



## AGENDA

**November 15, 2016**

**10:00 am**

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

**October 18, 2016 PRC Minutes for Approval**

**4. OLD BUSINESS:**

**SP 1609-06 Aldi Wildwood #48 Technical Standards Waiver Request**

The applicant is seeking approval of a technical standards waiver which waives Design District Standard requiring a cart screening wall minimum height of 4 feet. This waiver requests a height of 3 feet, 4 inches.

**5. NEW BUSINESS:**

**RZ 1611-01 Trailwinds PD Modification**

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

The applicant is seeking approval of the Trailwinds PD modification, codified by Ordinance O2017-01, which revises the Master Signage Plan and adds medical facilities and multi-story indoor storage facility as allowable principal uses.

**SP 1610-01 South Wildwood Industrial Park Parcel 11 Block C**

(Parcels # G30D001; 2.0 acres, MOL)

The applicant is seeking approval for the construction of an 8,000 square foot single-story building for a warehouse and office.

**SP 1611-01 Open Bible Lutheran Church Addition**

(Parcels # D08-043; 5.00 acres, MOL)

The applicant is seeking approval for additions and renovations to the Open Bible Lutheran Church, consisting of a single-story 5,671 square foot attached addition, with related driveway, parking, and walkway improvements.

**SP 1611-02 VOF – Fenney Way Phase 4**

(Parcels # G32-004; 19.74 acres, MOL)

The applicant is seeking approval to construct the proposed grading and stormwater conveyances for Phase 4 of Fenney Way (f/k/a Fenney Path), the primary roadway to serve future development within the Wildwood Springs DRI.

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

**November 15, 2016**

**10:00 am**

### **SP 1611-03 VOF – Sugar Cane Postal Park**

(Parcels # G33-019; 12.11 acres, MOL)

The applicant is seeking approval for the construction of the Village of Fenney Sugart Cane Postal Park and Recreation Center, consisting of 2,069 square feet of buildings (postal building and pool building); with related driveway, parking, and walkway improvements.

### **SP 1611-04 VOF – Barberree Boulevard and Reader Path Utility Extension**

(Parcels # G31-001; G31-003)

The applicant is seeking approval of the Reader Path and Barberree Boulevard Utility Plan for the Village of Fenney.

### **SP 1611-05 VOF – The Hammock Golf Maintenance Building Storage Bins**

(Parcels # G31-002; 1.31 acres, MOL)

The applicant is seeking approval for the Hammock Golf Course and Maintenance Facility Storage Bins, consisting of one 800 sq. ft. single-story building, a fuel station, and storage bins for various materials, with related driveway and parking improvements.

### **SP 1611-07 Sumter County Safety Complex Monopole**

(A portion of parcel # G04-054; 81 square feet, MOL)

The applicant is seeking approval for the construction of a 160-foot tall communications tower in the Sumter County Safety Complex.

### **PLAT 1611-01 VOF – Unit 4 Final Plat**

(Parcels # G32-004; 68.12 acres, MOL)

The applicant is seeking approval for the Village of Fenney – Unit 4 Final Plat for 130 single-family detached (SFD) units.

### **PLAT 1611-02 Trailwinds Village Final Plat**

(Parcels # G03-004; G04-002; G04-004; G04-021; 165.36 acres, MOL)

The applicant is seeking approval for the Trailwinds Village Final Plat for 151,500 square feet of office space, 572,750 square feet of retail, 462 ALF Beds, and 296 dwelling units.

### **PLAT 1611-03 VOF – Sweetgum Villas Improvement Plan**

(Parcels # G32-004; 7.01 acres, MOL)

The applicant is seeking approval for the Village of Fenney – Sweetgum Villas Improvement Plan for 58 single-family detached (SFD) units.

### **PLAT 1611-04 VOF – Spartina Villas Improvement Plan**

(Parcels # G32-004; 7.74 acres, MOL)

The applicant is seeking approval for the Village of Fenney – Spartina Villas Improvement Plan for 69 single-family detached (SFD) units.

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**

**November 15, 2016**

**10:00 am**

### **PLAT 1611-05 VOF – Unit 5 Improvement Plan**

(Parcels # G32-004; 31.22 acres, MOL)

The applicant is seeking approval for the Village of Fenney – Unit 5 Improvement Plan for 94 single-family detached (SFD) units.

### **PLAT 1611-05 VOF – Unit 12 Improvement Plan**

(Parcels # G32-004; 75.32 acres, MOL)

The applicant is seeking approval for the Village of Fenney – Unit 12 Improvement Plan for 124 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](http://www.wildwood-fl.gov)



## Summary Minutes

October 18, 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 October 18th, 2016 at approximately 10:02 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

Eddie Reeser, Police Chief

Project Review Committee *Voting Staff Members* Absent:

None

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

Ryan Howser, Development Services Planner

Theresa Millsap, 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 & Marianne Nuckles, Sumter/Villages County Fire Inspector

#### **Approval of Summary Minutes**

Summary Minutes from the September 20, 2016 meeting were approved.

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



## Summary Minutes

October 18, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

#### OLD BUSINESS

NONE

#### 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.

##### **Motion:**

A motion for **APPROVAL** of Project number RZ1609-03 Wildwood Crossings Planned Development contingent upon satisfaction of comments was made by Bill Ed Cannon, City Manager Wildwood, and 2<sup>nd</sup> by Police Chief Eddie Reeser. The motion PASSED unanimously.

##### **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.

##### **Motion:**

A motion for **APPROVAL** of project number SP1609-05 SECO Federal Substation Upgrade was made by Director of Public Works Gene Kornegay, and 2<sup>nd</sup> by Police Chief Eddie Reeser. The motion PASSED unanimously.

##### **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



## Summary Minutes

October 18, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

**Motion:**

A motion to amend the agenda to include a waiver to allow less than 18" diameter pipes for APPROVAL was made by Bill Ed Cannon Wildwood City Manager and 2<sup>nd</sup> by Director of Public Works Gene Kornegay.

A motion for **APPROVAL** of project number SP1609-06 Aldi Store #48 contingent upon satisfaction of comments, was made by Director of Public Works, Gene Kornegay and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood. The motion PASSED unanimously.

**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.

**Motion:**

A motion for **APPROVAL** of project number SP1609-07 Wildwood Springs – Pitch N Putt (118) was made by the Chief of Police Eddie Reeser, and 2<sup>nd</sup> by Bill Ed Cannon, City Manager Wildwood. The motion PASSED unanimously. This project is a PRC review only.

**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.

**Motion:**

A motion for **APPROVAL** of project PLAT1609-01 Unit 11 Improvement Plan was made by Police Chief Eddie Reeser, and 2<sup>nd</sup> by Director of Public Works, Gene Kornegay. The motion PASSED unanimously.

**PLAT 1609-02 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.



## Summary Minutes

October 18, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

**Motion:**

A motion for **APPROVAL** of project number PLAT 1609-02 WWS VOF – Mockingbird Villas Improvement Plan was made by Bill Ed Canon, 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 October 18<sup>th</sup> PRC meeting at 11:33 AM.

A motion was made by Director of Public Works, Gene Kornegay to adjourn the PRC meeting at 11:33 AM. The motion was 2<sup>nd</sup> by Bill Ed, City Manager, Wildwood. The motion PASSED unanimously.

The October 18<sup>th</sup>, 2016 PRC meeting adjourned at 11:33 AM.

\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date



# Project Review Committee Technical Standards Waiver Request

Project Name: **Aldi Wildwood #48**

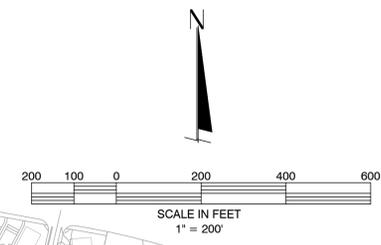
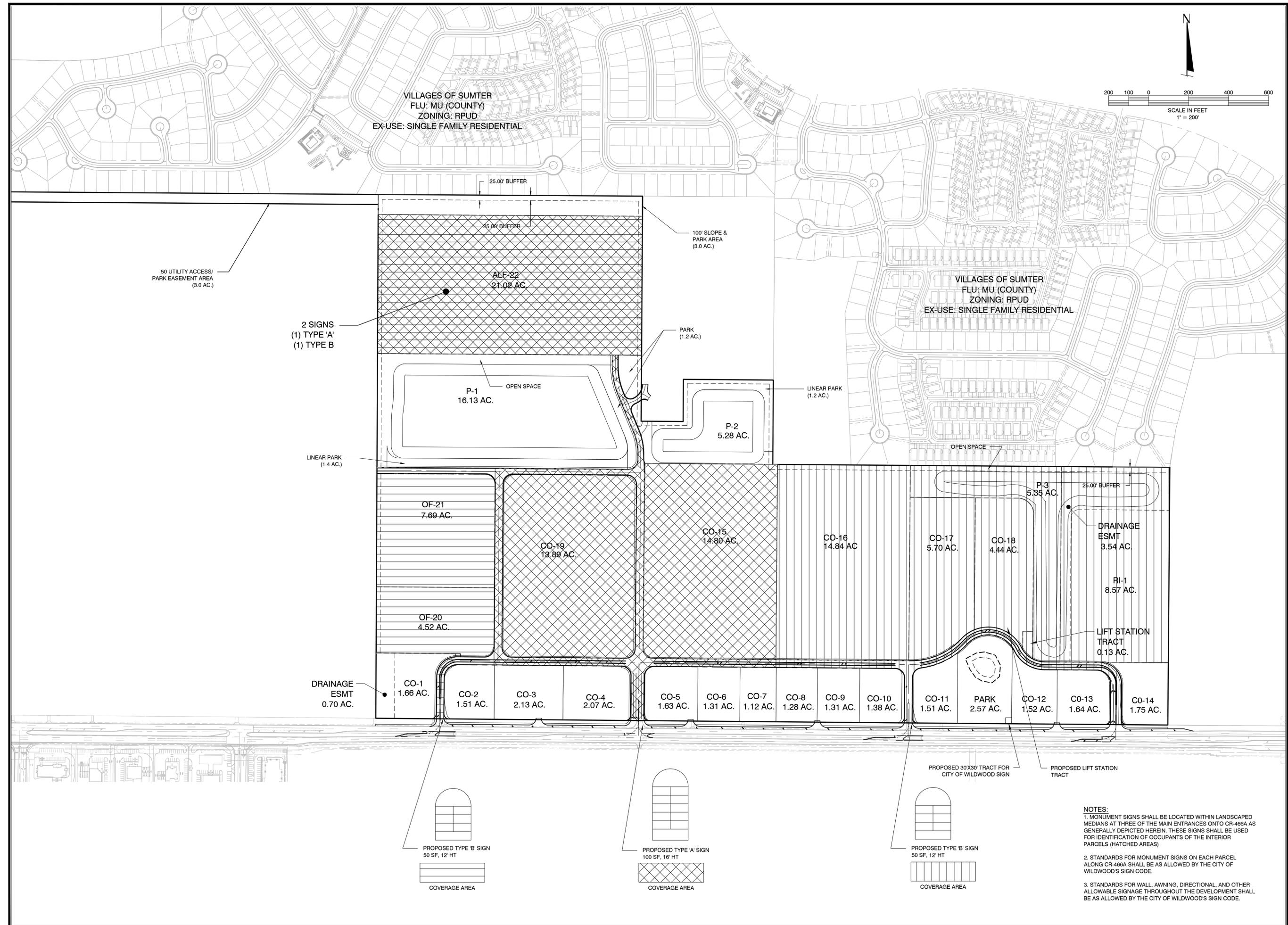
Project # **SP1609-06**

