



# AGENDA

## July 19, 2016

### 10:00 am

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

**June 21, 2016 PRC Minutes for Approval**

4. **OLD BUSINESS:**

**RZ 1604-01 Wildwood Entertainment Park**

(Parcel #: G19-011 & G30-048)

The applicant is seeking approval of a planned development revision for the Wildwood Entertainment Park to include an overnight camping area (park area 99.98 acres MOL total).

**SP 1512-04 – Mid Florida Eye Center Modification - Wildwood**

(Parcel #: G16-020)

The applicant is seeking site plan approval for a modification to the utility plan with water and fire distribution changes.

5. **NEW BUSINESS:**

**SP 1606-07 My Garage II & III**

(Parcel #G17C005A, G17C006)

The applicant is seeking approval for an office/warehouse and 7 buildings totaling 86,750 square feet with onsite water retention on 13.8 acres MOL.

**SP 1606-08 New Life Christian Church Expansion**

(Parcel #: D32-056, 8.77 acre site)

The applicant is seeking approval for a church expansion of 15,421 square feet to include parking and related improvements.

**SP 1606-09 SOB1 Storage Building**

(Parcel #: F12-032E 1.49 acres MOL)

The applicant is seeking approval for a 5,000 square foot office storage building.

**SP 1606-10 Salty Boats Carport Covers**

(Parcel #: F12-075, 2.09 acre site)

The applicant is seeking approval for 3 carport covers, totaling 1,396 square feet 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

## July 19, 2016

### 10:00 am

#### **SP 1607-01 WAWA Convenience Store**

(Parcels D18-009, D18-011, D18-015, & D18-042 totaling 5.382 acres MOL)

The applicant is seeking approval for construction of a convenience store totaling 6,119 square feet with parking and related improvements.

#### **SP 1607-02 Southern Oaks Mass Grade**

(Parcel #: G35-001, 2.300 acres MOL)

The applicant is seeking approval for master grading and drainage.

#### **FINAL PLAT 1606-06 Hyacinth Villas**

(Parcel #: G32-004)

The applicant is seeking approval for the Hyacinth Villas Final Plat for 62 SFD lots on 9.22 acres MOL.

#### **FINAL PLAT 1606-07 VOF Unit 3**

(Parcel #: G32-004, 43.69 acre site)

The applicant is seeking approval for the Village of Fenney Unit 3 Final Plat for 99 SFD lots on 43.69 acres MOL.

#### **FINAL PLAT 1606-08 VOF Unit 2**

(Parcel #: G31=003, 37.61 acre site)

The applicant is seeking approval for the Village of Fenney Unit 2 Final Plat for 125 SFD lots on 37.61 acres MOL.

#### **PLAT 1607- 01 Elim Care and Live Oaks Community Church**

(Parcel #: D08-047)

The applicant is seeking approval for a lot split on a site totaling 25.18 acres MOL.

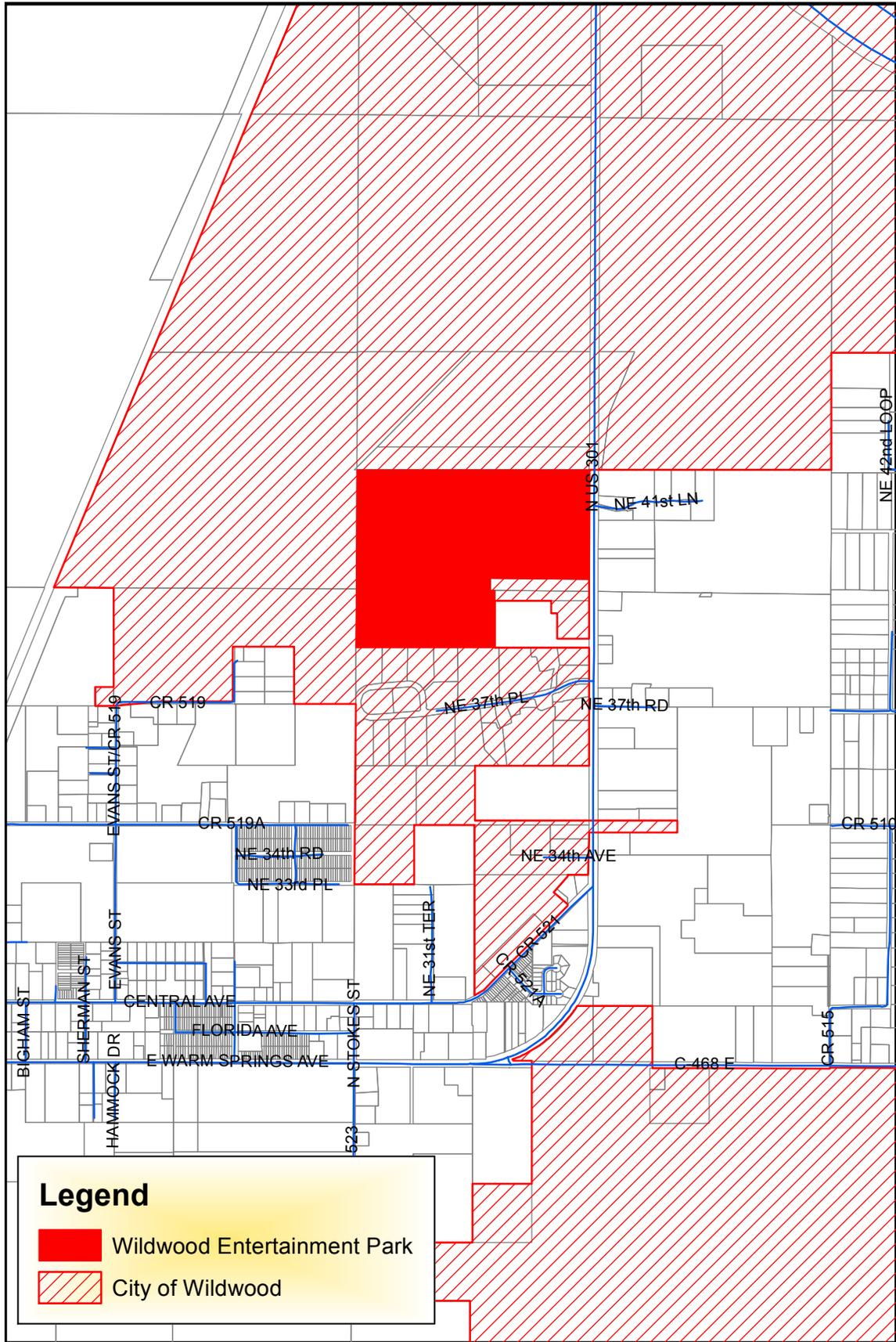
## 6. ADJOURNMENT

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | [www.wildwood-fl.gov](http://www.wildwood-fl.gov)

I:\Term\GIS\Maps\Location\Location - Wildwood Entertainment Park.mxd - 6/21/2013 4:07:32 PM - toneal



### Legend

-  Wildwood Entertainment Park
-  City of Wildwood



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



Feet  
 0 190 380

## WILDWOOD ENTERTAINMENT PARK

### WILDWOOD, FLORIDA

JUNE 2013

LOCATION MAP

City of Wildwood  
Project Review Form – 07/19/16  
Review Summary # 2 for Project RZ 1604-01  
WILDWOOD ENTERTAINMENT PARK

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

NONE

**DEVELOPMENT SERVICES**

NONE

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Comments Pending

**FIRE (The Villages Fire)**

NONE

City of Wildwood  
Project Review Form – 07/19/16  
Review Summary # 2 for Project RZ 1604-01  
WILDWOOD ENTERTAINMENT PARK

