



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

April 10, 2023 9:00 AM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

1. Call to Order

2. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda at the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: MARCH 20, 2023 SPECIAL MEETING*

C. *MINUTES FOR APPROVAL: MARCH 27, 2023 REGULAR COMMISSION*

MEETING

- D. SP 2111-003 MAINSTAY SUITE 37 ROOM ADDITION
- E. SP 2206-010 OXFORD OVERNIGHT
- F. SP 2210-001 CVS WILDWOOD (WILDWOOD CROSSING)
- G. PLAT 2205-003 WILDWOOD LANDING IMPROVEMENT PLAN

H. BUDGETED FINANCIAL ITEMS

- 1. RECODIFICATION SERVICES AND SELF-PUBLISHING SOFTWARE FROM CIVICPLUS IN THE AMOUNT OF \$20,485.99

3. Presentations and/or Proclamations

- A. TEAM IMPACT AWARDS PRESENTED TO SGT. KRIS BENTZ AND OFFICER JUSTIN POPE
- B. PROCLAIM APRIL 28, 2023, AS ARBOR DAY

4. Public Hearings - Timed - Legislative

- A. **ORDINANCE NO. O2023-14** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING CITY OF WILDWOOD ORDINANCE O2021-45 TO GRANT A NON-EXCLUSIVE NON-POTABLE WATER IRRIGATION UTILITY FRANCHISE TO THE WILDWOOD UTILITY DEPENDENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; GRANTING SUCH FRANCHISE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Wildwood Utility Dependent District Franchise Agreement Amendment

Staff recommends approval.

- B. **ORDINANCE NO. O2023-15** - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING AND RESTATING ORDINANCE NO. O2017-23, ORDINANCE NO. O2019-55, ORDINANCE NO. O2020-14, AND ORDINANCE NO. O2022-43; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO SOUTH SUMTER UTILITY COMPANY, LLC, SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, SOUTH SUMTER ELECTRIC COMPANY, LLC, SOUTH SUMTER GAS COMPANY, LLC, MIDDLETON UTILITY COMPANY, LLC, MIDDLETON WATER CONSERVATION AUTHORITY, LLC, GIBSON PLACE UTILITY COMPANY, LLC, GIBSON PLACE WATER CONSERVATION AUTHORITY,

LLC, BLUE GOOSE UTILITY COMPANY, LLC, BLUE GOOSE WATER CONSERVATION AUTHORITY, LLC, OKEEHUMKEE UTILITY COMPANY, LLC, AND OKEEHUMKEE WATER CONSERVATION AUTHORITY, LLC, AND THEIR SUCCESSORS AND ASSIGNS (EACH A FRANCHISEE, AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; AMENDING THE FRANCHISE TERRITORY; AMENDING RATES PROVISIONS; AMENDING NOTICE PROVISIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Third Amended and Restated Villages ARD Franchisees Ordinance

Staff recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

- A. **ORDINANCE NO. 02023-11** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED ALONG E CR 470, SOUTH AND EAST OF CR 500, AND APPROXIMATELY 0.38 MILES WEST OF MARSH BEND TRAIL, IN SECTION 10, TOWNSHIP 20 NORTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN 2302-001 470 Werlmaker

Parcels K09A006

The owner/applicant, Werlmaker Investments LLC, seeks approval from the Commission for a voluntary annexation application for the parcel listed above on 5 acres MOL.

Staff recommends approval.

- B. **ORDINANCE NO. 02023-12** - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.45 ACRES LOCATED ALONG N US 301 AND CR 126, APPROXIMATELY 0.14 MILES SOUTH OF CR 124, IN SECTION 29, TOWNSHIP 18 SOUTH,

RANGE 23 WEST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN 2302-002 Lucky U Landholding LLC

Parcels D29-023 & D29-024

The applicant, LPG Urban & Regional Planners LLC, on behalf of the owners, Nina Jean Driggers Davis et al, seeks approval from the Commission for a voluntary annexation application for the parcel listed above on 4.45 acres MOL.

Staff recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2022-97 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2206-002 Wildwood Place

Parcel(s) D19-014 & D19-043

The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Low-Density Residential & Residential Mixed use (City) to General Commercial & Medium High-Density Residential (City) for the parcels listed above on 34.75 acres MOL. This request is accompanied by a rezoning request RZ 2206-002

Special Magistrate recommends approval

- B. ***ORDINANCE NO. O2022-98 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2206-002 Wildwood Place

Parcel(s) D19-014 & D19-043

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-4 (City) for the parcels listed above on 34.75 acres MOL

Special Magistrate recommends approval.

- C. **ORDINANCE NO. 02023-9 - AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY HWY 301/216, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

PD 2206-001 Wildwood Place

Parcel(s) D19-014 & D19-043

The applicant seeks City Commission for a Planned Development (PD) on property currently zoned NMU-7, R-2 & C-3. This request runs concurrently with CP/RZ 2206-002 which seeks to change both the Future Land Use and Zoning to a mix of High-Density Residential and Commercial.

Special Magistrate recommends approval.

- D. **ORDINANCE NO. 02023-13 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WORD FAMILY LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

PD 2301-001 Trailwinds Village Planned Development Amendment

Parcel(s) G04LRI-002

The applicant seeks approval from the City Commission for a Planned Development (PD) amendment on property zoned CMU within the Trailwinds PD. Consisting of a modification to the subject parcel reducing the required western buffer from 20' to 5'.

Special Magistrate recommends approval.

8. Resolutions for Approval

9. Financial & Contracts & Agreements

- A. **MUNICIPAL SERVICES COMPLEX PAY APP #20 IN THE AMOUNT OF \$113,469.48**
- B. **MEMORANDUM OF AGREEMENT (MOA) FOR LANDSCAPING AND IRRIGATION MAINTENANCE FOR THE BUENA VISTA BOULEVARD**

SOUTH EXTENSION

C. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

10. General Items for Consideration/Discussion and Other Business

- A. CODE ENFORCEMENT REQUEST FOR LIEN RELEASE - 615 FOURTH STREET*
- B. CODE ENFORCEMENT REQUEST FOR LIEN RELEASE - 700 N WARFIELD AVENUE - STROUD PROPERTY*

11. Appointments

12. City Manager Reports

- A. WELCOME TO WILDWOOD EVENT ON APRIL 19, 2023*
- B. REQUEST TO SET SPECIAL MEETING FOR APRIL 17, 2023 AT 9AM*
- C. CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

April 17, 2023 - Tentative Special Meeting at City Hall at 9am

April 19, 2023 - Welcome to Wildwood Event at City Hall from 1pm to 8pm

April 24, 2023 - City Commission Meeting at City Hall at 7pm

April 10, 2023 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 10 2023

Revenue Account Range: First	to Last	Include Non-Anticipated: No	Year To Date As Of: 04/30/23
Expend Account Range: First	to Last	Include Non-Budget: No	Current Period: 04/01/23 to 04/30/23
Print Zero YTD Activity: No			Prior Year As Of: 04/30/23

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	9,513,015.23	12,767,400.00	0.00	12,439,618.91	327,781.09-	97
001-312-4100	LOCAL OPTION GAS TAX	521,726.98	550,510.00	0.00	359,192.05	191,317.95-	65
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	3,000,973.76	2,912,630.00	0.00	1,857,060.40	1,055,569.60-	64
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	914,818.57	800,000.00	0.00	498,766.01	301,233.99-	62
001-313-1010	FRANCHISE TAX- SECO	1,109,792.58	950,000.00	0.00	688,063.34	261,936.66-	72
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	56,759.18	35,000.00	0.00	43,612.88	8,612.88	125
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	252,232.71	250,000.00	0.00	142,551.28	107,448.72-	57
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY TAX	53,537.52	45,000.00	0.00	22,980.67	22,019.33-	51
001-313-4180	LEESBURG GAS FRANCHISE FEE	50,945.56	45,000.00	0.00	29,390.02	15,609.98-	65
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCHISE	370,207.76	275,000.00	0.00	209,071.57	65,928.43-	76
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE SVCS	191,455.95	190,000.00	0.00	95,438.71	94,561.29-	50
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	239,734.08	250,000.00	0.00	151,024.73	98,975.27-	60
001-313-5003	FRANCHISE FEE - SEWWC	228,541.29	245,000.00	0.00	133,480.68	111,519.32-	54
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	800,587.31	690,000.00	0.00	409,449.69	280,550.31-	59
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,022,299.81	930,000.00	0.00	530,892.74	399,107.26-	57
001-314-3000	UTILITY TAX-WATER SALES	116,647.62	110,000.00	0.00	50,479.90	59,520.10-	46
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	226,690.03	250,000.00	0.00	96,355.82	153,644.18-	39
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	112,364.85	125,000.00	0.00	77,007.37	47,992.63-	62
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	14,947.69	15,000.00	0.00	8,355.18	6,644.82-	56
001-314-4030	FERRELLGAS LP	1,603.55	1,000.00	0.00	795.60	204.40-	80
001-314-4040	CIRCLE K STORES	210.93	200.00	0.00	186.84	13.16-	93
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	42,831.63	30,000.00	0.00	28,851.89	1,148.11-	96
001-314-4081	LEESBURG GAS UTILITY TAX	75,244.67	60,000.00	0.00	42,372.21	17,627.79-	71
001-314-4100	INTERCONN RESOURCES LLC	27,549.71	30,000.00	0.00	8,679.36	21,320.64-	29
001-314-4150	CVS	389.42	200.00	0.00	195.36	4.64-	98
001-314-4151	AMERIGAS PROPANE	9,864.39	8,000.00	0.00	4,377.25	3,622.75-	55
001-314-4152	LOWE'S PROPANE TAX	2,426.64	1,500.00	0.00	1,332.20	167.80-	89
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	0.00	0.00	0.00	179.20	179.20	0
001-314-4160	TECO-PEOPLES GAS	262,582.16	250,000.00	0.00	169,465.97	80,534.03-	68
001-314-4162	GAS SOUTH UTILITY TAX	335.05	300.00	0.00	400.12	100.12	133
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	148,810.50	85,000.00	0.00	81,801.33	3,198.67-	96
001-314-4191	PUBLIX UTILITY TAX	932.43	500.00	0.00	637.15	137.15	127
001-314-9010	STATE COMMUNICATIONS TAX	499,413.36	500,000.00	0.00	312,315.06	187,684.94-	62

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 10 2023

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-331-5000	FEMA GRANT	0.00	0.00	0.00	65,810.15	65,810.15	0
001-335-1200	STATE REVENUE SHARING	628,683.58	652,660.00	0.00	318,799.95	333,860.05-	49
001-335-1400	MOBILE HOME LICENSES	16,437.90	10,000.00	0.00	11,242.00	1,242.00	112
001-335-1600	STATE BEVERAGE LICENSES	7,462.21	8,500.00	0.00	7,584.57	915.43-	89
001-335-1800	1/2 CENT SALES TAX	1,478,361.37	1,508,170.00	0.00	957,008.92	551,161.08-	63
001-339-1000	SOUTH SUMTER UTILITY PILOT FEES	5,582.80	0.00	0.00	0.00	0.00	0
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	844,761.41	500,000.00	0.00	310,948.93	189,051.07-	62
001-341-2010	TREE MITIGATION PERMITS	25,584.00	0.00	0.00	700.00	700.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY CENTE	75,282.78	50,000.00	0.00	44,763.36	5,236.64-	90
001-347-5304	COMMUNITY CENTER STAFF FEES	150.00-	100.00	0.00	0.00	100.00-	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CENTER	7,747.58	5,000.00	0.00	7,046.77	2,046.77	141
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CENTER	1,693.87	1,500.00	0.00	882.78	617.22-	59
001-347-5307	OUTDOOR BUILDING RENTALS	46.10	100.00	0.00	36.88	63.12-	37
001-347-5308	OPEN SPACE RENTALS	354.97	100.00	0.00	1,190.30	1,090.30	***
001-350-1000	FINES	27,251.97	20,000.00	0.00	18,194.79	1,805.21-	91
001-351-1002	CODE ENFORCEMENT	1,825.29	1,000.00	0.00	1,339.05	339.05	134
001-351-3000	POLICE-2ND DOLLAR FUND	2,900.28	1,500.00	0.00	1,398.82	101.18-	93
001-361-0000	INTEREST EARNINGS	85,937.51	5,000.00	0.00	85,060.92	80,060.92	***
001-369-0000	OTHER MISCELLANEOUS REVENUE	6,413.14	10,000.00	0.00	9,850.26	149.74-	98
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	17,247.78	17,765.00	0.00	0.00	17,765.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	15,500.08	13,440.00	0.00	4,202.25	9,237.75-	31
001-369-0050	AUCTION PROCEEDS	9,972.00	10,000.00	0.00	3,111.67	6,888.33-	31
001-369-0052	SPONSORSHIPS	1,265.00	1,000.00	0.00	0.00	1,000.00-	0
001-369-0058	DONATIONS	17,515.70	0.00	0.00	3,265.00	3,265.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	100.00	0.00	0.00	100.00-	0
001-369-0076	BASEBALL FIELD RENTAL	3,329.84	1,000.00	0.00	1,908.54	908.54	191
001-369-0078	FIELD PREPARATION FEES	345.00	100.00	0.00	240.00	140.00	240
001-369-0792	PROGRAM REGISTRATION FEES	29,002.57	15,000.00	0.00	19,261.41	4,261.41	128
001-369-0794	CONCESSION / VENDOR FEES	100.00	100.00	0.00	0.00	100.00-	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	1,330.00	1,500.00	0.00	4,080.00	2,580.00	272
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,794.00	1,500.00	0.00	2,096.07	596.07	140
001-369-3700	MISCELLANEOUS POLICE DONATIONS	0.00	100.00	0.00	0.00	100.00-	0
001-369-3748	MISC. GRANTS/VESTS	2,325.00	0.00	0.00	0.00	0.00	0
001-369-4000	FUEL TAX REFUND	11,470.88	6,500.00	0.00	3,839.20	2,660.80-	59
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PROCEEDS	67,736.50	0.00	0.00	0.00	0.00	0
001-380-1001	OTHER FINANCING SOURCE-COUNTY REIMBURSE	90,804.00	0.00	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	0.00	10,000.00-	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 10 2023

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP FEES	412,800.00	412,800.00	0.00	0.00	412,800.00-	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FUND	0.00	5,806,015.00	0.00	0.00	5,806,015.00-	0
001 GENERAL FUND Revenue Total		23,781,188.03	31,472,790.00	0.00	20,378,244.08	11,094,545.92-	65
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	42,528.84	48,910.00	0.00	24,569.33	24,340.67	50
001-511-10-2100	FICA EXPENSE	3,253.32	3,750.00	0.00	1,879.48	1,870.52	50
001-511-10-2200	RETIREMENT	22,461.75	27,880.00	0.00	13,252.63	14,627.37	48
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	0.00	326.99	23.01	93
001-511-10-2600	WORKERS COMPENSATION INSURANCE	133.96	150.00	0.00	127.53	22.47	85
001-511-30-3100	PROFESSIONAL SERVICES	2,200.00	6,000.00	0.00	200.00	5,800.00	3
001-511-30-4000	TRAVEL & PER DIEM	6,205.44	7,000.00	0.00	232.70	6,767.30	3
001-511-30-4100	TELEPHONE EXPENSE	1,196.00	2,000.00	0.00	483.03	1,516.97	24
001-511-30-4110	IT LICENSING / EQUIPMENT	4,807.20	8,470.00	0.00	1,925.75	6,544.25	23
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	66.37	2,500.00	0.00	2,668.60	168.60-	107
001-511-30-5100	OFFICE SUPPLIES	39.00	150.00	0.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	98.66	400.00	0.00	11.50	388.50	3
001-511-30-5400	SUBSCRIPTIONS/DUES	2,680.00	5,300.00	0.00	4,137.00	1,163.00	78
001-511-30-5500	TRAINING	1,650.00	2,650.00	0.00	0.00	2,650.00	0
001-511-60-6300	CAPITAL IMPROVEMENT-OTHER	5,698.00	0.00	0.00	0.00	0.00	0
511 LEGISLATIVE- CITY COMMISSION:		93,303.54	116,010.00	0.00	49,814.54	66,195.46	43
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	283,686.15	448,710.00	0.00	197,327.28	251,382.72	44
001-512-10-1300	OVERTIME	69.81	0.00	0.00	0.00	0.00	0
001-512-10-1500	SICK LEAVE	6,172.52	0.00	0.00	2,238.08	2,238.08-	0
001-512-10-1600	VACATION PAY	12,418.17	0.00	0.00	13,434.51	13,434.51-	0
001-512-10-1800	HOLIDAY PAY	12,853.78	0.00	0.00	11,649.98	11,649.98-	0
001-512-10-2100	FICA EXPENSE	24,024.10	34,330.00	0.00	16,589.12	17,740.88	48
001-512-10-2200	RETIREMENT	84,211.65	110,900.00	0.00	55,765.41	55,134.59	50
001-512-10-2210	BENEFIT ADMIN FEES	58.50	0.00	0.00	81.00	81.00-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	24,071.20	46,800.00	0.00	22,148.50	24,651.50	47
001-512-10-2600	WORKERS COMPENSATION INSURANCE	446.58	500.00	0.00	425.15	74.85	85

