



# AGENDA

October 18, 2016  
10:00 am

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

September 20, 2016 PRC Minutes for Approval

4. OLD BUSINESS:

NONE

5. NEW BUSINESS:

**RZ 1609-03 Wildwood Crossings Planned Development**

(Parcels #: G05-124, G05-140, G05-156, G05-119, & G05-120; 24.24 acres, MOL)

The applicant is seeking approval of Ordinance O2016-56 which replaces expired Ordinance O2010-03 for the Wildwood Crossings Planned Development, which will include approximately 175,000 square feet of retail space; including applicable parking, landscaping, and drainage requirements.

**SP 1609-05 SECO Federal Substation Upgrade**

(Parcels #: K03-003 & K03-004; 3.82 acres, MOL)

The applicant is seeking approval for the construction of a 1,200 square foot single story building for a new electric substation with related improvements.

**SP 1609-06 Aldi Store #48**

(Parcel #: G04-021, [CO-4 Trailwinds Subdivision] 2.07 acres, MOL)

The applicant is seeking approval for the construction of a 19,787 square foot single story building for a new Aldi grocery store with related improvements.

**SP 1609-07 Wildwood Springs – Pitch N Putt (118)**

(Parcel # A portion of G32-004; 4.55 acres, MOL)

The applicant is seeking approval for the construction of two single-story structures totaling 1,279 square feet for a pavilion and bathrooms/storage; with paved parking and related improvements.

**PLAT 1609-01 WWS VOF – Unit 11 Improvement Plan**

(Parcel #: A portion of G32-004; 29.50 acres MOL)

The applicant is seeking Improvement Plan approval for the construction of 94 Single-Family Detached (SFD) lots.

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**

**October 18, 2016**  
**10:00 am**

**PLAT 1608-02 WWS VOF – Mockingbird Villas Improvement Plan**

(Parcel #: A portion of G32-004; 7.61 acres MOL)

The applicant is seeking Improvement Plan approval for the construction of 53 Single-Family Detached (SFD) lots.

**6. ADJOURNMENT**



## Summary Minutes

September 20, 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 September 20th, 2016 at approximately 10:00 AM.

#### **Roll Call:**

Project Review Committee *Voting Staff Members* Present:

Bill Ed Cannon, City Manager

Melanie Peavy, Director Development Services

Gene Kornegay, Public Works Director

Project Review Committee *Voting Staff Members* Absent:

Eddie Reeser, Police Chief

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 August 16, 2016 meeting were approved.

A Motion was made by Bill Ed Cannon, City Manager, and 2<sup>nd</sup> by Gene Kornegay, to approve the minutes of the September 20th PRC meeting. The Summary Minutes of the August 16, 2016 PRC meeting were APPROVED unanimously.



## Summary Minutes

September 20, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

#### 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.

##### **Motion:**

A motion for APPROVAL of project SP1510-01 Elim Senior Care Living (Parcel #: D08-033; 25.18 acres, MOL) was made by Director of Public Works Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon.

#### 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.

##### **Motion:**

A motion for **APPROVAL** of Project number RZ1609-01 Wildwood Springs PD Revision was made by Bill Ed Cannon, City Manager Wildwood, and 2<sup>nd</sup> by the Director of Public Works Gene Kornegay. The motion PASSED unanimously.

##### **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.

##### **Motion:**

A motion for **APPROVAL** of project number SP1602-03 Lowe's of Wildwood # 3351, to approve a waiver to reduce 15" and 10" was made by Bill Ed, City Manager Wildwood, and 2<sup>nd</sup> by the Director of Public Works Gene Kornegay. The motion PASSED unanimously.



## Summary Minutes

September 20, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

A motion for **APPROVAL** of project SP1602-03 contingent upon satisfaction of outstanding comments was made by Bill Ed Cannon, City Manager Wildwood, and 2<sup>nd</sup> by the Director of Public Works Gene Kornegay. The motion PASSED unanimously.

#### **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 building; with paved parking and related improvements.

#### **Motion:**

A motion for **APPROVAL** of waiver to reduce the pipe size was made by Bill Ed Cannon, City Manager Wildwood, and 2<sup>nd</sup> by the Director of Public Works, Gene Kornegay.

#### **Motion:**

A motion for **APPROVAL** of project number SP1608-03 True Wealth Plaza, was made by Director of Public Works, Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood contingent upon satisfaction of outstanding comments. The motion PASSED unanimously.

#### **SP 1604-07 – ADDITION TO AGENDA – FIRST BAPTIST CHURCH EXPANSION**

(Parcel #: G06-032, 6.92 acre site)

The applicant is seeking approval for a 15,750 square foot church expansion and parking renovation.

#### **Motion:**

A motion for **APPROVAL** of project number SP1604-07 First Baptist Church Expansion was made by the Director of Public Works, Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood contingent upon satisfaction of outstanding engineering comments. The motion PASSED unanimously.

#### **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.

#### **Motion:**



## Summary Minutes

September 20, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

A motion for **APPROVAL** to amend the agenda (for a waiver for a storm water culvert from 18" to 12", the engineer will provide a statement that they are hydraulically sufficient) of project number SP1608-04 South Wildwood Industrial Park Warehouse, was made by the Director of Public Works, Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood. The motion PASSED unanimously.

#### **Motion:**

A motion for **APPROVAL** of project SP1608-04 South Wildwood Industrial Park Warehouse was made by the Director of Public Works, Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood contingent upon satisfaction of outstanding comments. The motion PASSED unanimously.

#### **SP 1608-05 Oxford Oaks Neighborhood Recreation Center Pool Addition**

(Parcel #: D18B270; 3.23 acres, MOL)

The applicant is seeking approval for construction of the pool addition to the Oxford Oaks Neighborhood Recreation Center.

