



AGENDA

September 20, 2016

10:00 am

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

August 16, 2016 PRC Minutes for Approval

4. **OLD BUSINESS:**

SP 1510-01 Elim Senior Care Living

(Parcel #: D08-033; 25.18 acres, MOL)

The applicant is seeking minor site plan approval for the modification of building, courtyard, and water changes.

5. **NEW BUSINESS:**

RZ 1609-01 Wildwood Springs PD Revision

(Parcel #: G30-030; G30-036; G31-001; G31-002; G31-003; G31-008; G32-004; G33-019; G33-149)

The applicant is seeking approval for an update to the Wildwood Springs planned development agreement codified by Ordinance O2016-13, amending residential design standards to exclude building eave or overhang from setback and separation requirements.

SP 1602-03 Lowe's of Wildwood #3351

(Parcel #: G04-021 (CO-19 Trailwinds Village); 13.889 acres, MOL)

The applicant is seeking approval for the construction of a single-story, 105,259 square foot building for a Lowe's; with paved parking and related improvements.

SP 1608-03 True Wealth Plaza

(Parcel #D17-063; 4.218 acres, MOL)

The applicant is seeking approval for the construction of a single-story, 7,306 square foot commercial office building; with paved parking and related improvements.

SP 1608-04 South Wildwood Industrial Park Warehouse

(Parcel #: G30D001; 2.4 acres, MOL)

The applicant is seeking approval for the construction of an 8,000 square foot, single-story warehouse building; with paved parking and related improvements.

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

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



AGENDA

September 20, 2016
10:00 am

SP 1608-05 Oxford Oaks Neighborhood Recreation Center Pool Addition
(Parcel #: D18B270; 3.23 acres, MOL, PRC Only)

The applicant is seeking approval for construction of the pool addition and a 973 SF bathrooms/pool equipment building to the Oxford Oaks Neighborhood Recreation Ctr.

SP 1608-06 Wildwood Crossings Mass Grade

(Parcel #: G05-140, G05-156, G05-124, G05-119, and G05-120; 24.24 acres, MOL)
The applicant is seeking approval for master grading and drainage. (PRC Only)

SP 1608-07 WWS VOF – Bigham Trail (CR 505) Roadway Improvements

(Parcel #: G33-019; 3.61 acres, MOL)

The applicant is seeking approval for Bigham Trail (CR 505) roadway improvements and realignment, including the construction of Lift Station #5.

SP 1609-01 WWS VOF – Environmental Education Trail

(Parcel #: G31-001 and G31-003; 25.35 acres, MOL)

The applicant is seeking approval for the Wildwood Springs Village of Fenney Environmental Education Trail improvements (Elevated portions of golf cart paths in the Fox Hollow Golf Course).

SP 1609-02 VOW DRI - Brownwood Care Center

(Parcel #: G08-115; 3.49 acres, MOL)

The applicant is seeking approval for construction of the Brownwood Care Center, consisting of a single-story, 20,919 square foot medical office building; with paved parking and related improvements.

SP 1609-03 WWS VOF – The Hammock Golf Maintenance Facility & Hummingbird Postal Park

(Parcel #: G31-001 and G31-003; 3.86 acres, MOL)

The applicant is seeking approval for construction of the Hammock Golf Maintenance Facility (111C) and Hummingbird Postal Park (100PP), consisting of one (1) 988 square foot postal building, one (1) 3,200 square foot maintenance building, and one (1) 2,808 square foot starter and cart storage building; with paved parking and related improvements.

PLAT 1608-04 WWS VOF – Honeysuckle Villas FINAL PLAT

(Parcel #: G32-004; 11.42 acres, MOL)

The applicant is seeking Final Plat approval for the Wildwood Springs Village of Fenney – Honeysuckle Villas Final Plat for 55 Single-Family Detached (SFD) units.

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



Summary Minutes

August 16, 2016 at 10:00 AM

PROJECT REVIEW COMMITTEE

CALL TO ORDER

The Project Review Committee met in Conference Room 124, City Hall, 100 North Main Street, Wildwood, Florida 34785.

Ms. Melanie Peavy called the Project Review Committee Meeting to order on August 16th, 2016 at approximately 10:05 AM.

Roll Call:

Project Review Committee *Voting Staff Members* Present:

Bill Ed Cannon, City Manager

Melanie Peavy, Director Development Services

Eddie Reeser, Police Chief

Project Review Committee *Voting Staff Members* Absent:

Gene Kornegay, Public Works Director

Project Review Committee *Non-Voting Staff Members* Present:

Paul Ketz, Development Services Planner

Theresa Milsap, Sr. Development Services Specialist / PRC Coordinator

Project Review Committee *Advisory Staff Members* Present:

Gene Losito, P.E., KHA, acting as City Consulting Engineer

Bill Richards, Sumter County Fire Inspector

Approval of Summary Minutes

Summary Minutes from the July 19, 2016 meeting were approved.

A Motion was made by Bill Ed Cannon, City Manager, and 2nd by Police Chief Eddie Reeser, to approve the minutes of the July 19th PRC meeting. The Summary Minutes of the July 19, 2016 PRC meeting were APPROVED unanimously.



Summary Minutes

August 16, 2016 at 10:00 AM

PROJECT REVIEW COMMITTEE

OLD BUSINESS

SP1509-03 Trailwinds Village Mass Grade - Resubmittal

(Parcel #: G03-004, G04-002, G04-004, G04-021; 165.4 acres MOL)

The applicant is seeking a revision to the approved mass grading site plan approval for the Trailwinds Village Planned Development.

Motion:

A motion for **APPROVAL** of project SP1509-03 Trailwinds Village Mass Grade - Resubmittal was made by Chief Eddie Reeser and 2nd by Bill Ed Cannon, City Manager Wildwood. The motion PASSED unanimously.

SP1512-01– Trailwinds Village Infrastructure - Resubmittal

(Parcel #: G03-004, G04-002, G04-004, G04-021; 165.4 acres MOL)

The applicant is seeking approval for a revision to the Trailwinds Village Infrastructure Improvements Site Plan, which includes 2.1 miles of roadway as well as water and sewer infrastructure internal to the project.

Motion:

A motion for **APPROVAL** of project SP1512-01 Trailwinds Village Infrastructure – Resubmittal was made by Chief Eddie Reeser and 2nd by Bill Ed Cannon, City Manager Wildwood . The motion PASSED unanimously.

NEW BUSINESS:

GP 1608-09 Firestone Sign Waiver Request

(Parcel #D17-020)

The applicant is seeking approval for one (1) monument sign and three (3) wall signs for the Firestone that total 185 square feet.

Motion:

A motion for **APPROVAL** of Project number GP1608-09 Firestone Sign Waiver Request was made by Chief Eddie Reeser and 2nd by Bill Ed Cannon, City Manager Wildwood. The motion PASSED unanimously.



Summary Minutes

August 16, 2016 at 10:00 AM

PROJECT REVIEW COMMITTEE

GP 1608-15 Pepper Tree Plaza Waiver Request

(Parcel #: D30-007)

The applicant is seeking approval to change the Design District on the subject property from Community to Highway.

Motion:

A motion for **APPROVAL** of project number GP1608-15 Pepper Tree Plaza Waiver Request was made by Bill Ed, City Manager Wildwood, and 2nd by Police Chief Eddie Reeser. The motion PASSED unanimously.

SP 1608-01 WWS VOF – Fenney Way Phase 3 Roadway

(Parcel #: G32-004; 5.10 acres MOL)

The applicant is seeking approval for master grading and stormwater conveyances for Phase 3 of Fenney Way (f/k/a Fenney Path), the primary roadway to serve future development within the Wildwood Springs DRI.

Motion:

A motion for **APPROVAL** of project number SP1608-01 WWS VOF Fenney Way Phase 3 Roadway was made by Bill Ed, City Manager Wildwood, and 2nd by Police Chief Eddie Reeser. The motion PASSED unanimously.

PLAT 1607-02 WWS VOF – Longleaf Villas FINAL PLAT

(Parcel #: A portion of G32-004; 7.36 acres MOL)

The applicant is seeking Final Plat approval for the construction of 63 Single-Family Detached (SFD) lots.

Motion:

A motion for **APPROVAL** of project number PLAT 1607-02 WWS VOF – Longleaf Villas Final Plat was made by Bill Ed Cannon, City Manager Wildwood, and 2nd by Police Chief Eddie Reeser. The motion PASSED unanimously.

PLAT 1608-01 WWS VOF – Unit 4 Improvement Plan

(Parcel #: A portion of G32-004; 34.32 acres MOL)

The applicant is seeking Improvement Plan approval for the construction of 144 Single-Family Detached (SFD) lots.



Summary Minutes

August 16, 2016 at 10:00 AM

PROJECT REVIEW COMMITTEE

Motion:

A motion for **APPROVAL** of project number PLAT 1608-01 was made by Bill Ed Cannon, City Manager Wildwood, and 2nd by Police Chief Eddie Reeser. The motion PASSED unanimously.

PLAT 1608-02 WWS VOF – Honeysuckle Villas Improvement Plan

(Parcel #: A portion of G32-004; 7.95 acres MOL)

The applicant is seeking Improvement Plan approval for the construction of 55 Single-Family Detached (SFD) lots.

Motion:

A motion for **APPROVAL** of project number PLAT 1608-02 WWS VOF – Honeysuckle Villas Improvement Plan, was made by Bill Ed Cannon, City Manager Wildwood, and 2nd by Police Chief Eddie Reeser. The motion PASSED unanimously.

PLAT 1608-03 Oxford Oaks Phase 2 FINAL PLAT

(Parcel #: D18-041 and D18-068; 89.10 acres MOL)

The applicant is seeking Final Plat approval for Oxford Oaks Phase 2 for 295 Single-Family Detached (SFD) lots.

Motion:

A motion for **APPROVAL** of project number PLAT 1608-03 – Oxford Oaks Phase 2 Final Plat was made by Bill Ed Cannon, City Manager Wildwood, and 2nd by Police Chief Eddie Reeser. The motion PASSED unanimously

ADJOURNMENT

Motion:

Ms. Melanie Peavy called for a motion to adjourn the August 16th PRC meeting at 11:01AM.

A motion was made by Bill Ed, City Manager, Wildwood to adjourn the PRC meeting at 11:01 AM. The motion was 2nd by Police Chief Eddie Reeser. The motion PASSED unanimously.

The August 16th, 2016 PRC meeting adjourned at 11:01 AM.



Summary Minutes

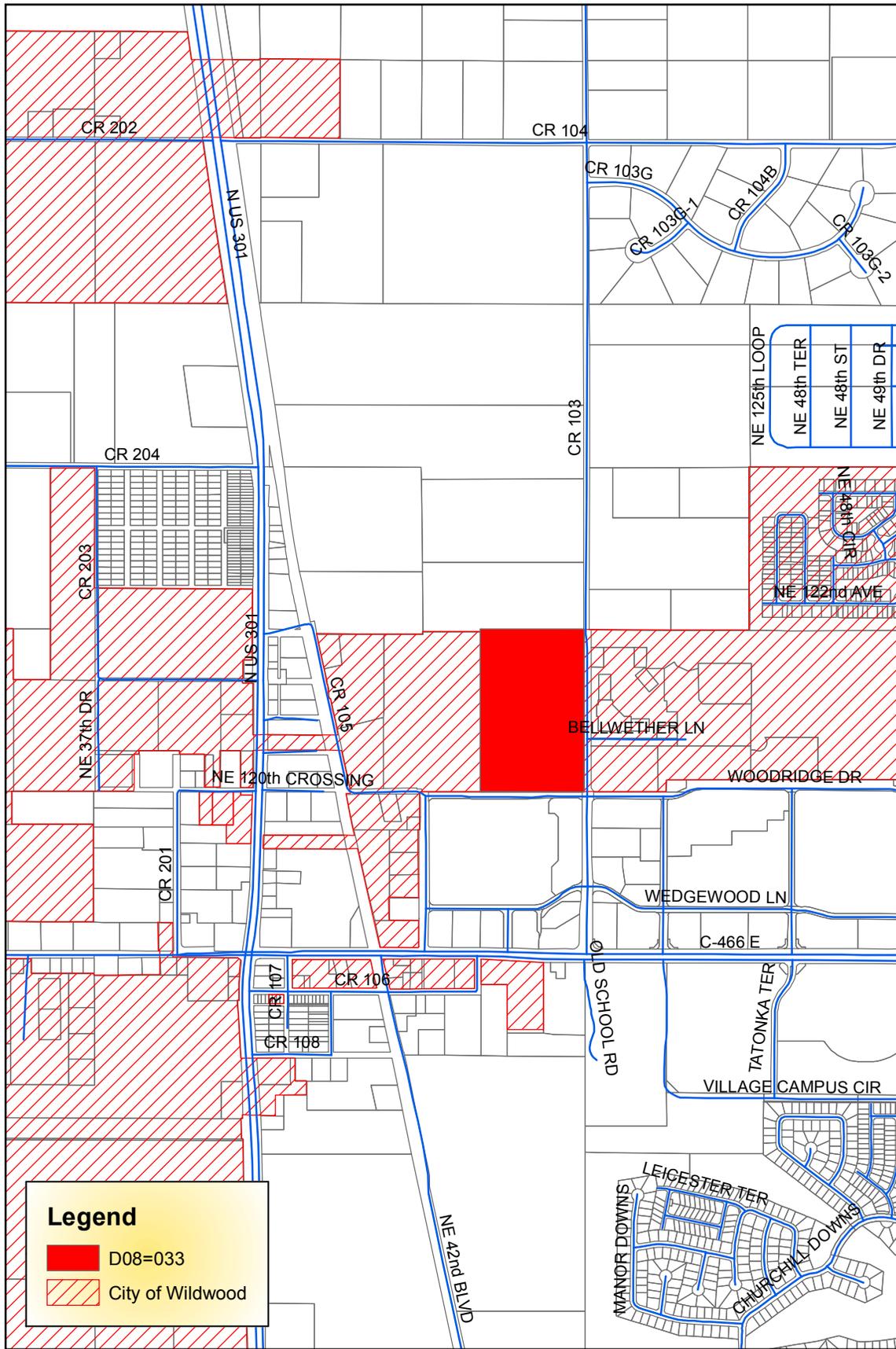
August 16, 2016 at 10:00 AM

PROJECT REVIEW COMMITTEE

Approval Signature

Date

F:\Term\GIS\Maps\Location\Location - Elim Care.mxd - 11/12/2015 10:16:11 AM - toneel

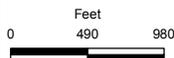


Legend

- D08=033
- City of Wildwood



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



D08=033
 Elim Care

Location Map

November 2015

WILDWOOD, FL



September 15, 2016

Ms. Melanie Peavy
City of Wildwood
100 North Main Street
Wildwood, Florida 34785

**RE: *ELIM Care/Live Oaks Community Church
City of Wildwood Project No. SP1510-01
Kimley-Horn Project No. 142173189***

Dear Ms. Peavy:

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 August 26, 2016. All of the review items from our previous letter have been satisfactorily addressed and we recommend approval of the plan.

If you have any questions, please feel free to contact our office.

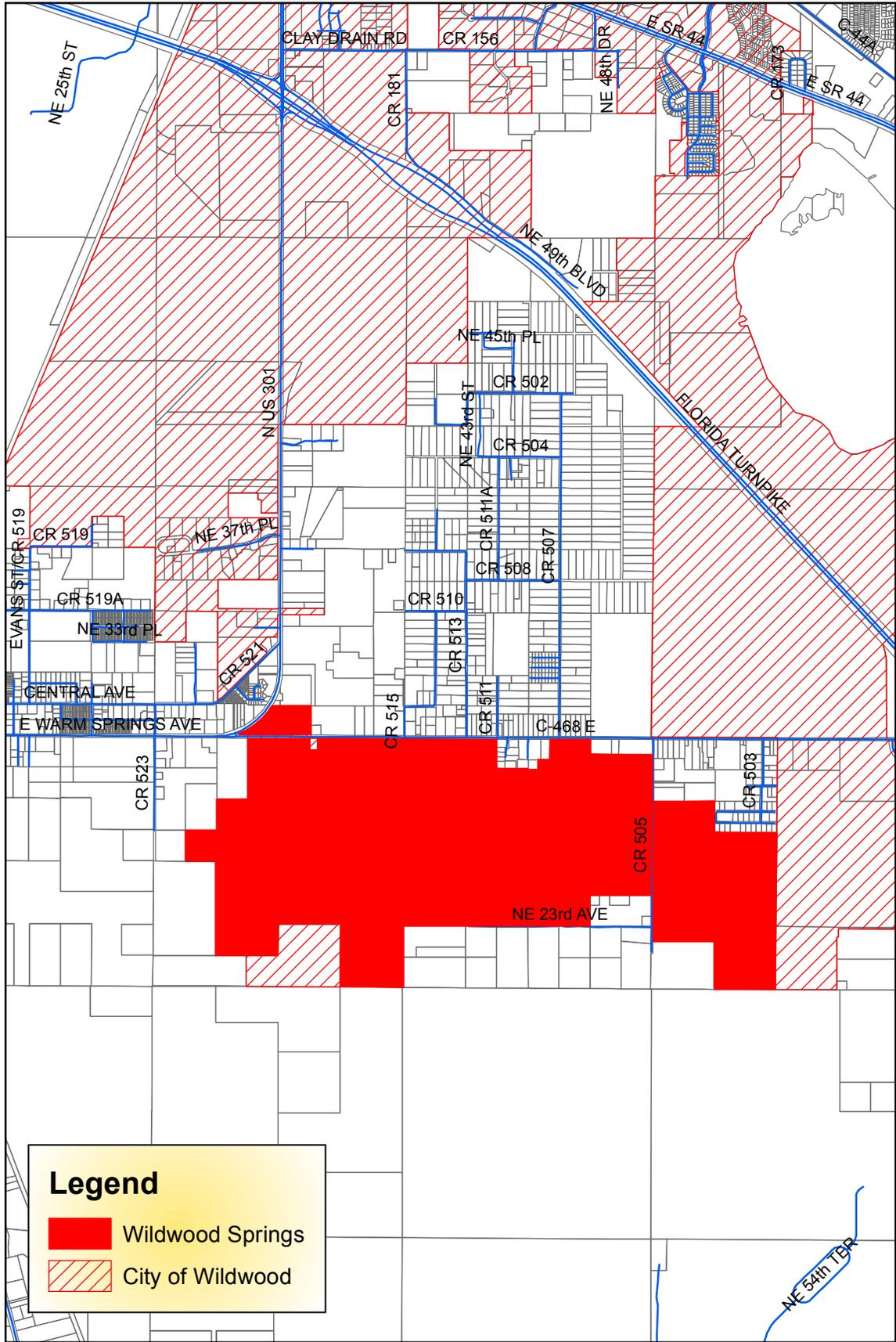
Sincerely,


Gene B. Losito, PE

Cc: File

K:\OCA_Civil\142173189 - Elim Care SP Review\doc\Lmp160915gbl.docx

F:\Term\GIS\Maps\Location\Location - Wildwood Springs.mxd - 1/15/2016 9:55:07 AM - toneal



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



0 Feet 1,250 2,500

A horizontal scale bar with markings at 0, 1,250, and 2,500 feet.

WILDWOOD SPRINGS

LOCATION MAP

JANUARY 2016

WILDWOOD, FL

Original PD Ordinance (O2016-13)

(Extract)

- g. For the southwestern-most part of the Project where natural determinants could limit the opportunities and cost feasibility of residential development, a 9- or 18-hole executive golf course may be created as a significant open space/recreation amenity. The course would utilize from at least thirty (30) acres to a maximum of eighty (80) acres, designed to incorporate the visual quality and natural habitats of the site into a creative and attractive amenity, with the objective of attaining Audubon certification.
 - h. Nature trails providing passive recreation and nature/wildlife viewing opportunities for extensive preserve and wetland areas within the development; it is intended (to the extent agency permitting will allow) that these trails will include elevated boardwalks that will allow limited pedestrian access into some of the otherwise inaccessible wetland areas of the property.
- 3. Stormwater Management: Retention areas can be utilized as an amenity if either designed as a wet retention system or enhanced with landscaping or preservation of natural features.
 - 4. Streetscape: Floor plans and elevations are to be designed and constructed at the sole discretion of the Developer.
 - 5. Front Yard Setbacks: Variable front yard setbacks are not required.
 - 6. Residential Design Standards Single-Family Attached and Detached:
 - a. Single family attached residential (Town homes)
 - i. Minimum lot width: fifteen feet (15')
 - ii. Minimum lot depth: fifty feet (50')
 - iii. Minimum lot size: seven hundred and fifty square feet (750 SF)
 - iv. Minimum front setback: five feet (5')
 - v. Minimum side street setback: ten feet (10')
 - vi. Minimum side yard setback: zero feet (0') or five feet (5') on end unit
 - vii. Minimum rear yard setback: five feet (5')
 - viii. Building Separation shall be permitted at a minimum of ten feet (10') between structures measured to eaves or roof overhang.