**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**

No Comment

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

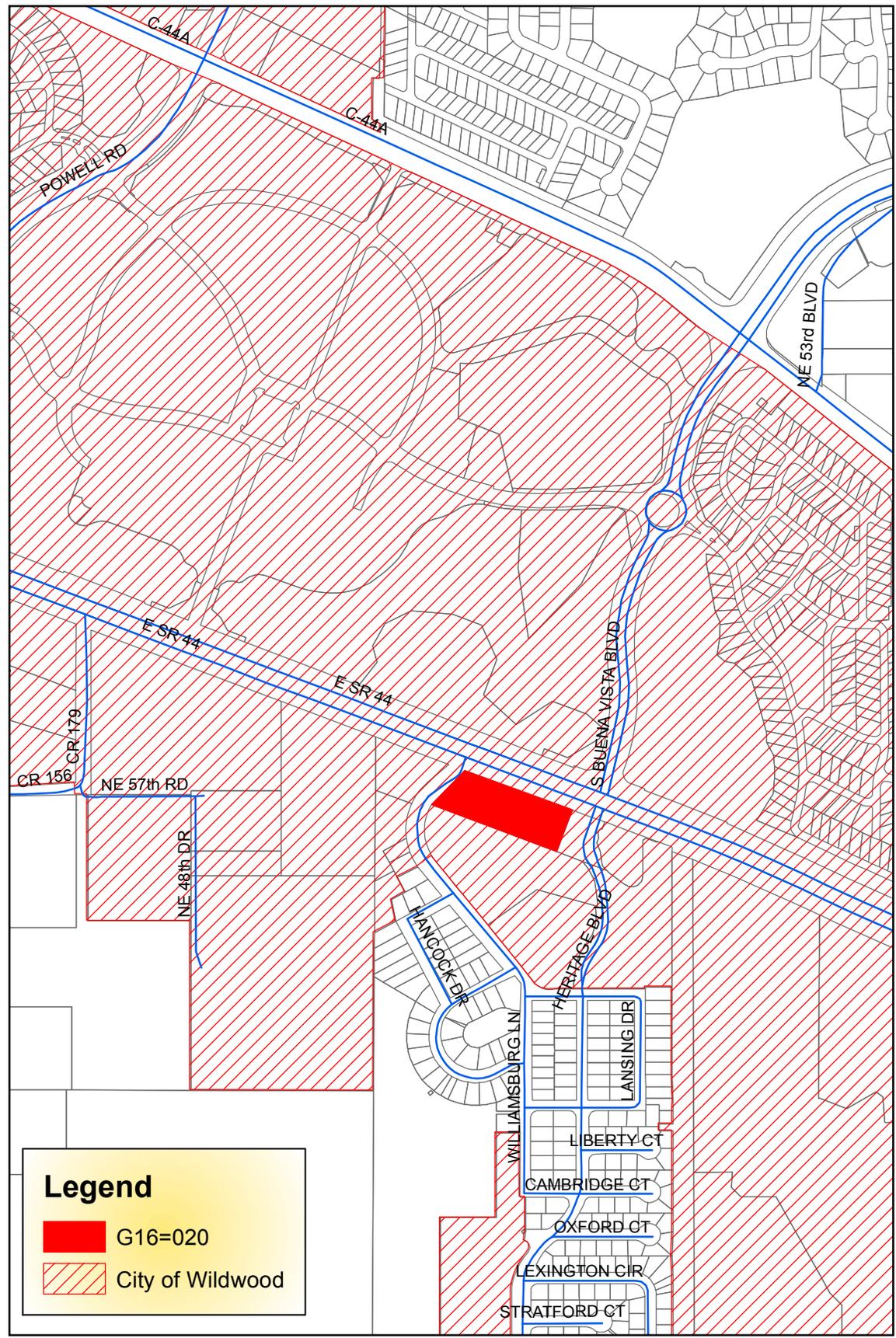
NONE

City of Wildwood  
Project Review Form – 07/19/16  
Review Summary # 2 for Project RZ 1604-01  
WILDWOOD ENTERTAINMENT PARK

**UTILITIES – WATER/WASTEWATER**

No Comment

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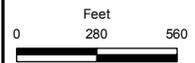


**Legend**

-  G16=020
-  City of Wildwood



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



G16=020  
 MID-FLORIDA EYE

**LOCATION MAP**

JANUARY 2016

WILDWOOD, FL

City of Wildwood  
Project Review Form – 07/19/16  
Review Summary # 1 for Project SP 1512-04  
MID FLA EYE (SITE MODIFICATION)

**ADMINISTRATION**

No Comment

**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 revised site plan submitted by Farner Barley and Associates, Inc. dated June 13, 2016. At this time, we have no comments on the revisions, and we recommend plan approval.

**DEVELOPMENT SERVICES**

- No Comments. The revisions relate to Utility issues. DSD will defer to Engineering / Utilities review comments.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

City of Wildwood  
Project Review Form – 07/19/16  
Review Summary # 1 for Project SP 1512-04  
MID FLA EYE (SITE MODIFICATION)

**FIRE (The Villages Fire)**

Revised plan is acceptable

**GAS – TECO**

NONE

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

NONE

**POLICE**

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

City of Wildwood  
Project Review Form – 07/19/16  
Review Summary # 1 for Project SP 1512-04  
MID FLA EYE (SITE MODIFICATION)

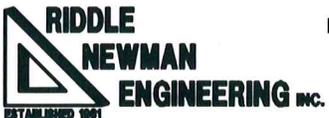
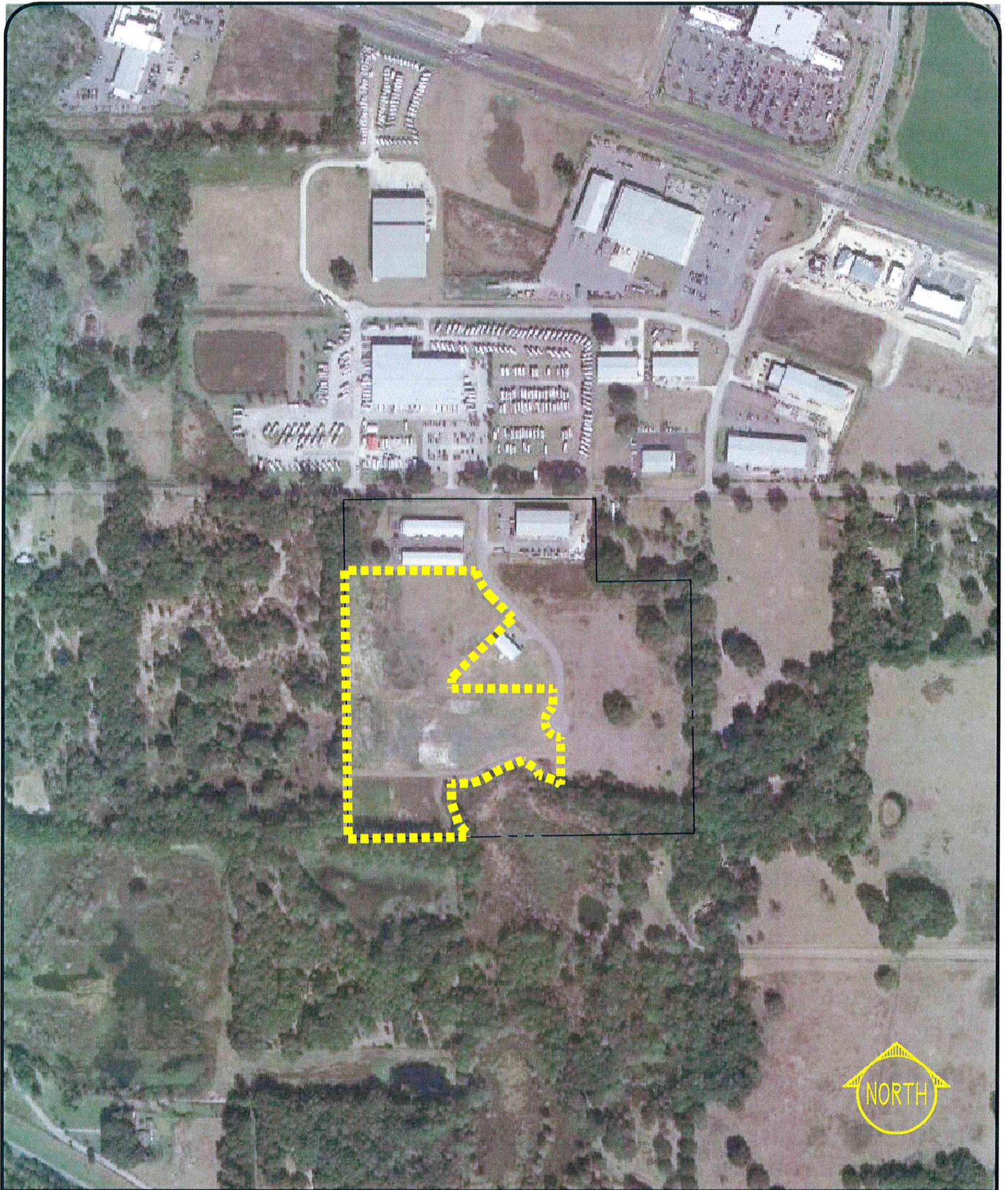
**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**



