



# **AGENDA**

**March 15, 2016**  
**10:00 am**

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

**February 16, 2016 PRC Minutes for Approval**

- 4. OLD BUSINESS:**

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

(Parcel #: G16=020)

The applicant is seeking a parking waiver for reduced size spaces.

**SP 1601-01 – Signature Clay Drain Outdoor RV Storage**

(Parcel #: G17C002)

The applicant is seeking a parking waiver for reduced size spaces.

- 5. NEW BUSINESS:**

**SP 1602-03 Lowes - Trailwinds**

(Parcel #: G04=021)

The applicant is seeking approval for a 120,571 SF commercial building for retail sales/home improvements include driveway, parking and other site improvements on 13.89 acres MOL.

**SP 1603-01 – Wildwood Springs FDEP Sewer Application**

(Parcel #: G30=030, G30=036, G31=001, G31=002, G31=003, G31=008, G32=004, G33=019, & G33=149)

The applicant is seeking FDEP sewer application approval for the Wildwood Springs DRI on 1,048 acres MOL.

- 6. ADJOURNMENT**



VIA HAND DELIVERY  
February 5, 2016

Mr. Paul Ketz  
CITY OF WILDWOOD  
100 N. Main Street  
Wildwood, FL 34785

**RE: MID FLORIDA EYE CENTER WILDWOOD – SP 1512-04 SITE PLAN WAIVER  
REQUEST (FBA #150306.0000)**

Dear Mr. Ketz:

Please accept this letter as a formal waiver request to parking size requirements per City of Wildwood LDR Section 6.6(D)(1). As previously discussed during PRC on January 19, 2016, the parking spaces along the perimeter of the subject parking lot are designed for 18 feet deep spaces. The additional 2 feet to meet the city's requirement of 20 feet in depth is considered in the landscape area where the cars will overhang.

By reducing the parking depth, the developer is able to save trees and provide additional landscaping over pavement. Should you have questions or require additional information, please feel free to contact our office.

Sincerely,  
FARNER, BARLEY & ASSOCIATES, INC.

  
Jeffrey A. Head, P.E.  
JAH/tr

Enclosures

cc: Mr. Jamie Novell, Mid Florida Eye (w/encl.)



## Project Review Committee Technical Standards Waiver Request

1. Briefly describe your waiver request.

Request waiver to reduce length of standard parking spaces from 20ft to 18ft with a 2ft clear, unobstructed overhang.

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

### **6.6 Parking and loading areas:**

(D) *Size of spaces (minimum size).*

(1) Each off-street parking space shall at a minimum measure ten feet (10') in width by 20 feet (20') in length. Parking space size may be reduced to increase internal landscaping and provide parking for compact cars as stated in the Design District Standards. Parking spaces for the physically handicapped shall comply with the requirements of the Florida Building Code.

3. Please provide the justification for your waiver request.

Parking space length was reduced 2ft in length to minimize overall site impervious area and increase green open space.

Signature Clay Drain Outdoor RV Storage.

City of Wildwood  
Project Review Form – March 15, 2016  
Review Summary # 1 for Project SP 1602-03  
Lowe's of Wildwood

**ADMINISTRATION**

Legal Description

The last Bearing on the legal description needs to be corrected. Send new corrected legal electronically in word format.

**BUILDING SERVICES**

No Comments.

**CABLE – BRIGHHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

On behalf of the City of Wildwood, Kimley-Horn and Associates, Inc. has reviewed the application and site plan submitted by Walling Engineering dated February 18, 2016 and have the following comments:

Improvement Plans

1. Provide zoning and land use designations of adjacent properties per LDR 4.4(C)(3).
2. Provide an erosion control and SWPPP plan per LDR 4.4(C)(16).
3. Provide a landscape and buffer plan per LDR 4.4(C)(17).
4. Provide a lighting plan per DDS 1(F)(7).
5. Provide AutoTurn exhibit demonstrating adequate truck ingress and egress.
6. Confirm drainage system complies with master drainage system designed with the approved Trailwinds Village Infrastructure Improvements.
7. Confirm water and sewer demands are compliant with the master utility systems designed with the approved Trailwinds Village Infrastructure improvements.