- b. Single family detached residential (Standard Home)
 - i. Minimum lot width: fifty feet (50')
 - ii. Minimum lot depth: Ninety feet (90')
 - iii. Minimum lot size: Four thousand five hundred square feet (4,500')
 - iv. Minimum front setback: ten feet (10')
 - v. Minimum side and rear yard setback: zero feet (0') or ten feet (10') between structures measured to building eave or roof overhang
 - c. Single family detached residential (Villa Homes)
 - i. Minimum lot width: forty feet (40')
 - ii. Minimum lot depth: eighty-eight feet (88')
 - iii. Minimum lot size: three thousand five hundred twenty square feet (3,520 SF)
 - iv. Minimum front setback: seven and one-half feet (7.5')
 - v. Minimum side and rear yard setback: zero feet (0') within a minimum ten feet (10') between structures measured to eaves or roof overhang
7. Air conditioning units, swimming pool filters pumps, ground level patios, door stoops, sidewalks and similar features shall not be considered as encroachments into setbacks.
8. Architectural Standards: The architectural standards shall meet the architectural review committee standards regulated by the Developer.
- L. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and maintained by the property owners' association and/or a Community Development District (CDD), at no cost or obligation to the City. The developer/owner shall create Guidelines for the maintenance of common areas.
- M. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section L above, the applicable provisions in the Guidelines: (i) shall be made applicable to the commercial and the residential segments of the Project; and (ii) shall be submitted to the City of Wildwood for reference, prior to a Certificate of Occupancy being issued for completed improvements.

Revision to O2016-13

Inst:201660011637 Date:4/27/2016 Time:4:23 PM
DC,Gloria R. Hayward,Sumter County Page 15 of 32 B:3093 P:237

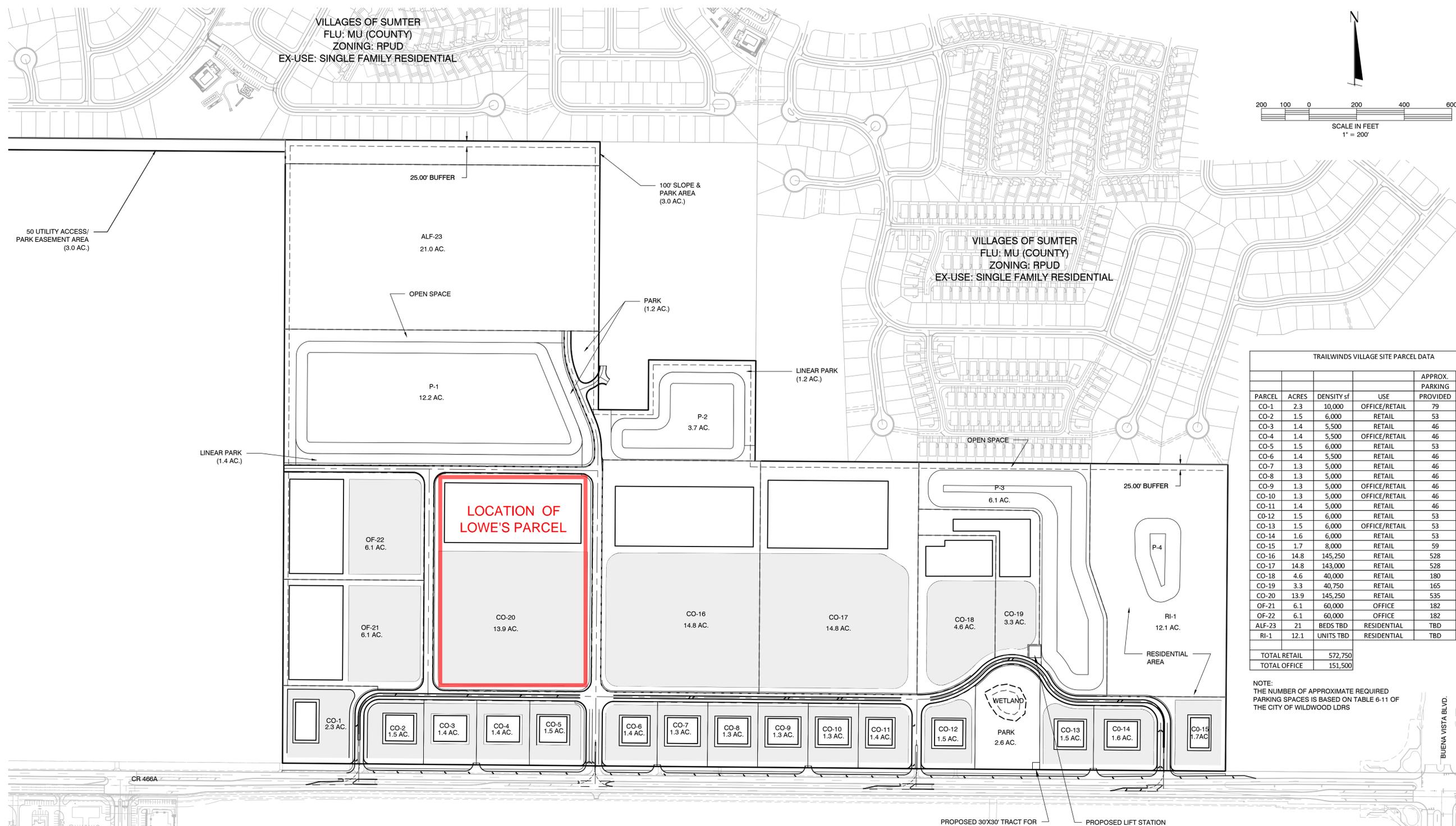
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8. Architectural Standards: The architectural standards shall meet the architectural review committee standards regulated by the Developer.
- L. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and

Ordinance

Planned Development - Wildwood Springs DRI

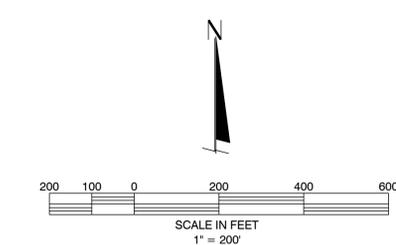
Page 16





VILLAGES OF SUMTER
 FLU: MU (COUNTY)
 ZONING: RPUD
 EX-USE: SINGLE FAMILY RESIDENTIAL

VILLAGES OF SUMTER
 FLU: MU (COUNTY)
 ZONING: RPUD
 EX-USE: SINGLE FAMILY RESIDENTIAL



PARCEL	ACRES	DENSITY sf	USE	APPROX. PARKING PROVIDED	APPROX. PARKING REQUIRED
CO-1	2.3	10,000	OFFICE/RETAIL	79	40
CO-2	1.5	6,000	RETAIL	53	24
CO-3	1.4	5,500	RETAIL	46	22
CO-4	1.4	5,500	OFFICE/RETAIL	46	22
CO-5	1.5	6,000	RETAIL	53	24
CO-6	1.4	5,500	RETAIL	46	22
CO-7	1.3	5,000	RETAIL	46	20
CO-8	1.3	5,000	RETAIL	46	20
CO-9	1.3	5,000	OFFICE/RETAIL	46	20
CO-10	1.3	5,000	OFFICE/RETAIL	46	20
CO-11	1.4	5,000	RETAIL	46	20
CO-12	1.5	6,000	RETAIL	53	24
CO-13	1.5	6,000	OFFICE/RETAIL	53	24
CO-14	1.6	6,000	RETAIL	53	24
CO-15	1.7	8,000	RETAIL	59	32
CO-16	14.8	145,250	RETAIL	528	508
CO-17	14.8	143,000	RETAIL	528	501
CO-18	4.6	40,000	RETAIL	180	160
CO-19	3.3	40,750	RETAIL	165	163
CO-20	13.9	145,250	RETAIL	535	508
OF-21	6.1	60,000	OFFICE	182	180
OF-22	6.1	60,000	OFFICE	182	180
ALF-23	21	BEDS TBD	RESIDENTIAL	TBD	TBD
RI-1	12.1	UNITS TBD	RESIDENTIAL	TBD	TBD
TOTAL RETAIL		572,750			
TOTAL OFFICE		151,500			

NOTE:
 THE NUMBER OF APPROXIMATE REQUIRED PARKING SPACES IS BASED ON TABLE 6-11 OF THE CITY OF WILDWOOD LDRS

LAND USE (TRIP) EQUIVALENCY MATRIX

Change From	Change To						
	Residential, Condo/Townhome (Per Unit)	Residential, Apartment/Multi-Family (Per Unit)	Residential, ACLF (Per Bed)	Residential, ILF (Per Unit)	Commercial Sales (1,000 SF)	General Office (1,000 SF)	Medical Office (1,000 SF)
Residential, Condo/Townhome (Per Unit)	N/A	1.701	0.616	0.762	8.505	4.219	10.039
Residential, Apartment/Multi-Family (Per Unit)	0.588	N/A	0.362	0.448	5.001	2.480	5.902
Residential, ACLF (Per Bed)	1.625	2.763	N/A	1.239	13.818	6.854	16.310
Residential, ILF (Per Unit)	1.312	2.231	0.807	N/A	11.155	5.533	13.167
Commercial Sales (1,000 SF)	0.118	0.200	0.072	0.090	N/A	0.496	1.180
General Office (1,000 SF)	0.237	0.403	0.146	0.181	2.016	N/A	2.380
Medical Office (1,000 SF)	0.100	0.169	0.061	0.076	0.847	0.420	N/A

BY	
REVISIONS	
DATE	

ENGINEERS SURVEYORS PLANNERS
FARBER BARLEY
 AND ASSOCIATES, INC.
 Certificate of Authorization Number: 4709
 4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

WILDWOOD, FLORIDA
 TRAILWINDS VILLAGE
OVERALL CONCEPT PLAN

DATE	6/17/10
DRAWN BY	MJF
CHKD BY	CAP
FILE NAME	02-04 PD.dwg
JOB NO.	---

ENGINEER:	
DATE:	

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1602-03
LOWE’S of Wildwood Store #33551
RESUBMITTAL

ADMINISTRATION

NONE

BUILDING SERVICES

NONE

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. Confirm drainage system complies with updated Master Drainage system designed with the approved Trailwinds Village Infrastructure Improvements Plan.

Sheet C-10.1 – C-10.3

2. Specify 2” backflow preventer to be an RPZ.

Sheet C-12.0 - C-12.2

3. Confirm the pipe sizing/hydraulic grade line calculation sheet matches the information provided on sheets C-12.0-C-12.2. It appears that there is conflicting data between the pipe slopes and matching HGLs.
4. Storm sewers shall have a minimum diameter of 18” in areas subject to vehicular traffic per LDR 6.4(D)(1)(a). A waiver must be requested for proposed pipes with diameters less than 18”.

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1602-03
LOWE’S of Wildwood Store #33551
RESUBMITTAL

Stormwater Calculations

5. Tailwater elevations and HGLs do not match revised Trailwinds Village Infrastructure Improvement calculations by Farner Barley.
6. Conveyance calculations do not match plans.