RIDDLE - NEWMAN ENGINEERING, INC.  
115 NORTH CANAL STREET  
LEESBURG, FLORIDA 34748  
PHONE (352) 787-7482  
FAX (352) 787-7412

# MY GARAGE II & III

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## AERIAL MAP

DATE: 5/26/16  
SCALE: 1"=500'  
FILE: 16.13  
SHEET: 1 of 1

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-07  
My Garage II & III

**ADMINISTRATION**

No Comment

**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 June 14, 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?

**Sheets C2.1-C2.2**

8. Provide sizes of stop signs.

**City of Wildwood**  
**Project Review Form – 7/19/2016**  
**Review Summary # 1 for Project # SP1606-07**  
**My Garage II & III**

9. Provide size of water meters and RPZs.
10. Provide a parking statement or parking calculations per table 6-12 to show conformance with the LDRs.
11. Label pipe material for sanitary sewer per 6.3(C)(9).
12. Minimum storm sewer pipe size shall be 18" per LDR 6.4(E)(1)(a).
13. Minimum sewer service sizes shall be 6" per LDR 6.6(C)(7).
14. Provide connection invert elevations and pipe size on existing manhole MH-6.
15. Provide the City detail for the proposed grease traps.
16. Clarify what water and sewer will be used for onsite.
17. Provide cleanout tee where grease trap and sewer line manifold together for sampling.
18. Move sewer line out of retention pond.
19. Provide City detail for connecting to existing manholes.
20. Provide grading information to ensure drainage from 50'x100' building does not run offsite.
21. Provide the ISR for Lot 5A.

**C3.1-C3.4**

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

**Landscape**

23. Provide 20' buffer on west boundary and provide landscape calculations demonstrating compliance with all buffer and landscape requirements per DDS(G)(3)(a) and DDS(G)(4).

**DEVELOPMENT SERVICES**

- Indicate the height, number of stories, and Floor Area Ratio calculations of the buildings per LDR 4.4(C)(2)(b).
- 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).
- Landscaping will be required on the east side of Lot 6 per DDS Ch. 1(G)(2) and LDR 4.4(C)(17). Indicate the existing uses on the adjoining property(ies); if the property is vacant, then indicate the zoning (County).
- Please provide a sign permit per LDR 4.4(D)(3) if applicable. Signage requires a separate approval beyond Site Plan approval.
- Please provide a table of all permitting agencies on the front cover (with a column for last action date) per LDR 4.4(D)(6).

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-07  
My Garage II & III

**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)**

Comments Pending

**POLICE**

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

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**PUBLIC WORKS**

NONE

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-07  
My Garage II & III

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

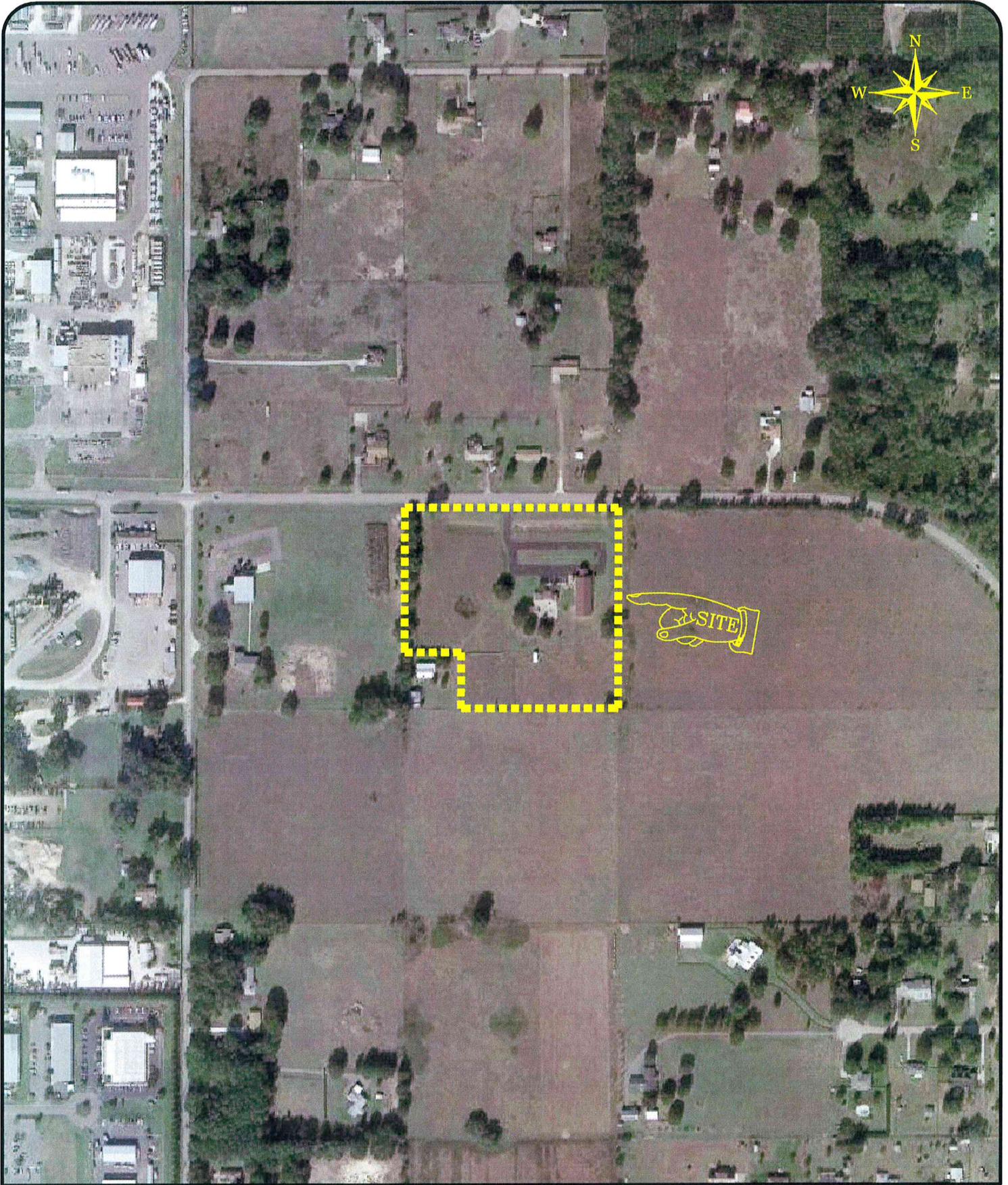
**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**



RIDDLE - NEWMAN ENGINEERING, INC.  
115 NORTH CANAL STREET  
LEESBURG, FLORIDA 34748  
PHONE (352) 787-7482  
FAX (352) 787-7412

# NEW LIFE CHRISTIAN CHURCH AERIAL MAP

DATE: 1/28/16  
SCALE: 1"=400'  
FILE: 15.34  
SHEET: 1 of 1

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-08  
New Life Christian Church Expansion

**ADMINISTRATION**

No Comment

**BUILDING SERVICES**

NONE

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to the commencement of construction, provide copies of all required regulatory agency permits 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.
3. Our review does not constitute approval for work within Sumter County right of way. This area is currently under construction. Provide approval from Sumter County for driveway and culvert.
4. Provide tree removal permits per LDR 4.4(D)(3)(b).
5. Provide potable water design calculations for Peak Hour Flow and Max Day plus Fire Flow. Will any buildings be sprinkled?

**Sheet C2.1**

6. Remove parking spaces that contain trees.
7. Revise site plan to ensure DRA's are not within the proposed buffers.

**City of Wildwood**  
**Project Review Form – 7/19/2016**  
**Review Summary # 1 for Project # SP1606-08**  
**New Life Christian Church Expansion**

**Sheet C3.1**

8. Provide additional grading details to ensure runoff is directed to stormwater ponds and not offsite. It appears that some areas wets of the parking lot may run directly offsite.

**Sheet C4.1**

9. Label existing sizes of both backflow preventers and water meters.
10. Provide ownership and maintenance statement for all utilities onsite.
11. Revise the shape of the modified DRA B-01 so the existing water line is not within the top of bank.
12. Revise the note calling out a 12" existing water main to be an 8" existing water main.
13. Revise the pipe material for the proposed culvert to be RCP per LDR 6.4(E)(1)(a).
14. Minimum storm sewer pipe size shall be 18" per LDR 6.4(E)(1)(a).
15. Show existing easements on east side of property line and show both existing force mains.