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001-512-30-3100	PROFESSIONAL SERVICES	53,952.16	125,000.00	0.00	21,227.90	103,772.10	17
001-512-30-3450	CLOTHING AND UNIFORMS	0.00	500.00	0.00	183.96	316.04	37
001-512-30-4000	TRAVEL & PER DIEM	7,309.05	10,600.00	517.03	3,605.53	6,994.47	34
001-512-30-4100	TELEPHONE EXPENSE	2,788.94	4,500.00	0.00	2,031.28	2,468.72	45
001-512-30-4110	IT LICENSING / EQUIPMENT	2,890.83	11,840.00	0.00	10,375.91	1,464.09	88
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	0.00	4,000.00	0.00	944.24	3,055.76	24
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	7.29	500.00	0.00	55.82	444.18	11
001-512-30-4600	REPAIR & MAINTENANCE	946.22	5,800.00	0.00	566.82	5,233.18	10
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	501.71	1,000.00	0.00	180.84	819.16	18
001-512-30-5100	OFFICE SUPPLIES	338.18	2,000.00	0.00	932.35	1,067.65	47
001-512-30-5200	OPERATING SUPPLIES	593.17	7,250.00	0.00	3,883.83	3,366.17	54
001-512-30-5400	SUBSCRIPTIONS/DUES	3,846.24	5,650.00	0.00	1,084.75	4,565.25	19
001-512-30-5500	TRAINING	2,137.51	9,000.00	0.00	1,960.00	7,040.00	22
001-512-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	5,200.00	0.00	4,633.40	566.60	89
512 EXECUTIVE- CITY MANAGER:		523,323.76	834,080.00	517.03	371,325.66	462,754.34	45
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	221,653.11	283,920.00	0.00	102,672.44	181,247.56	36
001-513-10-1300	OVERTIME	24.88	500.00	0.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	6,549.71	0.00	0.00	3,085.21	3,085.21-	0
001-513-10-1600	VACATION PAY	16,092.88	0.00	0.00	5,279.39	5,279.39-	0
001-513-10-1800	HOLIDAY PAY	10,401.00	0.00	0.00	5,570.43	5,570.43-	0
001-513-10-2100	FICA EXPENSE	19,486.82	21,760.00	0.00	8,920.36	12,839.64	41
001-513-10-2200	RETIREMENT	32,712.84	37,280.00	0.00	16,031.21	21,248.79	43
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0.00	0
001-513-10-2300	LIFE & HEALTH INSURANCE	35,524.88	46,800.00	0.00	17,286.00	29,514.00	37
001-513-10-2500	UNEMPLOYMENT COMPENSATION	0.00	500.00	0.00	0.00	500.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	0.00	850.29	149.71	85
001-513-30-3100	PROFESSIONAL SERVICES	13,361.60	17,750.00	0.00	0.00	17,750.00	0
001-513-30-3200	ACCOUNTING/AUDITING FEE	18,500.00	19,250.00	0.00	0.00	19,250.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	2,720.05	14,800.00	1,029.17	6,635.99	8,164.01	45
001-513-30-4000	TRAVEL & PER DIEM	0.00	2,000.00	0.00	55.56	1,944.44	3
001-513-30-4100	TELEPHONE EXPENSE	3,480.22	6,300.00	0.00	2,474.50	3,825.50	39
001-513-30-4110	IT LICENSING / EQUIPMENT	32,428.68	37,540.00	0.00	25,741.66	11,798.34	69
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,857.35	1,580.00	0.00	123.74	1,456.26	8
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	5,000.62	3,150.00	0.00	1,811.31	1,338.69	58

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001-513-30-4300	UTILITIES EXPENSE	18,321.51	27,300.00	0.00	8,014.64	19,285.36	29
001-513-30-4400	RENTAL & LEASING	2,995.45	3,900.00	0.00	1,554.59	2,345.41	40
001-513-30-4500	GENERAL INSURANCE	149,199.14	170,000.00	0.00	184,869.50	14,869.50-	109
001-513-30-4600	REPAIR & MAINTENANCE	12,369.37	22,470.00	0.00	3,351.07	19,118.93	15
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	5,655.83	6,000.00	340.93	2,831.51	3,168.49	47
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	4,216.10	3,600.00	0.00	2,784.78	815.22	77
001-513-30-5200	OPERATING SUPPLIES	7,147.80	7,050.00	0.00	1,822.22	5,227.78	26
001-513-30-5400	SUBSCRIPTIONS/DUES	432.50	1,180.00	0.00	150.00	1,030.00	13
001-513-30-5500	TRAINING	1,818.00	3,360.00	0.00	424.00	2,936.00	13
001-513-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	7,560.00	0.00	0.00	7,560.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	109,873.75	112,595.00	0.00	55,952.53	56,642.47	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	24,553.79	21,835.00	0.00	11,261.25	10,573.75	52
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	223,552.49	229,425.00	0.00	113,969.00	115,456.00	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	68,058.21	62,185.00	0.00	31,836.35	30,348.65	51
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRINCP	327,167.69	333,315.00	0.00	333,314.33	0.67	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTRST	95,401.31	89,270.00	0.00	89,263.05	6.95	100
513 CLERK/FINANCE DEPARTMENT:		1,472,504.72	1,595,675.00	1,370.10	1,037,936.91	557,738.09	65
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	477,983.17	707,050.00	0.00	237,860.91	469,189.09	34
001-516-10-1300	OVERTIME	1,684.41	1,000.00	0.00	363.22	636.78	36
001-516-10-1500	SICK LEAVE	10,237.69	0.00	0.00	6,267.38	6,267.38-	0
001-516-10-1600	VACATION PAY	29,637.20	0.00	0.00	9,463.50	9,463.50-	0
001-516-10-1800	HOLIDAY PAY	19,472.89	0.00	0.00	13,323.87	13,323.87-	0
001-516-10-2100	FICA EXPENSE	41,234.27	54,170.00	0.00	20,446.82	33,723.18	38
001-516-10-2200	RETIREMENT	77,619.65	105,520.00	0.00	38,201.24	67,318.76	36
001-516-10-2210	BENEFIT ADMIN FEES	211.50	0.00	0.00	49.50	49.50-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	70,554.20	107,640.00	0.00	37,868.78	69,771.22	35
001-516-10-2600	WORKERS COMPENSATION INSURANCE	1,339.72	1,500.00	0.00	1,275.44	224.56	85
001-516-30-3100	PROFESSIONAL SERVICES	502,781.20	525,000.00	0.00	165,420.32	359,579.68	32
001-516-30-3400	OTHER CONTRACTUAL SERVICES	1,361.24	14,500.00	0.00	361.75	14,138.25	2
001-516-30-3450	CLOTHING AND UNIFORMS	981.46	2,000.00	0.00	0.00	2,000.00	0
001-516-30-4000	TRAVEL & PER DIEM	4,014.91	24,650.00	0.00	711.10	23,938.90	3
001-516-30-4100	TELEPHONE EXPENSE	9,092.98	8,000.00	0.00	3,435.86	4,564.14	43
001-516-30-4110	IT LICENSING / EQUIPMENT	15,689.09	55,100.00	0.00	23,345.59	31,754.41	42

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001-516-30-4150	ADVERTISING/RECORDING EXPENSE	33,762.20	25,000.00	0.00	12,104.14	12,895.86	48
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,849.68	8,000.00	0.00	437.77	7,562.23	5
001-516-30-4600	REPAIR & MAINTENANCE	3,417.08	6,000.00	0.00	834.96	5,165.04	14
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	273.06	10,000.00	0.00	1,231.82	8,768.18	12
001-516-30-4950	CODE ENFORCEMENT	2,738.41	51,500.00	0.00	2,866.85	48,633.15	6
001-516-30-5100	OFFICE SUPPLIES	2,250.71	10,000.00	0.00	1,156.40	8,843.60	12
001-516-30-5200	OPERATING SUPPLIES	15,236.35	10,000.00	0.00	1,703.90	8,296.10	17
001-516-30-5250	FUEL EXPENSE	1,957.56	2,500.00	0.00	655.04	1,844.96	26
001-516-30-5400	SUBSCRIPTIONS/DUES	2,383.95	3,980.00	0.00	560.17	3,419.83	14
001-516-30-5500	TRAINING	7,497.85	19,460.00	0.00	3,113.79	16,346.21	16
001-516-30-5550	LICENSING	10,961.10	0.00	0.00	0.00	0.00	0
001-516-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	18,000.00	0.00	11,128.33	6,871.67	62
001-516-60-6330	JPA COMP PLAN AMENDMENTS	15,033.63	0.00	0.00	0.00	0.00	0
001-516-60-6400	CAPITAL IMPROV.-MACHINERY/EQUIPMENT	39,090.00	0.00	0.00	0.00	0.00	0
516 DEVELOPMENT SERVICES:		1,400,347.16	1,770,570.00	0.00	594,188.45	1,176,381.55	34
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	112,674.55	190,330.00	0.00	63,728.35	126,601.65	33
001-518-10-1300	OVERTIME	41.47	0.00	0.00	0.00	0.00	0
001-518-10-1500	SICK LEAVE	6,520.75	0.00	0.00	984.80	984.80-	0
001-518-10-1600	VACATION PAY	6,969.13	0.00	0.00	4,203.52	4,203.52-	0
001-518-10-1800	HOLIDAY PAY	5,224.00	0.00	0.00	2,019.04	2,019.04-	0
001-518-10-2100	FICA EXPENSE	10,054.87	14,570.00	0.00	5,426.63	9,143.37	37
001-518-10-2200	RETIREMENT	14,627.63	22,670.00	0.00	8,448.41	14,221.59	37
001-518-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	27.00	27.00-	0
001-518-10-2300	LIFE & HEALTH INSURANCE	15,172.20	28,080.00	0.00	9,855.70	18,224.30	35
001-518-10-2600	WORKERS COMPENSATION INSURANCE	178.65	200.00	0.00	170.04	29.96	85
001-518-30-3100	PROFESSIONAL SERVICES	375.00	145,320.00	0.00	0.00	145,320.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	988.66	15,160.00	329.33	2,093.98	13,066.02	14
001-518-30-4000	TRAVEL & PER DIEM	0.00	7,500.00	0.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	5,873.59	5,000.00	0.00	2,508.73	2,491.27	50
001-518-30-4110	IT LICENSING / EQUIPMENT	8,595.85	21,700.00	0.00	2,397.26	19,302.74	11
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	8.26	250.00	0.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	1,758.96	2,300.00	0.00	476.46	1,823.54	21
001-518-30-4400	RENTAL & LEASING	0.00	500.00	0.00	0.00	500.00	0
001-518-30-4600	REPAIR & MAINTENANCE	75.01	4,000.00	0.00	20.15	3,979.85	0

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001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	8,000.00	0.00	397.91	7,602.09	5
001-518-30-5100	OFFICE SUPPLIES	203.59	900.00	0.00	251.07	648.93	28
001-518-30-5200	OPERATING SUPPLIES	7,769.60	15,000.00	472.68	1,397.88	13,602.12	9
001-518-30-5400	SUBSCRIPTIONS/DUES	355.00	2,500.00	0.00	200.00	2,300.00	8
001-518-30-5500	TRAINING	1,552.98	8,000.00	0.00	1,418.00	6,582.00	18
001-518-30-5550	LICENSING	47,110.77	30,000.00	0.00	11,898.59	18,101.41	40
001-518-60-6300	CAPITAL IMPROVEMENT-OTHER	13,771.91	0.00	0.00	0.00	0.00	0
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	17,215.00	16,000.00	0.00	0.00	16,000.00	0
518 INFORMATION TECHNOLOGY DEPARTMENT		277,171.43	537,980.00	802.01	117,923.52	420,056.48	22
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	106,595.87	130,420.00	0.00	59,307.34	71,112.66	45
001-519-10-1300	OVERTIME	298.61	0.00	0.00	0.00	0.00	0
001-519-10-1500	SICK LEAVE	2,327.18	0.00	0.00	790.83	790.83-	0
001-519-10-1600	VACATION PAY	5,570.61	0.00	0.00	2,797.34	2,797.34-	0
001-519-10-1800	HOLIDAY PAY	4,608.81	0.00	0.00	3,521.96	3,521.96-	0
001-519-10-2100	FICA EXPENSE	9,134.78	9,980.00	0.00	5,081.00	4,899.00	51
001-519-10-2200	RETIREMENT	13,266.32	15,540.00	0.00	7,910.36	7,629.64	51
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	22.50	22.50-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	15,291.36	18,720.00	0.00	8,671.44	10,048.56	46
001-519-10-2600	WORKERS COMPENSATION INSURANCE	98.26	110.00	0.00	93.54	16.46	85
001-519-30-3100	PROFESSIONAL SERVICES	2,216.00	60,000.00	0.00	21,620.00	38,380.00	36
001-519-30-3400	OTHER CONTRACTUAL SERVICES	863.04	6,400.00	329.33	2,193.98	4,206.02	34
001-519-30-4000	TRAVEL & PER DIEM	3,484.89	4,800.00	0.00	8.00	4,792.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,005.64	4,750.00	0.00	2,092.25	2,657.75	44
001-519-30-4110	IT LICENSING / EQUIPMENT	19,496.92	20,530.00	0.00	18,283.93	2,246.07	89
001-519-30-4150	ADVERTISING/RECRUITING	4,730.00	4,700.00	0.00	1,255.25	3,444.75	27
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	176.50	500.00	0.00	91.17	408.83	18
001-519-30-4300	UTILITIES EXPENSE	2,073.75	2,300.00	0.00	704.48	1,595.52	31
001-519-30-4400	RENTAL & LEASING	10.40	60.00	0.00	0.00	60.00	0
001-519-30-4600	REPAIR & MAINTENANCE	2,925.88	3,000.00	0.00	1,393.29	1,606.71	46
001-519-30-4800	EMPLOYEE PROGRAMS	6,724.51	8,000.00	0.00	5,220.13	2,779.87	65
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	519.40	1,000.00	0.00	365.37	634.63	37
001-519-30-5100	OFFICE SUPPLIES	1,076.85	2,900.00	0.00	541.25	2,358.75	19
001-519-30-5200	OPERATING SUPPLIES	1,034.38	2,800.00	0.00	1,765.14	1,034.86	63
001-519-30-5250	FUEL EXPENSE	533.82	700.00	0.00	204.47	495.53	29

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001-519-30-5400	SUBSCRIPTIONS/DUES	1,023.24	2,380.00	0.00	1,357.00	1,023.00	57
001-519-30-5500	TRAINING	4,574.94	4,850.00	0.00	2,199.37	2,650.63	45
001-519-30-5501	STAFF TRAINING PROGRAMS	1,780.05	5,000.00	0.00	2,746.90	2,253.10	55
519 HUMAN RESOURCE DEPARTMENT:		215,496.01	309,440.00	329.33	150,238.29	159,201.71	49
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	2,027,045.38	3,539,580.00	0.00	1,133,780.05	2,405,799.95	32
001-521-10-1220	UNIFORM ALLOWANCE	13,980.00	14,820.00	0.00	6,690.00	8,130.00	45
001-521-10-1250	ON CALL	7,050.00	10,400.00	0.00	3,225.00	7,175.00	31
001-521-10-1260	SHIFT DIFFERENTIAL	14,061.06	20,080.00	0.00	6,211.68	13,868.32	31
001-521-10-1300	OVERTIME	117,487.00	157,000.00	0.00	55,097.13	101,902.87	35
001-521-10-1500	SICK LEAVE	72,320.99	0.00	0.00	27,376.50	27,376.50-	0
001-521-10-1600	VACATION PAY	101,695.36	0.00	0.00	59,558.64	59,558.64-	0
001-521-10-1700	INCENTIVE PAY	20,290.00	56,000.00	0.00	10,530.00	45,470.00	19
001-521-10-1800	HOLIDAY PAY	83,822.11	0.00	0.00	60,756.19	60,756.19-	0
001-521-10-1820	HOLIDAY PREMIUM	73,753.36	82,000.00	0.00	51,088.78	30,911.22	62
001-521-10-2100	FICA EXPENSE	194,120.65	295,680.00	0.00	108,111.68	187,568.32	37
001-521-10-2200	RETIREMENT	629,058.51	1,103,850.00	0.00	370,078.46	733,771.54	34
001-521-10-2210	BENEFIT ADMIN FEES	243.00	0.00	0.00	207.00	207.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	317,222.69	547,560.00	0.00	171,531.31	376,028.69	31
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	2,817.24	0.00	0.00	4,608.24	4,608.24-	0
001-521-10-2600	WORKERS COMPENSATION INSURANCE	58,053.22	65,000.00	0.00	55,268.05	9,731.95	85
001-521-30-3100	PROFESSIONAL SERVICES	10,888.21	48,000.00	0.00	8,089.99	39,910.01	17
001-521-30-3400	OTHER CONTRACTUAL SERVICES	12,915.35	26,800.00	1,399.66	13,462.00	13,338.00	50
001-521-30-3450	CLOTHING AND UNIFORMS	10,568.31	12,000.00	0.00	8,329.13	3,670.87	69
001-521-30-3500	INVESTIGATIONS	7,924.44	15,000.00	0.00	3,143.70	11,856.30	21
001-521-30-4000	TRAVEL & PER DIEM	4,507.60	9,000.00	0.00	2,753.02	6,246.98	31
001-521-30-4100	TELEPHONE EXPENSE	63,838.47	80,000.00	0.00	26,333.52	53,666.48	33
001-521-30-4110	IT LICENSING / EQUIPMENT	231,419.52	191,600.00	157.56	170,242.09	21,357.91	89
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	288.24	3,000.00	0.00	67.68	2,932.32	2
001-521-30-4300	UTILITIES EXPENSE	61,711.43	54,000.00	0.00	24,075.77	29,924.23	45
001-521-30-4400	RENTAL & LEASING	2,115.43	10,500.00	0.00	942.76	9,557.24	9
001-521-30-4600	REPAIR & MAINTENANCE	56,916.32	70,000.00	0.00	34,755.24	35,244.76	50
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	876.65-	4,000.00	0.00	65.64	3,934.36	2
001-521-30-4960	BOOT ALLOWANCE	2,127.90	4,600.00	0.00	767.05	3,832.95	17
001-521-30-5100	OFFICE SUPPLIES	773.09	5,000.00	0.00	553.61	4,446.39	11

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-521-30-5200	OPERATING SUPPLIES	57,147.52	83,000.00	0.00	31,477.43	51,522.57	38
001-521-30-5250	FUEL EXPENSE	161,988.94	195,000.00	0.00	57,510.35	137,489.65	29
001-521-30-5400	SUBSCRIPTIONS/DUES	1,343.48	3,000.00	0.00	360.05	2,639.95	12
001-521-30-5500	TRAINING	30,853.06	40,000.00	0.00	18,422.78	21,577.22	46
001-521-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	320,000.00	0.00	7,600.00	312,400.00	2
001-521-60-6350	POLICE IMPACT FEE PROJECTS	0.00	0.00	0.00	127.62	127.62-	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	185,188.49	222,840.00	0.00	71,321.00	151,519.00	32
001-521-70-7100	2018 POLICE CARS CAP LEASE-PRINCIPAL	57,524.09	0.00	0.00	0.00	0.00	0
001-521-70-7200	2018 POLICE CARS CAP LEASE-INTEREST	4,170.32	0.00	0.00	0.00	0.00	0
521 POLICE DEPARTMENT:		4,696,354.13	7,289,310.00	1,557.22	2,604,519.14	4,684,790.86	36
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	823,617.11	1,256,900.00	0.00	466,153.85	790,746.15	37
001-541-10-1250	ON CALL	3,900.00	3,900.00	0.00	1,950.00	1,950.00	50
001-541-10-1300	OVERTIME	12,544.80	12,000.00	0.00	5,559.58	6,440.42	46
001-541-10-1500	SICK LEAVE	39,374.25	0.00	0.00	14,451.18	14,451.18-	0
001-541-10-1600	VACATION PAY	45,392.03	0.00	0.00	28,964.41	28,964.41-	0
001-541-10-1800	HOLIDAY PAY	35,068.54	0.00	0.00	23,750.88	23,750.88-	0
001-541-10-2100	FICA EXPENSE	73,460.10	97,370.00	0.00	41,288.01	56,081.99	42
001-541-10-2200	RETIREMENT	112,253.47	172,760.00	0.00	79,155.26	93,604.74	46
001-541-10-2210	BENEFIT ADMIN FEES	27.00	0.00	0.00	0.00	0.00	0
001-541-10-2300	LIFE & HEALTH INSURANCE	137,294.00	234,000.00	0.00	77,936.62	156,063.38	33
001-541-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,000.00	0.00	39.50	1,960.50	2
001-541-10-2600	WORKERS COMPENSATION INSURANCE	17,862.46	20,000.00	0.00	17,005.55	2,994.45	85
001-541-30-3100	PROFESSIONAL SERVICES	93,620.80	211,580.00	0.00	34,534.86	177,045.14	16
001-541-30-3400	OTHER CONTRACTUAL SERVICES	100,675.83	378,100.00	926.24	91,092.86	287,007.14	24
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	108,099.00	265,000.00	0.00	71,535.82	193,464.18	27
001-541-30-3450	CLOTHING AND UNIFORMS	8,393.87	8,000.00	0.00	4,105.52	3,894.48	51
001-541-30-4000	TRAVEL & PER DIEM	591.73	5,500.00	0.00	504.40	4,995.60	9
001-541-30-4100	TELEPHONE EXPENSE	17,623.27	24,600.00	0.00	8,720.69	15,879.31	35
001-541-30-4110	IT LICENSING / EQUIPMENT	29,537.40	80,400.00	0.00	11,362.15	69,037.85	14
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	49.14	100.00	0.00	42.14	57.86	42
001-541-30-4300	UTILITIES EXPENSE	24,202.35	23,200.00	0.00	8,297.78	14,902.22	36
001-541-30-4350	VILLAGES STREET LIGHTING	446,207.51	470,000.00	0.00	207,440.28	262,559.72	44
001-541-30-4400	RENTAL & LEASING	1,685.87	7,575.00	0.00	3,224.40	4,350.60	43
001-541-30-4600	REPAIR & MAINTENANCE	32,147.82	51,200.00	0.00	29,424.68	21,775.32	57

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001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	11,562.67	25,000.00	0.00	2,410.81	22,589.19	10
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	18.92	3,000.00	0.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	2,446.05	5,000.00	0.00	2,378.93	2,621.07	48
001-541-30-4960	BOOT ALLOWANCE	2,493.28	4,025.00	0.00	1,932.97	2,092.03	48
001-541-30-5100	OFFICE SUPPLIES	2,389.14	3,000.00	0.00	1,573.02	1,426.98	52
001-541-30-5200	OPERATING SUPPLIES	59,736.59	70,000.00	0.00	35,557.20	34,442.80	51
001-541-30-5250	FUEL EXPENSE	38,832.19	45,000.00	0.00	12,441.96	32,558.04	28
001-541-30-5400	SUBSCRIPTIONS/DUES	1,349.87	9,225.00	0.00	4,639.98	4,585.02	50
001-541-30-5500	TRAINING	13,759.37	19,080.00	0.00	6,821.80	12,258.20	36
001-541-60-6115	CITY HALL / ANNEX REHAB	60,663.05	50,000.00	0.00	2,104.42	47,895.58	4
001-541-60-6210	PUBLIC WORKS BUILDING	0.00	9,700.00	0.00	6,308.00	3,392.00	65
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	106,377.50	369,608.00	0.00	135,531.02	234,076.98	37
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	46,316.72	28,200.00	0.00	28,171.17	28.83	100
001-541-60-6691	INTEREST-EQUIPMENT LEASE	4,091.49	2,165.00	0.00	2,160.33	4.67	100
541 PUBLIC WORKS/STREET DEPT.		2,513,665.19	3,967,188.00	926.24	1,468,572.03	2,498,615.97	37
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	165,584.51	245,440.00	0.00	104,657.19	140,782.81	43
001-549-10-1210	SPECIAL PAY	0.00	1,500.00	0.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	3,984.32	0.00	0.00	3,853.90	3,853.90-	0
001-549-10-1600	VACATION PAY	12,787.72	0.00	0.00	6,969.47	6,969.47-	0
001-549-10-1800	HOLIDAY PAY	7,001.01	0.00	0.00	6,087.71	6,087.71-	0
001-549-10-2100	FICA EXPENSE	14,485.54	18,900.00	0.00	9,300.01	9,599.99	49
001-549-10-2200	RETIREMENT	21,027.95	29,420.00	0.00	14,478.77	14,941.23	49
001-549-10-2210	BENEFIT ADMIN FEES	0.00	0.00	0.00	9.00	9.00-	0
001-549-10-2300	LIFE & HEALTH INSURANCE	30,260.16	46,800.00	0.00	19,392.51	27,407.49	41
001-549-10-2600	WORKERS COMPENSATION INSURANCE	6,966.43	7,800.00	0.00	6,632.20	1,167.80	85
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	25.00	475.00	5
001-549-30-3400	OTHER CONTRACTUAL SERVICES	220.00	2,800.00	55.00	966.64	1,833.36	35
001-549-30-3450	CLOTHING AND UNIFORMS	2,338.53	3,500.00	0.00	851.57	2,648.43	24
001-549-30-4000	TRAVEL & PER DIEM	70.90	100.00	0.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	2,354.52	3,500.00	0.00	1,476.44	2,023.56	42
001-549-30-4110	IT LICENSING / EQUIPMENT	15,463.45	31,500.00	0.00	7,071.35	24,428.65	22
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,388.52	5,000.00	0.00	3,184.66	1,815.34	64
001-549-30-4400	RENTAL & LEASING	1,580.89	2,500.00	0.00	1,264.27	1,235.73	51

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001-549-30-4600	REPAIR & MAINTENANCE	2,896.45	5,000.00	0.00	2,040.87	2,959.13	41
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	235.37	700.00	0.00	447.34	252.66	64
001-549-30-5100	OFFICE SUPPLIES	645.01	1,500.00	0.00	1,185.32	314.68	79
001-549-30-5200	OPERATING SUPPLIES	26,334.32	35,000.00	0.00	15,545.10	19,454.90	44
001-549-30-5250	FUEL EXPENSE	3,990.54	3,500.00	0.00	1,494.64	2,005.36	43
001-549-30-5400	SUBSCRIPTIONS/DUES	1,069.99	500.00	0.00	0.00	500.00	0
001-549-30-5500	TRAINING	400.00	2,500.00	0.00	1,234.00	1,266.00	49
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	23,626.15	85,900.00	0.00	67,167.32	18,732.68	78
549 FLEET MAINTENANCE DEPT:		347,712.28	534,060.00	55.00	275,335.28	258,724.72	52
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	438,703.66	675,650.00	0.00	240,739.59	434,910.41	36
001-572-10-1250	ON CALL	3,900.00	3,500.00	0.00	1,950.00	1,550.00	56
001-572-10-1300	OVERTIME	11,767.52	2,000.00	0.00	4,115.03	2,115.03-	206
001-572-10-1500	SICK LEAVE	15,073.16	0.00	0.00	7,892.79	7,892.79-	0
001-572-10-1600	VACATION PAY	21,229.69	0.00	0.00	7,368.02	7,368.02-	0
001-572-10-1800	HOLIDAY PAY	16,704.26	0.00	0.00	12,412.33	12,412.33-	0
001-572-10-1820	HOLIDAY PREMIUM	166.00	0.00	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	38,827.68	52,110.00	0.00	21,287.76	30,822.24	41
001-572-10-2200	RETIREMENT	54,034.36	81,130.00	0.00	32,690.39	48,439.61	40
001-572-10-2210	BENEFIT ADMIN FEES	0.00	0.00	0.00	4.50	4.50-	0
001-572-10-2300	LIFE & HEALTH INSURANCE	78,852.42	131,040.00	0.00	52,858.66	78,181.34	40
001-572-10-2500	UNEMPLOYMENT COMPENSATION	37.41	0.00	0.00	0.00	0.00	0
001-572-10-2600	WORKERS COMPENSATION INSURANCE	5,358.78	6,000.00	0.00	5,101.69	898.31	85
001-572-30-3100	PROFESSIONAL SERVICES	20,650.50	15,750.00	0.00	5,956.46	9,793.54	38
001-572-30-3400	OTHER CONTRACTUAL SERVICES	96,812.20	131,900.00	0.00	55,716.57	76,183.43	42
001-572-30-3450	CLOTHING AND UNIFORMS	3,842.07	7,550.00	0.00	0.00	7,550.00	0
001-572-30-4000	TRAVEL & PER DIEM	1,012.59	3,900.00	0.00	19.28	3,880.72	0
001-572-30-4100	TELEPHONE EXPENSE	19,695.91	18,000.00	0.00	10,045.63	7,954.37	56
001-572-30-4110	IT LICENSING / EQUIPMENT	28,329.62	34,800.00	0.00	20,709.92	14,090.08	60
001-572-30-4150	ADVERTISING AND PROMOTIONS	23,045.57	14,000.00	0.00	20,701.96	6,701.96-	148
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	31.27	200.00	0.00	2.31	197.69	1
001-572-30-4300	UTILITIES EXPENSE	16,082.05	25,100.00	0.00	8,218.82	16,881.18	33
001-572-30-4400	RENTAL & LEASING	4,148.21	6,900.00	0.00	969.70	5,930.30	14
001-572-30-4600	REPAIR & MAINTENANCE	38,063.27	123,620.00	0.00	22,286.95	101,333.05	18

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001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	2,955.18	38,500.00	0.00	0.00	38,500.00	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	2,506.91	10,000.00	0.00	425.78	9,574.22	4
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	6,702.16	7,070.00	0.00	3,911.28	3,158.72	55
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,474.65	10,000.00	0.00	9,327.40	672.60	93
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	777.87	5,000.00	0.00	424.19	4,575.81	8
001-572-30-4910	SPECIAL EVENTS	123,526.80	118,500.00	0.00	60,058.14	58,441.86	51
001-572-30-4915	PROGRAMS, ACTIVITIES & LEAGUES	76,459.67	110,100.00	0.00	44,855.91	65,244.09	41
001-572-30-4920	SUMMER RECREATION PROGRAM	15,547.80	42,500.00	0.00	627.82	41,872.18	1
001-572-30-4960	BOOT ALLOWANCE	1,122.58	1,575.00	0.00	312.77	1,262.23	20
001-572-30-5100	OFFICE SUPPLIES	2,015.73	2,000.00	0.00	2,437.07	437.07	122
001-572-30-5200	OPERATING SUPPLIES	71,356.54	95,600.00	0.00	35,452.33	60,147.67	37
001-572-30-5250	FUEL EXPENSE	25,357.37	30,000.00	0.00	8,075.36	21,924.64	27
001-572-30-5280	LANDSCAPING	18,306.97	30,000.00	0.00	13,020.27	16,979.73	43
001-572-30-5400	SUBSCRIPTIONS/DUES	410.10	2,610.00	0.00	24.78	2,585.22	1
001-572-30-5500	TRAINING	4,105.00	10,600.00	0.00	899.00	9,701.00	8
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	39,100.00	0.00	38,696.00	404.00	99
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	18,647.65	25,000.00	0.00	0.00	25,000.00	0
001-572-60-6351	MLK PARK PROJECT	224,643.64	103,240.96	0.00	77,018.69	26,222.27	75
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	75,786.00	149,690.52	0.00	68,917.52	80,773.00	46
572 PARKS & RECREATION:		1,614,070.82	2,164,236.48	0.00	895,532.67	1,268,703.81	41
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	11,311.43	87,450.00	0.00	16,614.92	70,835.08	19
001-575-10-1300	OVERTIME	55.69	0.00	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	869.65	6,690.00	0.00	1,271.08	5,418.92	19
001-575-10-2200	RETIREMENT	1,318.13	10,420.00	0.00	1,978.85	8,441.15	19
001-575-10-2300	LIFE & HEALTH INSURANCE	0.00	200.00	0.00	4.75	195.25	2
001-575-30-3100	PROFESSIONAL SERVICES	849.85	3,000.00	0.00	499.85	2,500.15	17
001-575-30-3400	OTHER CONTRACTUAL SERVICES	1,134.70	8,440.00	0.00	1,075.00	7,365.00	13
001-575-30-3450	CLOTHING AND UNIFORMS	220.48	1,200.00	0.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	2,835.02	6,680.00	0.00	1,539.40	5,140.60	23
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	17.07	250.00	0.00	74.79	175.21	30
001-575-30-4300	UTILITIES EXPENSE	45,205.90	24,800.00	0.00	19,928.97	4,871.03	80
001-575-30-4400	RENTAL & LEASING	1,912.19	2,600.00	0.00	284.35	2,315.65	11
001-575-30-4600	REPAIR & MAINTENANCE	12,029.48	30,000.00	0.00	545.69	29,454.31	2
001-575-30-5100	OFFICE SUPPLIES	425.01	1,000.00	0.00	703.81	296.19	70

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001-575-30-5200	OPERATING SUPPLIES	7,528.12	15,000.00	0.00	2,295.19	12,704.81	15
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	0.00	0.00	0.00	0
	575 COMMUNITY CENTER:	85,812.72	197,730.00	0.00	46,816.65	150,913.35	24
001-580-90-0000	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	3,958,780.52	0.00	0.00	3,958,780.52	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	185,870.00	197,730.00	0.00	0.00	197,730.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	18,650,000.00	8,000,000.00	0.00	0.00	8,000,000.00	0
	581 Total	18,835,870.00	8,197,730.00	0.00	0.00	8,197,730.00	0
	001 GENERAL FUND Expend Total	32,075,631.76	31,472,790.00	5,556.93	7,612,203.14	23,860,586.86	24

001 GENERAL FUND

	Prior	Current	YTD
Revenues:	23,781,188.03	0.00	20,378,244.08
Expended:	32,075,631.76	5,556.93	7,612,203.14
Net Income:	8,294,443.73-	5,556.93-	12,766,040.94

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	521.29	200.00	0.00	206.45	6.45	103
101-364-1000	CEMETERY LOT SALES	2,100.00	2,100.00	0.00	1,400.00	700.00-	67
101-366-1350	CONTRIBUTIONS/DUES	2,430.00	2,000.00	0.00	480.00	1,520.00-	24
101-366-1360	GRAVE OPENING PERMITS	600.00	600.00	0.00	600.00	0.00	100
101-369-0000	OTHER MISCELLANEOUS REVENUE	0.00	100.00	0.00	0.00	100.00-	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWARD	0.00	57,400.00	0.00	0.00	57,400.00-	0
101 CEMETERY FUND Revenue Total		5,651.29	62,400.00	0.00	2,686.45	59,713.55-	4

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0.00	0
101-569-30-3100	PROFESSIONAL SERVICES	0.00	8,450.00	0.00	0.00	8,450.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	61.37	200.00	0.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		61.37	9,250.00	0.00	0.00	9,250.00	0
101-580-90-9999	CONTINGENCY	0.00	53,150.00	0.00	0.00	53,150.00	0
101 CEMETERY FUND Expend Total		61.37	62,400.00	0.00	0.00	62,400.00	0

101 CEMETERY FUND

	Prior	Current	YTD
Revenues:	5,651.29	0.00	2,686.45
Expended:	61.37	0.00	0.00
Net Income:	5,589.92	0.00	2,686.45

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
104-361-0000	INTEREST	8,461.61	0.00	0.00	5,900.38	5,900.38	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	369,830.00	368,670.00	0.00	0.00	368,670.00-	0
104-382-0010	TRANSFER FROM GENERAL	185,870.00	197,730.00	0.00	0.00	197,730.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,007,900.00	0.00	0.00	1,007,900.00-	0
104 COMMUNITY REDEVELOPMENT Revenue Tota		564,161.61	1,574,300.00	0.00	5,900.38	1,568,399.62-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	31,654.31	42,210.00	0.00	18,618.89	23,591.11	44
104-550-10-1500	SICK LEAVE	599.30	0.00	0.00	438.97	438.97-	0
104-550-10-1600	VACATION PAY	2,697.94	0.00	0.00	1,327.63	1,327.63-	0
104-550-10-1800	HOLIDAY PAY	1,265.58	0.00	0.00	985.34	985.34-	0
104-550-10-2100	FICA EXPENSE	2,770.52	3,230.00	0.00	1,634.89	1,595.11	51
104-550-10-2200	RETIREMENT	4,330.56	5,030.00	0.00	6,746.78	1,716.78-	134
104-550-10-2300	LIFE & HEALTH INSURANCE	3,524.49	3,600.00	0.00	1,762.44	1,837.56	49
104-550-30-3100	PROFESSIONAL SERVICES	6,875.00	135,000.00	0.00	0.00	135,000.00	0
104-550-30-4000	TRAVEL & PER DIEM	0.00	1,500.00	0.00	0.00	1,500.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	175.00	175.00	0.00	200.00	25.00-	114
104-550-30-5500	TRAINING	0.00	4,000.00	0.00	0.00	4,000.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	0.00	80,000.00	0.00	0.00	80,000.00	0
104-550-70-7303	DEMOLITIONS	0.00	20,000.00	0.00	0.00	20,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	70,653.62	55,925.00	0.00	0.00	55,925.00	0
104-550-70-7308	DOWNTOWN PARKING IMPROVEMENTS	167,101.15	50,000.00	0.00	0.00	50,000.00	0
550 COMM REDEVELOPMENT DEPT.:		291,647.47	400,670.00	0.00	31,714.94	368,955.06	8
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,173,630.00	0.00	0.00	1,173,630.00	0
104 COMMUNITY REDEVELOPMENT Expend Total		291,647.47	1,574,300.00	0.00	31,714.94	1,542,585.06	2

104 COMMUNITY REDEVELOPMENT

	Prior	Current	YTD
Revenues:	564,161.61	0.00	5,900.38
Expended:	291,647.47	0.00	31,714.94
Net Income:	272,514.14	0.00	25,814.56-

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
105-361-0000	INTEREST	162.35	100.00	0.00	54.10	45.90-	54
105-369-0058	DONATIONS	14,697.00	15,000.00	0.00	21,681.00	6,681.00	145
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	27,400.00	0.00	0.00	27,400.00-	0
105 BAKER HOUSE Revenue Total		14,859.35	42,500.00	0.00	21,735.10	20,764.90-	51

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	103.38	30,000.00	0.00	38.64	29,961.36	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	12,500.00	0.00	0.00	12,500.00	0
105 BAKER HOUSE Expend Total		103.38	42,500.00	0.00	38.64	42,461.36	0

105 BAKER HOUSE		Prior	Current	YTD
Revenues:	14,859.35	0.00	21,735.10	
Expended:	103.38	0.00	38.64	
Net Income:	14,755.97	0.00	21,696.46	

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
106-589-5010	CARRY FORWARD - HISTORICAL FUND	0.00	45.00	0.00	0.00	45.00-	0
	106 WILDWOOD AREA HISTORICA Revenue Tota	0.00	45.00	0.00	0.00	45.00-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	0.00	45.00	0
	106 WILDWOOD AREA HISTORICA Expend Total	0.00	45.00	0.00	0.00	45.00	0

106 WILDWOOD AREA HISTORICAL ASSOCIATION	Prior	Current	YTD
Revenues:	0.00	0.00	0.00
Expended:	0.00	0.00	0.00
Net Income:	0.00	0.00	0.00

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	241,018.02	225,000.00	0.00	228,457.98	3,457.98	102
107-361-0000	INTEREST	2,318.59	0.00	0.00	2,581.89	2,581.89	0
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	275,000.00	0.00	0.00	275,000.00-	0
107 RECREATION IMPACT FEES Revenue Total		243,336.61	500,000.00	0.00	231,039.87	268,960.13-	46

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	500,000.00	0.00	0.00	500,000.00	0
107 RECREATION IMPACT FEES Expend Total		0.00	500,000.00	0.00	0.00	500,000.00	0

107 RECREATION IMPACT FEES		Prior	Current	YTD
Revenues:	243,336.61	0.00	231,039.87	
Expended:	0.00	0.00	0.00	
Net Income:	243,336.61	0.00	231,039.87	

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,416,256.93	1,100,000.00	0.00	385,961.95	714,038.05-	35
108-361-0000	INTEREST	153.73	0.00	0.00	80.00	80.00	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,540,500.00	0.00	0.00	1,540,500.00-	0
108 LAW ENFORCEMENT IMPACT Revenue Total		1,416,410.66	2,640,500.00	0.00	386,041.95	2,254,458.05-	15

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	389.02	0.00	0.00	160.68	160.68-	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPMENT	215,588.32	710,400.00	0.00	118,006.61	592,393.39	17
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYMENT	412,800.00	412,800.00	0.00	0.00	412,800.00	0
521 LAW ENFORCEMENT IMPACT FEES:		628,777.34	1,123,200.00	0.00	118,167.29	1,005,032.71	11
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPACT FEES	0.00	1,517,300.00	0.00	0.00	1,517,300.00	0
108 LAW ENFORCEMENT IMPACT Expend Total		628,777.34	2,640,500.00	0.00	118,167.29	2,522,332.71	4

108 LAW ENFORCEMENT IMPACT FEES		Prior	Current	YTD
Revenues:	1,416,410.66	0.00	386,041.95	
Expended:	628,777.34	0.00	118,167.29	
Net Income:	787,633.32	0.00	267,874.66	

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YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
301-361-0000	INTEREST	77,499.22	100.00	0.00	63,004.73	62,904.73	***
301-382-0010	TRANSFER FROM GENERAL FUND	18,650,000.00	8,000,000.00	0.00	0.00	8,000,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IMPR	0.00	13,357,100.00	0.00	0.00	13,357,100.00-	0
301 CAPITAL IMPROVEMENT FUN Revenue Tota		18,727,499.22	21,357,200.00	0.00	63,004.73	21,294,195.27-	0
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0.00	0
301-513-60-6201	CITY HALL HVAC PROJECT	349,579.75	91,581.50	0.00	55,153.13	36,428.37	60
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	53,856.05	125,000.00	0.00	10,778.18	114,221.82	9
301-516-60-6302	CITY PARKING FACILITIES REHAB	14,406.65	0.00	0.00	0.00	0.00	0
301-516-60-6303	CITY SIGN AT TRAILWINDS	171,231.00	0.00	0.00	0.00	0.00	0
516 Total		239,493.70	125,000.00	0.00	10,778.18	114,221.82	9
301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	0.00	50,000.00	0.00	0.00	50,000.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	4,247.17	0.00	0.00	0.00	0.00	0
301-541-60-6201	PW BUILDING METAL ROOF REHAB	98,082.26	0.00	0.00	0.00	0.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	3,246,835.17	570,445.37	0.00	268,723.96	301,721.41	47
301-541-60-6203	PW POLE BARN	0.00	111,000.00	0.00	0.00	111,000.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	0.00	80,000.00	0.00	3,125.00	76,875.00	4
301-541-60-6205	MSC HVAC UPGRADES	0.00	40,000.00	0.00	454.60	39,545.40	1
301-541-60-6301	PLEASANTDALE REHAB	22,550.00	1,316,375.00	0.00	10,805.00	1,305,570.00	1
301-541-60-6302	BARWICK REHAB	99,665.90	366,675.80	0.00	4,280.00	362,395.80	1
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS	6,000.00	948,200.00	0.00	95,778.28	852,421.72	10
301-541-60-6304	PW PARKING FACILITIES REHAB	19,773.35	0.00	0.00	0.00	0.00	0
301-541-60-6305	PAVEMENT PRESERVATION PLAN	635,922.82	1,000,000.00	0.00	37,200.00	962,800.00	4
301-541-60-6306	CLAY DRAIN ROAD DESIGN	157,058.00	614,815.00	0.00	64,212.00	550,603.00	10
301-541-60-6307	JACKSON ST IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
301-541-60-6308	HUEY ST IMPROVEMENTS	0.00	280,000.00	0.00	20,075.00	259,925.00	7
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	0.00	0.00	0.00	165,072.00	165,072.00-	0
541 Total		4,290,134.67	5,727,511.17	0.00	669,725.84	5,057,785.33	12

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
301-572-60-6201	MLK PARK CONCESSION STAND/RESTROOMS	21,973.94	328,763.00	0.00	94,691.17	234,071.83	29
301-572-60-6202	BAKER HOUSE RESTROOMS	139,425.64	37,135.00	0.00	41,824.44	4,689.44-	113
301-572-60-6203	LAKE DEATON RESTROOMS	109,499.41	0.00	0.00	0.00	0.00	0
301-572-60-6204	MILLENNIUM PARK STORAGE BARN	7,069.50	0.00	0.00	0.00	0.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	0.00	150,000.00	0.00	823.40	149,176.60	1
301-572-60-6206	OXFORD PARK BATHROOMS	0.00	115,000.00	0.00	0.00	115,000.00	0
301-572-60-6207	OUTREACH CENTER RE-ROOF	0.00	45,000.00	0.00	15,590.00	29,410.00	35
301-572-60-6301	LAKE DEATON PARKING FACILITIES REHAB	10,213.15	0.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	189,928.98	4,044,385.00	0.00	125,174.89	3,919,210.11	3
301-572-60-6303	MLK PARK BASKETBALL COURT REHAB	0.00	112,000.00	0.00	7,814.40	104,185.60	7
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	0.00	132,000.00	0.00	24.40	131,975.60	0
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	100,000.00	0.00	27,410.00	72,590.00	27
572 Total		478,110.62	5,064,283.00	0.00	313,352.70	4,750,930.30	6
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	0.00	400,000.00	0.00	18,965.00	381,035.00	5
301-575-60-6301	COMMUNITY CENTER PARKING REHAB	21,834.35	0.00	0.00	0.00	0.00	0
575 Total		21,834.35	400,000.00	0.00	18,965.00	381,035.00	5
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	9,898,824.33	0.00	0.00	9,898,824.33	0
301 CAPITAL IMPROVEMENT FUN Expend Total		5,379,153.09	21,357,200.00	0.00	1,067,974.85	20,289,225.15	5

301 CAPITAL IMPROVEMENT FUND

	Prior	Current	YTD
Revenues:	18,727,499.22	0.00	63,004.73
Expended:	5,379,153.09	0.00	1,067,974.85
Net Income:	13,348,346.13	0.00	1,004,970.12-

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	3,134,128.65	3,210,000.00	0.00	1,371,764.81	1,838,235.19-	43
401-343-3500	WATER- METER INSTALLATIONS	140,063.34	100,000.00	0.00	100,546.30	546.30	101
401-343-3510	WATER- OTHER (ON/OFF FEES)	37,125.00	30,000.00	0.00	16,790.00	13,210.00-	56
401-343-3520	WATER INCOME-OTHER	14,266.69	10,000.00	0.00	8,228.89	1,771.11-	82
401-343-3550	WATER UTILITY TAX	273.60-	0.00	0.00	0.00	0.00	0
401-343-4151	RE-ROUTE FEE	28.75-	0.00	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	4,708,612.04	4,710,000.00	0.00	2,094,030.34	2,615,969.66-	44
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	0.00	12,000.00-	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,795.50	15,000.00	0.00	7,935.00	7,065.00-	53
401-343-5520	TSS/COD WASTEWATER FEES	783,061.15	800,000.00	0.00	327,889.73	472,110.27-	41
401-343-6100	REUSE WATER OPERATIONS	108,490.53	100,000.00	0.00	26,055.07	73,944.93-	26
401-361-0000	INTEREST EARNINGS	87,671.83	5,000.00	0.00	56,876.17	51,876.17	***
401-381-1008	TRANSFER FROM WATER CONNECTION FEE FUND	13,820.00	0.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	219,080.26	0.00	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	357,517.36	0.00	0.00	0.00	0.00	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	9,170,000.00	0.00	0.00	9,170,000.00-	0
	401 UTILITY FUND Revenue Total	9,619,330.00	18,162,000.00	0.00	4,010,116.31	14,151,883.69-	22
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	129,571.91	162,800.00	0.00	71,153.55	91,646.45	44
401-530-10-1300	OVERTIME	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-10-1500	SICK LEAVE	6,659.06	0.00	0.00	2,943.21	2,943.21-	0
401-530-10-1600	VACATION PAY	7,634.30	0.00	0.00	4,333.42	4,333.42-	0
401-530-10-1800	HOLIDAY PAY	5,638.77	0.00	0.00	3,838.29	3,838.29-	0
401-530-10-2100	FICA EXPENSE	11,417.42	12,540.00	0.00	6,283.63	6,256.37	50
401-530-10-2200	RETIREMENT	16,612.60	19,350.00	0.00	9,798.17	9,551.83	51
401-530-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	27.00	27.00-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	30,150.00	37,440.00	0.00	17,536.24	19,903.76	47
401-530-10-2500	UNEMPLOYMENT COMPENSATION	0.00	1,500.00	0.00	0.00	1,500.00	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	0.00	850.28	149.72	85
401-530-30-3100	PROFESSIONAL SERVICES	772.50	4,125.00	0.00	0.00	4,125.00	0
401-530-30-3200	ACCOUNTING & AUDITING FEES	18,500.00	19,250.00	0.00	0.00	19,250.00	0
401-530-30-3400	OTHER CONTRACTUAL SERVICES	14,475.67	32,410.00	1,029.16	14,647.01	17,762.99	45
401-530-30-4000	TRAVEL & PER DIEM	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-30-4100	TELEPHONE EXPENSE	4,717.93	5,250.00	0.00	2,176.53	3,073.47	41

CITY OF WILDWOOD
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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-530-30-4110	IT LICENSING / EQUIPMENT	17,010.09	25,300.00	0.00	21,176.18	4,123.82	84
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	26,543.62	33,000.00	0.00	10,818.13	22,181.87	33
401-530-30-4300	UTILITIES EXPENSE	17,714.36	25,000.00	0.00	6,548.18	18,451.82	26
401-530-30-4400	RENTAL & LEASING	2,995.44	3,200.00	0.00	1,376.34	1,823.66	43
401-530-30-4500	GENERAL INSURANCE	145,449.13	170,000.00	0.00	184,869.50	14,869.50-	109
401-530-30-4600	REPAIR & MAINTENANCE	9,145.94	21,000.00	0.00	2,052.69	18,947.31	10
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	16,173.73	12,300.00	0.00	4,590.00	7,710.00	37
401-530-30-5100	OFFICE SUPPLIES	887.68	2,000.00	0.00	301.45	1,698.55	15
401-530-30-5200	OPERATING SUPPLIES	4,677.81	5,600.00	0.00	2,364.58	3,235.42	42
401-530-30-5400	SUBSCRIPTIONS/DUES	37.50	450.00	0.00	0.00	450.00	0
401-530-30-5500	TRAINING	2,808.00	2,000.00	0.00	702.00	1,298.00	35
530 PHYSICAL ENVIRONMENT/ADMIN:		490,540.60	597,515.00	1,029.16	368,386.38	229,128.62	62
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	578,503.25	873,990.00	0.00	322,767.84	551,222.16	37
401-533-10-1250	ON CALL	7,950.00	7,800.00	0.00	3,975.00	3,825.00	51
401-533-10-1300	OVERTIME	10,948.00	15,000.00	0.00	6,639.45	8,360.55	44
401-533-10-1500	SICK LEAVE	19,901.90	0.00	0.00	12,920.18	12,920.18-	0
401-533-10-1600	VACATION PAY	27,997.90	0.00	0.00	21,529.19	21,529.19-	0
401-533-10-1800	HOLIDAY PAY	23,228.01	0.00	0.00	16,049.86	16,049.86-	0
401-533-10-1820	HOLIDAY PREMIUM	3,128.30	5,000.00	0.00	1,757.44	3,242.56	35
401-533-10-2100	FICA EXPENSE	51,381.52	68,990.00	0.00	29,501.51	39,488.49	43
401-533-10-2200	RETIREMENT	74,766.51	107,410.00	0.00	45,929.59	61,480.41	43
401-533-10-2210	BENEFIT ADMIN FEES	189.00	0.00	0.00	58.50	58.50-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	90,475.94	168,480.00	0.00	57,876.41	110,603.59	34
401-533-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-533-10-2600	WORKERS COMPENSATION INSURANCE	13,396.92	15,000.00	0.00	12,754.16	2,245.84	85
401-533-30-3100	PROFESSIONAL SERVICES	62,113.51	61,890.00	0.00	28,588.82	33,301.18	46
401-533-30-3400	OTHER CONTRACTUAL SERVICES	50,109.22	180,000.00	0.00	41,147.27	138,852.73	23
401-533-30-3450	CLOTHING AND UNIFORMS	5,029.71	9,000.00	0.00	2,868.18	6,131.82	32
401-533-30-4000	TRAVEL & PER DIEM	3,402.39	4,500.00	0.00	3,746.00	754.00	83
401-533-30-4100	TELEPHONE EXPENSE	26,647.03	38,600.00	0.00	14,735.58	23,864.42	38
401-533-30-4110	IT LICENSING / EQUIPMENT	14,033.94	64,200.00	315.12	17,609.61	46,590.39	27
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	2,045.46	2,500.00	0.00	51.82	2,448.18	2
401-533-30-4300	UTILITIES EXPENSE	151,616.77	130,000.00	0.00	76,977.37	53,022.63	59
401-533-30-4400	RENTAL & LEASING	8,001.54	9,000.00	0.00	3,705.97	5,294.03	41

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-533-30-4600	REPAIR & MAINTENANCE	162,692.01	150,000.00	0.00	33,310.55	116,689.45	22
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	5,000.00	0.00	0.00	5,000.00	0
401-533-30-4960	BOOT ALLOWANCE	1,024.79	2,400.00	0.00	605.17	1,794.83	25
401-533-30-5010	BAD DEBT EXPENSE	0.00	0.00	0.00	60.19	60.19-	0
401-533-30-5100	OFFICE SUPPLIES	3,980.89	4,000.00	0.00	3,951.20	48.80	99
401-533-30-5200	OPERATING SUPPLIES	319,165.14	250,000.00	0.00	190,991.51	59,008.49	76
401-533-30-5220	WATER METERS	0.00	310,000.00	0.00	88,827.07	221,172.93	29
401-533-30-5250	FUEL EXPENSE	49,450.92	45,000.00	0.00	17,215.07	27,784.93	38
401-533-30-5260	CHEMICALS	205,896.28	225,000.00	0.00	109,402.54	115,597.46	49
401-533-30-5270	LABORATORY SAMPLES	14,140.00	50,000.00	0.00	13,390.00	36,610.00	27
401-533-30-5400	SUBSCRIPTIONS/DUES	5,264.00	9,000.00	0.00	1,133.80	7,866.20	13
401-533-30-5500	TRAINING	4,644.09	7,600.00	0.00	2,861.00	4,739.00	38
401-533-60-6200	CAP. IMPROVEMENT-BUILDINGS	4.00	25,334.00	0.00	25,334.00	0.00	100
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	33,999.55	123,000.00	0.00	24,569.35	98,430.65	20
401-533-60-6301	METER CHANGE OUT PROGRAM	18,396.00	206,600.00	0.00	81,600.00	125,000.00	40
401-533-60-6350	LOOP/UPGRADE WATER MAINS	122,750.39	525,200.00	0.00	23,880.00	501,320.00	5
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	15,939.00	178,000.00	0.00	0.00	178,000.00	0
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	18,450.00	0.00	18,446.55	3.45	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	0.00	3,155.00	0.00	3,151.86	3.14	100
401-533-70-7319	CR 209 WATER MAIN EXTENSION	3,543.84	498,798.81	0.00	427,714.61	71,084.20	86
533 WATER DEPARTMENT:		2,185,757.72	4,400,397.81	315.12	1,787,634.22	2,612,763.59	41
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	698,401.38	1,126,740.00	0.00	354,312.25	772,427.75	31
401-535-10-1250	ON CALL	11,325.00	11,700.00	0.00	5,775.00	5,925.00	49
401-535-10-1300	OVERTIME	11,504.15	15,000.00	0.00	6,858.28	8,141.72	46
401-535-10-1500	SICK LEAVE	41,969.86	0.00	0.00	11,029.12	11,029.12-	0
401-535-10-1600	VACATION PAY	47,271.59	0.00	0.00	25,606.52	25,606.52-	0
401-535-10-1800	HOLIDAY PAY	28,565.32	0.00	0.00	15,856.41	15,856.41-	0
401-535-10-1820	HOLIDAY PREMIUM	7,594.27	9,000.00	0.00	7,119.37	1,880.63	79
401-535-10-2100	FICA EXPENSE	65,544.19	88,930.00	0.00	32,631.72	56,298.28	37
401-535-10-2200	RETIREMENT	97,095.04	138,450.00	0.00	51,493.74	86,956.26	37
401-535-10-2210	BENEFIT ADMIN FEES	184.50	0.00	0.00	49.50	49.50-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	121,399.96	215,280.00	0.00	62,453.41	152,826.59	29
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	26,793.74	30,000.00	0.00	25,508.33	4,491.67	85

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-535-30-3100	PROFESSIONAL SERVICES	85,900.40	82,087.50	0.00	35,267.28	46,820.22	43
401-535-30-3400	OTHER CONTRACTUAL SERVICES	70,454.05	175,000.00	0.00	56,438.98	118,561.02	32
401-535-30-3450	CLOTHING AND UNIFORMS	7,867.83	11,000.00	0.00	3,088.35	7,911.65	28
401-535-30-4000	TRAVEL & PER DIEM	998.89-	4,500.00	0.00	1,809.04	2,690.96	40
401-535-30-4100	TELEPHONE EXPENSE	13,811.03	15,000.00	0.00	7,794.00	7,206.00	52
401-535-30-4110	IT LICENSING / EQUIPMENT	24,462.53	57,900.00	0.00	13,088.15	44,811.85	23
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	416.05	1,500.00	0.00	801.26	698.74	53
401-535-30-4300	UTILITIES EXPENSE	340,898.82	270,000.00	0.00	168,994.12	101,005.88	63
401-535-30-4400	RENTAL & LEASING	2,594.22	2,000.00	0.00	1,147.19	852.81	57
401-535-30-4600	REPAIR & MAINTENANCE	382,839.96	275,000.00	0.00	233,380.43	41,619.57	85
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	1,740.11	5,000.00	0.00	353.36	4,646.64	7
401-535-30-4940	LANDFILL DISPOSAL FEES	88,413.44	115,000.00	0.00	84,312.00	30,688.00	73
401-535-30-4960	BOOT ALLOWANCE	1,179.46	3,500.00	0.00	792.35	2,707.65	23
401-535-30-5100	OFFICE SUPPLIES	3,766.83	4,000.00	0.00	2,866.14	1,133.86	72
401-535-30-5200	OPERATING SUPPLIES	190,152.02	200,000.00	0.00	106,743.59	93,256.41	53
401-535-30-5250	FUEL EXPENSE	40,619.27	50,000.00	0.00	31,103.08	18,896.92	62
401-535-30-5260	CHEMICALS	96,327.40	120,000.00	0.00	95,454.17	24,545.83	80
401-535-30-5270	LABORATORY SAMPLES	45,002.42	65,000.00	0.00	29,494.00	35,506.00	45
401-535-30-5400	SUBSCRIPTIONS/DUES	370.00	4,000.00	0.00	921.85	3,078.15	23
401-535-30-5500	TRAINING	1,440.00	7,600.00	0.00	1,119.83	6,480.17	15
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	6,830.00	30,000.00	0.00	0.00	30,000.00	0
401-535-60-6250	LIFT STATION UPGRADES	261,846.00	576,420.00	0.00	0.00	576,420.00	0
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	193,432.00	227,000.00	0.00	122,569.35	104,430.65	54
401-535-60-6310	MILLENNIUM PARK PROJECT	0.00	243,100.00	0.00	28,500.00	214,600.00	12
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	4,324.00	1,036,207.00	0.00	365,870.66	670,336.34	35
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEMENT	400,175.10	374,700.00	0.00	218,835.00	155,865.00	58
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	75,620.00	0.00	75,617.58	2.42	100
401-535-60-6691	LEASE PURCHASE INTEREST PMT	13,107.50	8,985.00	0.00	8,981.09	3.91	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	136,242.25	2,500,000.00	0.00	4,274.50	2,495,725.50	0
401-535-70-7302	BUENA VISTA FORCEMAIN	0.00	350,000.00	0.00	300,270.00	49,730.00	86
401-535-70-7303	WILDWOOD ESTATES LS	0.37-	338,301.37	0.00	265,344.97	72,956.40	78
535 WASTEWATER DEPARTMENT:		3,570,862.43	8,866,020.87	0.00	2,863,925.97	6,002,094.90	32
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	3,613,536.32	0.00	0.00	3,613,536.32	0

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0.00	0
401-582-30-5900	DEPRECIATION	2,457,368.00	0.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	29,120.00	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	0.00	170,000.00	0.00	100
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	340,810.00	0.00	169,523.38	171,286.62	50
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	0.00	107,755.00	0.00	107,755.08	0.08-	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	46,084.86	39,105.00	0.00	20,434.06	18,670.94	52
401-582-70-7205	DEBT SVC.-INTEREST-2013 REFINANCE	2,315.30	0.00	0.00	0.00	0.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BBT)	29,566.42	26,860.00	0.00	26,859.96	0.04	100
	582 DEBT SERVICE:	2,564,454.58	684,530.00	0.00	494,572.48	189,957.52	72
	401 UTILITY FUND Expend Total	8,811,615.33	18,162,000.00	1,344.28	5,514,519.05	12,647,480.95	30

401 UTILITY FUND

	Prior	Current	YTD
Revenues:	9,619,330.00	0.00	4,010,116.31
Expended:	8,811,615.33	1,344.28	5,514,519.05
Net Income:	807,714.67	1,344.28-	1,504,402.74-

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
402-334-3102	STATE APPROPRIATION - CR 209 WATER MAIN	197,033.60	0.00	0.00	0.00	0.00	0
402-361-0000	INTEREST	24,160.51	1,000.00	0.00	26,684.98	25,684.98	***
402-389-5000	CASH FORWARD	0.00	4,000,000.00	0.00	0.00	4,000,000.00-	0
402 CAPITAL PROJECTS (LOAN/ Revenue Total		221,194.11	4,001,000.00	0.00	26,684.98	3,974,315.02-	1
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
402-536-70-7352	MILLENNIUM PARK REUSE PROJECT	0.00	3,000,000.00	0.00	0.00	3,000,000.00	0
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	1,001,000.00	0.00	0.00	1,001,000.00	0
402 CAPITAL PROJECTS (LOAN/ Expend Total		0.00	4,001,000.00	0.00	0.00	4,001,000.00	0

402 CAPITAL PROJECTS (LOAN/GRANT)		Prior	Current	YTD
Revenues:	221,194.11	0.00	26,684.98	
Expended:	0.00	0.00	0.00	
Net Income:	221,194.11	0.00	26,684.98	

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	557.21	100.00	0.00	323.85	223.85	324
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	72,500.00	0.00	0.00	72,500.00-	0
403 INDUSTRIAL FUND Revenue Total		557.21	72,600.00	0.00	323.85	72,276.15-	0
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	0.00	1,000.00	0
403-552-30-4900	MISC. EXPENSE & OTHER CURRENT	13.19	0.00	0.00	0.00	0.00	0
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0.00	0
552 INDUSTRIAL PARK:		6,620.19	1,000.00	0.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	61,600.00	0.00	0.00	61,600.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	0.00	0.00	10,000.00	0
403 INDUSTRIAL FUND Expend Total		16,620.19	72,600.00	0.00	0.00	72,600.00	0

403 INDUSTRIAL FUND

	Prior	Current	YTD
Revenues:	557.21	0.00	323.85
Expended:	16,620.19	0.00	0.00
Net Income:	16,062.98-	0.00	323.85

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
404-343-3501	WATER SYSTEM CONNECTION FEES	7,412.21	7,000.00	0.00	0.00	7,000.00-	0
404-361-0000	INTEREST	49.41	0.00	0.00	20.18	20.18	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	383,800.00	0.00	0.00	383,800.00-	0
404 WATER CONNECTION FEES Revenue Total		7,461.62	390,800.00	0.00	20.18	390,779.82-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	361.77	0.00	0.00	150.19	150.19-	0
404-533-70-7352	ASHLEY WTP PROJECT	0.25	390,000.00	0.00	60,460.05	329,539.95	16
533 Total		362.02	390,000.00	0.00	60,610.24	329,389.76	16
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	800.00	0.00	0.00	800.00	0
404-581-90-9101	TRANSFER TO W/S FUND	13,820.00	0.00	0.00	0.00	0.00	0
404 WATER CONNECTION FEES Expend Total		14,182.02	390,800.00	0.00	60,610.24	330,189.76	16

404 WATER CONNECTION FEES		Prior	Current	YTD
Revenues:		7,461.62	0.00	20.18
Expended:		14,182.02	0.00	60,610.24
Net Income:		6,720.40-	0.00	60,590.06-

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
406-343-5500	SEWER TAP CONNECTION FEES	15,731.69	5,000.00	0.00	0.00	5,000.00-	0
406-361-0000	INTEREST	38.24	0.00	0.00	15.53	15.53	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION FEE	0.00	383,950.00	0.00	0.00	383,950.00-	0
	406 WASTEWATER CONNECTION F Revenue Tota	15,769.93	388,950.00	0.00	15.53	388,934.47-	0
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	361.20	0.00	0.00	150.00	150.00-	0
406-535-60-6392	WWTF CLARIFIER DEMO/CONSTRUCTION-DESIGN	0.00	100,000.00	0.00	0.00	100,000.00	0
406-535-60-6393	WILDWOOD ESTATES LS	0.00	228,589.90	0.00	199,623.00	28,966.90	87
	535 SEWER TAP CONNECTION FEES:	361.20	328,589.90	0.00	199,773.00	128,816.90	61
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION FEES	0.00	60,360.10	0.00	0.00	60,360.10	0
	406 WASTEWATER CONNECTION F Expend Total	361.20	388,950.00	0.00	199,773.00	189,177.00	51

406 WASTEWATER CONNECTION FEES	Prior	Current	YTD
Revenues:	15,769.93	0.00	15.53
Expended:	361.20	0.00	199,773.00
Net Income:	15,408.73	0.00	199,757.47-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 10 2023

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,717,366.25	1,500,000.00	0.00	469,854.52	1,030,145.48-	31
408-361-0000	INTEREST EARNED	306.43	100.00	0.00	168.04	68.04	168
408-389-5012	CASH FORWARD - WATER SDC	0.00	3,427,000.00	0.00	0.00	3,427,000.00-	0
408 WATER SDC FEES Revenue Total		1,717,672.68	4,927,100.00	0.00	470,022.56	4,457,077.44-	10
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	378.48	0.00	0.00	156.30	156.30-	0
408-533-70-7352	ASHLEY WTP UPGRADES	0.00	80,000.00	0.00	0.00	80,000.00	0
408-533-70-7354	CR 209 WATER MAIN EXT PHASE 1	0.00	800,000.00	0.00	0.00	800,000.00	0
533 Total		378.48	880,000.00	0.00	156.30	879,843.70	0
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	3,791,070.00	0.00	0.00	3,791,070.00	0
408-581-90-9101	TRANSFER TO W/S FUND	219,080.26	0.00	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	221,015.00	0.00	110,263.62	110,751.38	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	36,949.34	35,015.00	0.00	17,751.18	17,263.82	51
582 Total		36,949.34	256,030.00	0.00	128,014.80	128,015.20	50
408 WATER SDC FEES Expend Total		256,408.08	4,927,100.00	0.00	128,171.10	4,798,928.90	3

408 WATER SDC FEES

	Prior	Current	YTD
Revenues:	1,717,672.68	0.00	470,022.56
Expended:	256,408.08	0.00	128,171.10
Net Income:	1,461,264.60	0.00	341,851.46

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 10 2023

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	3,022,260.92	2,650,000.00	0.00	1,602,248.98	1,047,751.02-	60
409-361-0000	INTEREST EARNED	615.64	100.00	0.00	326.62	226.62	327
409-389-5013	CASH FORWARD	0.00	6,890,000.00	0.00	0.00	6,890,000.00-	0
409 WASTEWATER SDC FEES Revenue Total		3,022,876.56	9,540,100.00	0.00	1,602,575.60	7,937,524.40-	17
Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	385.11	0.00	0.00	158.64	158.64-	0
409-535-70-7346	WWTP FACILITY PLAN	0.25	7,821,443.75	0.00	159,664.35	7,661,779.40	2
409-535-70-7349	MISC CAPACITY IMPROVEMENTS	124,293.00	0.00	0.00	0.00	0.00	0
409-535-70-7355	BRIDGE CROSSING PROJECT	0.00	788,600.00	0.00	0.00	788,600.00	0
409-535-70-7359	GRAVITY COLLECTION SYS CONDITION ASSESS	0.00	250,000.00	0.00	0.00	250,000.00	0
535 Total		124,678.36	8,860,043.75	0.00	159,822.99	8,700,220.76	2
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	604,471.25	0.00	0.00	604,471.25	0
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	357,517.36	0.00	0.00	0.00	0.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN PRIN	0.00	4,390.00	0.00	2,186.42	2,203.58	50
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PRIN	0.00	69,788.00	0.00	34,891.53	34,896.47	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTRUCTN	351.43	332.00	0.00	167.87	164.13	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEMAIN	1,147.23	1,075.00	0.00	546.69	528.31	51
582 Total		1,498.66	75,585.00	0.00	37,792.51	37,792.49	50
409 WASTEWATER SDC FEES Expend Total		483,694.38	9,540,100.00	0.00	197,615.50	9,342,484.50	2

409 WASTEWATER SDC FEES

	Prior	Current	YTD
Revenues:	3,022,876.56	0.00	1,602,575.60
Expended:	483,694.38	0.00	197,615.50
Net Income:	2,539,182.18	0.00	1,404,960.10

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 10 2023

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
601-351-2000	CONFISCATED PROPERTY	0.00	1,500.00	0.00	0.00	1,500.00-	0
601-361-0000	INTEREST	352.92	10.00	0.00	176.52	166.52	***
601 LAW ENFORCEMENT FUND Revenue Total		352.92	1,510.00	0.00	176.52	1,333.48-	12

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0.00	0
601-521-30-4900	MISC. EXPENSE & OTHER CURRENT	36.22	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	51,695.00	0.00	0.00	51,695.00	0
601 LAW ENFORCEMENT FUND Expend Total		36.22	51,695.00	0.00	0.00	51,695.00	0

601 LAW ENFORCEMENT FUND		Prior	Current	YTD
Revenues:		352.92	0.00	176.52
Expended:		36.22	0.00	0.00
Net Income:		316.70	0.00	176.52

Grand Totals		Prior	Current	YTD
Revenues:		59,358,321.80	0.00	27,198,588.09
Expended:		47,958,291.83	6,901.21	14,930,787.75
Net Income:		11,400,029.97	6,901.21-	12,267,800.34

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
March 20, 2023 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison Bivins	Mayor Pro Tem	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst. City Manager/CFO	Present
Joshua Bills	City Attorney	Present
Randall Parmer	Chief of Police	Present
Melanie Peavy	Development Services Dir.	Present
Susan Patterson	City Clerk	Present

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

Mayor Wolf called for an amendment to the agenda to include the second and final hearing of Ordinance O2023-16. Vote 5-0.

RESULT:	Amendment to Agenda
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

2. Consent Agenda/Informational Items

A. Grant of Easement from The Villages Land Operating Company, LLC to the City of Wildwood

Consent Agenda Item A approved. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores

SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed

A. Development Moratorium

Mayor Wolf read the title of Ordinance O2023-16. At a special called meeting of the Commission on March 6th, Development Services Director Melanie Peavy conducted a presentation concerning the growth pattern within Wildwood and its impact on city services. Following the presentation, the Commission deliberated about how to address the continuing demand for development within the City and the ability of the City to provide sufficient services to the community. The determination made via majority vote of the Commission was to impose a temporary moratorium on future land use map amendments and rezoning applications that would increase a parcel's residential density entitlements until the staff is able to obtain additional information that supports the City's ability to adequately provide the needed services. This ordinance, drafted by the City Attorney's office, sets out the terms for the temporary moratorium. Staff will work diligently during the moratorium to solicit firms who can provide the additional analysis needed to ensure the City can meet the level of service required by future development. Commissioner Green stated his concerns against the temporary moratorium on development, stating that the ordinance is not in step with the city's forward-thinking plan and if the ordinance were to move forward, it would need a clause that excluded affordable housing. He suggested the City could hire more staff, and urged the other Commissioners to vote against the ordinance. Commissioner Elliott stated that the commission does not require everyone to vote alike but feels the ordinance is what the city needs at this time and urged the Commissioners to vote for the ordinance. Mayor Wolf stated that the ordinance stated that you could not bring in or change or increase what the city has now. Mayor Wolf would like to see the apartments that are being built now being rented out before the city starts overbuilding. Mayor Wolf asked for a motion to adopt the ordinance. Commissioner Elliot made the motion. Mayor Wolf relinquished the gavel to Mayor Pro Tem Bivins so he could second the motion to adopt the ordinance. The vote was taken, and the results were two ayes and three nays. Commissioner Green asked if the item could be brought back at another time and bring in more staff for development services in the budget. Mayor Wolf stated that staff was not the reason for the temporary moratorium. City Manager Jason McHugh stated that the concerns were for the infrastructure of the water and wastewater facilities.

RESULT:	Defeated
MOVER:	Commissioner Elliott
SECONDER:	Mayor Wolf
AYES:	Mayor Wolf, Commissioner Elliott
NAYES:	Mayor Pro Tem Bivins, Commissioner Flores, Commissioner Green

Commissioner Elliott suggested moving forward with the growth analysis part of the ordinance. The motion was made to move forward with a growth analysis. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem Bivins
AYES:	Mayor Wolf, Commissioner Flores, Commissioner Green

5. Public Forum - 4 minute time limit

None.

6. Ordinances First Reading Only (No Vote)

None.

7. Resolutions for Approval

A. Meeting Rules and Procedures Policy

Mayor Wolf read the title of Resolution R2023-8. At a recent workshop, the Commission received information from the City Attorney's office regarding the proper process for handling various types of public hearings and other information related to public input at Commission meetings. Following the presentation, it was determined that it would be beneficial to adopt rules and procedures for conducting commission meetings. This resolution formally adopts a new policy for the conduct of Commission meetings. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

8. Financial & Contracts & Agreements

A. Award the Fireworks Display RFP to Zambelli Fireworks

Parks and Recreation Director Amanda Salazar presented a request for approval of the Fireworks Display Contract. Salazar stated that there were three options to choose from. Option One, the display, stays the same. Option Two would be to increase the shell size to be able to be seen above some of the larger trees that are in the area. Option Three would include a New Year's Eve display along with Options One or Two. Commissioner Bivins and Commissioner Elliott would like to see a New Year's Eve display. Commissioner Elliott motioned to approve Option Two and Option Three. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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B. Contract Documents with G3 Development for Downtown Redevelopment

City Manager Jason McHugh presented the request to approve the G 3 Development Contract for the Parking Garage and the Downtown Redevelopment of Commercial Buildings. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Reimbursement to Sumter County BOCC for the Construction Costs of the Force Main Portion of the Buena Vista Extension Project in the Amount of \$300,270.00

Assistant City Manager Cassandra Smith presented a request to reimburse Sumter County BOCC for the construction cost of the Forcemain Portion of the Buena Vista Extension Project. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. General Items for Consideration/Discussion and Other Business

None.

10. Appointments

None.

11. City Manager Reports

City Manager Jason McHugh stated that the city had always been very development friendly, but with the ordinance being defeated, there would need to be changes in the way the city would continue to operate going forward. McHugh stated that the city would not be able to maintain the level of service that the city has been giving. McHugh stated that the public interest and the well-being of the city are his concerns and will continue to be going forward. McHugh stated that Commissioner Greens' comments on hiring more staff to relieve some of the load were not that easily done because there were not that many applicants applying. Also, the water and wastewater infrastructure was his main concern, and the infrastructure issues would need to be addressed as soon as possible.

A. FY 23-24 Budget Calendar

City Manager Jason McHugh stated that the Fiscal Year 23-24 Budget Calendar was on the agenda and asked that the commissioners look over the dates and times to see if there were any conflicts.

12. Other Department Reports

None.

13. Commission Members Reports

Commissioner Elliott stated that he had read in the paper that the Sumter County Sheriff's Department had partnered with Lexus Nexus to create an online map that shows crimes in the area. Also, Wildwood High School has partnered with Habitat for Humanity. Commissioner Bivins stated that she liked the idea of the Flashlight Easter Egg Hunt for adults.

14. City Attorney Reports

None.

15. Adjournment

The meeting was adjourned at 9:32 a.m. No comments were offered or received. Vote 5-0.

RESULT:	Adjourned
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Susan Patterson, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 27, 2023 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison Bivins	Mayor Pro Tem	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst. City Manager/CFO	Present
Ashley Hunt	City Attorney	Present
Randall Parmer	Police Chief	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Dir.	Present
Jeremy Hockenbury	Public Works Director	Present

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. Consent Agenda/Informational Items

Consent Agenda Items a thru h were voted on together. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: February 6, 2023 City Commission Workshop

C. Minutes for Approval: February 27, 2023 Regular Commission Meeting

D. Minutes for Approval: March 6, 2023 Special Meeting

E. Minutes for Approval: March 13, 2023 Regular Commission Meeting

F. PLAT 2212-003 Warm Springs Plaza Final Plat

G. PLAT 2212-006 Fenney Professional Plaza Final Plat

H. Budgeted Financial Items

1. SentinelOne Security Suite Renewal for 2023-2026 in the Amount of \$73,342.75

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

Mayor Wolf swore in Development Services Director Melanie Peavy

A. CDD 2211-001 Eastport Community Development District

Mayor Wolf read the title of Ordinance O2023-1. The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as Eastport Community Development District. The project consists of approximately 50.35 acres of land, including approximately 250,000 square feet of commercial space, with the possibility of additional mixed uses, including residential. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. CDD 2211-002 Middleton Downtown

Mayor Wolf read the title of Ordinance O2023-2. The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as Middleton Downtown Community Development District. The project consists of approximately 61.14 acres of land, including approximately 350,000 square feet of commercial space, with the possibility of additional mixed uses, including residential. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Hearings - Timed - Quasi-Judicial

A. AN 2301-001 Oxford Oaks Professional Plaza

Mayor Wolf read the title of Ordinance O2023-10. The applicant, Rodolfo De Anda, on behalf of owners Oxford Oaks Plaza, LLC and Oxford Oaks Investments, LLC, has submitted a voluntary annexation application for parcels D17-036 and D17-069. The property to be annexed totals 3.68 acres, MOL, and is located approximately 0.27 miles east of N US 301, approximately 0.06 miles south of E C 466, and south along CR 106, in section 17, township 18 south, range 23 east. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. RZ 2302-001 RMC Wildwood Ready Mix Plant

Mayor Wolf read the title of Ordinance O2023-8. The applicant seeks a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning from M-1 (City) to M-2 (City) for parcel D32-172 on 7.4 acres MOL. No comments were offered or received.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. AN 2302-001 470 Werlmaker

Mayor Wolf read the title of Ordinance O2023-11. The applicant, Werlmaker Investments LLC, has submitted a voluntary annexation application for parcel K09A006. The property to be annexed totals 5 acres MOL and is located along E C 470, south and east of CR 500 and approximately 0.38 miles west of Marsh Bend Trail. First Reading Only. No Vote. No comments were offered or received.

RESULT: FIRST READING

B. AN 2302-002 Lucky U Landholding LLC

Mayor Wolf read the title of Ordinance O2023-12. The applicant, LPG Urban & Regional Planners LLC, on behalf of the owners, Nina Jean Driggers Davis et al., has submitted a voluntary annexation application for parcels D29-023 and D29-024. The property to be annexed totals 4.45 acres MOL and is located along the intersection of N US 301 and CR 126, approximately 0.14 miles south of CR 124. First Reading Only. No Vote. No comments were offered or received.

RESULT: FIRST READING

8. Resolutions for Approval

A. Surplus of Onan Generator with Transfer Switch from the Old Police Department Building

Mayor Wolf read the title of Resolution R2023-9. This resolution declares certain equipment as surplus for March 2023 and determines the means for disposal, which will be an auction through Public Surplus. This Onan generator with a transfer switch is being removed from the old police department building. Commissioner Elliott asked if the generator was worth keeping. Public Works Director Jeremy Hockenbury stated that Fleet Services Director Steve Watson determined that it would not be beneficial to keep the generator. Mayor Wolf also asked that the equipment not be given away. City Manager Jason McHugh stated that it would be put up for auction. No other comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

A. Pleasantdale Drive Roadway Rehabilitation Project Award in the Amount of \$1,208,827

Public Works Director Jeremy Hockenbury presented a request to award the Pleasantdale Drive Roadway Rehabilitation Project to DB Civil. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Construction of Wildwood PD Monument Sign in the Amount of \$24,850

Development Services Director Melanie Peavy presented the request for the construction of the Wildwood PD Monument Sign. Commissioner Elliott asked if a digital sign had been considered for the location instead of having a sign that looked like the one on the east entrance to the city. Peavy stated that they had not considered an electronic sign as it was desired that the sign be consistent with the other signs throughout the city department. No other comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Kimley-Horn Work Authorization No. 45 - Geotechnical Engineering Services and Utility Locates for Recreation and Community Outreach Center in the Amount of \$27,000

Assistant City Manager Cassandra Smith presented the request for Kimley-Horn Work Authorization #45 Geotechnical Engineering Services and Utility Locates for Recreation and Community Outreach Center. Commissioner Elliott stated that he understands the process of this project, but he expressed concern that the City may incur numerous small expenses on the project, which will add up over time before it can be determined if the project will come to fruition based on the current escalated costs. City Manager Jason McHugh stated that a geotechnical study would need to be done on the property, whether the city put a building or a soccer field on the land. McHugh stated that various financial items would be discussed at a special meeting called in the future. Commissioner Bivins stated that if the city waited two or three years, what might the cost be at that time?

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

City Manager Jason McHugh reminded the Commission of the Welcome to Wildwood event on April 19, 2023. McHugh also mentioned another informational event on Broken Oak Drive on April 6, 2023.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott thanked the Wildwood Police Department for the great work they did over the weekend on a drug raid. Also, the Wildwood Business Coalition met on March 23, 2023, and they were excited about the changes being made to the downtown area.

15. City Attorney Reports

None.

16. Adjournment

The meeting adjourned at 7:25 p.m.

RESULT:	Adjourned
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Susan Patterson, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2111-003 Mainstay Suite 37 Room Addition

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

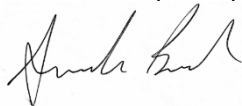
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2111-003 Mainstay Suites 37 Room Addition
PARCEL	G18-036
ACREAGE	7.68 +/-
PROPERTY LOCATION	The property is generally located east along S Main St, approximately 0.07 miles south of Clay Drain Rd, and approximately 0.07 miles north of the Florida's Turnpike.
OWNER	North Star Florida Inn, LLC
APPLICANT	Dinkins Construction, LLC

Dinkins Construction, LLC is seeking approval from the City Commission for the construction of a four (4) story, twenty-one thousand two hundred eighty-two (21,282) sq ft building addition to the existing Comfort Inn and Suites hotel.

SP 2111-003 meets the criteria set forth in the Land Development Regulations and Design District Standards. A technical waiver was submitted and approved by the Project Review Committee (PRC) on March 14, 2023, to omit a photometric plan.



DATED: 04/04/2023

Amanda Bush

Planner, Development Services

THE EXTENT OF THIS MAP IS WITHIN THE CITY OF WILDWOOD'S LIMITS

CLAY DRAIN RD

S MAIN ST / N US 301

FLORIDA'S TURNPIKE

Legend



Subject Property



Subject Parcel(s)



WILDWOOD
FLORIDA

CITY OF WILDWOOD

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



Feet
0 190 380

LOCATION MAP

SP 2111-003

MAINSTAY SUITES 37 ROOM ADDITION
PARCEL G18-036

NOVEMBER 2021

MAP 1B

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 4, 2023, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a four (4) story, twenty-one thousand two hundred eighty-two (21,282) sq ft building addition to the existing Comfort Inn and Suites hotel on 7.68 acres, MOL. The subject property is generally located east along S Main St, approximately 0.07 miles south of Clay Drain Rd, and approximately 0.07 miles north of the Florida's Turnpike.

Case: SP 2111-003 Mainstay Suite 37 Room Addition

Parcel: G18-036

Owner: North Star Florida Inn, LLC

Applicant: Dinkins Construction, LLC

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval.

Dated: April 4, 2023



Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2206-010 Oxford Overnight

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER SP 2206-010 Oxford Overnight

PARCEL NUMBER(S) D32-029 & D32-034

ACREAGE 6.85 +/-

PROPERTY LOCATION The subject property is generally located east along N US 301 and approximately 0.09 miles south of E C 462.

OWNER Renegade Properties #1, LLC

APPLICANT Chap Dinkins - Dinkins Construction

Chap Dinkins from Dinkins Construction is seeking approval from the City Commission for the construction of six (6) motel buildings consisting of four (4) buildings at five thousand five hundred one (5,501) sq ft and two (2) buildings at six thousand one hundred ninety-seven (6,197) sq ft.

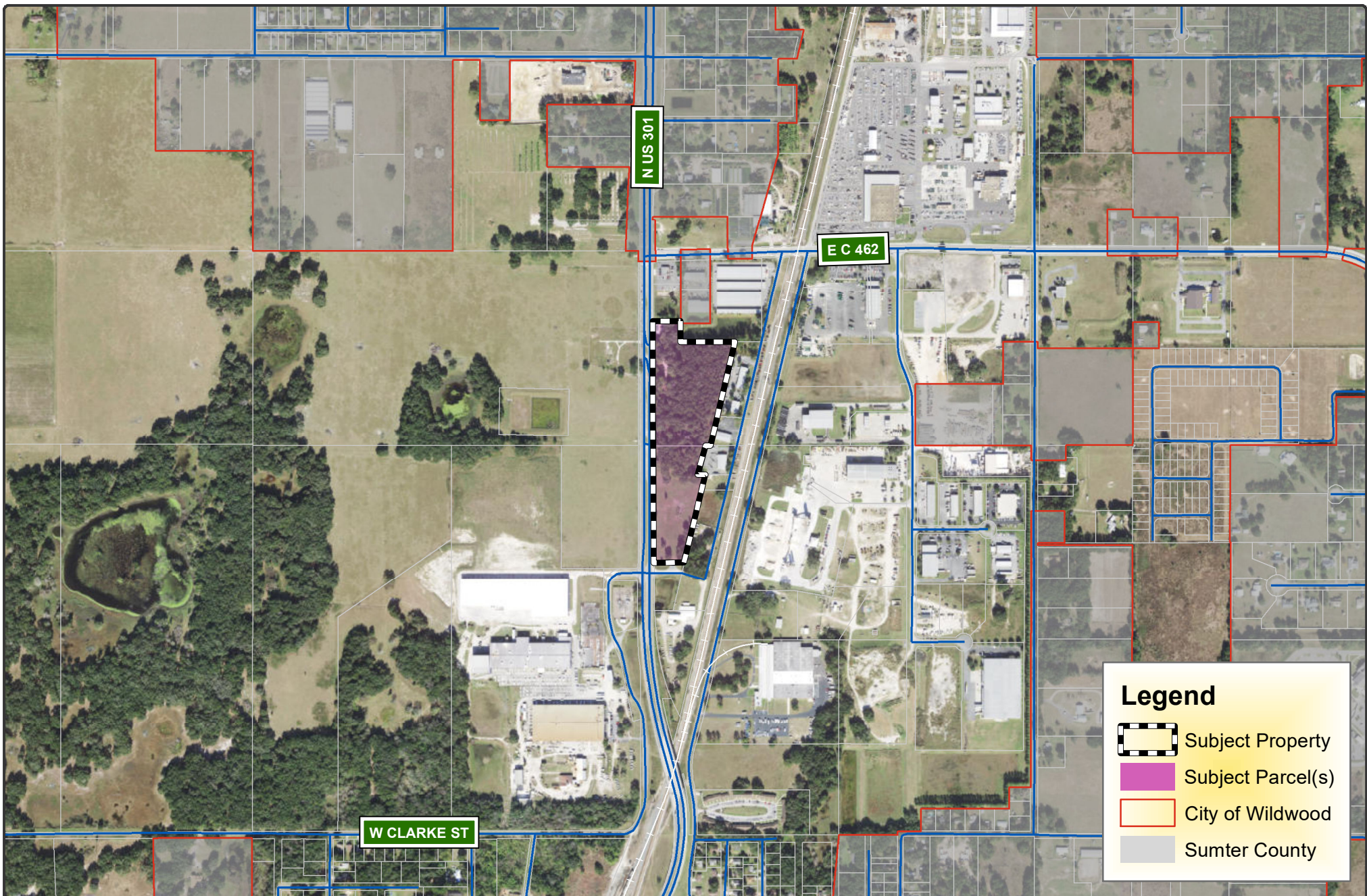
SP 2206-010 meets the criteria set forth in the Land Development Regulations and Design District Standards.



DATED: 04/04/2023

Amanda Bush

Planner, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 440 880	SP 2206-010 OXFORD OVERNIGHT PARCELS D32-029 & D32-034	MAP 1B LOCATION MAP JULY 2022
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City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 4, 2023, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of six (6) motel buildings consisting of four (4) buildings at five thousand five hundred one (5,501) sq ft and two (2) buildings at six thousand one hundred ninety-seven (6,197) sq ft on 6.85 acres, MOL. The subject property is generally located east along N US 301 and approximately 0.09 miles south of E C 462.

Case: SP 2206-010 Oxford Overnight

Parcels: D32-029 & D32-034

Owner: Renegade Properties #1, LLC

Applicant: Chap Dinkins – Dinkins Construction

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval.

Dated: April 4, 2023



Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2210-001 CVS Wildwood (Wildwood Crossing)

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2210-001 CVS Wildwood (Wildwood Crossing)
PARCEL NUMBER(S)	G05-119 & G05-120
ACREAGE	2.11 +/-
PROPERTY LOCATION	The subject property is generally located at the southwest corner of CR 466A and Powell Rd.
OWNER	Acorn Investments, LLC
APPLICANT	Boos Development Group

Boos Development Group is seeking approval from the City Commision for the construction of a fourteen thousand eight hundred seventy-one (14,871) sq ft pharmacy retail building with a drive-thru.

SP 2210-001 meets the criteria set forth in the Land Development Regulations and Design District Standards.

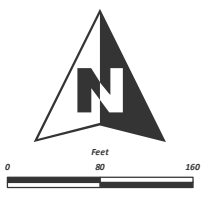


DATED: 04/04/2023

Amanda Bush

Planner, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 80 160	SP 2210-001 CVS WILDWOOD (WILDWOOD CROSSING) PARCELS G05-119 & G05-120	MAP 1B LOCATION MAP OCTOBER 2022
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City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 4, 2023, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a fourteen thousand eight hundred seventy-one (14,871) sq ft pharmacy retail building with a drive-thru. The subject property is generally located at the southwest corner of CR 466A and Powell Rd.

Case: SP 2210-001 CVS Wildwood (Wildwood Crossing)

Parcels: G05-119 & G05-120

Owner: Acorn Investments, LLC

Applicant: Boos Development Group

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval.

Dated: April 4, 2023



Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2205-003 Wildwood Landing Improvement Plan

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	PLAT 2205-003 Wildwood Landing Improvement Plan
PARCEL NUMBER(S)	D33-014
ACREAGE	26.75 +/-
PROPERTY LOCATION	The subject property is located east of E C462, and approximately 0.63 miles north of C466A.
OWNER	Wildwood Landing (FL) Owner IV, LLC
APPLICANT	Resibuilt Homes, LLC

The applicant is seeking approval from the City Commission for Wildwood Landings, an improvement plan, consisting of 68 single-family dwelling units.

Plat 2205-003 complies with the criteria found in the City of Wildwood's Land Development Regulations.



DATE: 04/04/2023
Terri O'Neal
Planning Manager, Development Services

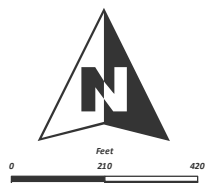


Legend

-  Subject Property
-  Subject Parcel(s)
-  City of Wildwood
-  Sumter County



**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

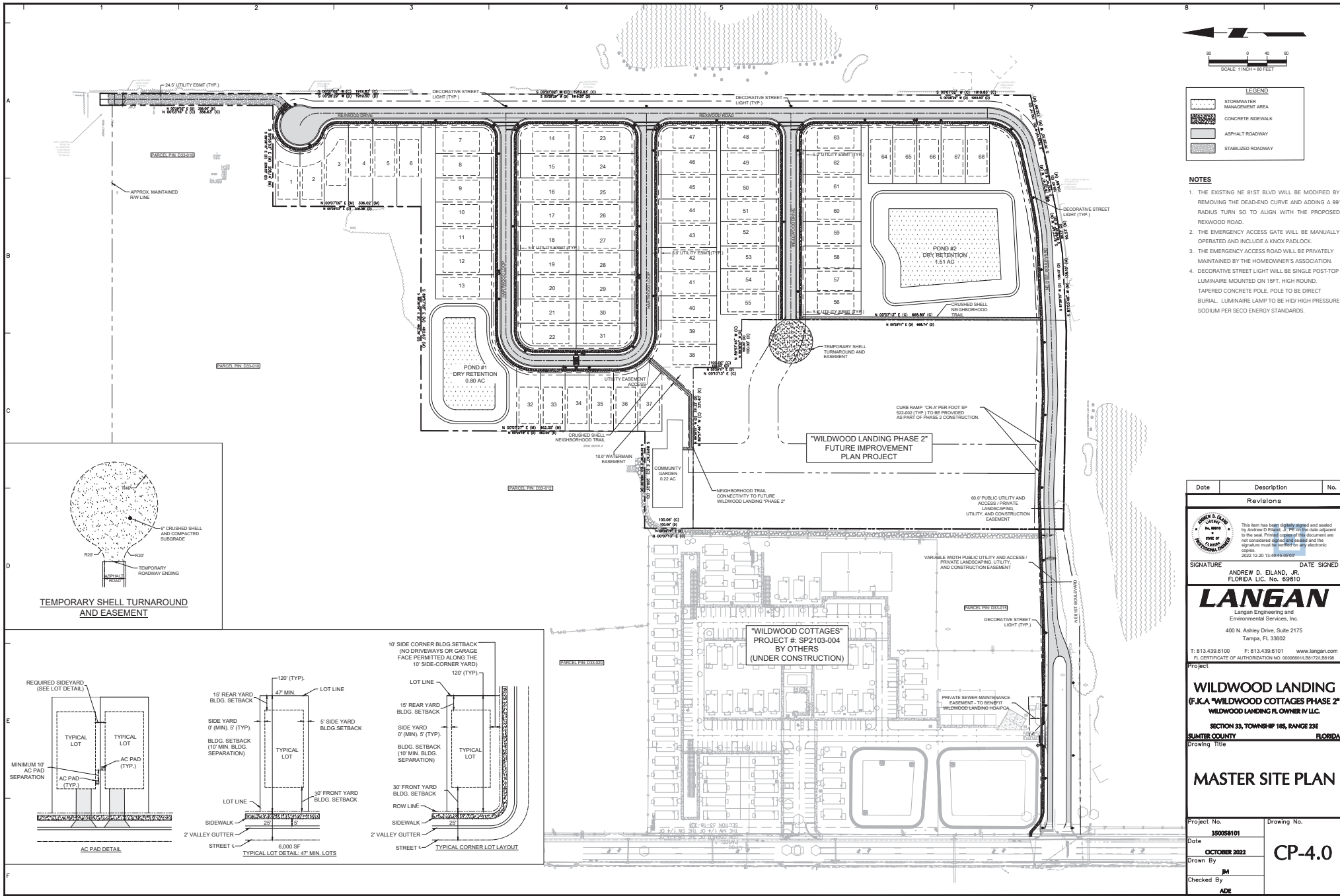


PLAT 2205-003
WILDWOOD LANDING IMPROVEMENT PLAN
(FKA WW COTTAGES PH 2)
PARCEL D33-014

MAP 1B

**LOCATION
MAP**

**MAY
2022**



Date	Description	No.
Revisions		
SIGNATURE	DATE SIGNED	
ANDREW D. EILAND, JR.	FLORIDA LIC. NO. 69810	
LANGAN Langan Engineering and Environmental Services, Inc. 400 N. Ashley Drive, Suite 2175 Tampa, FL 33602 T: 813.439.6100 F: 813.439.6101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 00006618/BB172LBB108		
WILLOW LANDING (F.K.A. "WILLOW COTTAGES" PHASE 2) WILLOW LANDING FLORIAN IV LLC SECTION 33, TOWNSHIP 18S, RANGE 23E SUMTER COUNTY FLORIDA Drawing Title		
MASTER SITE PLAN		
Project No.	Drawing No.	
330058101	CP-4.0	
Date	OCTOBER 2022	
Drawn By	JM	
Checked By	ADE	

Date: 11/6/2022 Time: 13:52 User: jroshammd Style: Tabin Layout: Langan.uts Layout: CP-4.1 Document Code: 330058101-0002-CP-01-0108

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 4, 2023, by the Special Magistrate. The applicant is seeking a favorable recommendation for a Final Plat from the City of Wildwood Planning and Zoning Board/Special Magistrate for Wildwood Landing Improvement Plan, on 26.75 acres, MOL. The subject property is generally located east of E C462, and approximately 0.63 miles north of C466A.

Case: PLAT 2205-003 Wildwood Landing Improvement Plan

Parcel: D33-014

Owner: Wildwood Landing (FL) Owner IV LLC

Applicant: Resibuilt

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Final Plats.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.5, the Special Magistrate recommends approval.

Dated: April 4, 2023



Lindsay C. T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Recodification Services and Self-Publishing Software from CivicPlus in the Amount of \$20,485.99

REQUESTED ACTION: Staff recommends approval of the quote from CivicPlus for Recodification Services and Self-Publication Software, authorizing the City Manager (or his designee) to execute the quote and addendum to the Master Services Agreement.

CONTRACT:

Vendor/Entity: CivicPlus

Effective Date: 3/27/23

Termination Date: 9/27/24

Managing Division/Department: City Clerk

BUDGET IMPACT: \$20,485.99 in year one; \$4,762.80 in year two. Funds are available in 001-512-30-3100.

HISTORY/FACTS/ISSUES:

Recodification is necessary to effect a full legal review of all ordinances passed that are then integrated into the City's Code of Ordinances. Unlike a Code Supplement, which incorporates new ordinances without a full legal review of the entire Code for conflicts among chapters and other sections, recodification ensures that inadvertent legal conflicts among sections are identified, addressed, and resolved. Given the City's growth, the number of ordinances passed in the nearly ten years since the last recodification, and the intent to move toward self-publication (below), staff has determined this is the best time to proceed with this process.

MunicodeNEXT is the online platform for the Code of Ordinances that is also available to the public via the Internet. This platform eliminates the need to acquire and distribute paper copies of the Code, in addition to being the most up-to-date resource regarding ordinances in Wildwood. With the addition of self-publication software to CivicClerk, when an ordinance impacting the Code of Ordinances is passed, staff will be able to self-publish those changes directly to MunicodeNEXT, similar to how a Code Supplement would have functioned. Periodic recodification will still be necessary for legal review of the Code as a whole, but those reviews will be less intensive and faster because the updates will already exist in MunicodeNEXT.

Finally, the MuniPRO feature will allow staff to easily search and create ordinances by searching other jurisdictions throughout Florida and the nation that utilize MunicodeNEXT. MuniPRO provides a powerful platform for identifying and replicating language from other jurisdictions which has already been reviewed by their respective city or county attorney and passed by their legislative body. MuniPRO allows staff to not only save time creating ordinances but also alleviate the demands on the City Attorney's time as well. Using ordinance language that has been vetted and approved by other attorneys should result in higher-quality drafts. While a legal review is still essential, such drafts, on the whole, should require less attention and revision by counsel.

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:

Q-39462-1

Date:

3/13/2023 2:49 PM

Expires On:

6/11/2023

Client:

WILDWOOD, FLORIDA

Bill To:

WILDWOOD, FLORIDA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Krystal Hays	x	khays@civicplus.com		Net 30

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE	TOTAL
700.00	Recodification	Recodification (per page) without LDR; 700 pp; 22.79 per page	One-time	USD 15,949.99
1.00	Self-Publishing Software Subscription	5 User Licenses, 3 Online Training Sessions (up to 2 hours each), Access to: Ordinance/Resolution Drafting Tool, Automatic Code Updates, Legislative History Tool, PDF Storage (data limitations may apply), Automatic PDF Generation for Backup/Printing	Renewable	USD 4,200.00
3.00	Printed Copies and Freight Included – up to [#] copies	Printed Copies and Freight Included	Renewable	USD 0.00
1.00	MuniPro Subscription	MuniPro Subscription	Renewable	USD 336.00

Total Investment - Initial Term	USD 20,485.99
Annual Recurring Services - Year 2	USD 4,762.80

Initial Term & Renewal Date	
Initial Term & Renewal Date	12 Months
Initial Term Invoice Schedule	Total Investment will be invoiced as follows: 25% invoiced upon signing, 25% invoiced upon Submission of the Legal Memorandum, 25% invoiced upon Submission of Proofs, The remaining balance, including any additional fees will be invoiced upon Delivery of the Code

Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Renewal Invoice Schedule	Annually on Renewal Date
Annual Uplift	5% starting in Year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Acceptance

The undersigned has read and agrees to the following Binding Terms, which are incorporated into this SOW, and have caused this SOW to be executed as of the date signed by the Customer which will be the Effective Date:

Authorized Client Signature

CivicPlus

By:

By:

Name:

Name:

Title:

Title:

Date:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)

municode codification

POWERED BY CIVICPLUS

Recodification, Supplementation, and Online Code Hosting Services

Valid Through March 31, 2023



CivicPlus Company Overview

CivicPlus History

CivicPlus began in 1998 when our founder, Ward Morgan, decided to focus on helping local governments work better and engage their residents through their web environment. Over the years, CivicPlus has continued to implement new technologies and merge with industry forerunners to maintain the highest standards of excellence and efficiency for our customers. This includes the addition of Municode, LLC, adding their reliable and esteemed codification services to the CivicPlus portfolio.



Our portfolio includes solutions for website design and hosting, parks and recreation management, emergency and mass communications, agenda and meeting management, 311 and CRM, process automation and digital services, codification, licensing and permits, web governance and ADA remediation, social media archiving, and FOIA management.

EXPERIENCE

70+ Years of Codification Experience

12,000+ Customers

4,200+ Clerks Served

900+ Employees

RECOGNITION

Inc. 5000 11-time Honoree

GovTech 2022 Top 100 Company

Stevie® Awards Recognized with multiple, global awards for sales and customer service excellence

Our commitment to deliver the right solutions in design and development, end-user satisfaction, and secure hosting has been instrumental in making us a leader in government web technology. We are proud to have earned the trust of our over 12,000 customers and their 100,000+ administrative users. In addition, over 340 million residents engage with our solutions daily.

Primary Office

302 S. 4th Street Suite 500

Manhattan, KS 66502

Toll Free: 888.228.2233 | Fax: 785.587.8951

civicplus.com



civicplus.com

Powering & Empowering Government

We empower municipal leaders to transform interactions between residents and government into consistently positive experiences that elevate resident satisfaction, increase revenue, and streamline operations.

Local government leaders tell us that one of their most pressing needs is to improve how residents access and experience municipal services; however, they struggle with budget cutbacks and technology constraints. CivicPlus enables civic leaders to solve these problems, making consistently positive interactions between residents and government possible.

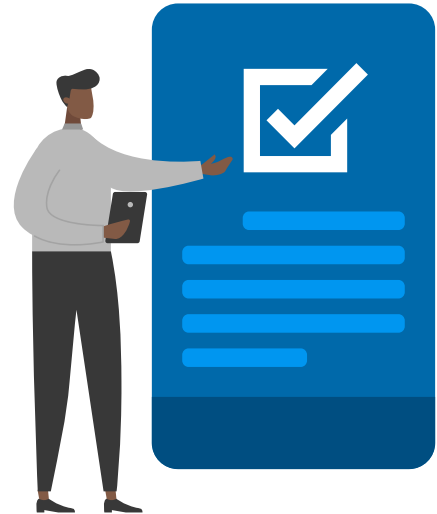
What sets us apart is our Civic Experience Platform. CivicPlus is the only government technology company exclusively committed to powering and empowering local governments to efficiently operate, serve, and govern using our innovative and integrated technology solutions built and supported by former municipal leaders and award-winning support teams. With it, municipalities increase revenue and operate more efficiently while fostering trust among residents.

For more information on how the Civic Experience can create better resident experiences via our integrated code, website, and agenda and meeting management solutions, watch this [video](#).



Recodification

During the recodification process, the attorney assigned to your project will organize and examine all ordinances and code-related material in order to produce a code of ordinances that is free from conflicts and inconsistencies and conforms to state statutes. Your codification attorney will be available to consult with you and your staff at any time during the recodification process. This personal dialogue ensures that your code will accurately reflect the intent of your ordinances and the unique needs of your community. The complete process is outlined below, followed by the scope of services for supplementation and online hosting of your new code.



Recodification Process

1. **Ordinances** – Only legislation of a general and permanent nature, passed in final form by you, as set forth in this proposal, will be included in the code. All material that we receive will be acknowledged via e-mail to establish a record of included ordinances. Legislation not of a general and permanent nature is not included as part of the code and does not need to be provided to us. Notations can be added in the code to reference legislation adopted by reference, if elected.
2. **Attorney Analysis and Review of Material** – Your codification attorney, along with their team of legal editors, proofreaders, and indexers will be assigned to this project. Our legal team will research legislation permanent in nature submitted by you to ensure conformity with state statutes and to determine if there are any inconsistencies or conflicts within the legislation itself. If requested, we will suggest a structure and organization for the code and provide a table of contents indicating the recommended structure.
3. **Page Format Options** – Based on our experience codifying legislation for thousands of customers, we have devised a standard style that has proven time and again to provide the most user-friendly and readable code for staff and residents alike. We will provide our Style Guide which outlines this effective style and layout. Any deviations from this style will add time and cost to your project. Please reach out for additional information.
4. **References** – We will provide state statutes references within the code. Editorial notes will be provided as appropriate. Internal cross references within the code will be hyperlinked in the online version.
5. **Legal Memorandum** – We will provide you with a user-friendly Legal Memorandum containing all our analyses and recommendations. This memorandum will reflect our attorney's Legal Review and will provide you with recommendations to remove conflicts and inconsistencies; delete obsolete provisions; conform to state statutes, when appropriate; and ensure compliance with your charter (if included in the project). This approach facilitates collaboration and dissemination among departments, thus making the process as easy for you as possible.
6. **Conference** – Within 45 days of your receipt of the Legal Memorandum, we will conduct a conference via either telephone or webinar to review the Legal Memorandum and our recommendations. All interested



personnel may be included, but your attorney and clerk are essential. Issues discovered during the legal research will be discussed at the conference, with the goal of the conference being to come to agreement on any required changes. Your attorney has the final decision-making authority for resolution of issues brought up at the conference or noted in the Legal Memorandum. Up to three hours is included in the contract with additional hours available for purchase.

7. **Editing and Proofreading** – Our team will edit the text of your code to reflect proper grammar and stylistic consistency. We will not reword any provision that changes the substantive intent of the code unless you approve the revision. However, non-substantive revisions to improve readability are a part of the process. We will proofread your code. The text will be reviewed for sense and structure and to ensure the implementation of the decisions by your attorney and our attorney.
8. **Index, Graphics, and Tables** – Our team will create a hierarchical, subject matter Index (if elected) and all tables (contents, ordinance disposition, etc.) for your code as necessitated by the materials provided. We will insert the graphics you have provided into the printed and electronic versions of the code.

The following tables will be created and are included in the quoted cost: supplement history table, code comparative table, and ordinance history table. An additional hourly charge applies for creation, modification, addition, or updating of any table or schedule (including traffic and fee tables or schedule) other than those enumerated above.

Tabular matter, defined as algebraic formula, or other materials that require special programs or extra editorial time to modify and prepare for inclusion can also be reviewed and included for an additional charge.

9. **Post Conference Code Draft** – After editing and proofreading, one post-conference code draft (Proofs) incorporating solutions captured in the Legal Memorandum and agreed upon at the legal conference will be delivered to you for final review prior to printing and shipping. You will have 30 days to review and provide any needed corrections. We guarantee typographical correctness. Any errors attributable to our team will be corrected at no charge during the term of this agreement. Any new legislation adopted after the code draft is provided will be held for your first supplement unless you would like to add it to the project for an additional charge.
10. **Sample Adopting Ordinance** – Our attorney will provide a sample adopting ordinance upon completion of the recodification.
11. **Printing and Binding** – We will print your new code on high quality acid-free paper, with an SFI (Sustainable Forest Initiative) certification. These copies will be housed in heavy duty, three-post leatherette binders (with four color choices), name-stamped on the front and spine of each binder. Divider tabs for each major section of the code and index (if elected) will also be provided.





Recodification Timeline

STEP 1	Immediately	CUSTOMER sends signed contract and all applicable material. CIVICPLUS acknowledges contract, provides a Disposition List of all ordinances/material received.
STEP 2	Within 2 Weeks	CIVICPLUS provides a project introduction letter outlining all phases of the project and all material received to date. CUSTOMER confirms CivicPlus has all applicable materials.
STEP 3	Within 6-8 Months	CIVICPLUS submits Legal Memorandum. CUSTOMER attorney reviews Legal Memorandum and prepares questions/ comments for conference.
STEP 4	Within 45 Days	CIVICPLUS hosts Legal Memorandum conference. CUSTOMER attorney and other interested officials meet virtually with CivicPlus to discuss issues of concern noted in the Legal Memorandum and come to an agreement on the implementation of recommended changes.
STEP 5	Within 2-3 Months	CIVICPLUS submits final code draft. CUSTOMER reviews code draft, and returns it to CivicPlus within 30 days, with all corrections noted for final implementation and publication.
STEP 6	Within 2-3 Months	CIVICPLUS delivers final code and model adopting ordinance. CUSTOMER adopts code and provides CivicPlus with a copy of the officially enacted adopting ordinance. CivicPlus ships the code and publishes code online via our Online Code Hosting system. Supplementation begins anew with Supplement No. 1.

MEETING DEADLINES

The time frame for completion of the recodification project is **within 12 to 18 months from our receipt of all relevant material in an editable, electronic format** and excepting any delays occasioned by your submission of the material or return of the draft code. **More time would need to be added to this project timeline if the materials provided have to be converted to an editable, electronic format as well as incurring additional fees.** Adhering to an established schedule of deadlines is critical to the success of this project and will ensure the contents of the Legal Memorandum remain current and complete at the time the code is adopted and published. Legislation added to the project must be approved and received prior to the established cutoff date.

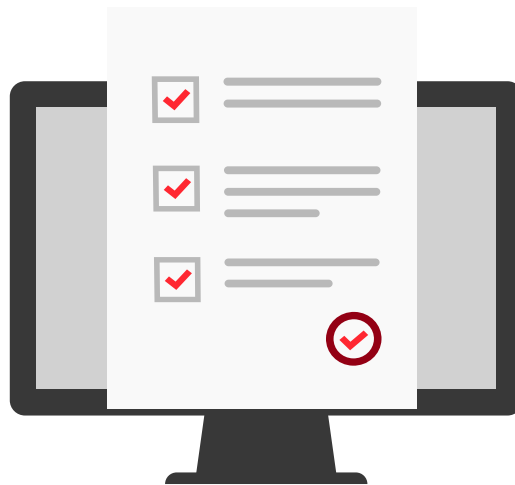
To ensure a successful project completion, it is important that a conference is held to discuss the findings of the Legal Memorandum within 45 days of its receipt, and that the subsequent code draft we provide be returned within 30 days with any revisions noted. Following the delivery of the final code draft for customer proofing, any extensive changes requested in the code content, and/or any material added to the code that was not previously contemplated, will be subject to an additional code draft update fee. Further, if the code draft is not returned within 30 days, additional update fees may apply.

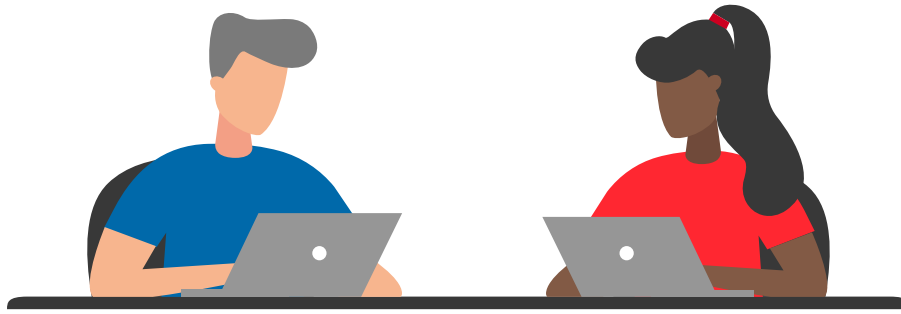


Your Role

Your participation in the Scope of Services for Recodification of the code is anticipated to be as follows:

- Provide all ordinances and code material in an editable, electronic format, preferably Microsoft Word format.
- Provide images, graphics, and tabular matter, preferably in original electronic format.
- Be available to answer any questions from the codification attorney conducting the project.
- Attend the conference to discuss the findings of the Legal Memorandum.
- Work with the codification attorney to resolve the findings of the Legal Memorandum.
- Determine the desired formatting and style of the new code.
- Return the draft code within 30 days with any revisions noted.
- Adopt the newly recodified code.





Supplementation Services

Our supplementation process has been designed for timeliness, efficiency, simplicity, and most of all, for our customers' convenience. Supplements will be provided on your chosen schedule, and you will be billed on an annual basis. Color printing and an increase in the desired number of supplement hard copies may result in an increase in the annual fee.

We pride ourselves on a turnaround time of **40 to 45 days for printed supplements** and can provide our always-up-to-date **electronic update services within 15 days**. The online code is updated within three days after shipping the supplement; there is no additional fee for this service. Rush supplements will be assessed an additional one-time fee. A recent analysis of our printed supplement services indicated an editorial error rate of less than 0.1 percent, which is made possible by our attention to detail, ongoing communication with our customers, and strict quality control checks to ensure we continue to produce the best printed and electronic supplements available in our industry. Any errors attributable to CivicPlus during the preparation, printing, and maintenance of the code will be corrected at no cost. The printed supplement process is outlined as follows:

Supplementation Process

1. **Initial Receipt** – The receipt of the new legislation will be acknowledged within 24 hours. Our production support team will record the adoption date, effective date, and ordinance number(s). You will be advised promptly if any pertinent information is missing from your submission. Your material will then be immediately forwarded to our supplement team for codification. If our OrdBank service is elected (advance legislation service), the legislation will be posted online within 48 hours as a PDF under "adopted legislation not yet codified" at this time.

If you utilize OrdBank and a CivicPlus agenda and meetings management solution, your newly adopted legislation will be posted on the landing page of your online code of ordinances within one minute of sending said legislation to CivicPlus.

Printed Supplementation Process

	Submission of Materials
	Editorial Review
	Mark Up
	Indexing
	Proofreading
	Corrections
	Printing & Shipping
	Upload to the Internet



2. **Editorial Review** – Our editorial team will review all ordinances received to determine whether the ordinance should be included in your code; where the ordinance should be placed; whether the ordinance conflicts with your existing code format; what material should be removed from your existing code; whether history notes will be added; what tables will be updated; and whether the table of contents in the front of the code and at the chapter/title level should be amended. If any significant errors or numbering issues are noted, your editor will contact you for clarification. Our editorial team will make no substantive changes to your legislation; however, minor typographical errors will be corrected as part of the supplement process. Should the editorial, legal, or proofreading team find discrepancies in your ordinances, we will communicate with you promptly.

If you utilize OrdBank and our CivicPlus agenda and meetings management solution, the history notes throughout your code of ordinances will be automatically linked to the meeting in which your newly adopted legislation was considered. Your team and your residents will have permanent and instant access to the agenda, minutes, videos, and votes related to your legislation. