowns from developer’s agreement to match.
- Please graphically depict easements on plat per LDR 5.5(C)(5).
- For the other agency permits listed per LDR 5.5(D)(9), do these apply? If so, is there a status? If they do not apply, please state “N/A”

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**FIRE (The Villages Fire)**

No Comment

**GAS – TECO**

NONE

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

NONE

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-02  
VILLAGE OF FENNEY – HYACINTH VILLAS

**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 – BUILDING DEPT**

No Comment

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

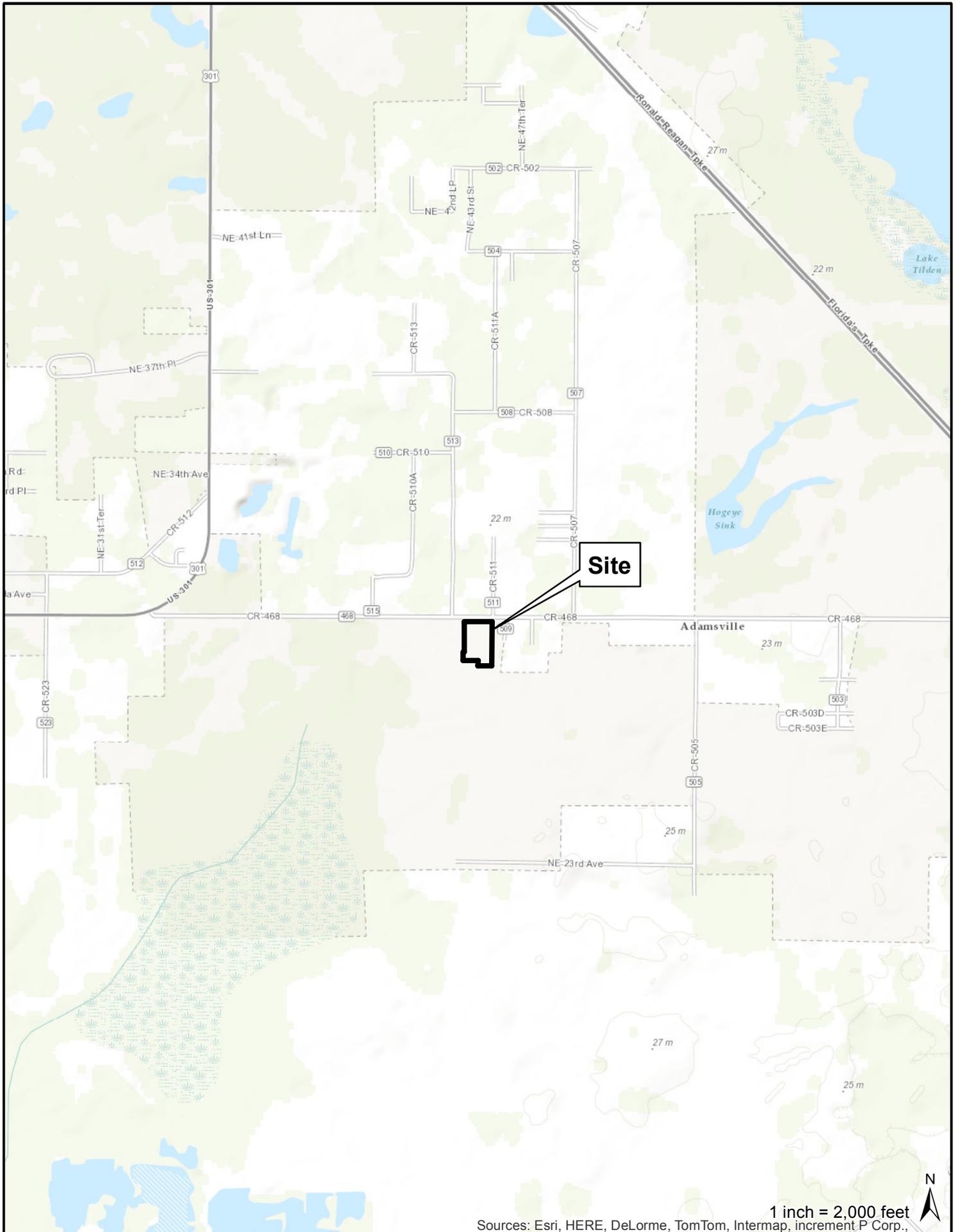
City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-02  
VILLAGE OF FENNEY – HYACINTH VILLAS

**UTILITIES – WATER/WASTEWATER**

No Comment

**Miscellaneous – Standing Comment**

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. 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.



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp.,

1 inch = 2,000 feet



City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-03  
VOF BOUGANVILLA VILLAS

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**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 Farner Barley and Associates, Inc. dated June 1, 2016. The following review items should be addressed prior to plan approval.

**General**

1. Provide signed letters of service from utility providers per LDR 5.5(C)(7).
2. Provide HOA documents per LDR 5.5(C)(8).
3. Provide signed and sealed certification letter when all PRMs have been set.

**Sheet 2**

4. Provide utility easement per developer's agreement adjacent to C468.
5. Confirm typical utility easement adjacent to streets is shown correctly.
6. Provide detail depicting driveway restriction areas per LDR 6.5(C)(1).