**Stormwater Calculations**

16. Please clarify how the impervious area from the existing basin B-01 has been reduced. It appears that there is added impervious area.
17. Provide 6" of freeboard for all DRAs per LDR 6.4(C)(7)

**Landscape**

18. The Landscape Plan shall be certified by a licensed engineer or landscape architect that the plan meets the intent and requirements of the City per DDS(G)-Landscaping Standards.
19. Provide 20' buffer on west boundary and provide landscape calculations demonstrating compliance with all buffer and landscape requirements per DDS(G)(3)(a) and DDS(G)(4).

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-08  
New Life Christian Church Expansion

**DEVELOPMENT SERVICES**

- Indicate the height, number of stories, and Floor Area Ratio calculations of the buildings per LDR 4.4(C)(2)(b). There is an approximate 500 SF discrepancy between the Site Data and Geometry Plans. Please correct.
- Provide a set of building elevations for Design District Standards review prior to construction per LDR 4.4(C)(2)(g).
- Please provide a sidewalk in the landscape buffer per LDR 4.4(C)(7). If the current County plan for the widening of C-462 already includes a sidewalk along this property, so indicate in the plan and provide confirmation from Sumter County.
- Please submit a sign permit if applicable per LDR 4.4(D)(3).
- 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).
- Note that there is 10' utility easement from the adjoining owner to the City of Wildwood for Utilities.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter County Fire and EMS has been working with Mike Hanna on this project and have found a solution to fires concerns as posted June 30, 2016. Sumter County Fire has not concerns with the site plan at this date.

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-08  
New Life Christian Church Expansion

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

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

**SUMTER COUNTY – BUILDING DEPT.**

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

1. Provide a driveway permit for the Easternmost driveway on C-462.
2. Include the following note on the Cover Page under General Notes: “Upon site plan approval, the property owner, assignees, heirs and/or successors are required to maintain the access connections, their features and appurtenances to a level which ensures safe passage of its users from the County rights-of-way(s) to the edge of the County maintained roadway.”
3. Traffic Study refers to the Peak Hours of the Church to be during Weekly PM Peak Hour stating that it will only generate 12 trips. This is deceiving as a church generates the largest

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-08  
New Life Christian Church Expansion

number of trips on the day of service. Refer to the following link to the Sumter County Traffic Impact Analysis Guidelines: <http://sumtercountyfl.gov/875/Engineering> for proper traffic study format.

4. Specify MUTCD Stop Sign as R1-1 30" x 30" sign.
5. All road markings within right-of-way shall be thermoplastic.
6. Concrete or Corrugated Metal Pipe is required in place of HDPE for driveway.
7. Provide dimension from centerline to centerline of driveways.

For County staff---

This study must be signed and sealed as we are making design decisions based upon this technical information.

Please advise if there are any projected site plan alterations affecting the right of way as this site is in the middle of an active construction project. If there are then we need to discuss further.

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

NONE

**UTILITIES – WATER/WASTEWATER**



**Legend**

 Parcel F12-032E

Imagery: NAIP 2013

DATE 06-09-16

AERIAL

**SOB1 STORAGE BUILDING**  
CITY OF WILDWOOD, FLORIDA

DAVIS DINKINS ENGINEERING P.A.  
CERTIFICATE OF AUTHORIZATION #28150  
2201 S.E. 30TH AVE. SUITE 302-1  
OCALA, FLORIDA 34471  
Ph (352) 854-5961 Fax (352) 854-5991

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-09  
SOB1 Storage Building

**ADMINISTRATION**

No Comment

**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 Davis Dinkins Engineering, P.A. dated June 20, 2016. The following review items should be addressed prior to plan approval.

**Sheet C2**

1. Prior to the commencement of construction, provide copies of all required regulatory agency permits 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.
3. Label adjacent zoning and land use per LDR 4.4(C)(3).
4. Label the boundary with a heavy line per LDR 4.4(C)(1)(i).
5. Provide a tree removal permit per LDR 4.4(D)(3)(b).
6. Minimum storm sewer pipe size shall be 18" per LDR 6.4(E)(1)(a).

**Sheet L-1**

7. Provide a 20' landscape buffer on the north and west property lines per DDS(G)(3)(a).

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-09  
SOB1 Storage Building

**DEVELOPMENT SERVICES**

No Comment

**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)**

NONE

**POLICE**

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City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-09  
SOB1 Storage Building

**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

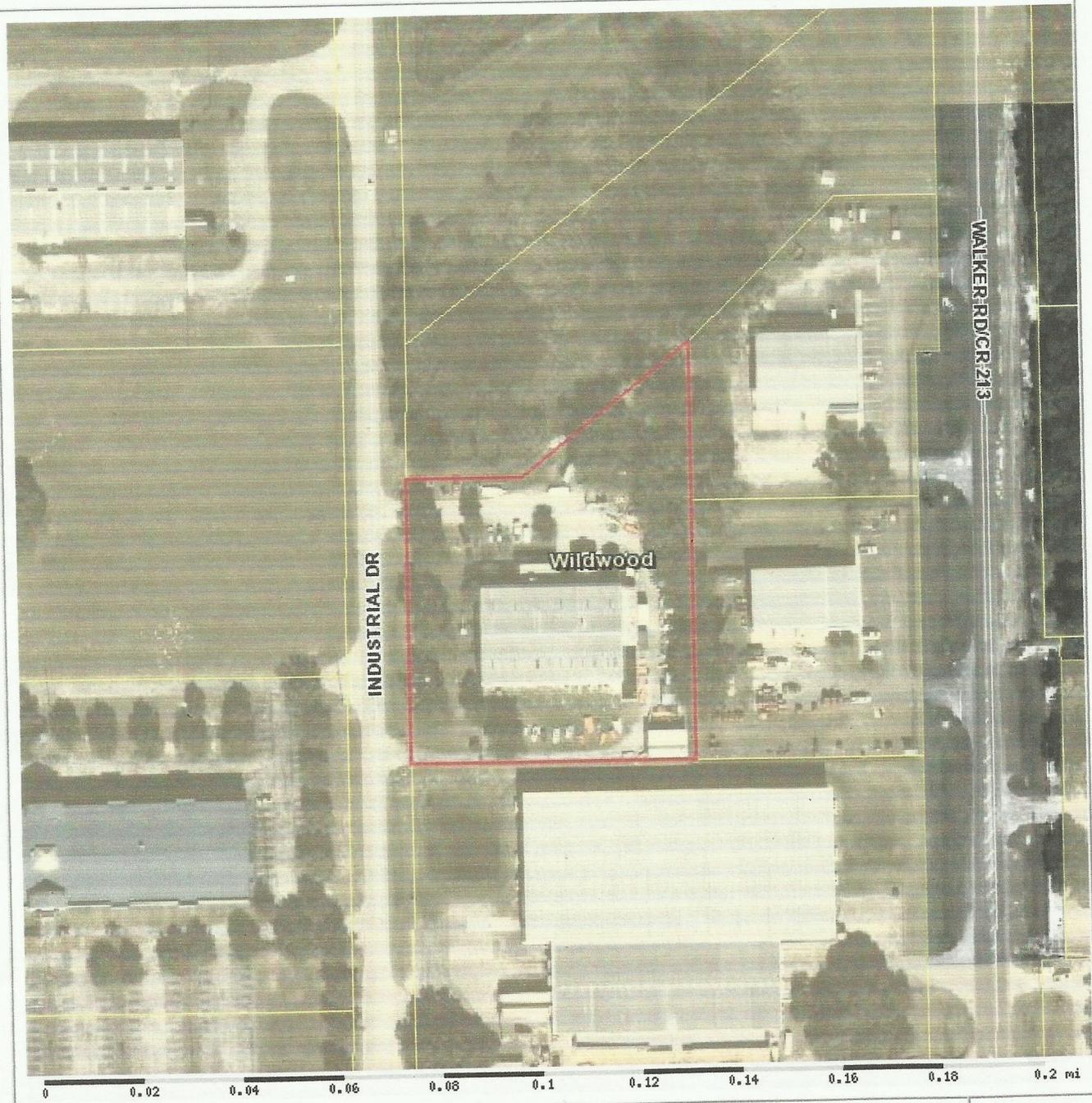
No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

NONE



**Sumter County BOCC - GIS**  
BOCC - Bushnell, FL 33513 | 352-689-4400

Parcel ID: **F12-075**

**SEMPER FI-RJL INC**  
900 INDUSTRIAL DR WILDWOOD, FL

Street: 900 INDUSTRIAL DR

S/T/R: 12/19/22 BEG 392 FT S & 345 FT W OF NE COR OF NE1/4 OF SE1/4 RUN S 300 FT W 300 FT N 300 FT E 120 .59 FT NE/LY 20 FT FROM & ADJ TO A POND

Sales

4/1/1999	742/541	Improved	\$469,000.00
7/1/1989	390/428	Improved	\$340,000.00

NOTES:



This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This information was last updated: 5/23/2016 and may not reflect the data currently on file at our office.

powered by:  
**GrizzlyLogic.com**

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-10  
Salty Boats Carport Covers - Sheds

**ADMINISTRATION**

No Comment

**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 Thomas RH Bechtol, dated June 27, 2016. Following the review, we have no outstanding comments and recommend approval.

**DEVELOPMENT SERVICES**

- Please be sure all accessory structures are a minimum of five feet (5') from the property line – especially those structures on the eastern boundary.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter County Fire has no comments associated with the installation of the 3 carports

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-10  
Salty Boats Carport Covers - Sheds

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

NONE

**POLICE**

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

City of Wildwood  
Project Review Form – 7/19/2016  
Review Summary # 1 for Project # SP1606-10  
Salty Boats Carport Covers - Sheds

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

NONE



H:\2016\FLT160082\DRAWINGS\EXHIBITS\US 301 & CR 466 DRAINAGE EXHIBITS.DWG PRINTED BY: ESAMUELSON 6.22.16 @ 10:34 AM LAST SAVED BY: SSHADE

PROJECT NAME:

**WAWA CONVENIENCE STORE**  
 US 301 & CR 466  
 CITY OF WILDWOOD, SUMTER COUNTY, FL

SHEET TITLE:

AERIAL MAP

SCALE:	DATE:	CAD ID:	PROJECT NUMBER:
N.T.S.	06/22/2016	Cad ID	FLT160082



**BOHLER**  
**ENGINEERING**  
 3820 NORTHDAL BLVD., SUITE 300B TAMPA, FL 33624  
 PHONE: (813) 812-4100 FAX: (813) 812-4101  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # SP1607-01  
Wawa

**ADMINISTRATION**

No Comment

**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 Bohler Engineering. Dated June 30, 2016. The following review items should be addressed prior to plan approval.

**General**

1. Provide bearings and distances of boundary lines with a heavy line per LDR 4.4(C)(1)(i).
2. Provide the number of seats and occupancy load per LDR 4.4(C)(2)(d).
3. Provide the projected number of employees per LDR 4.4(C)(2)(e).
4. Provide the building elevations per LDR 4.4(C)(2)(g).
5. Provide zoning and land uses on and adjacent to the tract per LDR 4.4(C)(3).
6. Provide an environmental assessment per LDR 4.4(D)(2).
7. Provide a sign application and tree removal permit application per LDR 4.4(D)(2).
8. Prior to commencement of construction, provide copies of all applicable regulatory agency permits.
9. Our review does not include a review of the FDOT and Sumter County driveway connections. Separate permits will be required from those agencies.

**Sheet C-1**

10. Provide a list and status of all applicable permits from other agencies required for the development per LDR 4.4(D)(6).

**City of Wildwood**  
**Project Review Form – 07/19/2016**  
**Review Summary # 1 for Project # SP1607-01**  
**Wawa**

**Sheet C-4**

11. Revise plans to remove lift station and retention pond from the landscape buffer
12. Provide curb ramp and crosswalk at the driveway on County Road 466.

**Sheet C-5**

13. 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 C-6**

14. Specify 12" water main to be DR-18 per LDR 6.2(C)(3).
15. Specify backflow preventer to be RPZ type.
16. Provide a prominent note detailing ownership and maintenance responsibilities of water and sewer utilities. The City will not own the onsite lift station or force main. The City will only own the 12" water main and up to the water meter.

**Sheets D-5 through D-8**

17. Provide the latest City of Wildwood Standard Sewer and Water details.

**Sheet D-11**

18. Clarify if pond is wet or dry. Section G-G indicates wet, but the plans indicate dry.
19. Specify the methods for stabilizing the retention pond in Section G-G.

**Drainage Calculations**

20. Clarify which land use the retention pond was considered. Also, verify if percolation is being double counted by not considering a portion of the pond as impervious area for runoff calculations.
21. Provide geotech report per 6.4(c)(3) to justify infiltration rates.

**DEVELOPMENT SERVICES**

- Provide the zoning on and adjacent to the tract per LDR 4.4(C)(3).

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # SP1607-01  
Wawa

- Please submit a sign permit and tree removal permit per LDR 4.4(D)(3). The plans show signs and trees to be removed, but no inch for inch information.
- Please provide an environmental assessment per LDR 4.4(D)(2).

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter County Fire and EMS requires additional information in reference to fire water requirements on this site. Site plans were vague referring to the water supply, civil plans identify fire hydrant assembly, Fire Department Connection and Fire Line Backflow Preventer however, the site plan does not identify location. Additionally Sumter County Fire and EMS requires a fire model to verify the size of the fire main for the sprinkler system and riser.

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

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

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # SP1607-01  
Wawa

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.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

1. Driveways connecting to County maintained roadways must meet Sumter County Engineering Design Standards. Radii: 35 Feet Incoming and 25 Feet Outgoing for Commercial Driveway.
2. Provide a proper driveway permit application for each driveway per Sumter County website.
3. Per Traffic Study, revise Site Plans to reflect right in, right out of property on C-466. This will require a raised median on C-466.
4. Include the following note on C-2 page of plans under General Notes: “Upon site plan approval, the property owner, assignees, heirs and/or successors are required to maintain the access connections, their features and appurtenances to a level which ensures safe passage of its users from the County rights-of-way(s) to the edge of the County maintained roadway. “
5. Provide detail for rehabilitation of CR 201 from the Westernmost driveway to the C-466 intersection.

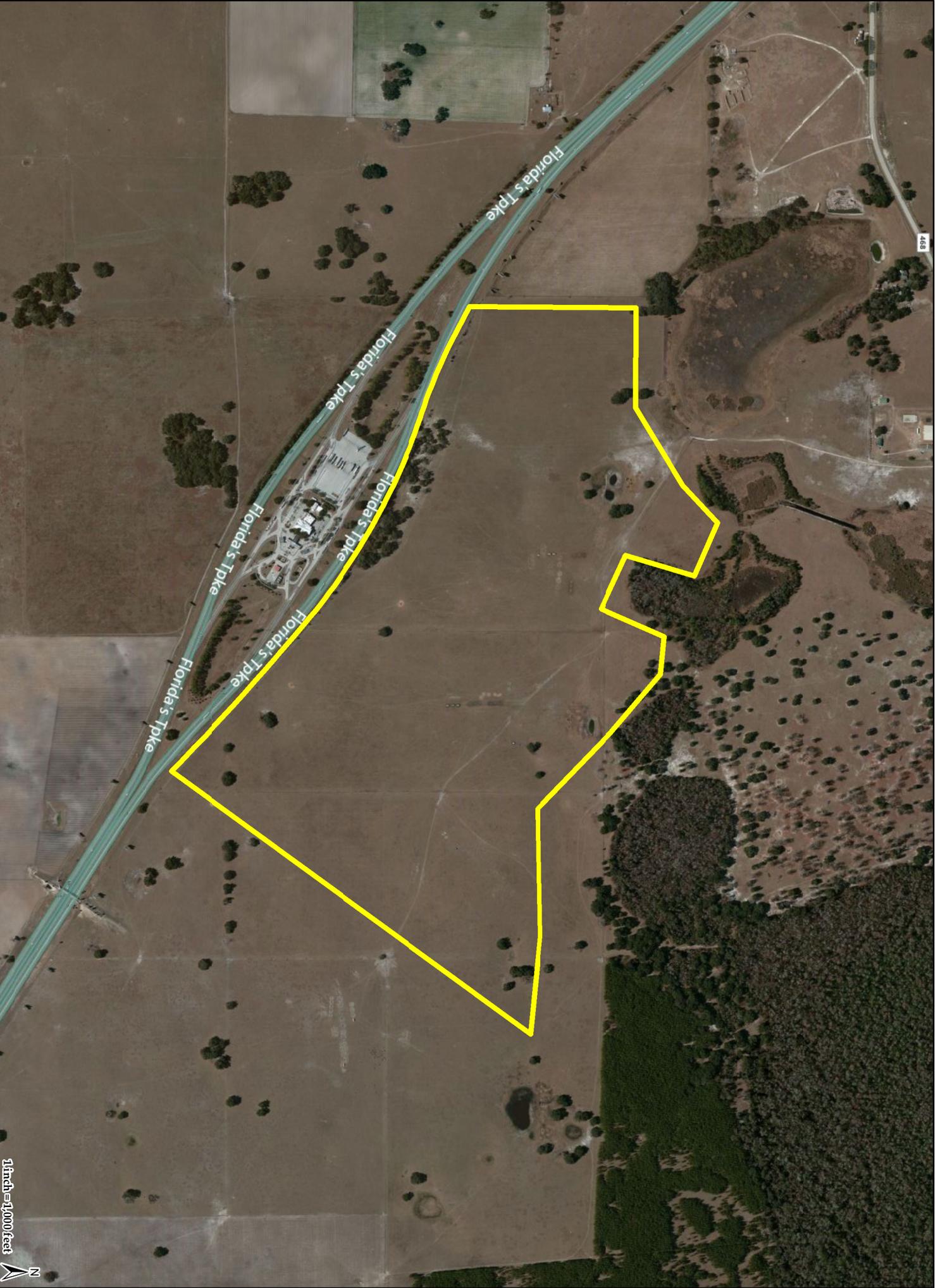
City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # SP1607-01  
Wawa

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

NONE

**UTILITIES – WATER/WASTEWATER**

1 inch = 1,000 feet



City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # SP1607-02  
Southern Oaks West Mass Grade

**ADMINISTRATION**

No Comment

**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 July 1, 2016 for compliance with LDR 4.4, and we have the following comments:

- 1) Provide bearings and distances of boundary lines with a heavy line, per LDR 4.4(C)(1)(i).
- 2) Provide a tree survey listing, by type, of all trees containing a DBH greater than 10" per LDR 4.4(C)(20).
- 3) Provide a Tree Removal Permit Application per LDR 4.4(D)(3)(b).

**DEVELOPMENT SERVICES**

No Comment

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # SP1607-02  
Southern Oaks West Mass Grade

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

NONE

**POLICE**

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

All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. All traffic control signals or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs size and height.

**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # SP1607-02  
Southern Oaks West Mass Grade

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

CONVAYMENTS, RESTRICTIONS AND EASEMENTS FOR THE SUBDIVISION ARE TO BE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ON BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

# VILLAGE OF FENNEY HYACINTH VILLAS

SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST,  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 1 OF 2

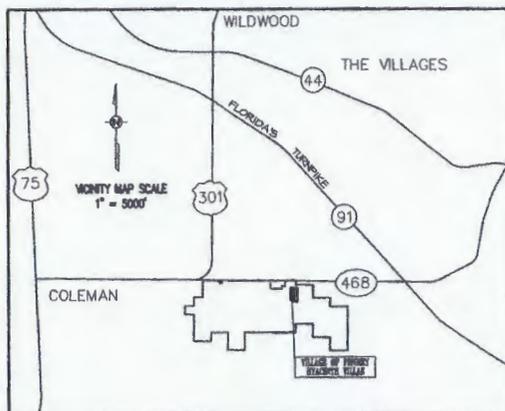
PLAT BOOK  
PAGE \_\_\_\_\_

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFFORSAID NORTHEAST 1/4 OF SECTION 32, THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 32 BEARING S00°04'00"W A DISTANCE OF 640.02 FEET, THENCE PERPENDICULAR TO SAID WEST LINE BEARING S89°25'47"E A DISTANCE OF 851.94 FEET TO THE POINT OF BEGINNING, THENCE S89°47'43"E 111.81 FEET, THENCE S89°07'07"E 55.54 FEET, THENCE N89°57'51"E 203.53 FEET, THENCE N00°02'02"E 102.31 FEET, THENCE N00°02'02"E 135.00 FEET, THENCE S00°02'02"E 483.73 FEET, THENCE N89°47'43"E 235.70 FEET, THENCE S21°43'07"W 81.33 FEET, THENCE N89°51'53"W 104.47 FEET TO THE POINT OF CURVATURE OF A CURVE CORNERE SOUTHWESTWARD AND HAVING A RADIUS OF 555.65 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 137°04'41" AN ARC DISTANCE OF 119.53 FEET TO A POINT ON A NON-TANGENT LINE, THENCE ALONG SAID LINE BEARING N00°02'02"E 851.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 62 LOTS, MORE OR FEWER.



62 LOTS - 6 TRACTS

NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### VILLAGE OF FENNEY BOUGAINVILLE VILLAS CONVEYANCE TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

ALL RIGHT, TITLE AND INTEREST OF RP FENNEY, LLC, (THE OWNER) IN TRACTS "A", "B", "C", "D", "E", "F", "G" AND "H" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGE OF FENNEY HYACINTH VILLAS IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT), RESERVING UNTO THE OWNER AND ITS ASSIGNS THE RIGHT OF APPROVAL OF ALL CHANGES TO SIGNAGE AND WALLS (INCLUDING CHANGES TO COLOR) AS ORIGINALLY CONSTRUCTED BY THE OWNER AND ALSO RESERVING UNTO THE OWNER, ITS TENANTS, HEIRESS, SUCCESSORS, HEIRS AND ASSIGNS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION FACILITIES, PORTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, AND GOLF CART BRIDGES, THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON, PERPETUALLY AND TO MAINTAIN THE ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

RP FENNEY, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: READER & PARTNERS, LLC, ITS MANAGER

BY: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINT NAME / TITLE \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ OF READER & PARTNERS, LLC, MANAGER OF RP FENNEY, LLC A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, AND DID NOT TAKE AN OATH.

TYPE OF IDENTIFICATION USED:  
PERSONALLY KNOWN

NOTARY PUBLIC

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SERIAL / COMMISSION NUMBER \_\_\_\_\_

SEAL

PREPARED BY:



### NOTES:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST AS BEING S00°04'00"W.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) ALL DISTANCES SHOWN ARE IN FEET.
- 4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R).
- 5) ALL OTHER LINES ARE NON-TANGENTIAL.
- 6) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPARATION OF THE DEED OR OTHER SURETY.
- 7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE DEED OR OTHER SURETY.
- 8) TRACTS "B", "C" AND "D" ARE FOR PERPETUAL OPEN SPACE AND LANDSCAPING UPON WHICH NO INGRESS AND EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER OR ITS POSSEEDEE. EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR THE MAINTENANCE THEREOF.
- 9) TRACTS "A" AND "H" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, SANITARY SEWER AND OTHER UTILITIES, SIGNAGE FACILITIES, LANDSCAPED AREAS, GOLF PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.
- 10) TRACT "G" IS DESIGNATED FOR TEMPORARY VEHICULAR PARKING EXCLUSIVELY TO AND FOR THE USE OF THE BUYERS AND GUESTS OF THE LOT OWNERS WITHIN THE SUBDIVISION AND SHALL NOT BE USED BY THE LOT OWNERS THEREAFTER. SAID TRACT IS SUBJECT TO A BLANKET EASEMENT FOR UTILITIES.
- 11) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) WATER SEWER, CABLE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER DRAINAGE SYSTEM INCLUDING GRABBER (EXCEPTS AND BROW PRES); (D) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE SECURITY WALL FENCES FORMING ALONG THE BARREN PORTION OF LOTS 105-110 THROUGH 111, THE SOUTHERLY PORTION OF LOTS 105-111 AND 112 AND THE WESTERN PORTION OF TRACTS B THROUGH H; (E) MAINTENANCE AND REPAIR TO THAT PORTION OF THE WALL FENCE ADJACENT AND FACING TRACT "F" WITHIN THE SUBDIVISION DESIGNATED FOR TEMPORARY VEHICULAR PARKING; AND (F) MAINTENANCE AND REPAIR TO THAT PORTION OF THE WALL FENCE ON OR ADJACENT TRACT "G" OF THE SUBDIVISION.
- 12) "BROW PRES" AS USED ABOVE IS SYNONYMOUS WITH "LOT", WHICH ARE THE NUMBERED AREAS ON THIS PLAT.
- 13) THE MORTGAGEE'S JOURNAL AND CONSENT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 14) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 15) THERE IS A FIVE (5) FOOT UTILITY EASEMENT ALONG THOSE PORTIONS OF ALL LOTS ADJACENT ROAD OR STREET FRONT OF THIS SITE TYPICAL DRAWING ON THIS SHEET.
- 16) A PORTION OF THE PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE FOR SPINAL RECORDS BOOK 48, PAGE 73 (BLANKET TRACT).

### CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

ATTEST:

MELANIE D. PEAVY  
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

CASSANDRA LIPPINCOTT  
CITY CLERK

ED WOLF  
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

ASHLEY HUNT  
CITY OF WILDWOOD, ATTORNEY

DEVELOPMENT SERVICES DIRECTOR  
MELANIE D. PEAVY

PUBLIC WORKS DIRECTOR  
GENE KORNEGAY

CITY ENGINEER  
KIMLEY HORN AND ASSOCIATES  
GENE LOSITO, P.E.

CITY SURVEYOR

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, RP FENNEY, LLC (THE OWNER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGE OF FENNEY HYACINTH VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINED WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC, AND DEDICATES TRACTS "A", "B", "C", "D", "E" AND "F" TO THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12. THE OWNER AND THE DISTRICT ALSO HEREBY GRANT THE UTILITY EASEMENTS TO THE CITY OF WILDWOOD AND THE IRRIGATION PIPING EASEMENTS TO FENNEY WATER CONSERVATION AUTHORITY, LLC.

WITNESSES:

RP FENNEY, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: READER & PARTNERS, LLC

(1) SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

BY: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
PRINT NAME / TITLE \_\_\_\_\_

(2) SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

(1) SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

BY: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
PRINT NAME / TITLE \_\_\_\_\_

(2) SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF SUMTER  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ OF READER & PARTNERS, LLC, MANAGER OF RP FENNEY, LLC A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_ SERIAL / COMB. NO. \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF SUMTER  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12, ON BEHALF OF THE DISTRICT, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_ SERIAL / COMB. NO. \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

### CERTIFICATE OF SURVIVOR

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGE OF FENNEY HYACINTH VILLAS, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

FARMER, BARKLEY & ASSOCIATES, INC.  
4400 N.E. 85th ROAD  
WILDWOOD, FLORIDA 34703  
LICENSED BUSINESS NO. 4769

KAYE M. JAMESON  
REGISTRATION NO. 5912

DATE \_\_\_\_\_

### CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ FILE NUMBER \_\_\_\_\_ PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
DEPUTY CLERK \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_



WADE SURVEYING, INC.  
PROFESSIONAL SURVEYING & MAPPING  
Est. 1992  
1608 Tracy Avenue  
Lady Lake, Florida 32159  
Phone: (352) 753-6511  
Fax: (352) 753-0374  
E-mail: survey@wadesurveying.com

Date: July 7, 2016

To: Mr. Gene B. Losito, P.E.  
Kimley-Horn & Associates  
1823 S.E. Fort King Street, Suite 200  
Ocala, FL 34471

From: Mr. Ronald W. Herr, P.S.M.  
Wade Surveying, Inc.  
1608 Tracy Avenue  
Lady Lake, FL 32159

**RE: Record Plat Review:**  
**“VILLAGE OF FENNEY HYACINTH VILLAS”**  
Section 32, Township 19 South, Range 23 East  
City of Wildwood, Sumter County, Florida

Dear Mr. Losito,

I have completed my review of the PDF copy of the proposed Record Plat of “Village of Fenney, Hyacinth Villas” in the City of Wildwood, Florida, for compliance with Florida Statutes Chapter 177.011 – 177.151 Part 1 Platting. I find the plat to be in compliance other than the following comments.

**SHEET 1 OF 2:**

Comment 1:

Under NOTES: note # 11 (D), (E) and (F) refer to Homesite, (Lot) numbers that are currently showing hash tags in their place.  
(Homesite/Lot Numbers should be shown). F.S. 177.091 (25)

**SHEET 1 OF 2: (Continued)**

Comment 2:

On the Conveyance to Village Community Development District the Heading states "Village of Fenney Bougainvillea Villas" as opposed to "Hyacinth Villas" F.S. 177.051

**SHEET 2 OF 2:**

Comment 1:

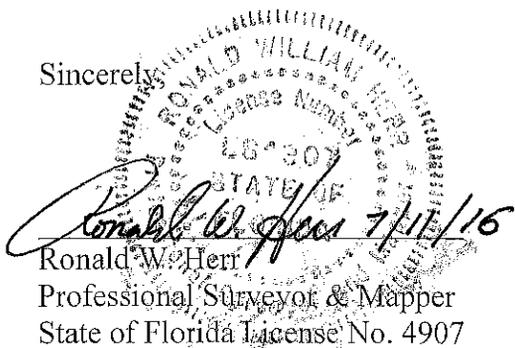
I find this Sheet to be in compliance.

**TITLE OPINION:**

The Description in the Title Opinion matches the Description on the face of the Proposed Record Plat.

Although the Primary Name as stated on the Title Opinion does not match the Primary name on the face of the Plat. The Title Opinion references "Villages of Fenney Hyacinth Villas". The Primary Name on the Record Plat reads "Village of Fenney Hyacinth Villas". F.S. 177.051

Sincerely,

  
Ronald W. Herr  
Professional Surveyor & Mapper  
State of Florida License No. 4907

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-06  
Hyacinth Villas Final Plat

**ADMINISTRATION**

No Comment

**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 final plat submitted by Farner Barley and Associates, Inc. dated June 30, 2016 for compliance with LDR 5.6, and we have the following comments:

- 1) Driveway restriction areas shall be graphically shown on final plat for corner lots in compliance with LDR 6.5 (C)(1).
- 2) Provide an application for preliminary concurrency determination per LDR 5.6(C)(4).
- 3) Provide final covenants and HOA documents per LDR 5.6 + 5.8.
- 4) Provide signed letters of utility service.
- 5) Provide copies of FDEP Water and Sewer permits.
- 6) Provide a signed and sealed letter indicating all required PRMs have been set.

**CLERK OF COURT**

Comments Pending

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-06  
Hyacinth Villas Final Plat

**DEVELOPMENT SERVICES**

- Signed and Sealed Record Drawings are to be submitted in lieu of as-builts. Please provide per LDR 5.6(C)(1).
- A waiver request is required and has been submitted for an exemption from the corner lot restriction depiction per LDR 5.6(B).
- Please provide the breakdown of the developer's agreement for the portion of ERUs to be allocated per house per LDR 5.6(C)(4).
- 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).
- Provide copies of all permits (FDEP, SWFWMD, etc) per LDR 5.9(C)(9).

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-06  
Hyacinth Villas Final Plat

**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 – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-06  
Hyacinth Villas Final Plat





WADE SURVEYING, INC.  
PROFESSIONAL SURVEYING & MAPPING  
Est. 1992  
1608 Tracy Avenue  
Lady Lake, Florida 32159  
Phone: (352) 753-6511  
Fax: (352) 753-0374  
E-mail: survey@wadesurveying.com

Date: July 11, 2016

To: Mr. Gene B. Losito, P.E.  
Kimley-Horn & Associates  
1823 S.E. Fort King Street, Suite 200  
Ocala, FL 34471

From: Mr. Ronald W. Herr, P.S.M.  
Wade Surveying, Inc.  
1608 Tracy Avenue  
Lady Lake, FL 32159

**RE: Record Plat Review:**  
**“VILLAGE OF FENNEY UNIT NO. 3”**  
Section 32, Township 19 South, Range 23 East  
City of Wildwood, Sumter County, Florida

Dear Mr. Losito,

I have completed my review of the PDF copy of the proposed Record Plat of “Village of Fenney Unit No. 3” in the City of Wildwood, Florida, for compliance with Florida Statutes Chapter 177.011 – 177.151 Part 1 Platting. I find the plat to be in compliance other than the following comments.

**SHEET 1 through 3:**

Comment:

Sheets 1 - 3 are found to be in compliance.