1. Briefly describe your waiver request.  
Request for the height of the shopping cart screening wall to be at 3'-4" AFF
2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.  
Per Design District Standards, Chapter 1, Section (F)(5), the shopping cart screening wall shall be at minimum four (4) feet in height.
3. Please provide the justification for your waiver request.  
We are requesting the 3'-4" waiver (one course block below the required 4'-0") as the 3'-4" is consistent with the branding image for Aldi and keeps a consistent horizontal band in height between the sill block of the building and the cart wall. Having the two at the same height provides a coordinated appearance that the horizontal lines line up with each other, otherwise the cart wall would appear to be an afterthought.

Name (Print): **Justin May** Date: **10/27/16**

Signature \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Justin May', is written over a solid horizontal line.



|           |  |
|-----------|--|
| BY        |  |
| DATE      |  |
| REVISIONS |  |

ENGINEERS  
SURVEYORS  
PLANNERS

**FARNER  
BARLEY**  
AND ASSOCIATES, INC.

Certificate of Authorization Number: 4709  
4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126

WILDWOOD, FLORIDA  
TRAILWINDS VILLAGE  
**MASTER SIGN PLAN**

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

ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_

- NOTES:**
- MONUMENT SIGNS SHALL BE LOCATED WITHIN LANDSCAPED MEDIANS AT THREE OF THE MAIN ENTRANCES ONTO CR-466A AS GENERALLY DEPICTED HEREIN. THESE SIGNS SHALL BE USED FOR IDENTIFICATION OF OCCUPANTS OF THE INTERIOR PARCELS (HATCHED AREAS)
  - STANDARDS FOR MONUMENT SIGNS ON EACH PARCEL ALONG CR-466A SHALL BE AS ALLOWED BY THE CITY OF WILDWOOD'S SIGN CODE.
  - STANDARDS FOR WALL, AWNING, DIRECTIONAL, AND OTHER ALLOWABLE SIGNAGE THROUGHOUT THE DEVELOPMENT SHALL BE AS ALLOWED BY THE CITY OF WILDWOOD'S SIGN CODE.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # RZ1611-01  
TRAILWINDS VILLAGE PD MODIFICATION

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**DEVELOPMENT SERVICES**

No Comment

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

None

**FIRE (The Villages Fire)**

NONE

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # RZ1611-01  
TRAILWINDS VILLAGE PD MODIFICATION

**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.
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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # RZ1611-01  
TRAILWINDS VILLAGE PD MODIFICATION

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**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

Please provide R-O-W Utilization permits for the Type A & B signs to be erected on Sumter County right-of-way.

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

NONE

**UTILITIES – WATER/WASTEWATER**

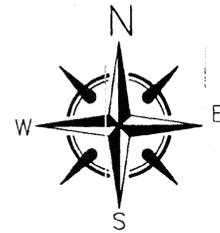
NONE

**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.

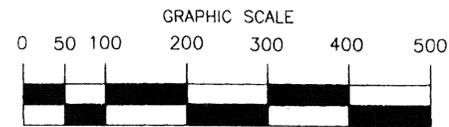
# SOUTH WILDWOOD INDUSTRIAL PARK

A SUBDIVISION IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



**LEGEND:**

- SET 5/8" IRON ROD WITH CAP "R.J. HICKMAN LS 4008"
- SET 4"x4" CONCRETE MONUMENT STAMPED "PRM R.J. HICKMAN LS 4008"
- ⊙ SET NAIL & DISC "R.J. HICKMAN LS 4008"
- FOUND 5/8" IRON ROD WITH CAP "R.J. HICKMAN LS 4008"
- FOUND 4"x4" CONCRETE MONUMENT STAMPED "PLS 4393" (PRM)
- ⊙ SET 4"x4" CONCRETE MONUMENT STAMPED "PCP R.J. HICKMAN LS 4008"
- ⊙ SET 5/8" IRON ROD WITH CAP "PCP PLS 4008"
- ⊙ SET NAIL & DISC "PCP R.J. HICKMAN LS 4008"
- ⊙ PERMANENT REFERENCE MONUMENT
- PRM PERMANENT REFERENCE MONUMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY



PLAT PREPARED BY:

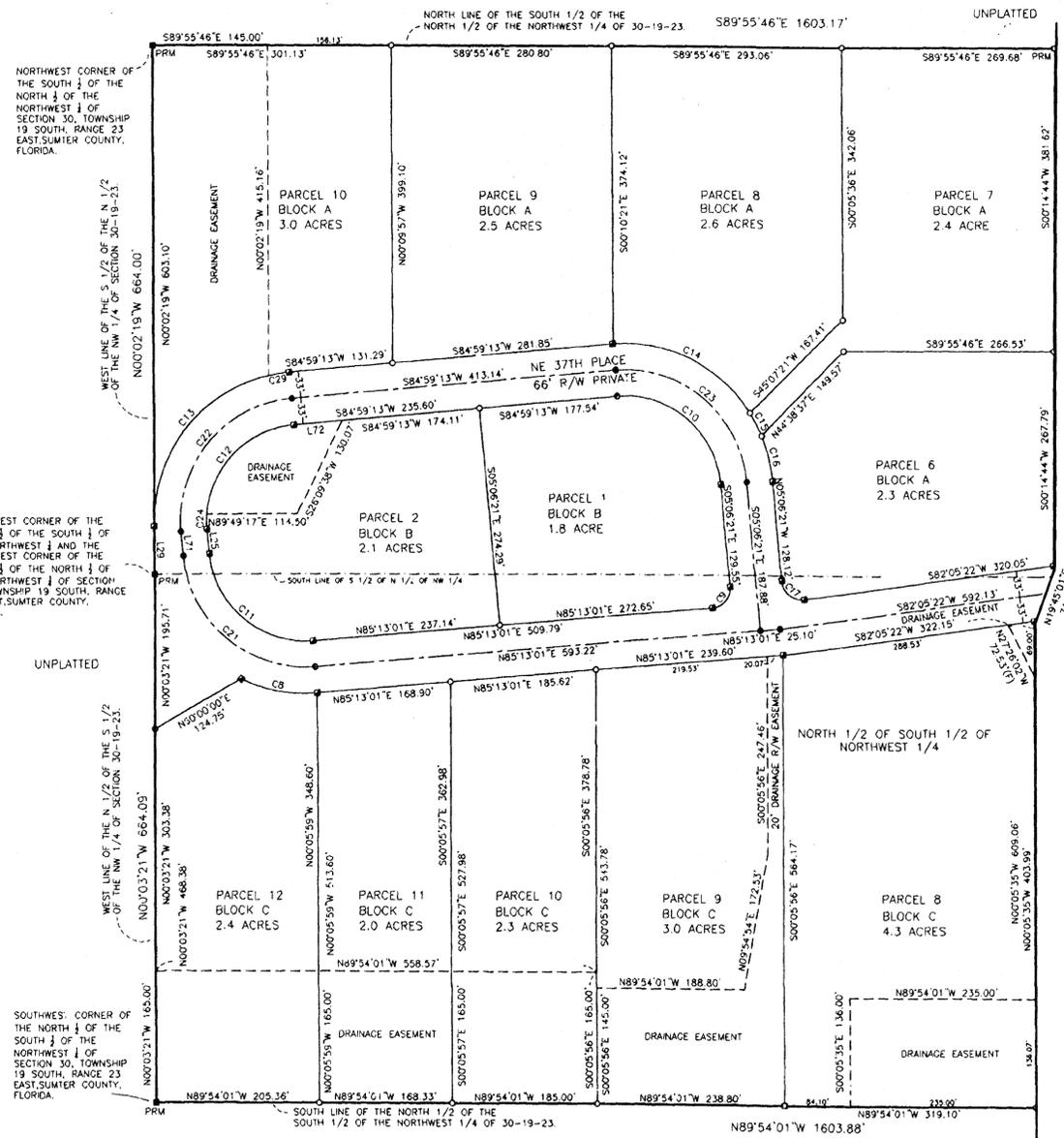
RICHARD J. HICKMAN  
LAND SURVEYING, INC.  
4449 S. PLEASANT GROVE ROAD  
INVERNESS, FLORIDA 34452  
(352) 726-3660

| CENTER LINE TABLE |        |             |
|-------------------|--------|-------------|
| LINE              | LENGTH | BEARING     |
| L71               | 31.34  | S04°46'59"E |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L25        | 31.34  | S04°46'59"E |
| L29        | 69.30  | N00°02'19"W |
| L72        | 61.50  | N84°59'13"E |

| CENTER LINE CURVE TABLE |        |        |           |        |               |
|-------------------------|--------|--------|-----------|--------|---------------|
| CURVE                   | LENGTH | RADIUS | DELTA     | CHORD  | CHORD BEARING |
| C21                     | 241.90 | 154.00 | 90°00'00" | 217.79 | S49°46'59"E   |
| C22                     | 241.90 | 154.00 | 90°00'00" | 217.79 | S40°13'01"W   |
| C23                     | 240.93 | 154.00 | 89°38'16" | 217.10 | N49°55'41"W   |