**DEVELOPMENT SERVICES**

- Per note from City Engineer, please amend the signature blocks on the cover page:
  - Remove City Surveyor
  - Remove Development Services Director

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-03  
VOF BOUGANVILLA VILLAS

- Add approval from City Officials (Project Review Committee / PRC)
  - Public Works Director – Gene Kornegay
  - Development Services Director – Melanie D. Peavy
  - City Engineer – Kimley Horn and Associates (Gene Losito)
- Per Melanie’s meetings with the City Engineer and applicant, Signed and Sealed Record Drawings are to be submitted in lieu of as-builts. Please provide per LDR 5.6(C)(1).
- Please provide the final covenants notarized and ready for recording per LDR 5.6(C)(5).
- Provide the signed title certificate per LDR 5.6(C)(6).
- Provide the signed letters of service per LDR 5.6(C)(7).
- Provide the HOA Documents and/or maintenance agreements signed and ready for recording per LDR 5.6(C)(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**

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-03  
VOF BOUGANVILLA VILLAS

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 – BUILDING DEPT.**

No Comment

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

**Miscellaneous – Standing Comment**

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

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-03  
VOF BOUGANVILLA VILLAS

2. 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.



City of Wildwood  
Project Review Form – 06/21/06  
Review Summary # 1 for Project PLAT 1606-04  
VOF Sand Pine Villas

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

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 Farnier Barley and Associates, Inc. dated June 1, 2016. The following review items should be addressed prior to plan approval.

**General**

1. Provide signed letters of service from utility providers per LDR 5.5(C)(7).
2. Provide HOA documents per LDR 5.5(C)(8).
3. Provide signed and sealed certification letter when all PRMs have been set.

**Sheet 2**

4. Provide length and bearing information for the chord near the corner of lots 44 and 60.
5. Confirm typical utility easement adjacent to streets is shown correctly.
6. Provide detail depicting driveway restriction areas per LDR 6.5(C)(1).

**DEVELOPMENT SERVICES**

- Per note from City Engineer, please amend the signature blocks on the cover page:
  - Remove City Surveyor
  - Remove Development Services Director

City of Wildwood  
Project Review Form – 06/21/06  
Review Summary # 1 for Project PLAT 1606-04  
VOF Sand Pine Villas

- Add approval from City Officials (Project Review Committee / PRC)
  - Public Works Director – Gene Kornegay
  - Development Services Director – Melanie D. Peavy
  - City Engineer – Kimley Horn and Associates (Gene Losito)
- Per Melanie’s meetings with the City Engineer and applicant, Signed and Sealed Record Drawings are to be submitted in lieu of as-builts. Please provide per LDR 5.6(C)(1).
- Please provide the final covenants notarized and ready for recording per LDR 5.6(C)(5).
- Provide the signed title certificate per LDR 5.6(C)(6).
- Provide the signed letters of service per LDR 5.6(C)(7).
- Provide the HOA Documents and/or maintenance agreements signed and ready for recording per LDR 5.6(C)(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**

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

City of Wildwood  
Project Review Form – 06/21/06  
Review Summary # 1 for Project PLAT 1606-04  
VOF Sand Pine Villas

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 – BUILDING DEPT.**

No Comment

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

**Miscellaneous – Standing Comment**

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. 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.

City of Wildwood  
Project Review Form – 06/21/06  
Review Summary # 1 for Project PLAT 1606-04  
VOF Sand Pine Villas



City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-05  
VOF Unit 1

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

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 Farner Barley and Associates, Inc. dated June 1, 2016. The following review items should be addressed prior to plan approval.

**General**

1. Provide signed letters of service from utility providers per LDR 5.5(C)(7).
2. Provide HOA documents per LDR 5.5(C)(8).
3. Provide signed and sealed certification letter when all PRMs have been set.

**Sheet 2**

4. Provide utility easement per developer's agreement adjacent to C468.
5. Confirm typical utility easement adjacent to streets is shown correctly.
6. Provide detail depicting driveway restriction areas per LDR 6.5(C)(1).

**DEVELOPMENT SERVICES**

- Per note from City Engineer, please amend the signature blocks on the cover page:
  - Remove City Surveyor
  - Remove Development Services Director

**City of Wildwood**  
**Project Review Form – 06/21/16**  
**Review Summary # 1 for Project PLAT 1606-05**  
**VOF Unit 1**

- Add approval from City Officials (Project Review Committee / PRC)
  - Public Works Director – Gene Kornegay
  - Development Services Director – Melanie D. Peavy
  - City Engineer – Kimley Horn and Associates (Gene Losito)
- Per Melanie’s meetings with the City Engineer and applicant, Signed and Sealed Record Drawings are to be submitted in lieu of as-builts. Please provide per LDR 5.6(C)(1).
- Please provide the final covenants notarized and ready for recording per LDR 5.6(C)(5).
- Provide the signed title certificate per LDR 5.6(C)(6).
- Provide the signed letters of service per LDR 5.6(C)(7).
- Provide the HOA Documents and/or maintenance agreements signed and ready for recording per LDR 5.6(C)(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**

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

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-05  
VOF 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 – BUILDING DEPT.**

No Comment

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

**Miscellaneous – Standing Comment**

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. 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.

City of Wildwood  
Project Review Form – 06/21/16  
Review Summary # 1 for Project PLAT 1606-05  
VOF Unit 1