**SHEET 4 of 5:**

Comment:

Detail "A" is not related to this sheet, but is illustrated on the appropriate sheet, (Sheet 5 of 5) and should not be shown on this sheet.  
F.S. 177.091 (26)

**SHEET 5 of 5:**

Comment:

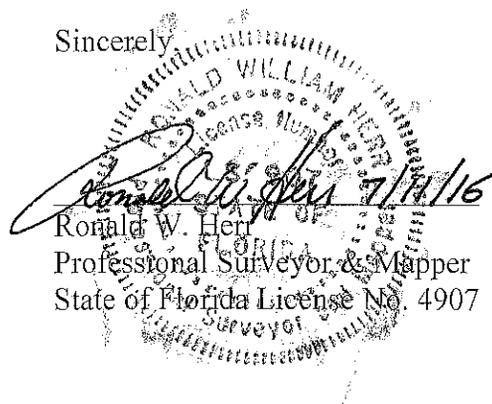
In the Line Table lines L2 and L3 are listed, are not related to this sheet and should not be tabulated hereon. F.S. 177.091 (26)

**TITLE OPINION:**

The Description in the Title Opinion matches the Description on the face of the Proposed Record Plat.

Although the Primary Name as stated on the Title Opinion does not match the Primary name on the face of the Plat. The Title Opinion references "Villages of Fenney Unit No. 3". The Primary Name on the Record Plat reads "Village of Fenney Unit No. 3".  
F.S. 177.051

Sincerely

  
Ronald W. Herr  
Professional Surveyor & Mapper  
State of Florida License No. 4907

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-07  
Village of Fenney Unit 3

**ADMINISTRATION**

No Comment

**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 final plat submitted by Farner Barley and Associates, Inc. dated June 30, 2016 for compliance with LDR 5.6, and we have the following comments:

- 1) Driveway restriction areas shall be graphically shown on final plat for corner lots in compliance with LDR 6.5 (C)(1).
- 2) Provide an application for preliminary concurrency determination per LDR 5.6(C)(4).
- 3) Provide final covenants and HOA documents per LDR 5.6 +5.8.
- 4) Provide signed letters of utility service.
- 5) Provide copies of FDEP Sewer and Water permits.
- 6) Provide a signed and sealed letter indicating all required PRMs have been set.
- 7) Provide utility easement to access utilities on Tract D and to access Tract F through Tract D.
- 8) Clarify why Lift Station Tract does not match approved plans for Fenney Way Phase 2.
- 9) Confirm water main does not turn east but continues north to County Road 468 and that the 10' UE provided covers the proposed water main. It appears that the water main alignment has changed from approved Unit 1 plans.

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-07  
Village of Fenney Unit 3

**CLERK OF THE COURT**

Comment Pending

**DEVELOPMENT SERVICES**

- Signed and Sealed Record Drawings are to be submitted in lieu of as-builts. Please provide per LDR 5.6(C)(1).
- A waiver request is required and has been submitted for an exemption from the corner lot restriction depiction per LDR 5.6(B).
- Please provide the breakdown of the developer's agreement for the portion of ERUs to be allocated per house per LDR 5.6(C)(4).
- 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).
- Provide copies of all permits (FDEP, SWFWMD, etc) per LDR 5.9(C)(9).

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**FIRE (The Villages Fire)**

NONE

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-07  
Village of Fenney Unit 3

**GAS – TECO**

NONE

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

No Comment

**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.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-07  
Village of Fenney Unit 3

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

NONE

**UTILITIES – WATER/WASTEWATER**





WADE SURVEYING, INC.  
PROFESSIONAL SURVEYING & MAPPING  
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Date: July 11, 2016

To: Mr. Gene B. Losito, P.E.  
Kimley-Horn & Associates  
1823 S.E. Fort King Street, Suite 200  
Ocala, FL 34471

From: Mr. Ronald W. Herr, P.S.M.  
Wade Surveying, Inc.  
1608 Tracy Avenue  
Lady Lake, FL 32159

**RE: Record Plat Review:**  
**"VILLAGE OF FENNEY UNIT NO. 2"**  
Section 32, Township 19 South, Range 23 East  
City of Wildwood, Sumter County, Florida

Dear Mr. Losito,

I have completed my review of the PDF copy of the proposed Record Plat of "Village of Fenney Unit No. 2" in the City of Wildwood, Florida, for compliance with Florida Statutes Chapter 177.011 – 177.151 Part 1 Platting. I find the plat to be in compliance other than the following comments.

**SHEET 1 through 5:**

Comment 1:

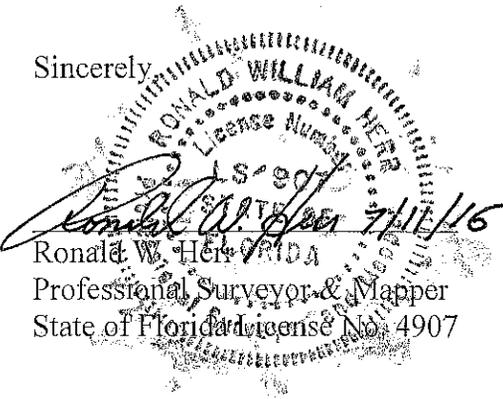
All Sheets are found to be in compliance.

**TITLE OPINION:**

The Description in the Title Opinion matches the Description on the face of the Proposed Record Plat.

Although the Primary Name as stated on the Title Opinion does not match the Primary name on the face of the Plat. The Title Opinion references "Villages of Fenney Unit No. 2". The Primary Name on the Record Plat reads "Village of Fenney Unit No. 2". F.S. 177.051

Sincerely



Ronald W. Herber  
Professional Surveyor & Mapper  
State of Florida License No. 4907

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-08  
Village of Fenney Unit 2

**ADMINISTRATION**

No Comment

**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 final plat submitted by Farner Barley and Associates, Inc. dated June 30, 2016 for compliance with LDR 5.6, and we have the following comments:

- 1) Driveway restriction areas shall be graphically shown on final plat for corner lots in compliance with LDR 6.5 (C)(1).
- 2) Provide an application for preliminary concurrency determination per LDR 5.6(C)(4).
- 3) Provide final covenants and HOA documents per LDR 5.6 + 5.8.
- 4) Provide signed letters of utility service.
- 5) Provide copies of FDEP Sewer permit.
- 6) Provide a signed and sealed letter indicating all required PRMs have been set.
- 7) Provide a dedication for Tract F.

**CLERK OF COURT**

Comments Pending

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-08  
Village of Fenney Unit 2

**DEVELOPMENT SERVICES**

- Signed and Sealed Record Drawings are to be submitted in lieu of as-builts. Please provide per LDR 5.6(C)(1).
- A waiver request is required and has been submitted for an exemption from the corner lot restriction depiction per LDR 5.6(B).
- Please provide the breakdown of the developer’s agreement for the portion of ERUs to be allocated per house per LDR 5.6(C)(4).
- 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).
- Provide copies of all permits (No FDEP was in the file, SWFWMD was received, etc) per LDR 5.9(C)(9).

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-08  
Village of Fenney Unit 2

**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 – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1606-08  
Village of Fenney Unit 2



City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1607-01  
Lot Split – Elim Care / Live Oaks Community Church

**ADMINISTRATION**

No Comment

**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 minor lot split submitted by Farnar Barley and Associates, Inc. dated June 30, 2016. Following the review, we have no outstanding comments and recommend approval.

**DEVELOPMENT SERVICES**

- Plans were submitted to demonstrate how the Church's site will function independently (drainage, roadway / sidewalk connections, water / sewer connections) without Elim Care. Additional comments may be forthcoming based on engineering review.
- A waiver request is required for an exemption from off-stie signage before the properties are split and under separate ownership per DDS Ch. 1 H(4)(d).
- Review the Property Owners' Association documents at PRC to determine if they will address shared access / maintenance of signage, common areas, or other items discussed during the PRC meeting.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1607-01  
Lot Split – Elim Care / Live Oaks Community Church

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**FIRE (The Villages Fire)**

NONE

**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 – BUILDING DEPT.**

City of Wildwood  
Project Review Form – 07/19/2016  
Review Summary # 1 for Project # PLAT1607-01  
Lot Split – Elim Care / Live Oaks Community Church

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**



WILDWOOD  
FLORIDA

# Project Review Committee Technical Standards Waiver Request

Project Name Lot Split – Elim Care/Live Oaks Community Church

Project # PLAT1607-01

1. Briefly describe your waiver request.

Combine signage of both Elim Care and Live Oaks Community Church on one sign wall. Elim Care sign will be off-site on Live Oaks Community Church portion.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

DDS Ch. 1(H)(4)(d)

3. Please provide the justification for your waiver request.

The two parcels were designed as one site. With Lot Split requirement, Elim Care sign is now off-site.

Name (Print) Jeffrey A. Head, P.E.

Signature \_\_\_\_\_

Date July 15, 2016



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)