| CURVE TABLE |        |        |           |        |               |
|-------------|--------|--------|-----------|--------|---------------|
| CURVE       | LENGTH | RADIUS | DELTA     | CHORD  | CHORD BEARING |
| C8          | 99.63  | 187.00 | 37°31'32" | 98.45  | S79°45'19"E   |
| C9          | 39.41  | 25.00  | 90°19'02" | 35.45  | N40°03'20"E   |
| C10         | 189.30 | 121.00 | 89°38'16" | 170.58 | N49°55'41"W   |
| C11         | 190.07 | 121.00 | 90°00'00" | 171.12 | S49°46'59"E   |
| TOTAL C12   | 190.07 | 121.00 | 90°00'00" | 171.12 | S49°13'01"W   |
| C13         | 283.73 | 187.00 | 89°58'03" | 287.29 | S41°40'49"W   |
| C14         | 204.14 | 187.00 | 62°32'50" | 194.16 | N63°54'08"W   |
| C15         | 31.43  | 187.01 | 9°37'47"  | 31.39  | N27°28'44"W   |
| C16         | 58.73  | 187.01 | 17°59'39" | 58.49  | N13°40'01"W   |
| C17         | 39.31  | 25.00  | 90°06'00" | 35.39  | S52°59'17"E   |
| C24         | 18.96  | 121.00 | 8°58'39"  | 18.94  | S02°16'39"E   |
| C29         | 26.56  | 187.00 | 8°08'12"  | 26.54  | S81°04'09"W   |



MATCH LINE  
SEE SHEET 2

**APPROVED AS-BUILTS**

INSPECTION CONDUCTED BY DISTRICT  
 INSPECTION NOT CONDUCTED BY DISTRICT  
 RIGHT RESERVED FOR FUTURE INSPECTION  
 11/17/14-2-D-1



City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1610-01  
South Wildwood Industrial Park Parcel 11 Block C

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

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. Provide a tree survey and tree removal plan per LDR 4.4(C)(20).
3. Provide an environmental assessment per LDR 4.4(D)(2).
4. Provide detailed grading around building sidewalk to ensure proper drainage and ADA compliance.
5. 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.
6. Stormwater culvert to be 18" minimum diameter per LDR 6.4(E)(1)(a).
7. Provide stormwater calculations to demonstrate compliance with LDR 6.4(C).

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1610-01  
South Wildwood Industrial Park Parcel 11 Block C

**DEVELOPMENT SERVICES**

- Per LDR §4.4(C)(2)(b) – please confirm whether the proposed building is one story and indicate such on the plans.
- Per §4.4(C)(18) – please indicate whether there will be trash pickup on-site. If there is to be trash pickup, please indicate location of dumpster pad on plans if required and coordinate with Waste Management.
- Per §4.4(D)(6) – required permits noted on front page. Please indicate the status of each permit.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Fire requires access roads during construction; maintained unobstructed with a width of not less than 20 ft., unobstructed vertical clearance of not less than 13 ft. 6 in, roads shall be designed and maintained to support the imposed loads of fire department apparatus and shall provide an all weather driving surface, dead-end access roads in excess of 150 ft. shall be provided for apparatus turn around.

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1610-01  
South Wildwood Industrial Park Parcel 11 Block C

**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**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the site plan submitted by Springstead Engineering dated October 2016. I have no comments and recommend approval.

**Miscellaneous – Standing Comment**

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1610-01  
South Wildwood Industrial Park Parcel 11 Block C

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 – 11/15/16  
Review Summary # 1 for Project # SP1611-01  
Open Bible Lutheran Church Addition

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to commencement of construction, provide copies of all required agency permits per LDR 4.4(D)(6).
2. Our review does not constitute concurrence or approval of the plans with respect to ADA guidelines. This responsibility lies with the Engineer of Record. Be advised that during final inspection by the City representatives, the constructed slopes will be measured and checked prior to release of the certificate of occupancy.
3. Provide fire flow calculations per LDR 6.2(C)(8).

**DEVELOPMENT SERVICES**

- Per LDR §4.4(C)(1)(k) – please show all existing easements and rights-of-way dedications and reservations on property if any are present.
- Per §4.4(C)(3) – please show zoning on and adjacent to the subject property.
- Per §4.4(C)(6) – please provide a soil classification map.
- Per §4.4(C)(13) – please indicate flood elevation of 100-year floodplain as established by FEMA and indicate if any vulnerable areas are present on the subject property.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-01  
Open Bible Lutheran Church Addition

- Per §4.4(C)(17) – please provide a landscape plan if there are to be any additions or alterations to on-site landscape.
- Per §4.4(C)(20) – please indicate whether a tree survey has been conducted prior to this expansion. If possible, please provide a copy if any trees are to be moved or removed.
- Per §4.4(D)(1) – please provide a traffic impact analysis if the proposed development is expected to generate greater than 15 PM peak hour trips (see LDR §1.17 for more details).
- Per §4.4(D)(4) – please confirm and provide calculations that the current stormwater conveyance is sufficient to support the proposed addition.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

This is The Villages and will be reviewed by Captain Dan Hickey

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

**POLICE**

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

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City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-01  
Open Bible Lutheran Church Addition

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**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the site plan submitted dated October 2016. I have no comments and recommend approval.

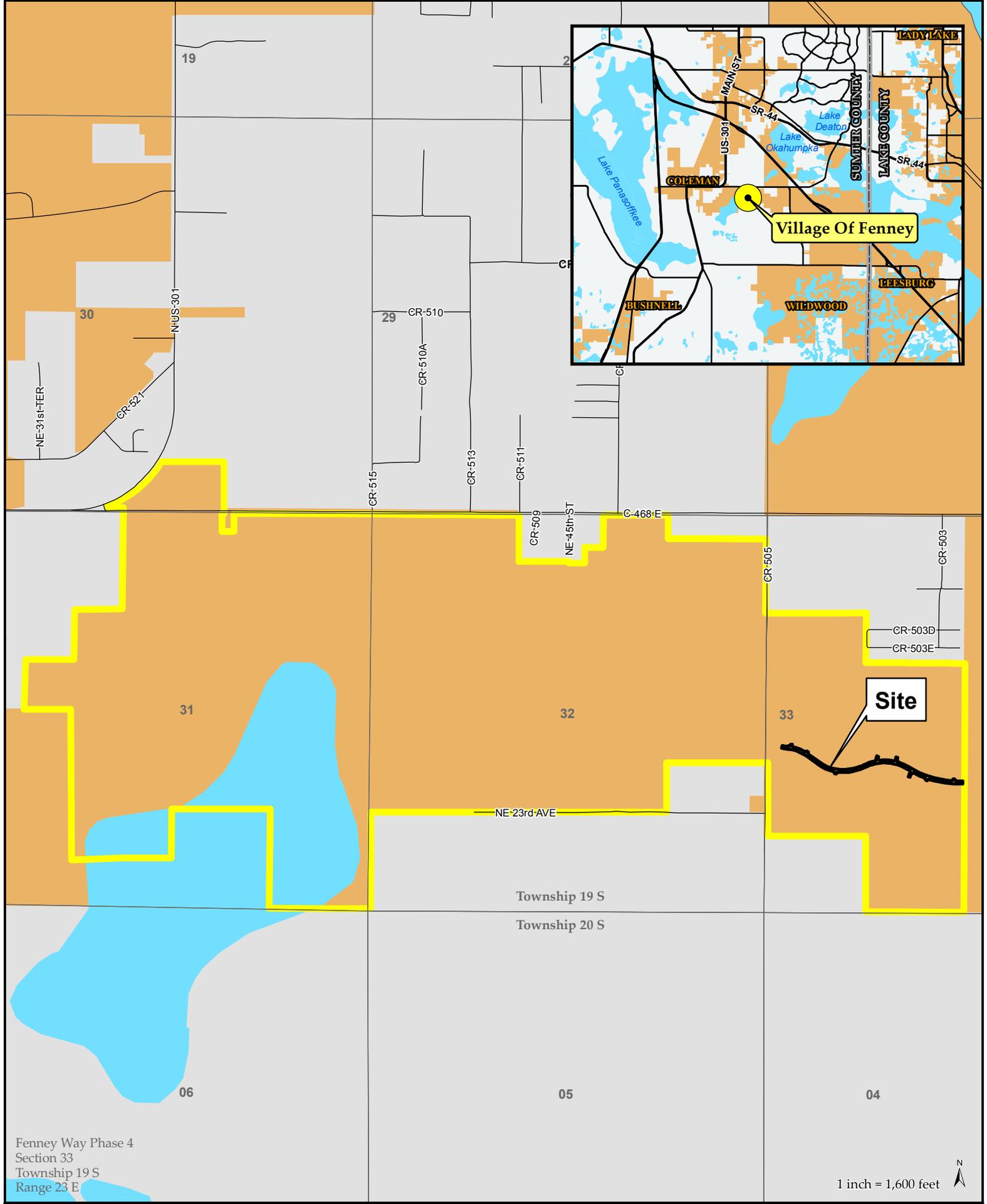
If you have any questions, please feel free to contact my office.

**Miscellaneous – Standing Comment**

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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-01  
Open Bible Lutheran Church Addition

2. Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.



Fenney Way Phase 4  
 Section 33  
 Township 19 S  
 Range 23 E

**Location Map**

|                   |       |
|-------------------|-------|
| Section Boundary  | Roads |
| Village of Fenney | Water |
| City Limit        |       |

**Fenney Way Phase 4**



City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-02  
VOF Fenney Way Phase 4

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to the commencement of construction, provide copies of all required agency permits per LDR 5.5(D)(9).
2. Show improvements from Fenney Way Phase 3 and CR-501.
3. Clarify how the future connection will be made to S-351 on Hensley Ave.
4. Label force main size and material in plan view of plan and profile sheets.
5. Provide easements for water and sewer lines within the recreation trail tract and landscape tracts.
6. Clarify the proposed stormwater conveyance between structure D-38 and D-39.
7. A 6" gate valve is required near station 107+40 per LDR 6.2(B)(2)(B).
8. An 8" gate valve is required near station 107+25 per LDR 6.2(B)(2)(B).
9. Provide 2 gate valves at every tee location per LDR 6.2(B)(2)(B).
10. Verify the 4" water main size at station 115+50 is correct. The master water exhibit indicates 8".
11. Clarify how the water line connects to Unit 7 near station 99+25.
12. Correct the invert the drop connection is proposed for on S-374.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-02  
VOF Fenney Way Phase 4

**DEVELOPMENT SERVICES**

- No comment.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**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 – 11/15/16  
Review Summary # 1 for Project # SP1611-02  
VOF Fenney Way Phase 4

**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the site plan submitted by Farner Barley dated November 2016.

**Sheet 3 of 12:**

At station 99 & 25, on the north side of Fenney Way, add 1-8" Gate Valve on future line through easement for isolation.