DEVELOPMENT SERVICES

General Comments:

1. Please be sure to cloud or bubble changes on future resubmittals for all projects to the City of Wildwood. It assists in re-review.
2. Your explanation on water/wastewater is reasonable (re: Garden Center) and the ERUs will be noted accordingly (3850 agpd water, 850 agpd sewer).
3. Regarding trash disposal, please refer to subsection 15-32(e); trash and refuse disposal is reserved to the City of Wildwood.
4. Please note that the Trailwinds development is governed by O2015-44 ([click here](#)) for all future submittals. There is also a developer’s agreement, but that shouldn’t affect your projects directly, but rather the amounts reimbursable to the developer based on the line extensions.

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

Sumter County Fire has been working with Lowe’s, there was concern with the location of the FDC which is now determined to be located away from the building and the type of hose adapter that would be acceptable to the Fire Department and the traditional 2 ½ or the storz valve is acceptable. No comments or concerns on any other topics at this time

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1602-03
LOWE’S of Wildwood Store #33551
RESUBMITTAL

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.

NONE

SUMTER COUNTY - PLANNING

NONE

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1602-03
LOWE’S of Wildwood Store #33551
RESUBMITTAL

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

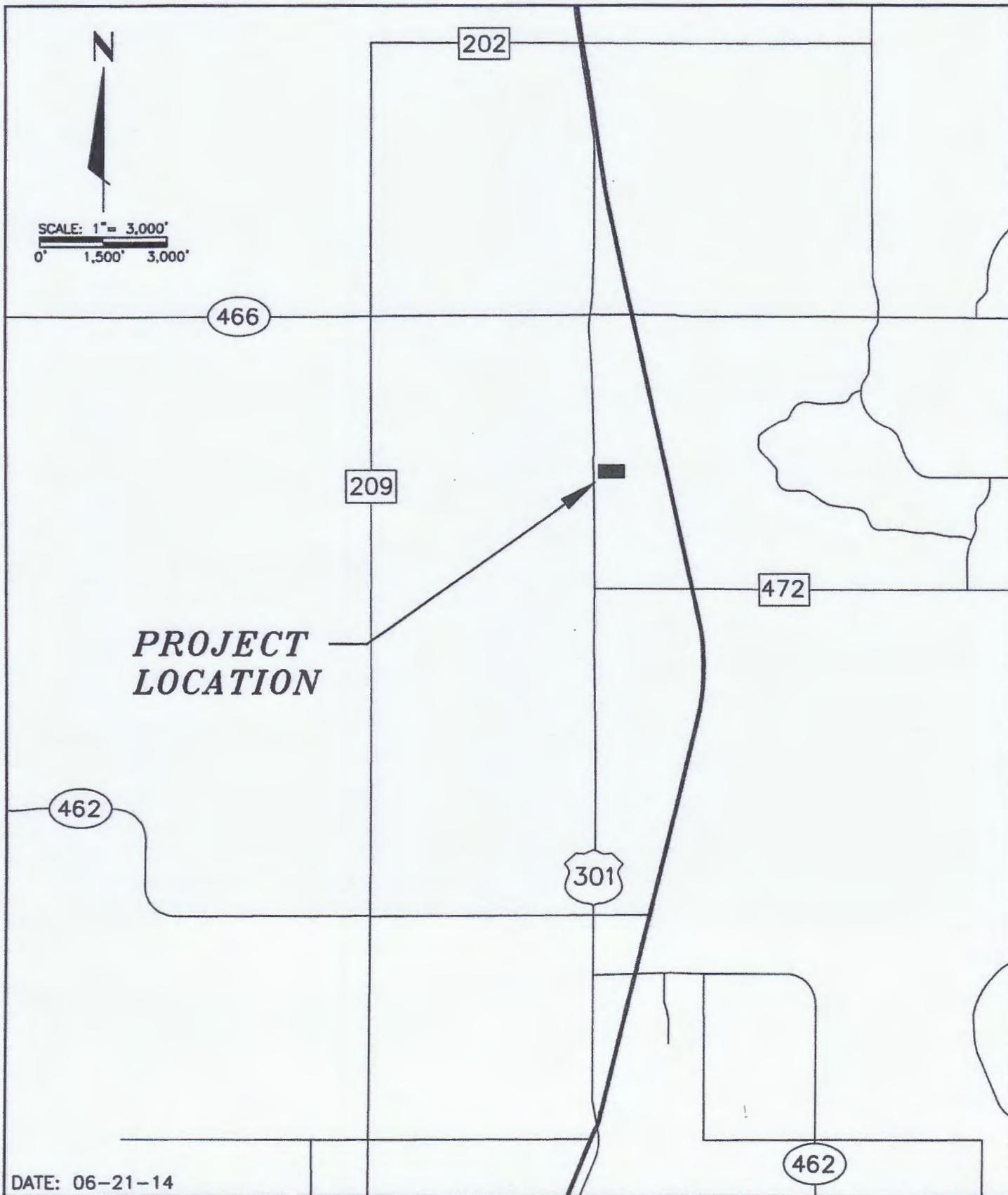
NONE

UTILITIES – WATER/WASTEWATER

All comments have been cleared

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.



LOCATION MAP

TRUE WEALTH PLAZA

CITY OF WILDWOOD, FLORIDA

DAVIS DINKINS ENGINEERING, P.A.

CERTIFICATE OF AUTHORIZATION #28150

2201 S.E. 30th AVE. SUITE 302-1

OCALA, FLORIDA 34471

P: (352) 854-5961 F: (352) 854-5991

City of Wildwood
Project Review Form – (09/20/16)
Review Summary for Project SP1608-03
TRUE WEALTH PLAZA

ADMINISTRATION

NONE

BUILDING SERVICES

NONE

CABLE – BRIGHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General Comments

1. Our review does not constitute concurrence or approval of the plans with respect to ADA guidelines. This responsibility lies with the Engineer of Record. Be advised that during final inspection by the City representatives the constructed slopes will be measured and checked prior to release of the certificate of occupancy.
2. Prior to the commencement of construction, provide copies of all required agency permits per LDR 4.4(D)(6).
3. Provide an environmental assessment per LDR 4.4(D)(2).

Sheet C-1

4. Update Site Data table to show the correct City of Wildwood zoning and land use designations.

Sheet C-3

1. Label building setbacks per LDR 4.4(C)(5).

City of Wildwood
Project Review Form – (09/20/16)
Review Summary for Project SP1608-03
TRUE WEALTH PLAZA

Sheet C-4

2. Clarify the use of the existing mobile home to remain. Mobile homes for residential use are not permitted for C-3 zoning per LDR Table 3-6.

Sheet C-5

3. Provide lift station calculations to show compliance with LDR 6.3(C)(21).

Sheet C-6

4. Provide stormwater calculations demonstrating that the stormwater facility is designed to full retain the post-pre development runoff volume for the 100 year, 24-hour storm event per LDR 6.4(D)(5).
5. Provide 6" minimum freeboard per LDR 6.4(C)(7).
6. Storm pipes shall be 18" minimum per LDR 6.4(E).
7. Stormwater inlet "F" is located within the north landscape buffer. Buffers may not be used for stormwater management unless approved by the development services director per DDS(G)(1)(a).
8. Provide erosion control at MES U-2.1 to prevent adverse offsite impacts.

Sheet L-1

9. Provide waiver for no canopy trees along north buffer.

DEVELOPMENT SERVICES

1. Please be sure to cloud or bubble all changes on resubmittals.
2. Please provide owner and applicant information on plans per LDR 4.4(C)(1)(d) and LDR 4.4(C)(1)(e).
3. Please add the linear dimensions of the parcel per LDR 4.4(C)(1)(i).
4. Please provide the estimated number of employees per LDR 4.4(C)(2)(e).
5. Please provide building elevations for approval prior to building permit per LDR 4.4(C)(2)(g).
6. Please provide the correct zoning and land use on and adjacent to parcel per LDR 4.4(C)(3). Parcel has a "commercial" future land use and "C-3" zoning per Ordinances O2016-17 and O2016-18 and the application for same (attached).
7. Please provide building setbacks per LDR 4.4(C)(5).

City of Wildwood
Project Review Form – (09/20/16)
Review Summary for Project SP1608-03
TRUE WEALTH PLAZA

8. Will there be a gas connection on site? If so, please provide details per LDR 4.4(C)(8). TECO is noted on the cover, but there is no gas line detail.
9. LDR 4.4(C)(10) – Existing structures. Will the existing mobile home be removed from the site? Please note zoning is C-3.
10. Please confirm the flood zone per LDR 4.4(C)(13).
11. Landscaping per LDR 4.4(C)(17):
 - a. Western buffer – trees ok.
 - b. North buffer – The easement is noted on the plans, so should the landscape buffer the required to move south?
 - c. East buffer – Rear of the project area backs up to the balance of the parcel - but there is an existing mobile home to remain on the property? So 20' buffer?
 - d. South buffer – backs up to DRA, so no buffer ok?
12. Please confirm with Waste Management that the pad meets their requirements per LDR 4.4(C)(18). Lack of comment from waste management should not be interpreted as approval.
13. LDR 4.4(D)(1) – Traffic Statements – the manual version used appears to be out of date (7th edition). Please contact Pam Richmond with the MPO to obtain the correct version and approval of methodology.
14. Please provide an environmental assessment per LDR 4.4(D)(2).
15. For all signs and tree removal, a separate application is required along with a \$50 application fee for each per LDR 4.4(D)(3)(a) and LDR 4.4(D)(3)(b).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

Depending on fire flow from the single fire hydrant located on the NW corner as identified on plan it may require an additional fire hydrant on site depending on the building construction and combustibility class.

City of Wildwood
Project Review Form – (09/20/16)
Review Summary for Project SP1608-03
TRUE WEALTH PLAZA

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.