#### **Motion:**

A motion for **APPROVAL** of project number SP1608-05 Oxford Oaks Neighborhood Recreation Center Pool Addition was made by Bill Ed Canon, City Manager Wildwood, and 2<sup>nd</sup> by the Director of Public Works, Gene Kornegay contingent upon satisfaction of outstanding comments. The motion PASSED unanimously.

#### **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.

#### **Motion:**

A motion for **APPROVAL** of project number SP1608-06 WWS VOF – Wildwood Crossings Mass Grade, was made by Bill Ed Cannon, City Manager Wildwood, and 2<sup>nd</sup> by the Director of Public Works, Gene Kornegay. The motion PASSED unanimously.

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

(Parcel #: N/A; 3.61 acres, MOL)

The applicant is seeking approval for Bigham Trail (CR 505) roadway improvements and realignment



## Summary Minutes

September 20, 2016 at 10:00 AM

### **PROJECT REVIEW COMMITTEE**

#### **Motion:**

A motion for **APPROVAL** of project number SP1608-07 – Bigham Trail (CR 505) Roadway Improvements, was made by Bill Ed Cannon, City Manager Wildwood, and 2nd by the Director of Public Works, Gene Kornegay contingent upon satisfaction of outstanding comments. The motion PASSED unanimously.

#### **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

#### **Motion:**

A motion for **APPROVAL** of project number SP1609-01 – WWS VOF Environmental Education Trail was made by Bill Ed Cannon, City Manager Wildwood, and 2nd by the Director of Public Works, Gene Kornegay. The motion PASSED unanimously.

#### **SP 1609-02 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 building; with paved parking and related improvements.

#### **Motion:**

A motion for **APPROVAL** of project number SP1609-02 – Brownwood Care Center was made by the Director of Public Works, Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood. The motion PASSED unanimously

#### **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.

#### **Motion:**

A motion for **APPROVAL** of project number SP1609-03 – WWS VOF The Hammock Golf Maintenance Facility & Hummingbird Postal Park was made by the Director of Public Works,



## Summary Minutes

September 20, 2016 at 10:00 AM

### **PROJECT REVIEW COMMITTEE**

Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood. The motion PASSED unanimously

#### **PLAT 1608-04 WWS VOF – Honeysuckle Villas FINAL PLAT**

(Parcel #: G32-004; 7.95 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.

#### **Motion:**

A motion for **APPROVAL** of project number PLAT 1608-04 – WWS VOF Honeysuckle Villas FINAL PLAT was made by Bill Ed Cannon, City Manager Wildwood, and 2<sup>nd</sup> by the Director of Public Works, Gene Kornegay. The motion PASSED unanimously.

#### **SP 1609-04 I75 and FL Turnpike**

(Parcel #: F12-032C)

The applicant is seeking approval for a 2,310 SF temporary office trailer and staging area.

#### **Motion:**

A motion for APPROVAL of project number SP 1609-04 I75 and FL Turnpike (Parcel #F12-032C) was made by the Director of Public Works, Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood contingent upon outstanding comments. The motion PASSED unanimously.



## Summary Minutes

September 20, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

#### ADJOURNMENT

**Motion:**

Ms. Melanie Peavy called for a motion to adjourn the September 20<sup>th</sup> PRC meeting at 11:42 AM.

A motion was made by Bill Ed, City Manager, Wildwood to adjourn the PRC meeting at 11:42 AM. The motion was 2nd Director of Public Works, Gene Kornegay. The motion PASSED unanimously.

The September 20<sup>th</sup>, 2016 PRC meeting adjourned at 11:42 AM.

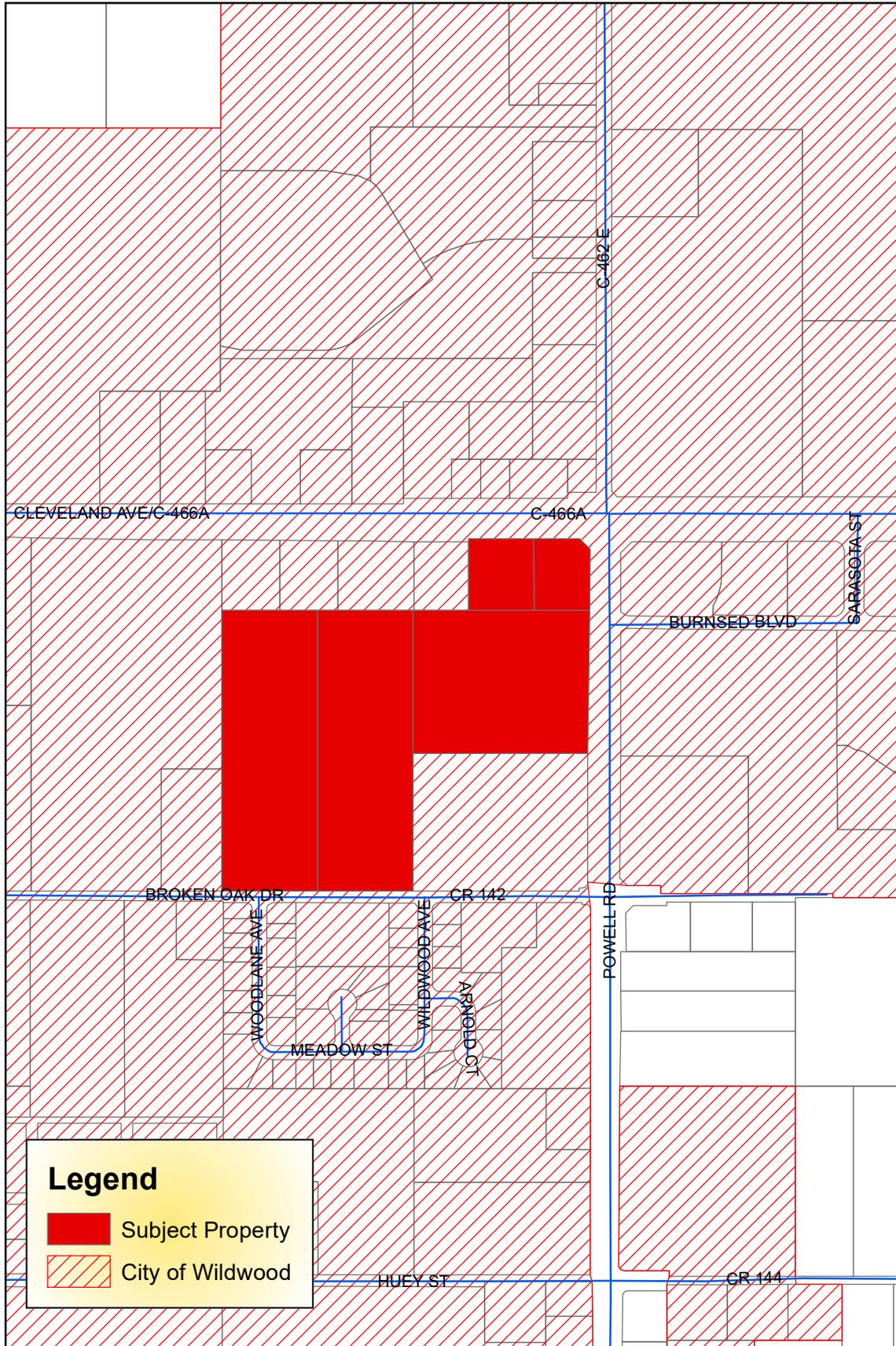
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Approval Signature