**Sheet 4 of 12:**

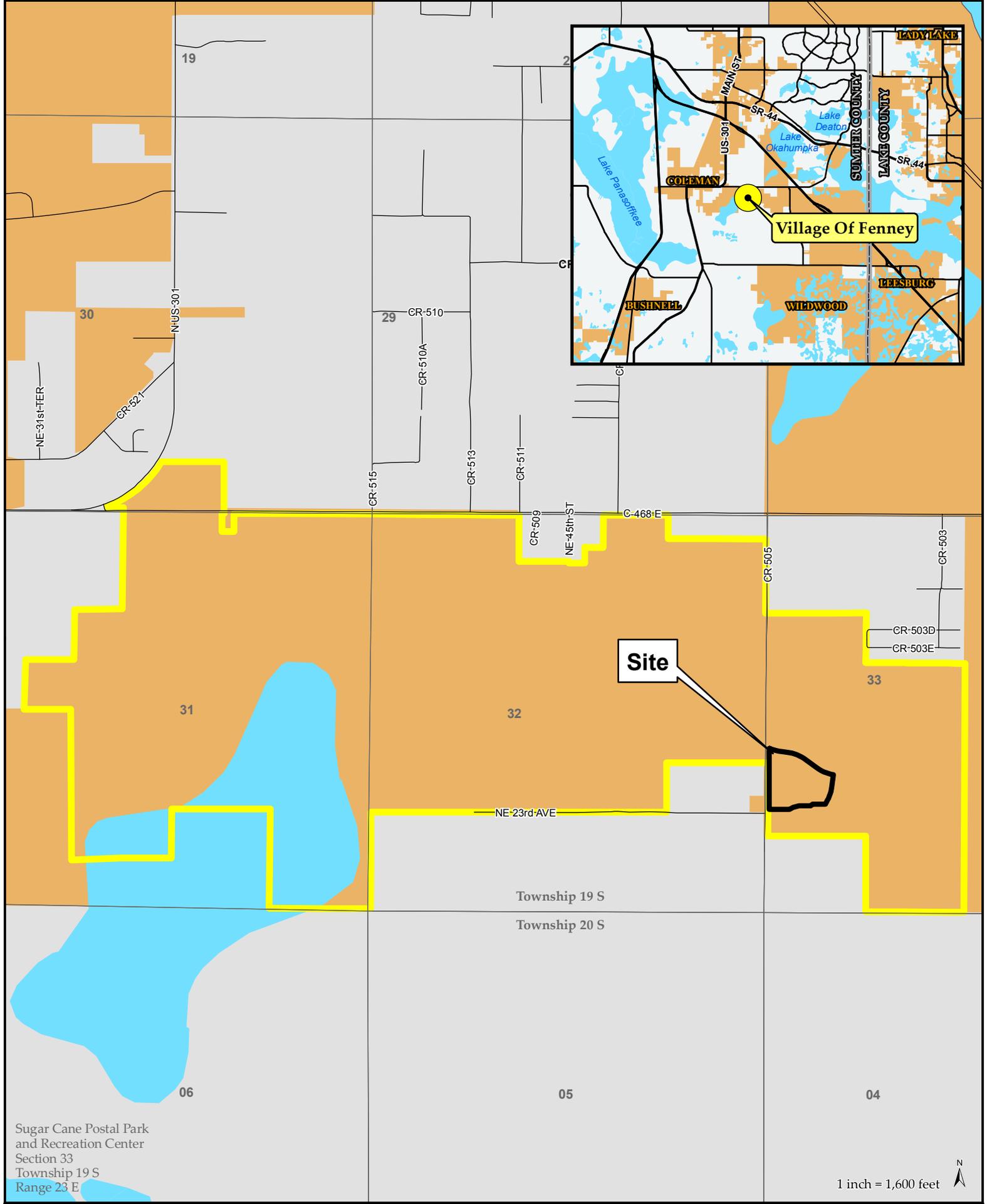
At station 107 & 45, south side future stub out with cap, add 8" Gate Valve for lift station for isolation. Station 115 & 50, north side future line need 8" Gate Valve added for isolation.

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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-02  
VOF Fenney Way Phase 4

**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.



Sugar Cane Postal Park  
and Recreation Center  
Section 33  
Township 19 S  
Range 23 E

1 inch = 1,600 feet



**Location Map**

|                   |       |
|-------------------|-------|
| Section Boundary  | Roads |
| Village of Fenney | Water |
| City Limit        |       |

**Sugar Cane Postal Park  
and Recreation Center**

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-03  
VOF Sugar Cane Postal Park

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Our review does not constitute concurrence or approval of the plans with respect to ADA guidelines. This responsibility lies with the Engineer of Record. Be advised that during final inspection by the City representatives the constructed slopes will be measured and checked prior to the release of the certificate of occupancy.
2. Prior to construction, provide copies of all required regulatory agency permits per LDR 4.4(D)(6).
3. Delineate wetlands per LDR 6.7(B)
4. Show wetland buffers per LDR 6.7(C).
5. Provide stop sign at egress location onto Fenney Way.
6. Water meter and back flow preventer location to be approved by Wildwood Utility Department.

**DEVELOPMENT SERVICES**

- Per LDR §4.4(C)(1)(g) – please add a North arrow to page 6
- Per §4.4(C)(1)(k) – please show all existing easements and rights-of-way dedications and reservations on property if any are present.
- Per §4.4(C)(2)(b) – please indicate height of building on plans

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-03  
VOF Sugar Cane Postal Park

Per §4.4(C)(3) – please show zoning on and adjacent to subject property

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-03  
VOF Sugar Cane Postal Park

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the site plan submitted by Farner Barley dated November 2016.

**Sheet 6 of 7:**

Note 2, all onsite utilities shall be privately owned and maintained.

City only to be responsible for meter?

287' 2" service line should be customers, not city.

Possibility do (1) 2" meter instead of (2)?

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

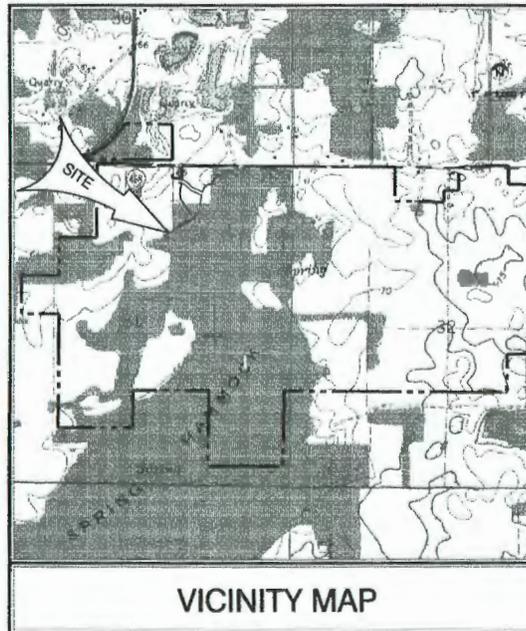
**Miscellaneous – Standing Comment**

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.

| AGENCY           | PERMIT # | SUBMITTED | STATUS          |
|------------------|----------|-----------|-----------------|
| CITY OF WILDWOOD |          | 11/16     | UNDER REVIEW    |
| SRF W&W          |          |           | NA              |
| FD&P W&W         |          |           | TO BE SUBMITTED |
| FD&P W&W         |          |           | TO BE SUBMITTED |
| FD&P W&W         |          |           | TO BE SUBMITTED |

# VILLAGE OF FENNEY

## MINOR SITE PLAN FOR READER PATH/BARBERREE BOULEVARD UTILITY EXTENSION



**VICINITY MAP**

SECTION 31 TOWNSHIP 19 SOUTH; RANGE 23 EAST

SUMTER COUNTY, FLORIDA

VERTICAL DATUM - NAVD 1988

**WATER AND WASTE WATER UTILITIES**  
CITY OF WILDWOOD  
100 MAIN STREET  
WILDWOOD, FL 34785  
(862) 330-1330

**ELECTRICAL POWER UTILITIES**  
SUMTER ELECTRIC COOPERATIVE, INC.  
330 SOUTH US HIGHWAY 301  
SUMTERVILLE, FL 33505  
(352) 793-3801

**TELEPHONE UTILITIES**  
CENTURYLINK  
P.O. BOX 400048  
LEESBURG, FL 34748  
(862) 326-1230

**SOLID WASTE COLLECTION**  
APPROVED CITY OF WILDWOOD FRANCHISEE

**NATURAL GAS UTILITY**  
TECO / PEOPLES GAS  
218 S.W. 23RD AVENUE  
OCALA, FL 34474  
(352) 401-3419

**CABLE UTILITIES**  
CLEARLINK COMMUNICATIONS, INC.  
4450 NE 83RD ROAD  
WILDWOOD, FL 34785  
TOM McDONOUGH, V.P.  
(862) 753-8219

**IRRIGATION UTILITY PROVIDER**  
FENNEY WATER CONSERVATION AUTHORITY  
5850 T.G. LEE BOULEVARD, SUITE 200  
ORLANDO, FL 32822  
(407) 856-4889

**LANDSCAPE ARCHITECT:**  
MICHAEL PAPE AND ASSOCIATES  
2301 SE 17TH STREET  
OCALA, FL 34471  
MICHAEL PAPE  
(862) 331-3500

**OWNER/DEVELOPER:**  
R.P. FENNEY, LLC  
5850 T.G. LEE BLVD.; SUITE 200  
ORLANDO, FL 32822  
DEAN BARBERREE, PRESIDENT  
READER & PARTNERS, LLC  
(407) 856-4899

**ENGINEER:**  
FARNER, BARLEY AND ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FL 34785  
CHRISTOPHER A. POTTS, P.E.  
FL LIC. NO. 73842

### Sheet List Table

| Sheet Number | Sheet Title             |
|--------------|-------------------------|
| 01           | COVER                   |
| 02           | MASTER DEVELOPMENT PLAN |
| 03           | UTILITY PLAN (1)        |
| 04           | UTILITY PLAN (2)        |
| 05           | UTILITY PLAN (3)        |

INTENDED USE OF SITE: UTILITIES TO SERVE FUTURE DEVELOPMENT

ALL WATER AND SANITARY SEWER UTILITIES WITHIN UTILITY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF WILDWOOD.

ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH F&P AND THE CITY OF WILDWOOD REQUIREMENTS.

CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS WITH THE CITY OF WILDWOOD UTILITY DEPARTMENT.

CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD UTILITY DEPARTMENT TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

THE STANDARD DETAILS AND SPECIFICATIONS FOR THIS PROJECT SHALL BE FOUND IN "VILLAGE OF FENNEY 2018 CONSTRUCTION MANUAL", DATED JUNE 17, 2018, PREPARED BY OJURO & ASSOCIATES, OR AS AMENDED BY THESE PLANS.



City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-04  
VOF Barberree Blvd & Reader Path Utility Extension

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to construction, provide copies of all required regulatory agency permits per LDR 4.4(D)(6).
2. Verify who will own and maintain the effluent lines inside Wildwood Springs. Further comments may be warranted.
3. Specify pipe materials for water and force mains per LDR 6.2(C) and 6.3(C)(15).
4. Locate the 4" force main as shown on the plans and in section A-A, so that it is closest to the 12" water main. The Irrigation main and effluent mains can be moved closer to the franchise utilities accordingly.
5. Revise the force main configuration to Hammock Golf Maintenance Facility so the force main does not make a 180 degree turn.
6. Contact Alan Garri in our office to coordinate that the water main connection point location is shown properly on the C-468 plans.
7. The 4" force main that runs along Barberree Boulevard to LS#9 is capped at Reader Path. When will this be designed?

**DEVELOPMENT SERVICES**

No Comment

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-04  
VOF Barberree Blvd & Reader Path Utility Extension

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-04  
VOF Barberree Blvd & Reader Path Utility Extension

**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**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the site plan submitted by Farner Barley dated November 2016.

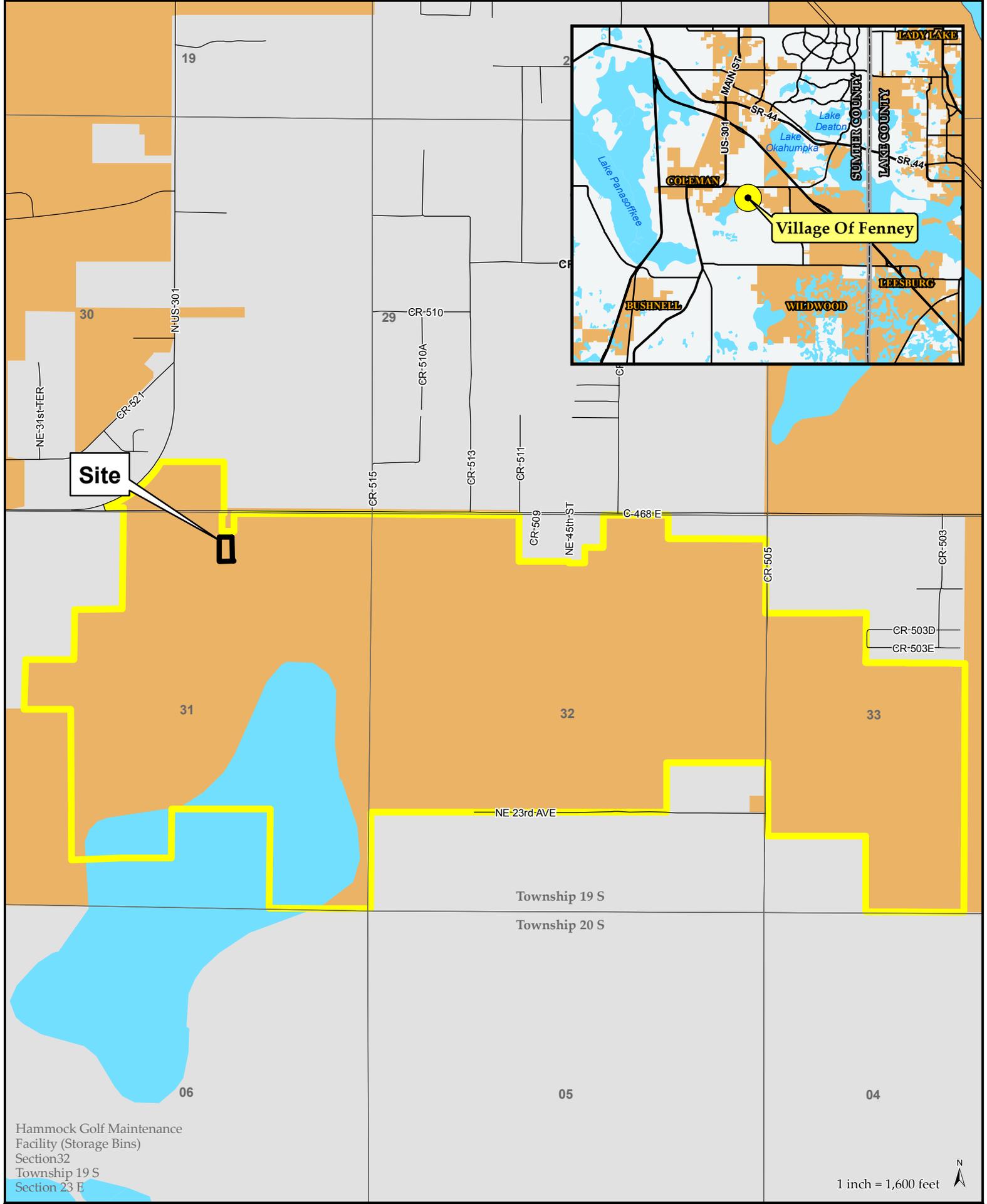
I have no comments and recommend approval.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-04  
VOF Barberree Blvd & Reader Path Utility Extension

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

**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.



Hammock Golf Maintenance Facility (Storage Bins)  
 Section 32  
 Township 19 S  
 Section 23 E

1 inch = 1,600 feet



**Location Map**

|                   |            |       |
|-------------------|------------|-------|
| Section Boundary  | Water      | Roads |
| Village of Fenney | City Limit |       |

**Hammock Golf Maintenance Facility (Storage Bins)**

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-05  
VOF Hammock Golf & Maint. Storage Bins

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to construction, provide copies of all required regulatory agency permits per LDR 4.4(D)(6).
2. Water meter and back flow preventer locations are to be approved by the City of Wildwood Utility Department.

**DEVELOPMENT SERVICES**

- Per LDR §4.4(C)(1)(k) – please show all existing easements and rights-of-way dedications and reservations on property if any are present.
- Per §4.4(C)(3) – please show zoning on and adjacent to subject property

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-05  
VOF Hammock Golf & Maint. Storage Bins

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**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**

No Comment

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-05  
VOF Hammock Golf & Maint. Storage Bins

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the site plan submitted by Farner Barley dated November 2016.

Sheet 6 of 7:

Note 2, all onsite utilities shall be privately owned and maintained.

The 1 ½" service saddle call out needs to be 8" x 1 ½" and line needs a 1 ½" corporation stop on service saddle and not a 1 ½" gate valve as shown.

The 1" water meter needs to have the standard lock wing curb stop w/meter swivel connection.

1 ½" RPZ backflow preventer MUST be connected to the 1<sup>st</sup> outlet connection point of the meter, NOT the proposed 20' of service line away from the meter connection.

RPZ backflow preventer must be tested by a certified tester w/passing results with a copy of the test sent to the Utility Department Water Division. Fax number 352-330-1347.

2" service saddle call out needs to be 8" x 2" with either a 2" iron body gate valve or a 2" brass corporation stop.

2" meter needs to be within the 20' utility easement.

2" meter shall have standard 2" brass lock wing curb stop w/meter swivel connection.

2" RPZ backflow preventer needs to be installed on the 1<sup>st</sup> connection point on the outlet side of the meter, NOT the proposed 15' service line away from meter connection.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-05  
VOF Hammock Golf & Maint. Storage Bins

2" RPZ backflow needs to be tested w/passing results sent to the Utility Department Water Division at 352-330-1347.

**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.



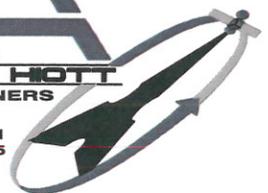
**SUMTER SAFETY COMPLEX  
NORTH  
AERIAL**

**BESDH**  
BOOTH ERN STRAUGHAN HOTT  
ENGINEERS • SURVEYORS • LAND PLANNERS

350 North Sinclair Ave.  
Tavares, Florida 32778  
www.besandh.com

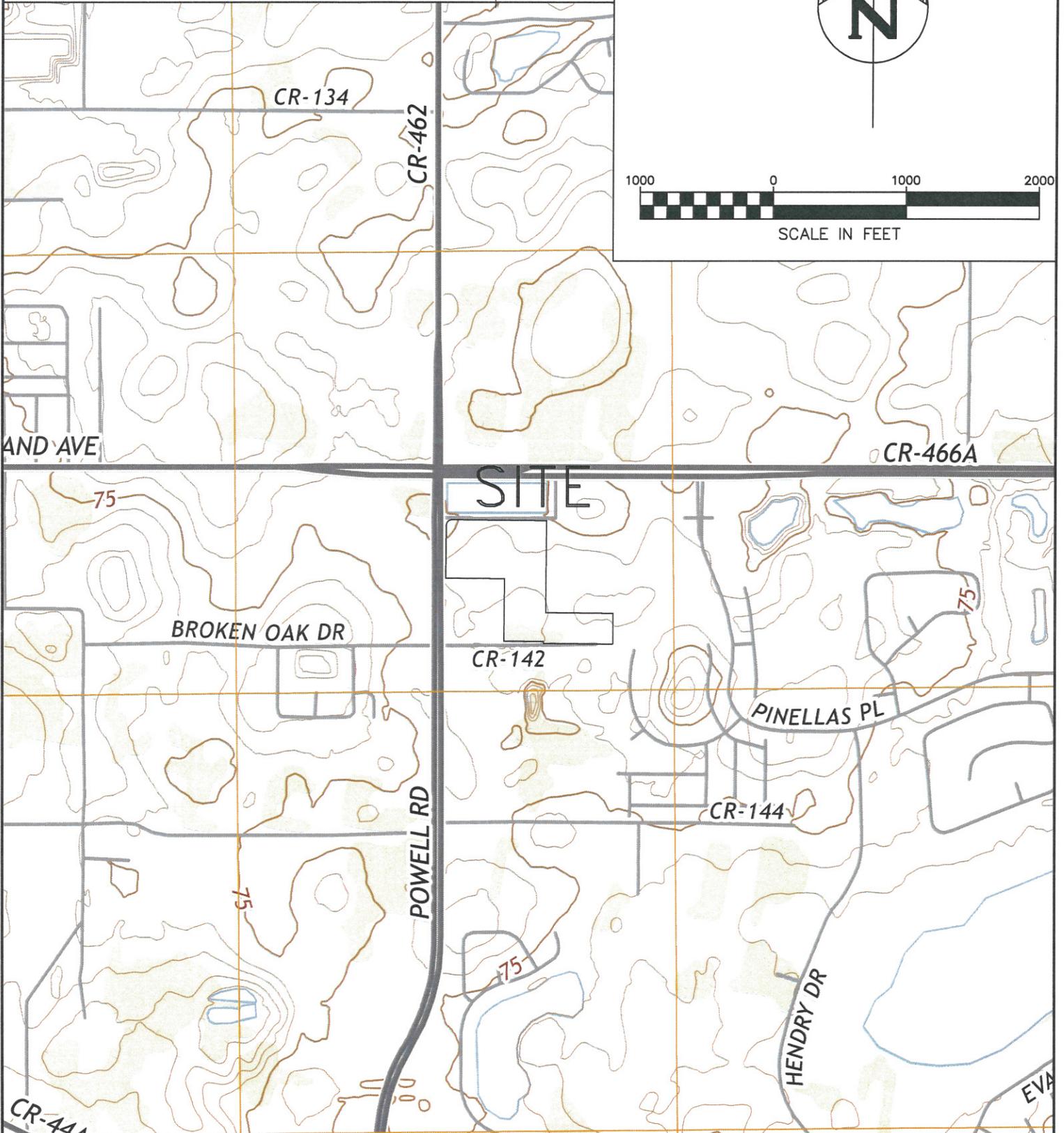
Office: 352.343.8481  
Fax: 352.343.8495

Certificate of Authorization Number: 27029



LM MM

400 650 000 FEET



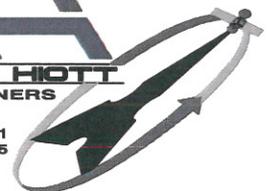
**SUMTER COUNTY SAFETY  
COMPLEX - NORTH  
LOCATION MAP  
EXHIBIT 1**

**BESHA**  
BOOTH ERN STRAUGHAN HIOTT  
ENGINEERS • SURVEYORS • LAND PLANNERS

350 North Sinclair Ave.  
Tavares, Florida 32778  
www.besandh.com

Office: 352.343.8481  
Fax: 352.343.8495

Certificate of Authorization Number: 27029



City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-07  
Radio Tower – Sumter Cnty Safety Complex

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

NONE

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

No Comment

**DEVELOPMENT SERVICES**

No Comment

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Lightning protection addressed. No further comments.

**FIRE (The Villages Fire)**

NONE

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-07  
Radio Tower – Sumter Cnty Safety Complex

**GAS – TECO**

NONE

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

**POLICE**

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

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # SP1611-07  
Radio Tower – Sumter Cnty Safety Complex

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**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

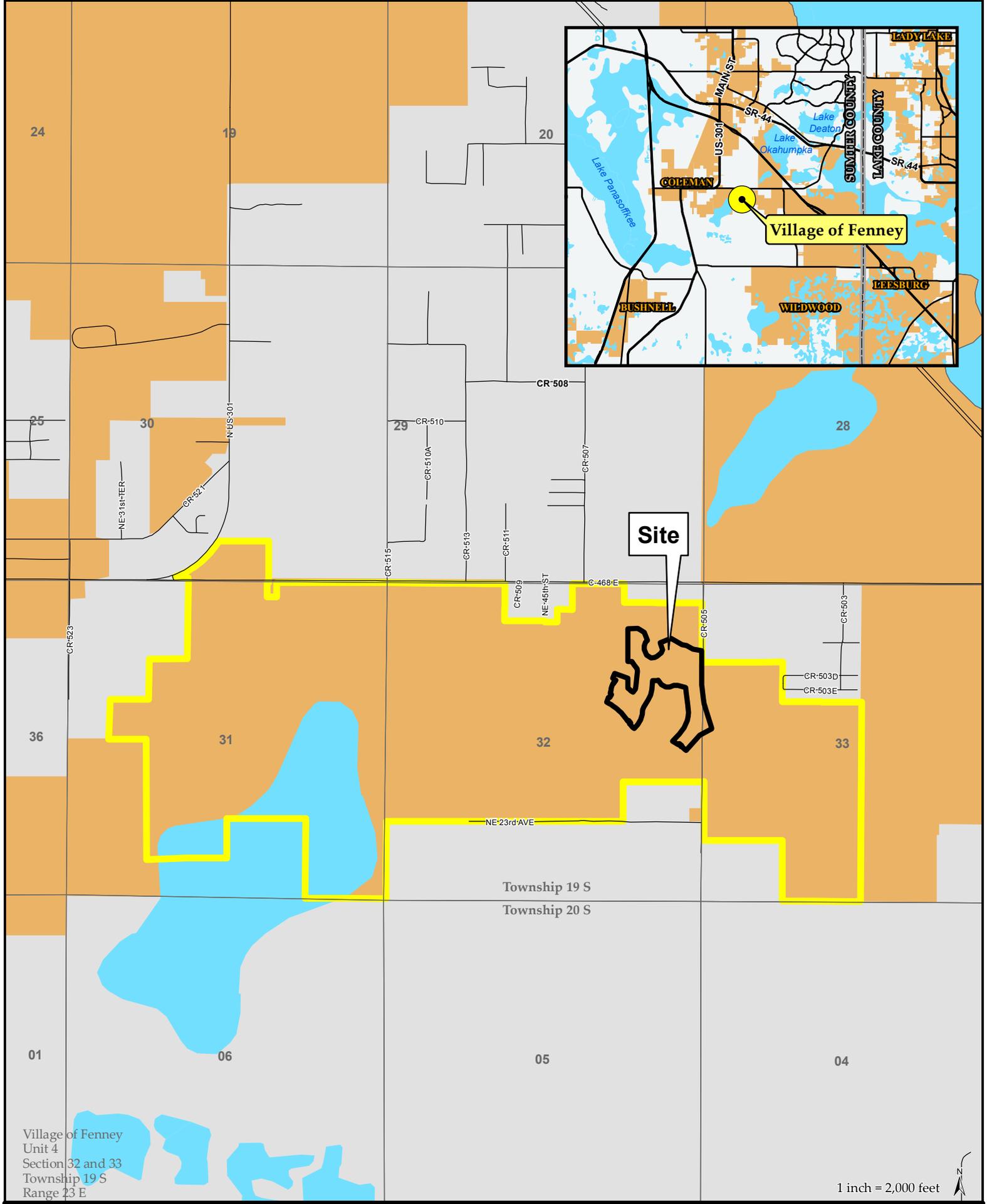
NONE

**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.



Village of Fenney  
 Unit 4  
 Section 32 and 33  
 Township 19 S  
 Range 23 E

1 inch = 2,000 feet

**Location Map**

|  |                   |   |       |
|--|-------------------|---|-------|
|   | Section Boundary  |  | Roads |
|   | Village of Fenney |  | Water |
|  | City Limit        |   |       |

Village of Fenney  
 Unit 4



City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-01  
VOF UNIT 4 FINAL PLAT

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**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. The plat does not match the improvement plans along Zebra Longwing Path.

**DEVELOPMENT SERVICES**

- No comment.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-01  
VOF UNIT 4 FINAL PLAT

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**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

**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:

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-01  
VOF UNIT 4 FINAL PLAT

**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**

No Planning

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the plat plan submitted by Farner Barley dated November 2016.

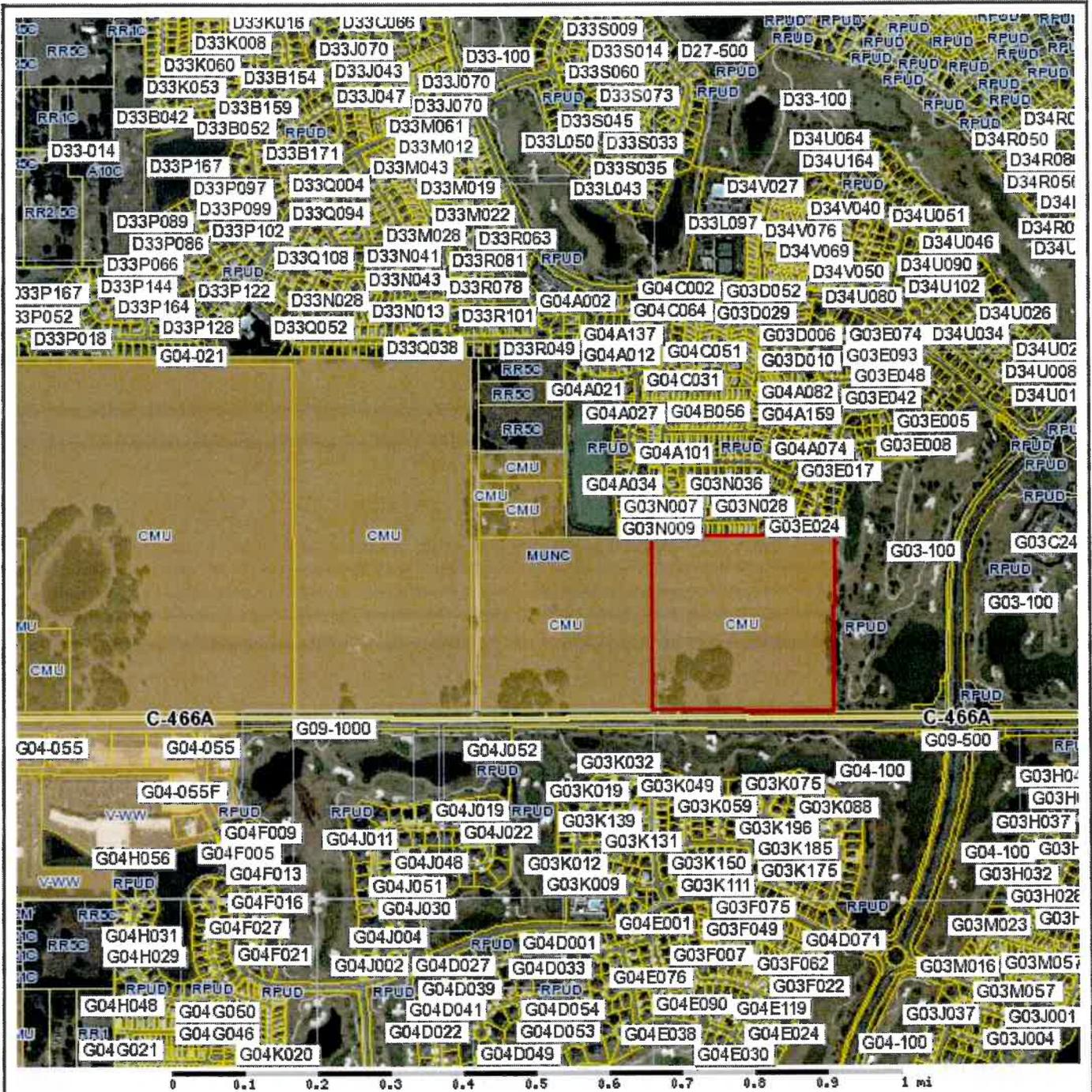
I have no comments and recommend approval.

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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-01  
VOF UNIT 4 FINAL PLAT

**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.



### Sumter County BOCC - GIS

BOCC - Bushnell, FL 33513 | 352-689-4400

Parcel ID: G03-004  
**WORD FAMILY LLC**  
 2300 CURLEW RD PALM HARBOR, FL 34683  
 Street: 6028 C-466A  
 S/T/R: 03/19/23 SW1/4 OF NW1/4 OR 181 PG 401  
 Sales

|          |          |          |              |
|----------|----------|----------|--------------|
| 8/5/2016 | 3140/294 | Improved | \$100.00     |
| 4/1/2004 | 1807/311 | Improved | \$600,000.00 |

NOTES:



This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This information was last updated: 10/10/2016 and may not reflect the data currently on file at our office.

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City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-02  
TRAILWINDS VILLAGE FINAL PLAT

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Provide covenants suitable for recording per LDR 5.6(C)(5).
2. Provide title certificate per LDR 5.6(C)(6).
3. Provide a copy of the Developer's agreement per LDR 5.6(C)(8).
4. Several utility easements are missing at intersections. Add easements as necessary to ensure the City can access and maintain utility lines through landscape and buffer easements.
5. Provide an exhibit demonstrating all City owned and maintained water and sewer lines are located within utility easements.

**DEVELOPMENT SERVICES**

- Per LDR §5.5(C)(2)(c) – please show lot and tract numbers on the face of the plat.
- Per §5.5(C)(4) – please show zoning on and adjacent to the tract
- Per §5.6(C)(1) and §5.6(C)(2) – please provide EITHER as-built construction drawings OR performance bond
- Per §5.6(C)(8) – please provide a maintenance agreement.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-02  
TRAILWINDS VILLAGE FINAL PLAT

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

GIS shows no hydrants on the site  
Fire has no further comments until a site plan for an occupancy is submitted .

**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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-02  
TRAILWINDS VILLAGE FINAL PLAT

**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.
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**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the plat plan submitted and dated November 2016.

I have no comments at this time and suggest approval.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-02  
TRAILWINDS VILLAGE FINAL PLAT

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

**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 – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-03  
VOF Sweetgum Villas Improvement Plan

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to the commencement of construction, provide copies of all required agency permits per LDR 5.5(D)(9).
2. Show typical lot diagram with easements for this phase. How wide is the front yard utility easement?
3. Sewer services are backward along Wade Terrace.
4. Provide invert information on services entering manholes on sheet 6.
5. Water lines in calculations and overall exhibit show 8" inside Sweetgum Villas. Review and revise as necessary.
6. Verify rim elevation on manhole S-237.
7. Review finish floor elevation on lots 14 & 15.

**DEVELOPMENT SERVICES**

- Per LDR §5.5(C)(5) – please show all existing and proposed easements and rights-of-way. Special Easement is noted in the legend, but none such easements are shown on the plat.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-03  
VOF Sweetgum Villas Improvement Plan

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-03  
VOF Sweetgum Villas Improvement Plan

**Standing Comment for Final Plats:**

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**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

No Planning

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the plat plan submitted by Farner Barley dated November 2016.

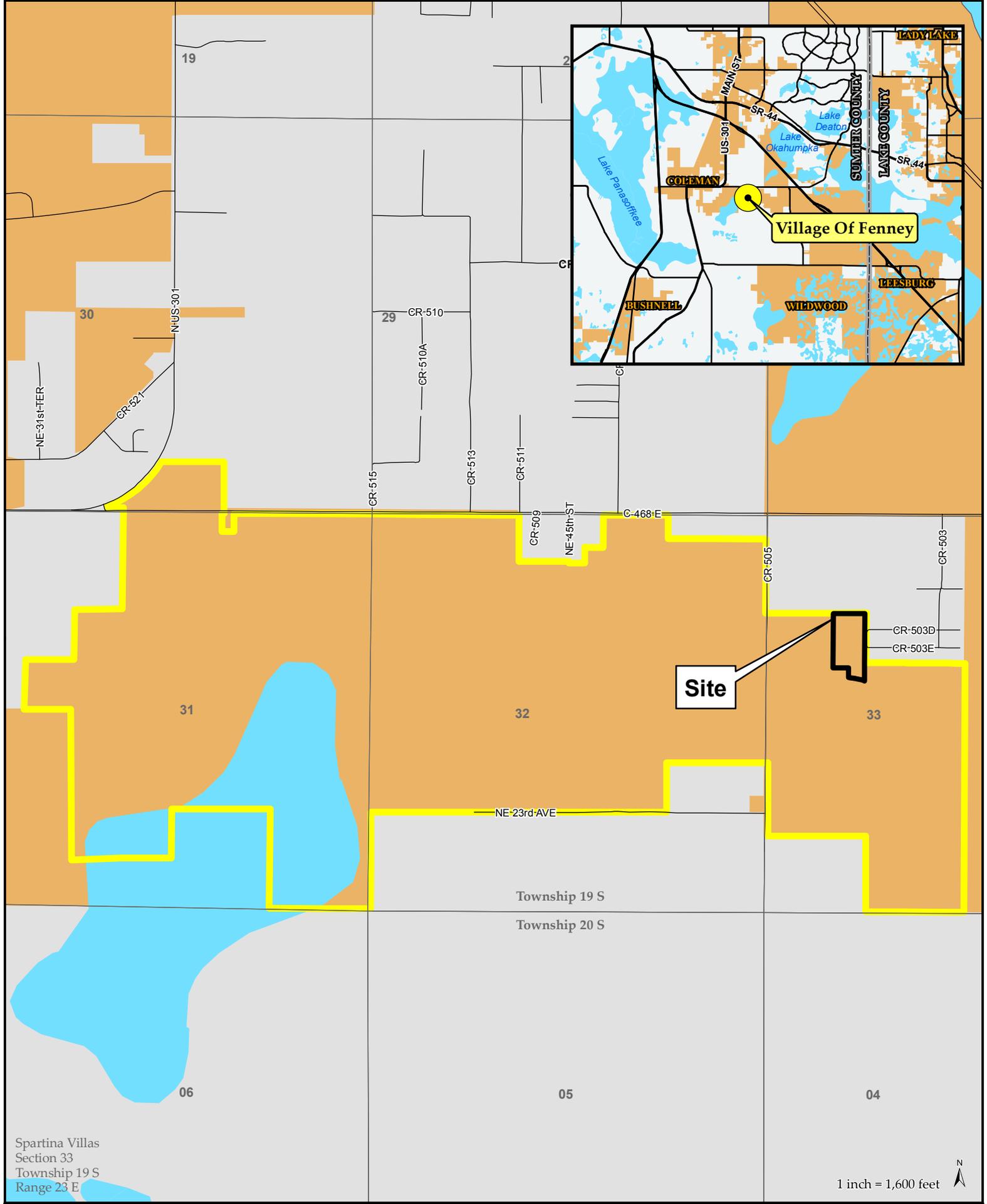
Lot 49 on Wade Terrace has no water service, please add connection.

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-03  
VOF Sweetgum Villas Improvement Plan

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

**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.



Spartina Villas  
 Section 33  
 Township 19 S  
 Range 23 E

1 inch = 1,600 feet



**Location Map**

|                   |            |
|-------------------|------------|
| Section Boundary  | Roads      |
| Village of Fenney | Water      |
|                   | City Limit |

**Spartina Villas**

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-04  
VOF Spartina Villas

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to the commencement of construction, provide copies of all required agency permits per LDR 5.5(D)(9).
2. Show typical lot diagram with easements for this phase. How wide is the front yard utility easement?
3. Provide two valves on all tees per LDR 6.2(B)(2)(B).
4. Show clearance between storm and sanitary crossing at manhole D7-28.
5. Provide clearance between storm and sanitary crossing near manhole S-337.

**DEVELOPMENT SERVICES**

- Per LDR §5.5(C)(5) – please show all existing and proposed easements and rights-of-way. Special Easement is noted in the legend, but none such easements are shown on the plat.

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-04  
VOF Spartina Villas

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

**POLICE**

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

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**Standing Comment for Final Plats:**

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City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-04  
VOF Spartina Villas

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**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the plat plan submitted by Farner Barley dated November 2016.