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

City of Wildwood
Project Review Form – (09/20/16)
Review Summary for Project SP1608-03
TRUE WEALTH PLAZA

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

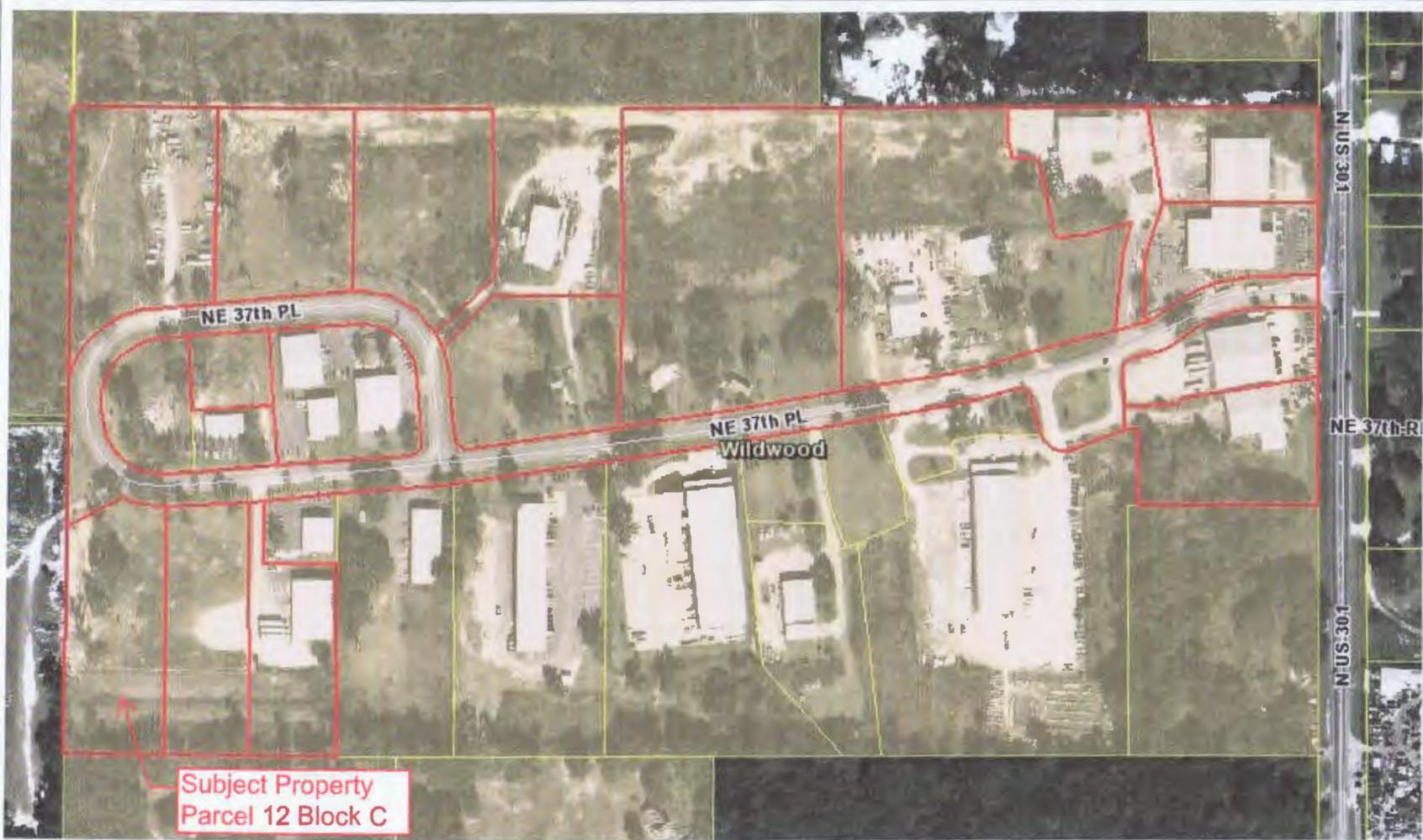
NONE

UTILITIES – WATER/WASTEWATER

- a) Sheet C4, Utility construction note: U-11
8" PVC Class 200 SDR14 does not meet City Specifications
Replace with 8" PVC C-900 DR18
- b) Sheet C4, Note: U-15
All backflow devices are to be tested by a certified tester with passing results sent to the Water Department.
- c) Sheet C4, Note: U-16
2" service line PVC Class 200, DR18
2" service line should be "ENDOT ENDOPURE P.E. tubing, virgin interior w/ Blue exterior, as per City Specifications.
- d) All City owned fire hydrants to be "YELLOW" in color, either painted or ordered from supplier.

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.



Subject Property
Parcel 12 Block C

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

NOTES:

**South Wildwood Industrial Park
Parcel 12, Block C (8,000 SF Building)**

Parcel ID: **G30D001**

HARMER HARRY
1454 D CR 22 GOUVERNEUR, NY 13684

Street: 3400 NE 37TH PL

S/T/R: 30/19/23 LOTS 1 2 3 4 8 9 & 10 BLK A LOTS 1 & 2 BLK B LOTS 1 2 5 6 10 BLK C SOUTH
WILDWOOD INDUSTRIAL PARK PB 11 PG 8 8B LESS: A PORT OF

Sales

1/1/1900	0/0	Improved	
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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, its use, or its interpretation. This information was last updated: 8/17/2016 and may not reflect the data currently on file at our office.

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City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-04
SOUTH WILDWOOD INDUSTRIAL PARK WAREHOUSE

ADMINISTRATION

NONE

BUILDING SERVICES

NONE

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

General

1. Per LDR 4.4(D)(6), provide copies of all required agency permits including SWFWMD and Department of Health.
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 land use and zoning per LDR 4.4(C)(3).
4. Provide a tree survey and tree removal plan per LDR 4.4(C)(20).
5. Provide an environmental assessment per LDR 4.4(D)(2).
6. Label width of building setbacks
7. Provide the latest City of Wildwood Utility Details.
8. Provide size and material of sewer service line.
9. Provide cleanouts on the sewer service line.
10. Provide size and material of water service line.
11. Specify backflow preventer to be RPZ type.
12. Stormwater culvert to be 18" minimum diameter per LDR 6.4(E)(1)(a).

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-04
SOUTH WILDWOOD INDUSTRIAL PARK WAREHOUSE

13. Grading at entry does not appear to match basin boundary. Please review and revise as necessary.

DEVELOPMENT SERVICES

1. Please bubble or cloud all revisions, as well as any areas that were not found per project comments.
2. If you have any suggestions for a more descriptive name per LDR 4.4(C)(1)(a), please advise. We are working with Harry Harmer Parcel 12 Block C for the moment.
3. What is this warehouse going to store? And what is the sand pit for? Will there be any hazardous materials storage, etc?
4. Please provide the acreage (from the plat / as-builts) to the cover page / legal per LDR 4.4(C)(1)(c).
5. Please add applicant's information to the plans as applicant / agent for owner per LDR 4.4(C)(1)(e).
6. There were no utility easements noted on the plans. Please confirm this is correct. If not, they should be depicted per LDR 4.4(C)(1)(k).
7. Please confirm the number of stories per LDR 4.4(C)(2)(b).
8. Please provide employee counts per LDR 4.4(C)(2)(e).
9. Please show the zoning on and adjacent to the tract per LDR 4.4(C)(3).
10. Please provide a soils map per LDR 4.4(C)(6).
11. Please show all utilities on and adjacent to the tract per LDR 4.4(C)(8) such as electric, telephone, gas, cable, etc.
12. Please elaborate on the erosion control note on the cover page per LDR 4.4(C)(16).
13. Please coordinate with Waste Management on disposal removal per LDR 4.4(C)(18). No dumpster pad was noted on the plan.
14. Please provide a Boundary Survey per LDR 4.4(C)(19)
15. There is a separate sign application and \$50 fee for any site signage (new signs were noted on plan but they are not approved via site plan approval) per LDR 4.4(D)(3)(a).
16. Please provide stormwater calculations per LDR 4.4(D)(4).
17. Please provide copies of the traffic impact study for the subdivision, stormwater reports for subdivision, developer's agreement, or other documents relied on per LDR 4.4(D)(5).
18. Please be advised that the concurrency application projects a lower volume of water than expected and is subject to review and additional charge based on actual use after 12 months per the Code of Ordinances.

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-04
SOUTH WILDWOOD INDUSTRIAL PARK WAREHOUSE

19. Will this plan be utilizing any remaining ERUs in the existing developer's agreement?

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:

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

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-04
SOUTH WILDWOOD INDUSTRIAL PARK WAREHOUSE

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

Backflow to be tested by certified tester with passing 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.



1 inch = 200 feet



City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-05
OXFORD OAKS NEIGHBORHOOD REC CTR & POOL

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 August 31, 2016. All of the review items from our previous letter have been satisfactorily addressed and we recommend approval of the plan.

DEVELOPMENT SERVICES

1. Please bubble or cloud all revisions, as well as any areas that were not found per project comments.
2. Please list building setbacks per LDR 4.4(C)(5). Per PD Ordinance O2013-24, setbacks are 20' front, 10' rear, and 10' side building separation; therefore, the pool equipment building should be setback 20' from the tract boundary (currently 14.75').
3. Please show all utilities on and adjacent to tract (electric, telephone, gas, cable, etc).
4. Please confirm that the project is outside the flood plain as newly graded per LDR 4.4(C)(13).
5. Please confirm trash / dumpster area will not be required by Waste Management per LDR 4.4(C)(18). None was noted elsewhere in the Postal Park.
6. Please remember to submit the signed concurrency application to our office. For the time being, we will leave the total ERU count for both the Postal pickup and the pool area / restrooms at 1 ERU and monitor usage for 12 months. Should average use

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-05
OXFORD OAKS NEIGHBORHOOD REC CTR & POOL

exceed 300 average gallons per day, additional ERU charges may apply at that time per LDR 4.4(D)(7).

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:

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

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-05
OXFORD OAKS NEIGHBORHOOD REC CTR & POOL

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY – BUILDING DEPT.