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Date

F:\Terr\GIS\Maps\Location\Location - Wildwood Crossings.mxd - 10/14/2016 3:01:12 PM - toneal



**Legend**

- Subject Property
- City of Wildwood



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



0 Feet 210 420

A horizontal scale bar with markings at 0, 210, and 420 feet.

G05-140, G05-156, G05-124, G05-119, G05-120  
 Wildwood Crossings

**Location Map**

October 2016

WILDWOOD, FL

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # RZ 1609-03  
WILDWOOD CROSSINGS PLANNED DEVELOPMENT

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

Not required

**DEVELOPMENT SERVICES**

**RZ 1609-03 Wildwood Crossings PUD**

- Per LDR §8.3(A)(3), please provide a concurrency reservation application for water and wastewater demand.
- Per §8.4(A), please provide a revised conceptual layout plan consistent with the applicable subsections.
- Per §8.4(A)(4), please include density and intensity of land uses and their location throughout the site with tabulations by acreages and percentages thereof.
- Per §8.4(A)(5), please show on conceptual layout plan the location of all recreation facilities, open space , and preservation areas, including tabulations by acreage and percentages of.
- Per §8.4(A)(6), please show on the conceptual layout plan the number, type, and location of residential buildings and dwelling units, including tabulations by acreage and percentages of.

**City of Wildwood**  
**Project Review Form – 10/18/16**  
**Review Summary # 1 for Project # RZ 1609-03**  
**WILDWOOD CROSSINGS PLANNED DEVELOPMENT**

- Per §8.4(A)(7), please show on the conceptual layout plan the square footage, height, number of stories, and location of all nonresidential buildings
- Per §8.4(A)(8), please show on the conceptual layout plan the location of the internal transportation network, and facilities including provisions for pedestrian, multi-modal, and transit where applicable.
- Per §8.4(A)(11), please elaborate on Comment 12 regarding phasing.
- Cross access shown to the Warnock parcel is not acceptable. Please refer to Cross Access / Shared Access requirements in Design District Standards, Chapter 1, Section (D)(7). Cross access preferred to Watson piece.
- Driveway on east side of property must align with existing intersection to Burnsed Boulevard.
- PD Draft Ordinance Comments
  - §4.D.1.c of the draft ordinance – Property fronting Broken Oak shall be required to maintain the landscape buffer for all uses
  - §4.D.1.e of the draft ordinance – Change the “shall” to a “may”
  - §4.E. of the draft ordinance – Lighting shall meet Design District Standards, Chapter 1, §(F)(7).
  - §4.F.c.1. and §4.F.c.2. of the draft ordinance – This is unacceptable. Lower sign heights will be discussed at Project Review Committee.
  - §4.F.d.2. of the draft ordinance – Same comment as above. We will discuss height requirements at PRC.
  - §4.G.1.b of the draft ordinance – FAR shall be 0.5 for all uses.
  - §4.G.2.a. of the draft ordinance – Big box development shall not be permitted. May discuss the option of thresholds for big box type development.
  - §4.G.2.f. of the draft ordinance – One bay of parking shall be permitted between right-of-way and front of buildings.
  - §4.G.3.f of the draft ordinance – Outdoor storage facilities shall not be permitted.
  - §4.G.2.h. of the draft ordinance – Further discussion needed – please refer to Design District Standards Chapter 1, §(D)(1).

**City of Wildwood**  
**Project Review Form – 10/18/16**  
**Review Summary # 1 for Project # RZ 1609-03**  
**WILDWOOD CROSSINGS PLANNED DEVELOPMENT**

- §4.K. of the draft ordinance – Site development must begin in the PD within 24 months of adoption of the ordinance. Extensions may be granted for a total of up to 60 months, for periods of one year at a time.
- Please verify with Sumter County that the distance requirement between Powell Road and the proposed driveway along C-466A is met.
- Please amend the ordinance title block to state “Commercial/Institutional” Planned Development, rather than “Commercial/Industrial”
- Please add a section titled “Conflicts” with the following language: “With regard to the PUD property, this ordinance shall prevail if there is a conflict with any other ordinance. However, to the extent there is no conflict, all other ordinances are applicable to the PUD property.”
- §4.G.3.a.4 of the draft ordinance – Please add a detail addressing the requirement that alcohol sales “shall not occur within 300 feet of a church.”