**City of Wildwood**  
**Project Review Form – March 15, 2016**  
**Review Summary # 1 for Project SP 1602-03**  
**Lowe's of Wildwood**

8. Review structure types. It appears some structures that are subject to vehicular traffic are not rated as such by FDOT (i.e. Type C).
9. Provide conveyance calculations for the stormwater system per LDR 6.4(F).
10. Storm sewers shall be RCP or other FDOT approved material, subject to approval by the City per LDR 6.4(E)(1)(a).
11. Storm sewers shall have a minimum diameter of 18" in areas subject to vehicular traffic per LDR 6.4(E)(1)(a).
12. Provide parking calculations to demonstrate an adequate number of parking spaces have been provided per Table 6-11.
13. Revise fire main material to be DR 14.
14. Parking spaces shall be 20'x10' per LDR 6.6(D)(1).
15. Parking lot striping shall be 6" wide per LDR 6.6(D)(2).
16. Clarify the intent of the paved area west of the building. Verify if signage or striping is needed for one way traffic.
17. Provide a statement on the plans related to the ownership and maintenance responsibilities for water and sewer utilities. If any onsite utilities are proposed to be owned by the City of Wildwood, utility easements need to be provided.
18. 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.

**DEVELOPMENT SERVICES**

1. Please provide information on the plan on easements per LDR 4.4(C)(1)(k), particularly as it relates to the roadway on the northern cross-access roadway to the Beaumont (Wholelife) property to the west. If they are present, please darken / call out, as appropriate.
2. Please provide an employee count per LDR 4.4(C)(2)(e)
3. Please provide the zoning district on and adjacent to the property per LDR 4.4(C)(3) (CMU – Central Mixed Use)
4. Please provide building setback information per LDR 4.4(C)(5) or darken/call out as appropriate.

**City of Wildwood**  
**Project Review Form – March 15, 2016**  
**Review Summary # 1 for Project SP 1602-03**  
**Lowe's of Wildwood**

5. Please provide a soils classification map per LDR 4.4(C)(6). Soil borings were noted in the Trailwinds Mass Grading file (SP 1509-03), but without a map noting the boundaries of the surface soils.
6. Please provide additional details for your erosion control plan (i.e.silt fencing, etc.) per LDR 4.4(C)(16).
7. Please provide a landscape plan per LDR 4.4(C)(17).
8. Please verify with Waste Management that your dumpster / enclosure conforms to their standards per LDR 4.4(C)(18). Lack of comment from their office should not be presumed as approval.
9. Please provide a tree survey per LDR 4.4(C)(20).
10. Please provide an aerial photo per LDR 4.4(C)(21).
11. Please provide a sign permit and/or tree removal permit for your project per LDR 4.4(D)(3)(a) and LDR 4.4(D)(3)(b).
12. Please provide stormwater calculations per LDR 4.4(D)(4).
13. Please submit a copy of any agreements with the City on which your project will rely (i.e. Trailwinds Planned Development Ordinance, Developer's Agreement, etc) per LDR 4.4(D)(5).
14. Please list all required agency permits on the cover page of the site plan with a column for status and last action date per LDR 4.4(D)(6).
15. Please provide Concurrency Determination / Reservation application for site demand per LDR 4.4(D)(7).

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**FIRE (The Villages Fire)**

City of Wildwood  
Project Review Form – March 15, 2016  
Review Summary # 1 for Project SP 1602-03  
Lowe's of Wildwood

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 - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

**City of Wildwood**  
**Project Review Form – March 15, 2016**  
**Review Summary # 1 for Project SP 1602-03**  
**Lowe's of Wildwood**

**General**

The applicant is proposing the construction of a 120,571 s.f. commercial building along with supporting site improvements on a 13.89 acre site.

**Water Utility**

The applicant is proposing five (5) connection points for fire protection and domestic service. Applicant is proposing a 270,000 gallon fire tank and fire protection system, three (3) private hydrants, and two (2) two inch (2") domestic water connections.

1. An additional gate valve should be provided at the right of way line for the 8" line to serve the two proposed hydrants at the front of the building. The City will own and maintain the line in the street to the gate valve at the right of way.
2. The size of the fire line should be shown on the plans.
3. Sht. 10.3 was not provided.
4. The following details should be provided on the plans: W-06, W-08, W-14, W-15, W-17, W-19 and W-23.

**Sanitary Sewer**

The applicant is proposing a 6 inch sanitary sewer connection onto the site . Cleanouts have been provided every 75 feet.

1. The connection point to the building should be provided.
2. The following details should be provided on the plans: S-02, and S-04.

**Miscellaneous**

1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. A note should be added indicating that all utility construction shall be per FDEP requirements.
3. A note should be added stating the Contractor shall coordinate all utility installations with the City of Wildwood Utilities Department.

**City of Wildwood**  
**Project Review Form – March 15, 2016**  
**Review Summary # 1 for Project SP 1602-03**  
**Lowe's of Wildwood**

4. A note should be added stating the Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to the delivery of any materials.
5. A note should be added indicating that all materials and testing shall be in compliance with the City of Wildwood Standard Construction Specifications for water and wastewater, latest revision.

City of Wildwood  
Project Review Form – March 15, 2016  
Review Summary # 1 for Project SP 1603-01  
Wildwood Springs Master Sanitary Sewer System

**ADMINISTRATION**

NONE

**BUILDING SERVICES**

No Comments.

**CABLE – BRIGHOUSE**

NONE

**CITY SURVEYOR**

NONE

**CITY ENGINEER**

**General**

1. Sewer mains shall maintain a minimum cover of 48" per LDR 6.3(C)(6). (S-65, S-20, S-22, S-22, S-31, S-90, S-91, S-78, etc.)
2. Relocate sewer services to the right of way line.
3. Provide invert for sewer services in manholes and ensure flow channels/branches are built within the structure.
4. Specify SDR-26 for pipes with depths greater than 15' per LDR 6.3(C)(4).
5. Specify pipe material for all force mains.
6. Specify bends and fittings for force mains.
7. The total depth of manholes shall not exceed 18' per LDR 6.3(C)(13). (S-44, S-69A, etc.)
8. Provide minimum 20' wide utility easements for sewer mains between lots 8/9 and 37/38 per LDR 6.3(C)(21).
9. Provide emergency backup generators for lift stations per LDR 6.3(C)(19).
10. Provide latest City of Wildwood Standard details.
11. Maintain 10' of separation between sewer main and right of way line in front of lots 87 and 88.
12. Specify PVC liner for manhole S-105 due to force main connection.
13. Provide details for force main connection at point of connection; is the connection point a force main or manhole and does it exist? When will the design/construction of the force main at the point of connection commence?

City of Wildwood  
Project Review Form – March 15, 2016  
Review Summary # 1 for Project SP 1603-01  
Wildwood Springs Master Sanitary Sewer System

14. Verify with FDEP that this project can be permitted as a general permit.
15. Provide hydraulic model for wastewater calculations. Further coordination and review of the pump selection and force main sizing is needed.

**DEVELOPMENT SERVICES**

No Comment

**ELECTRIC – DUKE (PROGRESS ENERGY)**

NONE

**ELECTRIC – SECO**

NONE

**FIRE (Sumter County)**

NONE

**FIRE (The Villages Fire)**

NONE

**GAS – TECO**

NONE

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

**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 – March 15, 2016  
Review Summary # 1 for Project SP 1603-01  
Wildwood Springs Master Sanitary Sewer System

**PUBLIC WORKS**

NONE

**SUMTER COUNTY – CLERK OF COURT**

NONE

**SUMTER COUNTY - PLANNING**

NONE

**SUMTER COUNTY – ROADS AND BRIDGES**

No Comment

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

NONE

**UTILITIES – WATER/WASTEWATER**

Project still in review – Comments forthcoming



## Summary Minutes

February 16, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

#### **CALL TO ORDER**

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

Ms. Melanie Peavy called the Project Review Committee Meeting to order on February 16, 2016 at approximately 10:00 AM.

#### **Roll Call:**

Project Review Committee *Voting Staff Members* Present:

David Watson, Utility Director

Melanie Peavy, Director Development Services

Eddie Reeser, Police Chief

Project Review Committee *Voting Staff Members* Absent:

Bill Ed Cannon, City Manager

Gene Kornegay, Public Works Director

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

Paul Ketz, Development Services Planner

Theresa Milsap, Sr. Development Services Specialist / PRC Coordinator

Project Review Committee *Advisory Staff Members* Present:

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

Bill Richards, Sumter County Fire Inspector

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

Summary Minutes from the December 15, 2015 & January 19, 2016 PRC meeting were approved.

#### **OLD BUSINESS**

**NONE**

#### **NEW BUSINESS:**

**SP 1505-02 Oxford II Additional Parking**

(Parcel #: D08=005)



## Summary Minutes

February 16, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

The applicant is seeking site plan approval for a parking lot expansion to the existing retirement residence to include additional parking spaces and drive aisles for a permitted facility on 0.31 acres MOL.

Representative present: Jeff McPherson – Tillman & Associates

#### **Motion:**

A motion for **APPROVAL with Conditions** of project number SP 1505-02 – Oxford II Additional Parking was made by Dave Watson Utilities Director. Motion 2nd by Edddie Reeser, Police Chief with conditions that a connection to North lot 5 is to be made that will connect to the existing sidewalk. The motion PASSED unanimously.

#### **SP 1601-01 – Signature Clay Drain Outdoor RV Storage**

(Parcel #: G17C002)

The applicant is seeking a special exception and site plan approval to construct 89,615 SF of outdoor RV storage area with a 600 SF office on lots 2 & 3 in the Business Park 44 South subdivision on 5.72 acres MOL.

Representative present: Robert Couch & Jake Schrim - Envirotech

#### **Motion:**

A motion for **APPROVAL with Conditions** of project number SP 1601-01 – Signature Clay Drain Outdoor RV Storage – Wildwood was made by Dave Watson, Utilities Director, and 2nd by Melanie Peavy, Director Development Services, subject to the Planning and Zoning Boards approval of the special exception for the site; The motion PASSED unanimously.

#### **SP 1602-01 – Dr. Misch Medical Office – Lot 6 Oxford Professional Park**

(Parcel #: D08D008)

The applicant is seeking site plan approval for a medical professional office totaling 7,371 SF on 0.38 acres MOL.

Representative Present – Paolo Masterio – Masterio Engineering



## Summary Minutes

February 16, 2016 at 10:00 AM

### PROJECT REVIEW COMMITTEE

#### **Motion:**

A motion for **APPROVAL with Conditions** of project number SP 1602-01 – Dr. Misch Medical Office was made by Dave Watson Utilities Director; and 2nd by Edddie Reeser, Police Chief subject to satisfaction of any outstanding comments. The motion PASSED unanimously.

#### **RZ 1601-01 Wildwood Springs Planned Development**

(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 amendment to the planned development criteria to accommodate an active adult development on 1,048 acres MOL  
Representative present – Dean Barberree – Reader Partners

#### **Motion:**

A motion for **APPROVAL with Conditions** of project number RZ 1601-01 Wildwood Springs Planned Development, was made by Dave Watson Utilities Director; and 2nd by Edddie Reeser, Police Chief, contingent upon the plans being updated to reflect what was discussed in the meeting. The motion PASSED unanimously.

#### **SP 1602-02 – Wildwood Springs Mass Grading and Drainage Plan**

(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 a proposed master grading and drainage plan for the Wildwood Springs Project on 1,048 acres MOL.

#### **Motion:**

A motion for **APPROVAL with Conditions** of project number SP 1602-02 Wildwood Springs Planned Development, was made by Edddie Reeser, Police Chief; and 2nd by Dave Watson Utilities Director, contingent upon satisfaction of the items discussed today and 3 additional comments (13 – 15) relating to stormwater. The motion PASSED unanimously.



## Summary Minutes

February 16, 2016 at 10:00 AM

### **PROJECT REVIEW COMMITTEE**

#### **ADJOURNMENT**

##### **Motion:**

Ms. Melanie Peavy called for a motion to adjourn the February 16th PRC meeting at 11:52 AM. A motion was made by Eddie Reeser, Police Chief to adjourn the PRC meeting at 11:52 AM. The motion was 2nd by Dave Watson Utilities Director, City of Wildwood. The motion PASSED unanimously.

The February 16<sup>th</sup>, 2016 PRC meeting adjourned at 11:52 AM.