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

No Comments

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

UTILITIES – WATER/WASTEWATER

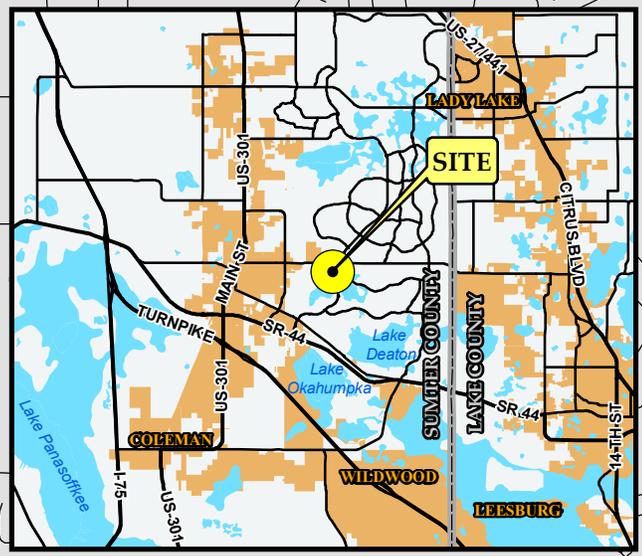
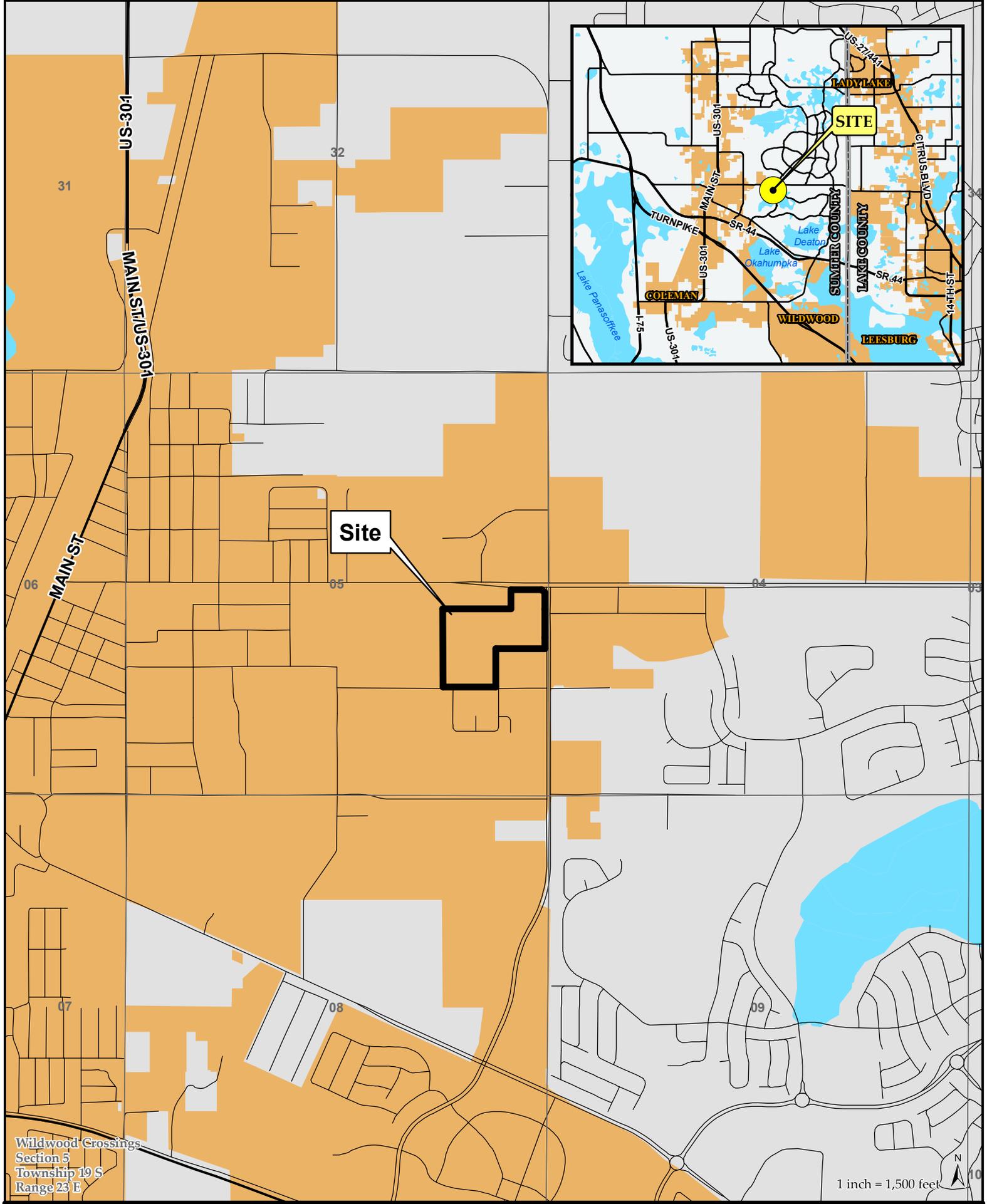
Sheet 5 of 9, wet tap 2" PE w/ 2" service

- a) 2" Tapping saddle for Poly?
- b) Provide 2" shut off valve for service line at connection point, no way to shut off water.
- c) Install PRZ backflow preventer on the first connection on the outlet side of the meter, 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.

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-05
OXFORD OAKS NEIGHBORHOOD REC CTR & POOL



Wildwood Crossings
 Section 5
 Township 19 S
 Range 23 E

1 inch = 1,500 feet

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-06
WILDWOOD CROSSINGS

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 August 29, 2016. All of the review items from our previous letter have been satisfactorily addressed and we recommend approval of the plan.

DEVELOPMENT SERVICES

1. Please bubble or cloud all revisions, as well as any areas that were not found per project comments.
2. Please provide zoning on and adjacent to tract per LDR 4.4(C)(3)
3. Please show existing and proposed utilities on and adjacent to tract per LDR 4.4(C)(8).
4. Show / call out the imminent Powell Road line extension at the SE corner of the property per LDR 4.4(C)(12).
5. Please provide an updated / current signed and sealed boundary survey with acreage per LDR 4.4(C)(19).
6. Please provide an updated environmental assessment per LDR 4.4(D)(2)
7. Please provide a tree removal permit and \$50 fee. Many of the trees to be removed are over 36" and are historic based on their size. A preliminary site plan / justification will be required to remove any Live Oaks per LDR 4.4(D)(3)(b).

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-06
WILDWOOD CROSSINGS

8. In future resubmittals and new projects, please provide copies of your planned development ordinance and any other approved agreements with the City (attached) per LDR 4.4(D)(5).

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:

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.

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-06
WILDWOOD CROSSINGS

PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY – BUILDING DEPT.

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

Comments will come when a site plan is presented that acknowledges County Right-Of-Way and proposed connection points to County maintained roadway.

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

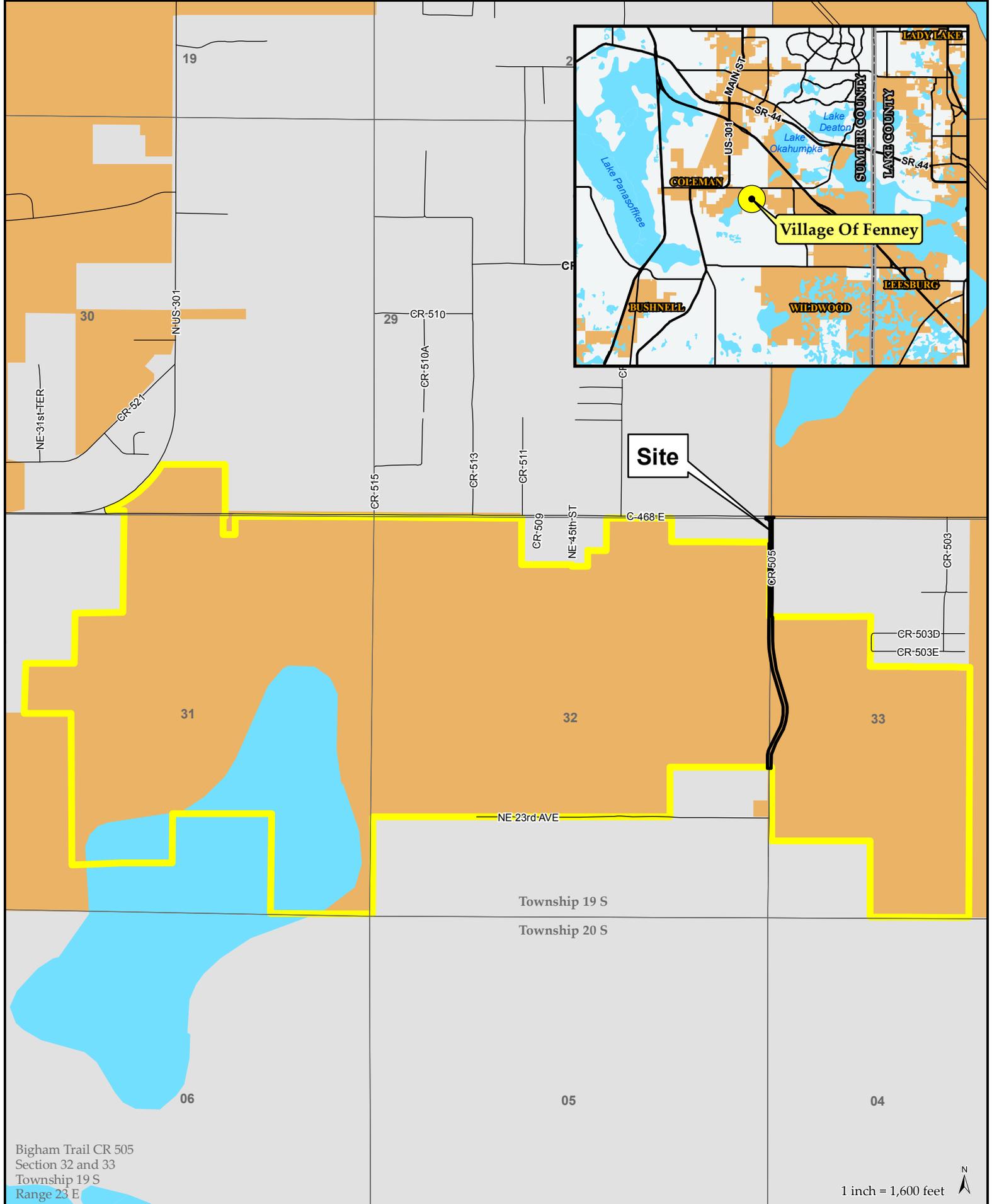
UTILITIES – WATER/WASTEWATER

NONE

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 – 09/20/16
Review Summary # 1 for Project SP1608-06
WILDWOOD CROSSINGS



Bigham Trail CR 505
 Section 32 and 33
 Township 19 S
 Range 23 E

1 inch = 1,600 feet



Location Map

Section Boundary	Water	Roads
Village of Fenney	City Limit	

**Bigham Trail
 CR 505**

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-07
BIGHAM TRAIL IMPROVEMENTS

ADMINISTRATION

NONE

BUILDING SERVICES

NONE

CABLE – BRIGHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

Kimley Horn will provide comments under a separate letter.

DEVELOPMENT SERVICES

1. Please bubble or cloud all revisions, as well as any areas that were not found per project comments.
2. Please include zoning adjacent to project area per LDR 4.4(C)(3).
3. Please call out lift station detail on page 4 per LDR 4.4(C)(8).