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County/The Villages Fire)**

No comment

**GAS – TECO**

NONE

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

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # RZ 1609-03  
WILDWOOD CROSSINGS PLANNED DEVELOPMENT

**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

**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.

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # RZ 1609-03  
WILDWOOD CROSSINGS PLANNED DEVELOPMENT

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

Sumter County Roads and Bridges is awaiting driveway permit application once connection points are proposed

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

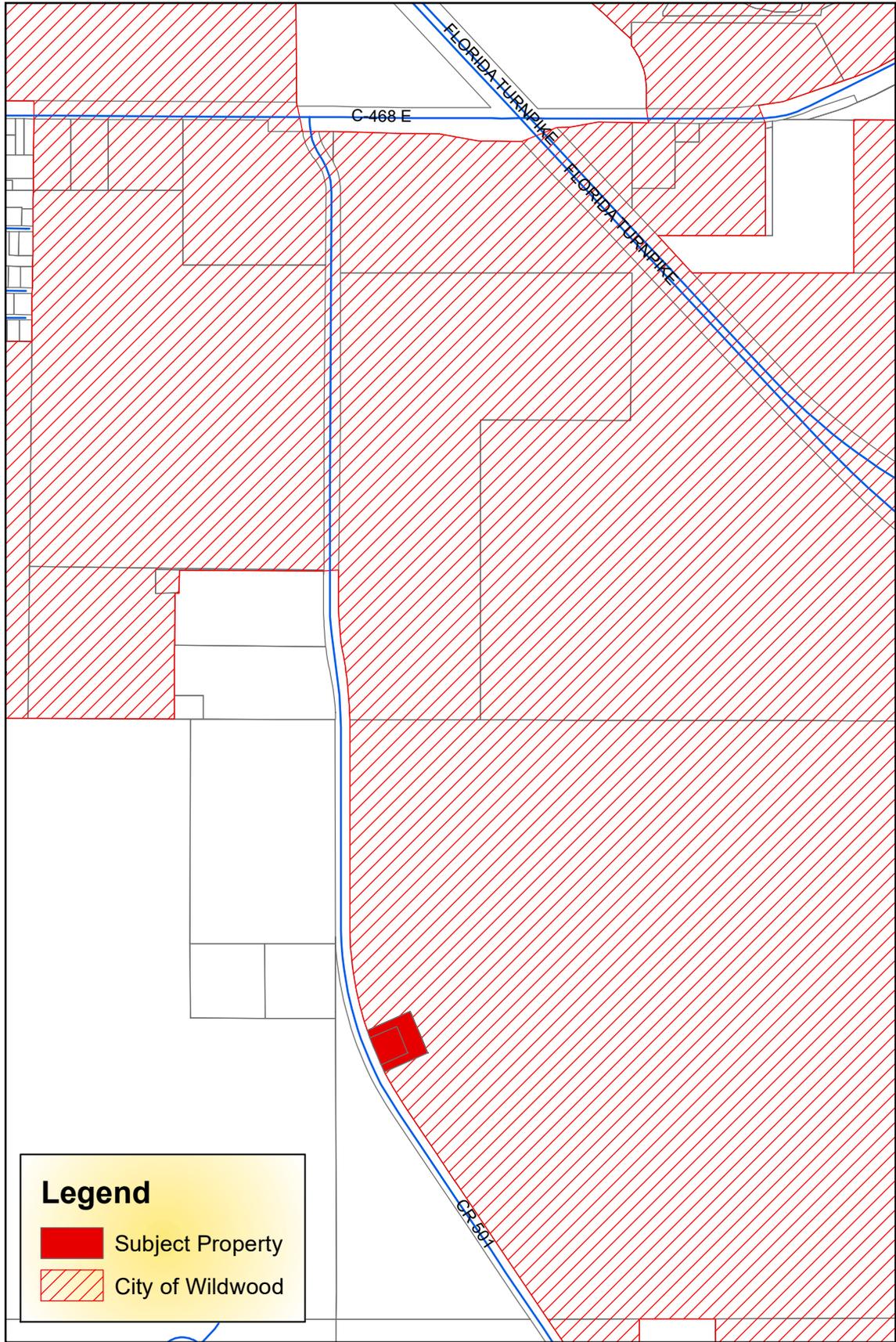
NONE

**UTILITIES – WATER/WASTEWATER**

**Miscellaneous – Standing Comment**

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

F:\Terr\GIS\Maps\Location\Location - SECO.mxd - 10/17/2016 8:43:42 AM - tconea!



**Legend**

-  Subject Property
-  City of Wildwood



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



0 Feet 530 1,060

K03-003, K03-004  
SECO

LOCATION MAP

OCTOBER 2016

WILDWOOD, FL

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # SP1609-05  
SECO FEDERAL SUBSTATION UPGRADE

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to construction please provide copies of all required regulatory agency permits including SWFWMD and a Sumter County driveway connection permit.

**Sheet FE-02-127**

2. Please update zoning per City of Wildwood zoning map.
3. Electric, gas, or energy generating facilities are not permitted in AG-10 zoning per LDR table 3-6.
4. A tower requires a special exemption permit per LDR table 3-6.
5. Provide open space tabulations to demonstrate compliance with minimum open space requirements.

**FE-02-133**

6. It appears driveways and filing in the right of way swale will adversely impact drainage. Review and revise as necessary.