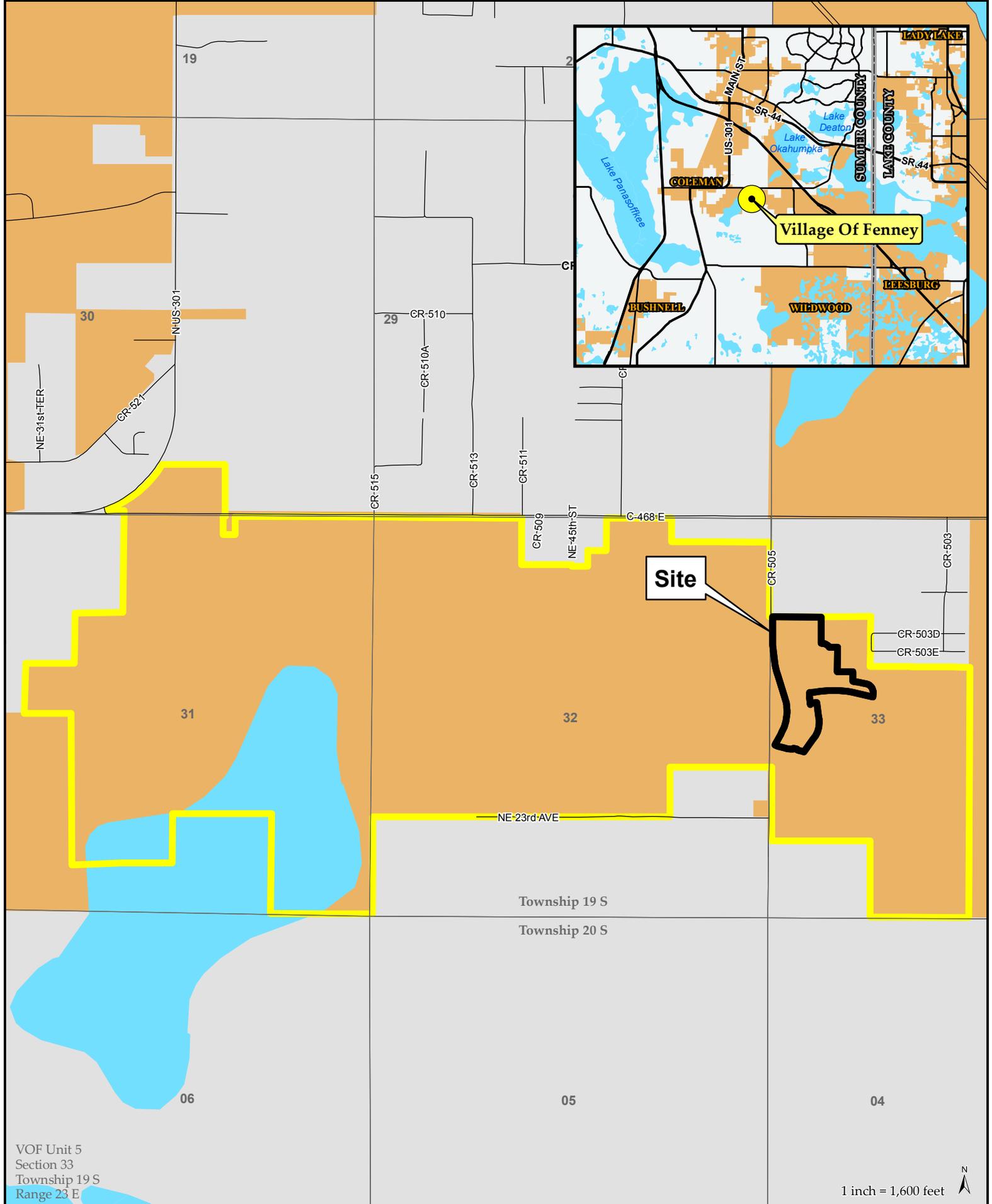
I have no comments and recommend approval.

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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-04  
VOF Spartina Villas

**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 Unit 5  
 Section 33  
 Township 19 S  
 Range 23 E

1 inch = 1,600 feet



**Location Map**

|                   |       |
|-------------------|-------|
| Section Boundary  | Roads |
| Village of Fenney | Water |
| City Limit        |       |

**VOF Unit 5**

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-05  
VOF Unit 5 Improvement Plan

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to the commencement of construction, provide copies of all required agency permits per LDR 5.5(D)(9).
2. Provide gate valves at Fussell Way and Botner Drive and Fussel Way and Carly Loop per LDR 6.2(B)(5)(B).
3. List pipe material as SDR-26 between S-317 and S-320 per LDR 6.3(C)(9).
4. List manhole S-319 to have a 32" diameter ring cover per LDR 6.3(C)(12)(b).
5. Provide a drop connection for the west invert on manhole S-325 per LDR 6.3(C)(12)(d).
6. The 42" Storm pipe between D8-10 and D8-19 encroaches into lots 24 and 25. Review and revise as necessary.
7. Provide invert service elevations into manhole S-321 to avoid issues during construction.

**DEVELOPMENT SERVICES**

- Per LDR §5.5(C)(5) – please show all existing and proposed easements and rights-of-way

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-05  
VOF Unit 5 Improvement Plan

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

**POLICE**

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**Standing Comment for Final Plats:**

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-05  
VOF Unit 5 Improvement Plan

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.
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**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

No Comment

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the plat plan submitted by Farner Barley dated November 2016.

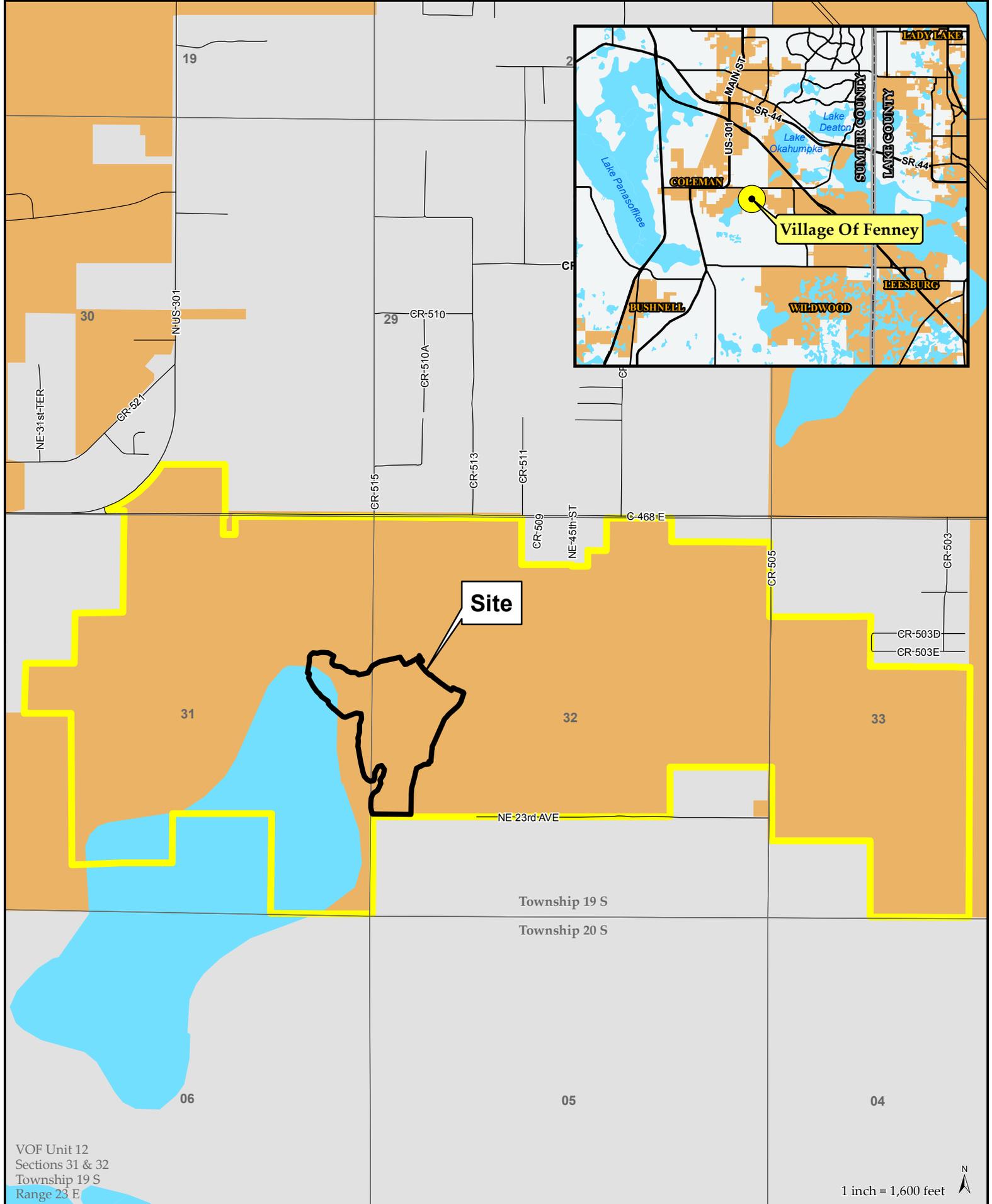
I have no comments and recommend approval.

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

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-05  
VOF Unit 5 Improvement Plan

**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 Unit 12  
 Sections 31 & 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 Unit 12**

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-06  
VOF Unit 12 Improvement Plan

**ADMINISTRATION**

None

**BUILDING SERVICES**

None

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Prior to the commencement of construction, provide copies of all required agency permits per LDR 5.5(D)(9).
2. Pipes are not visible in plan view on sheet 17. Resubmit sheet 17 as needed.

**DEVELOPMENT SERVICES**

- Per LDR §5.5(C)(5) – please show all existing and proposed easements and rights-of-way

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-06  
VOF Unit 12 Improvement Plan

**FIRE (Sumter County)**

Sumter Fire has no response this is the Villages

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

**POLICE**

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**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY – BUILDING DEPT.**

NONE

**SUMTER COUNTY - PLANNING**

No Comment

City of Wildwood  
Project Review Form – 11/15/16  
Review Summary # 1 for Project # PLAT 1611-06  
VOF Unit 12 Improvement Plan

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

On behalf of the City of Wildwood Water Department, has reviewed the plat plan submitted by Farner Barley dated November 2016.

**Sheet 11 of 21:**

Lot 117 & 118 connect reclaimed water service to main on Westside of lot 16.  
If you have any questions, please feel free to contact my office.

**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.