ELECTRIC – DUKE (PROGRESS ENERGY)

NONE

ELECTRIC – SECO

NONE

FIRE (Sumter County)

NONE

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-07
BIGHAM TRAIL IMPROVEMENTS

FIRE (The Villages Fire)

No Comment

GAS – TECO

NONE

LAKE-SUMTER MPO (TRAFFIC ANALYSIS)

POLICE

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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

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1608-07
BIGHAM TRAIL IMPROVEMENTS

Please submit Driveway Permit reflecting roadway improvements to access point to C-468 and pavement within County Right-of-Way

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

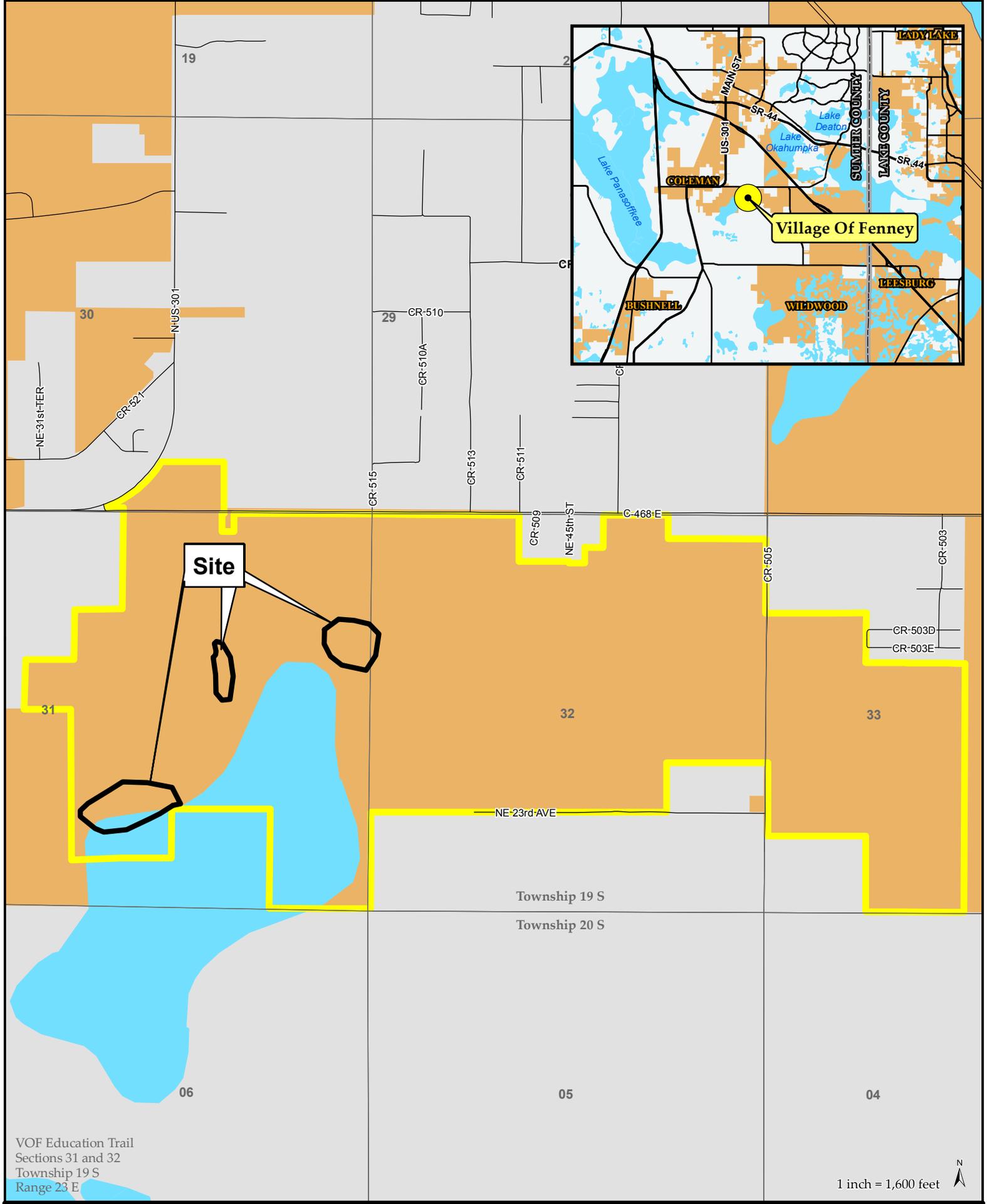
UTILITIES – WATER/WASTEWATER

Sheet 4 of 12

Install 8: G.V. on east side of Bigham Trail, as sheet 3 of 12 provides.

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.



VOF Education Trail
 Sections 31 and 32
 Township 19 S
 Range 23 E

1 inch = 1,600 feet



Location Map

Section Boundary	Roads
Village of Fenney	Water
City Limit	City Limit

VOF Education Trail

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # SP1609-01
VOF Environmental Education Trail

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 August 31, 2016. Prior to construction please provide copies of all permits, including SWFWMD. At this time, we have no comments and we recommend approval of the plan.

DEVELOPMENT SERVICES

1. Please bubble or cloud all revisions, as well as any areas that were not found per project comments.
2. Please provide the size / boundary of the project area per LDR 4.4(C)(1)(c). The entire golf course appears to be 25.35 acres, and the project areas appear to be significantly smaller than the whole.
3. Will there be any electric for the path lighting? Please confirm there will no utilities on or adjacent to these project areas, particularly electric.
4. Please provide any applicable permits per LDR 4.4(D)(6). Is there a SWFWMD permit relative to the golf course?

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # SP1609-01
VOF Environmental Education Trail

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)

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 – 09/20/16
Review Summary # 1 for Project # SP1609-01
VOF Environmental Education Trail

SUMTER COUNTY – BUILDING DEPT.

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

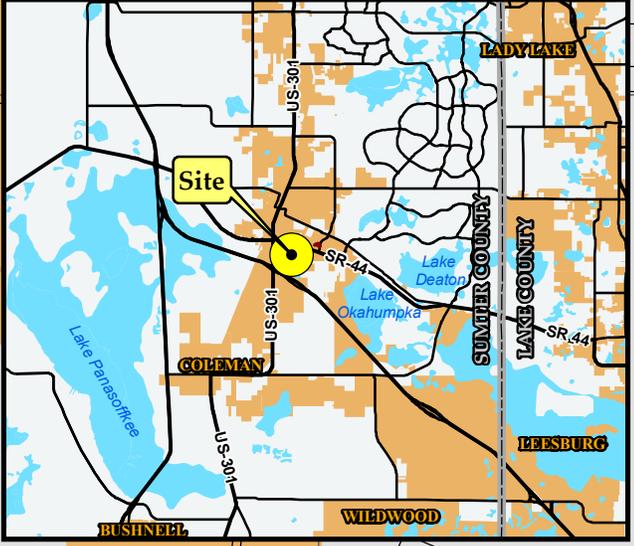
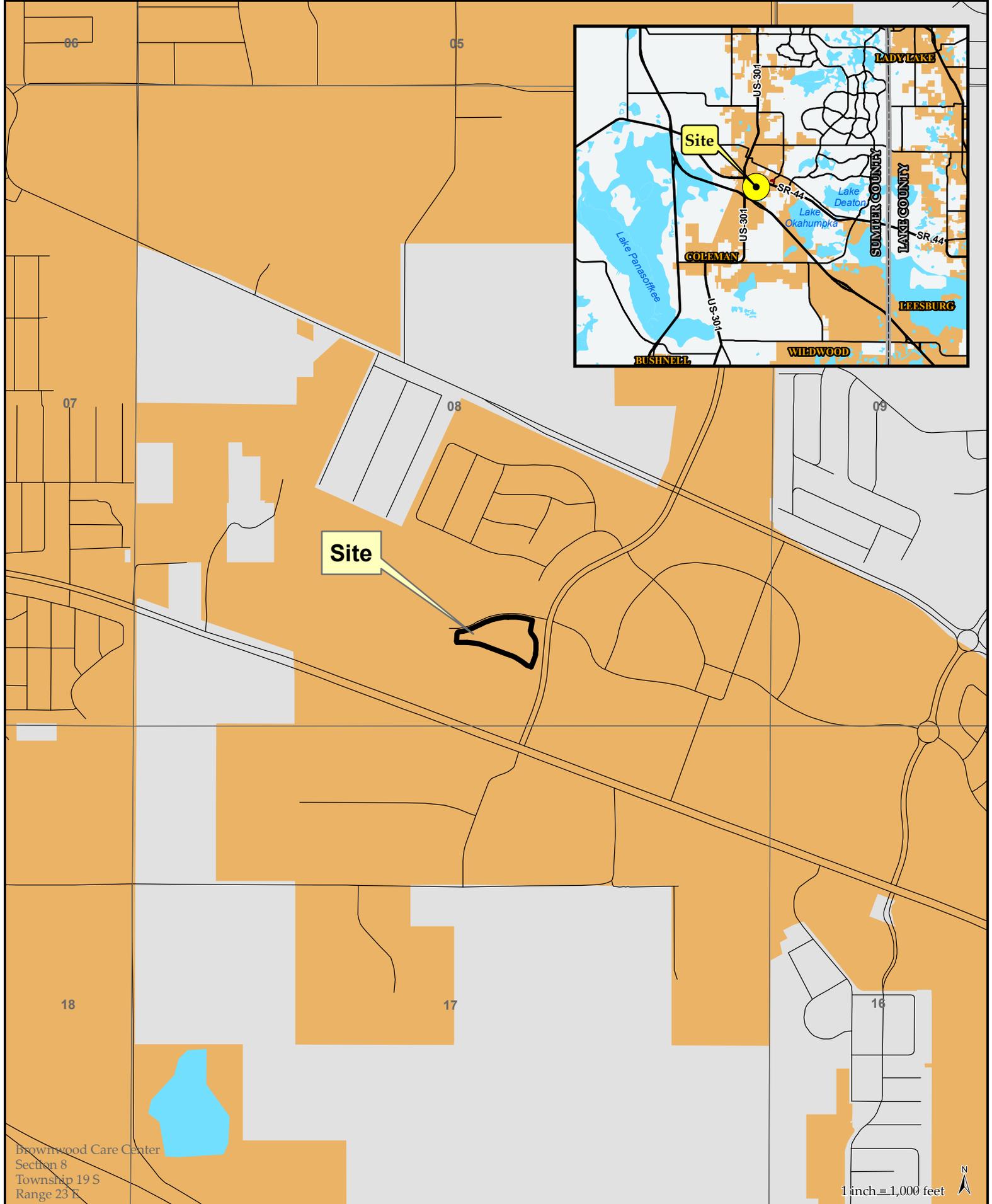
NONE

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.



Brownwood Care Center
 Section 8
 Township 19 S
 Range 23 E

1 inch = 1,000 feet



Location Map

- Section Boundary
- Water
- Roads
- City Limit

**Brownwood
 Care Center**

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1609-02
BROWNWOOD CARE 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 Farnier Barley and Associates, Inc. dated August 31, 2016. All of the review items from our previous letter have been satisfactorily addressed and we recommend approval of the plan.

DEVELOPMENT SERVICES

1. Please bubble or cloud all revisions, as well as any areas that were not found per project comments.0
2. Please provide a statement of intended use on the plans per LDR 4.4(C)(1)(b) and LDR 4.4(C)(2)(a). It was not readily apparent whether this would be a nursing facility or an outpatient medical office.
3. Please provide any easement information per LDR 4.4(C)(1)(k).
4. Please clarify building height per LDR 4.4(C)(1)(b). The plans list the structure as one-story, but 35' tall, which is usually more in line with a multi-story building.
5. Please provide employee counts per LDR 4.4(C)(1)(e).
6. Please provide zoning on and adjacent to the property per LDR 4.4(C)(3).
7. Please verify dumpster pad access with Waste Management per LDR 4.4(C)(18). Lack of comments should not be interpreted as approval from Waste Management.
8. Will there be a SWFWMD permit? If yes, please list on the cover sheet per LDR 4.4(D)(6).