**FE-02-137**

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # SP1609-05  
SECO FEDERAL SUBSTATION UPGRADE

7. Stop signs shall be 30" per MUTCD standards.

**DEVELOPMENT SERVICES**

**SP 1609-05 SECO Federal Substation Upgrade**

- Per LDR §4.4(C)(1)(e), applicant contact information shall be added to the plan's front page.
- Per §4.4(C)(1)(g), please add North arrow to page FE-02-132
- Per §4.4(C)(1)(h), please show more context on vicinity map. Major roadways such as C-501 should be more clearly delineated.
- Per §4.4(C)(1)(k), please specify type of easement on page FE-02-129.
- Per §4.4(C)(2)(e), please confirm our understanding that there will be no regularly scheduled employees on site.
- Per §4.4(C)(2)(g), please provide us with a set of building elevations.
- Per §4.4(C)(3), please provide zoning on and adjacent to the project site
- Per §4.4(C)(5), please depict setback lines as appropriate in the same manner as landscape buffer lines
- Per §4.4(C)(8), please show all existing utilities. Only water and wastewater are shown on plans. Please confirm whether electric, telephone, cable, and gas are present and show them if applicable.
- Per §4.4(C)(13), please update the flood data. The face of the plans lists 1982 FIRM map designation. You should be using 2013 data available through Sumter County as the floodplain administrator. Please see [www.sumtergis.com](http://www.sumtergis.com) for the up-to-date data.
- Per §4.4(C)(18), please confirm and indicate on plans that there will be no trash pickup on site.
- Per §4.4(C)(20), please confirm that no existing trees are being removed as part of site improvements.
- Per §4.4(D)(1), please provide a traffic impact statement on plans or a letter, signed and sealed by engineer.
- Per §4.4(D)(6), add a block on the cover page indicating all required permits, date of last action, and status of permits

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # SP1609-05  
SECO FEDERAL SUBSTATION UPGRADE

- Per §4.4(D)(7), please confirm that no water or sewer capacity is being requested or is required
- Per Design District Standards, Chapter 1, §(G)(5), tree plantings shown on plans do not meet standards. Please incorporate a combination of understory and canopy trees.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County/The Villages Fire)**

Sumter County Fire and EMS requests the location of the nearest fire hydrant and require fire department access during construction.

**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 – 10/18/16  
Review Summary # 1 for Project # SP1609-05  
SECO FEDERAL SUBSTATION UPGRADE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**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**

Please submit driveway permit application through Engineering Department:  
<http://sumtercountyfl.gov/926/Driveway-Permitting>

Please indicate that stop bars will be 24" wide and thermoplastic 3. Please ensure that Stop Sign meets MUTCD standard (R1-1, size 30"x30").

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # SP1609-05  
SECO FEDERAL SUBSTATION UPGRADE

**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.



City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # SP1609-06  
ALDI Store #48

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to construction please provide copies of all required regulatory agency permits including SWFWMD, DEP, and Sumter County driveway connection permit.
2. Consider using an object marker sign to mark the end of the new entrance drive.
3. Review sidewalk connection along CR-466A for ADA compliance.
4. Demonstrate interior parking landscape compliance per DDS(G)(4)(a).
5. Provide fire flow calculations per LDR 6.2(C)(8).
6. Storm sewers shall have a minimum diameter of 18 inches per LDR 6.4(E)(1)(a). Provide a waiver for pipes less than 18 inches in diameter.
7. The latest Trailwinds Infrastructure storm calculations submitted on 07/29/2016 show an upstream hydraulic grade line elevation of 71.05 for TW-D23. Please revise stormwater hydraulic calculations as necessary.

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # SP1609-06  
ALDI Store #48

**DEVELOPMENT SERVICES**  
**SP 1609-06 Aldi Store #48**

- General comment – confirm accessibility of dumpster pad directly with waste management – lack of response or comment from waste management should NOT be implied as consent.
- General comment – approval will be contingent on satisfaction of the requirements of subdivision of the property.
- Per LDR §4.4(C)(19), a title survey was provided. We require a signed and sealed boundary survey. However, the property has pending plat submittal. A boundary / topography survey will be required prior to final approval.
- Per §4.4(D)(7), please submit a concurrency reservation application for water and wastewater demand and \$200.00 application fee.
- Per Design District Standards, Chapter 1, section (F)(1), the building façade “should be articulated, both horizontally and vertically, with design features that give it a more pedestrian scale appearance.” Currently, the front and sides are lacking any such design features that punctuate and break up the monotony of the blank wall. Please revise plans to include an ornamental or functional component to the walls that create a more pedestrian-oriented scale. Because the building has multiple frontages, we will request that the dominant theme of the main entrance be repeated on the east, west, and south sides of the building, per DDS §(F)(1).
- Per Design District Standards, Chapter 1, Section (F)(5), please specify the dimensions and material of the shopping cart screening wall

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # SP1609-06  
ALDI Store #48

**FIRE (Sumter County/The Villages Fire)**

Sumter County Fire and EMS requires additional information on the square footage for proposed development – gross square footage, non-storage area, square footage of each story, gross square footage of sales area, etc. Plan states building floor area 19,787 sq. ft. In addition, fire requires the type of building construction. Site plans show (1) hydrant, fire questions the adequacy of one hydrant.

Fire department apparatus access to the site, when construction begins, with a stabilized road surface and the construction site addressed and posted.

**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

**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.

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # SP1609-06  
ALDI Store #48

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:  
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**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

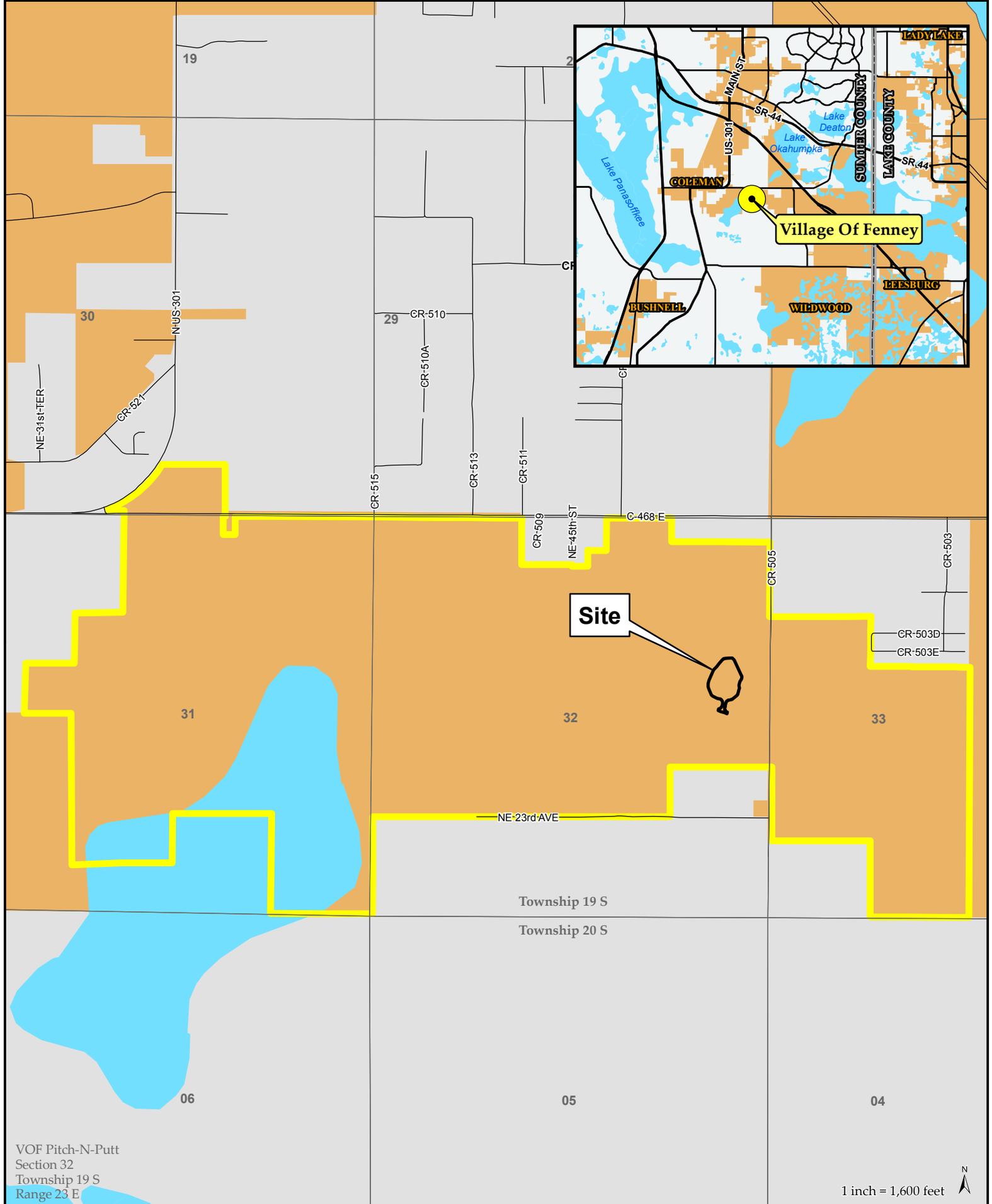
NONE

**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.



VOF Pitch-N-Putt  
 Section 32  
 Township 19 S  
 Range 23 E

1 inch = 1,600 feet



**Location Map**

Section Boundary	Roads
Village of Fenney	Water
	City Limit

**VOF Pitch-N-Putt**

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project #SP 1609-07  
VOF Pitch N Putt

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to construction please provide copies of all required regulatory agency permits.
2. Relocate water main and back flow preventer to point of connection due to limited site access.
3. Are passenger vehicles permitted to enter this site? If not, consider providing additional signage or bollards to prevent access.

**Landscape**

4. Please maintain 10' of clearance between landscaping and water and sewer utility lines.

**DEVELOPMENT SERVICES**

**SP 1609-07 WWS VOF Pitch N Putt**

- General note – we have determined that this project, as an ancillary use within the Planned Development of little off-site impact, shall be designated as a minor site plan. Please make the appropriate change to the title on the face of the plans.

**City of Wildwood**  
**Project Review Form – 10/18/16**  
**Review Summary # 1 for Project #SP 1609-07**  
**VOF Pitch N Putt**

- Per LDR §4.4(C)(2)(e), please confirm that there will be no regularly scheduled employees on site.
- Per §4.4(C)(5), please show 10' setback line
- Per §4.4(C)(8), please show all existing utilities. Only water and wastewater are shown on plans. Please confirm whether electric, telephone, cable, and gas are present and show them if applicable.
- Per §4.4(C)(18), no dumpster pad / waste facility is noted. Please confirm and indicate on plans whether there will be trash pickup on site. If trash pickup is required, please contact waste management and confirm that dumpster pad access meets their specifications – lack of response or comment from waste management should NOT be implied as consent.
- Per §4.4(D)(7), please submit a concurrency reservation application for water and wastewater demand. \$200.00 fee is waived as part of Developer's Agreement.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County/The Villages Fire)**

Sumter County Fire and EMS only concerns are fire department access and street address posted during construction.

**GAS – TECO**

NONE

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

**POLICE**

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project #SP 1609-07  
VOF Pitch N Putt

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

**Standing Comment for Final Plats:**

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**SUMTER COUNTY – BUILDING DEPT.**

NONE

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project #SP 1609-07  
VOF Pitch N Putt

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

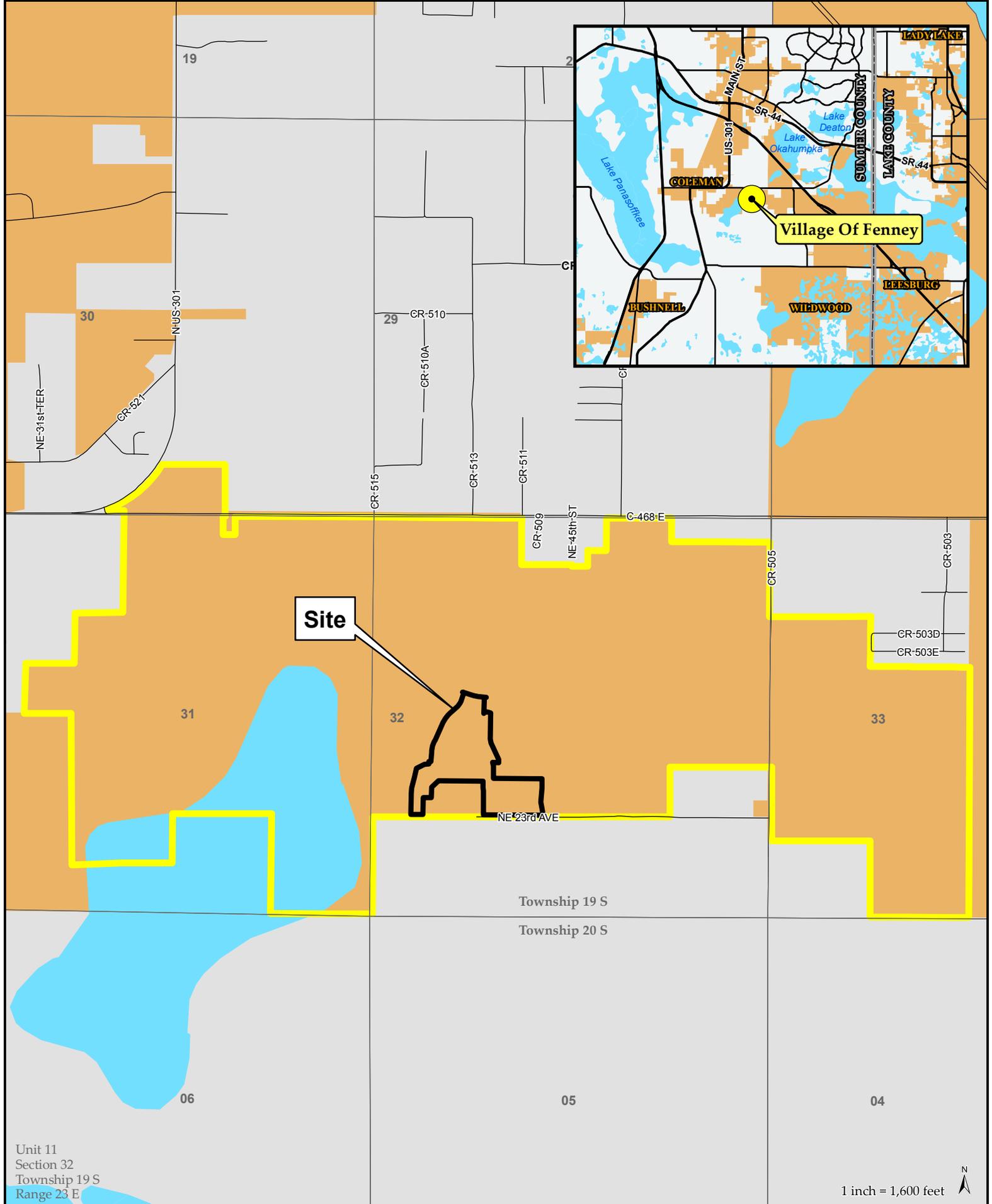
NONE

**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.



Unit 11  
 Section 32  
 Township 19 S  
 Range 23 E

1 inch = 1,600 feet



**Location Map**

Section Boundary	Roads
Village of Fenney	Water
City Limit	

**Unit 11**

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project PLAT 1609-01  
VOF Unit 11

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to construction please provide copies of all required regulatory agency permits.
2. Show an easement on sheet 4 for the 8" water line that runs between lots 45 and 46.
3. Note on the plans that sanitary manhole S-262 will use a 32" diameter ring cover per LDR 6.3(C)(12)(b).
4. Provide structure information for stormwater inlet D18-9 on sheet 14.
5. Review storm pipes D18-12 to D18-13 and D17-21 to D17-23. It appears pipes are encroaching onto lots. Review and revise as necessary.
6. Provide latest City of Wildwood lift station details.
7. Revise lift station report to include LS#2 in modeling to ensure lift stations can operate simultaneously.

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project PLAT 1609-01  
VOF Unit 11

**DEVELOPMENT SERVICES**

**PLAT 1609-01 WWS VOF Unit 11 Improvement Plan**

- General comment – on the legend on page 05, site data indicates 90 units. However, at least 94 units are shown on the preliminary plan. Please explain discrepancy.
- Per LDR §5.5(C)(5), please show all existing easements and rights-of-way. Only water and wastewater are shown on plans. Please confirm whether electric, telephone, cable, and gas easements and rights-of-way are present and show them if applicable.
- Per §5.5(C)(9), please show setback lines on plans where applicable
- Per §5.5(C)(12), please show all existing utilities. Only water and wastewater are shown on plans. Please confirm whether electric, telephone, cable, and gas are present and show them if applicable.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County/The Villages Fire)**

Sumter County Fire and EMS only concerns are fire department access and street identification during construction.

**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 – 10/18/16  
Review Summary # 1 for Project PLAT 1609-01  
VOF Unit 11

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

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**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

NONE

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project PLAT 1609-01  
VOF Unit 11

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

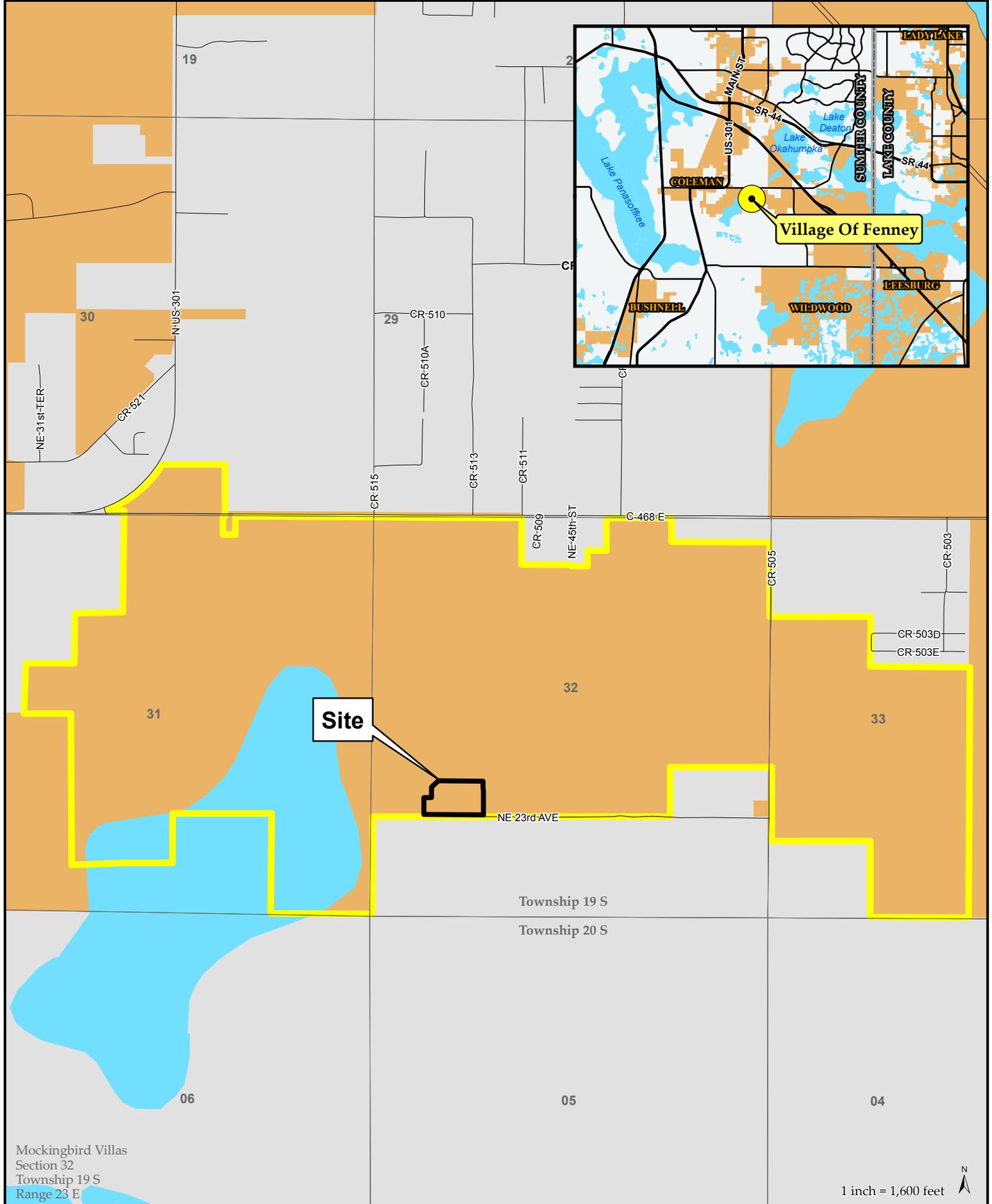
NONE

**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.
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Mockingbird Villas  
 Section 32  
 Township 19 S  
 Range 23 E

1 inch = 1,600 feet



**Location Map**

Section Boundary	Water	Roads
Village of Fenney	City Limit	

**Mockingbird Villas  
 Wildwood, FL**

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # PLAT 1609-02  
VOF Mockingbird Villas

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

On behalf of the City of Wildwood, Kimley-Horn and Associates, Inc. has reviewed the plan submitted by Farner Barley and Associates, Inc. dated October 3, 2016. Prior to construction, please provide copies of all required regulatory agency permits. At this time, we have no comments and we recommend approval of the site plan.

**DEVELOPMENT SERVICES**

**PLAT 1609-02 WWS VOF Mockingbird Villas Improvement Plan**

- Per LDR §5.5(C)(5), please show all existing easements and rights-of-way. Only water and wastewater are shown on plans. Please confirm whether electric, telephone, cable, and gas easements and rights-of-way are present and show them if applicable.
- Per §5.5(C)(9), please show setback lines on plans where applicable
- Per §5.5(C)(12), please show all existing utilities. Only water and wastewater are shown on plans. Please confirm whether electric, telephone, cable, and gas are present and show them if applicable.

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # PLAT 1609-02  
VOF Mockingbird Villas

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County/The Villages Fire)**

Sumter County Fire and EMS only concerns are fire department access and street identification during construction.

**GAS – TECO**

NONE

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

**POLICE**

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

City of Wildwood  
Project Review Form – 10/18/16  
Review Summary # 1 for Project # PLAT 1609-02  
VOF Mockingbird Villas

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**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 – 10/18/16  
Review Summary # 1 for Project # PLAT 1609-02  
VOF Mockingbird Villas

**UTILITIES – WATER/WASTEWATER**

No Comment

**Miscellaneous – Standing Comment**

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