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1609-02
BROWNWOOD CARE CENTER

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)

POLICE

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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

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project SP1609-02
BROWNWOOD CARE CENTER

SUMTER COUNTY – CLERK OF COURT

NONE

SUMTER COUNTY – BUILDING DEPT.

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

Please supply detail of golf tunnel rec. trail connection point.

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

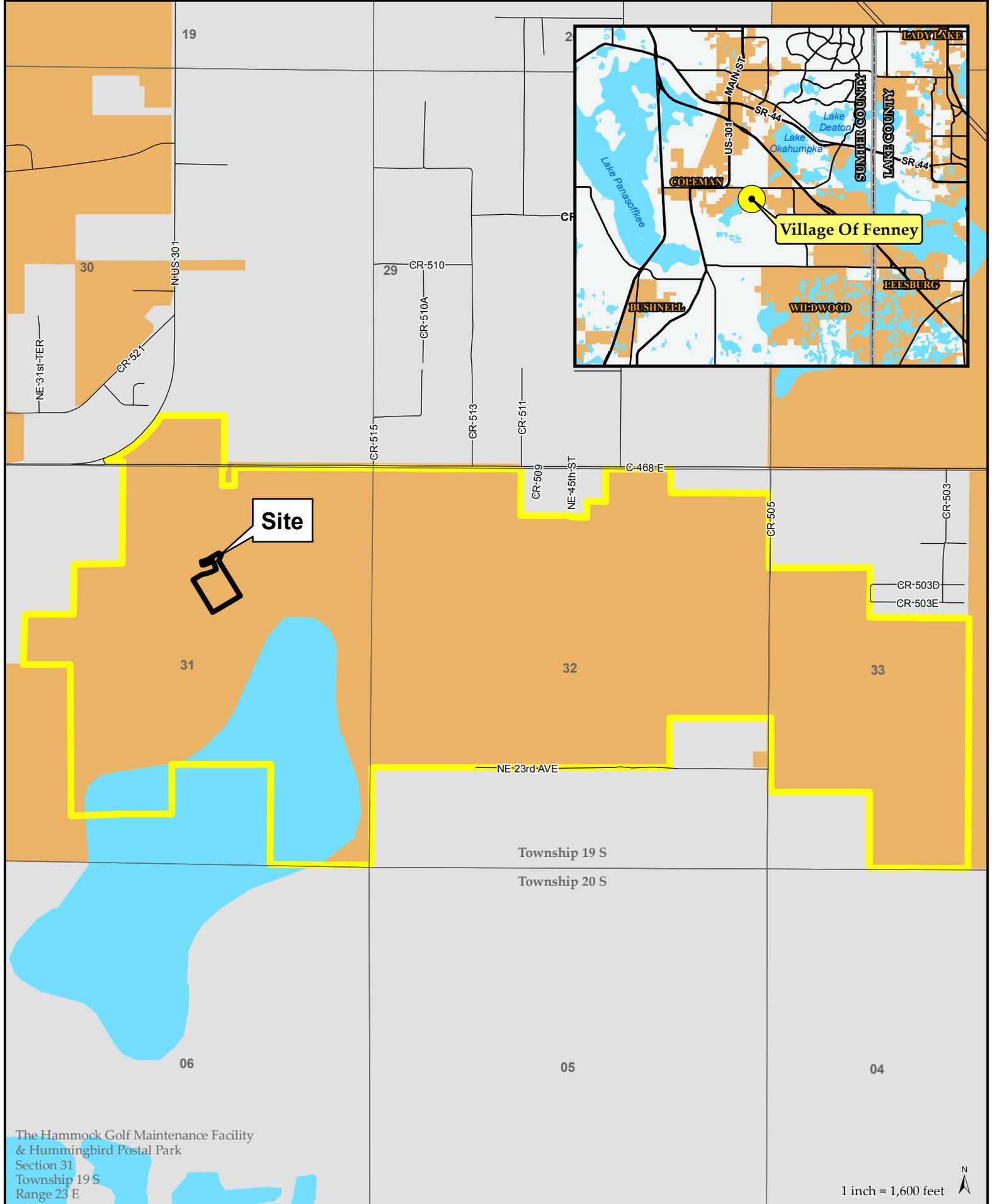
UTILITIES – WATER/WASTEWATER

Sheet 8 of 8

- a) 1" water meter assembly to have an RPZ backflow preventer installed on the first connection point on the outlet side of water meter, tested by certified tester, with results sent to the Water Department. Commercial property has alternate water supply (Reclaimed water) on premises, un-protected water service exists.

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.



The Hammock Golf Maintenance Facility
& Hummingbird Postal Park
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
Maintenance Facility &
Hummingbird Postal Park**

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # SP1609-03
VOF THE HAMMOCK GOLF MAINT. FACILITY &
HUMMINGBIRD POSTAL PARK

ADMINISTRATION

NONE

BUILDING SERVICES

NONE

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

NONE

CITY ENGINEER

Sheet 5

1. Clarify where the City's ownership and maintenance responsibility ends for water and sewer utilities. Water meters and backflow preventers may need to be relocated or easements may need to be provided.
2. Provide a gate valve at the point of connection to the water main. Clarify the water main sizes at the point of connection.

Drainage Calculations

3. Clarify why the top of bank and pond bottom elevations have changed in B-39.

Provide updated conveyance calculations for B-39 for associated changes

DEVELOPMENT SERVICES

1. Please bubble or cloud all revisions, as well as any areas that were not found per project comments.

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # SP1609-03
VOF THE HAMMOCK GOLF MAINT. FACILITY &
HUMMINGBIRD POSTAL PARK

2. Please provide zoning on and adjacent to the property per LDR 4.4(C)(3) – For this project, if there are no other changes, we don't necessarily need a plan revision here – but rather it is a note for consistency and for future projects.
3. Please be sure to add a north arrow and scale, preferable all in the same location on the page per LDR 4.4(C)(1)(g).
4. Please provide easements per LDR 4.4(C)(1)(k).
5. Please provide information on other utilities (electric, telephone, gas, cable) per LDR 4.4(C)(8).
6. Will there be a dumpster pad on site? Please coordinate with Waste Management per LDR 4.4(C)(18).

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)

POLICE

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

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # SP1609-03
VOF THE HAMMOCK GOLF MAINT. FACILITY &
HUMMINGBIRD POSTAL PARK

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

- a) At connection point for existing water main, explain configuration of “existing 12 x 4 tee, 12 x 8 reducer (s), and 4” cap (w). Not really sure how this will work with proposed 8” line.
- b) Provide 8” G.V. at tee, point of connection. All on-site water main is privately owned and maintained. City has no means to ISOLATE/TURN-OFF water main without

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # SP1609-03
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HUMMINGBIRD POSTAL PARK

closing multiple valves and shutting off service to customers, other than Golf Maintenance/Postal Park.

Miscellaneous – Standing Comment

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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.

WSI

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: September 13, 2016

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

From: Mr. Douglas C. Wade, P.S.M.
Wade Surveying, Inc.
1608 Tracy Avenue
Lady Lake, FL 32159

RE: Record Plat Review:
"VILLAGE OF FENNEY HONEYSUCKLE 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, Honeysuckle Villas" in the City of Wildwood, Florida, for compliance with Florida Statutes Chapter 177.011 – 177.151 Part 1 Platting. I find this Proposed Record Plat, Title Opinion, Joinder & Consent to be in compliance. With the exception that the name of the reviewing surveyor needs to be changed to: Douglas C. Wade, R.L.S., registration no. 4685.

Sincerely,



Douglas C. Wade
Professional Surveyor & Mapper
State of Florida License No. 4685

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # PLAT 1608-04
VOF HONEYSUCKLE VILLAS FINAL PLAT

ADMINISTRATION

NONE

BUILDING SERVICES

NONE

CABLE – BRIGHHOUSE

NONE

CITY SURVEYOR

See attached letter

CITY ENGINEER

General

1. Provide covenants suitable for recording per LDR 5.6(C)(8).
2. Provide signed letters of service from utility providers per LDR 5.6(C)(7).
3. Provide a copy of all applicable permits per LDR 5.6(C)(9).
4. Provide a certification letter that PRMs have been set.

DEVELOPMENT SERVICES

1. Please see Sumter County Clerk general comments below. Additional comments may be provided later. Please ensure that no less than five recorded copies are returned to the City of Wildwood (DSD, Utility Billing, Utilities, Public Works, City Engineer).
2. Please send final mylar signed and ready for recording per LDR 5.6(B). Please coordinate with Theresa in our office and the City Engineer to ensure enough time to obtain signatures from City Officials prior to the City Commission approval.
3. Signed and sealed record drawings are to be submitted in lieu of as-builts. Please provide per LDR 5.6(C)(1).
4. Please provide the final covenants notarized and ready for recording per LDR 5.6(C)(5).
5. Provide the signed title certificate per LDR 5.6(C)(6).

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # PLAT 1608-04
VOF HONEYSUCKLE VILLAS FINAL PLAT

6. Provide the signed letters of service per LDR 5.6(C)(7).
7. Provide the HOA Documents and/or maintenance agreements signed and ready for recording per LDR 5.6(C)(8). No bylaws or association documents were submitted for review.
8. Provide copies of all permits (FDEP, SWFWMD) per LDR 5.9(C)(9).

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)

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.

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # PLAT 1608-04
VOF HONEYSUCKLE VILLAS FINAL PLAT

PUBLIC WORKS

NONE

SUMTER COUNTY – CLERK OF COURT

Standing Comment for Final Plats:

1. All **signatures** and **seals** in black. Please make sure that **seals** are legible for scanning. Mylar should not have any shadowing of words or lines from one page to the other.
2. Proper Size under Sumter County Code and Section 177.09 (1a)24" x 30", with straight edges.
3. The following will be presented to the Clerk at the time of recording:

Original Plat on mylar paper to be used in this office by the public.

The recording fee is \$30.00 for the first page and \$15.00 per each additional page. A fee of \$5.00 per page will be charged for copies of the plan that are made for the owner, the Clerk, Cities copies and a fee of \$1.00 per page will be charged for copies that are made for the County Commissioners. A \$5.00 miscellaneous fee will be charged to distribute these copies to the proper office.

SUMTER COUNTY – BUILDING DEPT.

NONE

SUMTER COUNTY - PLANNING

NONE

SUMTER COUNTY – ROADS AND BRIDGES

No Comment

TELEPHONE / INTERNET – CENTURYLINK (EMBARQ)

NONE

City of Wildwood
Project Review Form – 09/20/16
Review Summary # 1 for Project # PLAT 1608-04
VOF HONEYSUCKLE VILLAS FINAL PLAT

UTILITIES – WATER/WASTEWATER

No Comment

Miscellaneous – Standing Comment

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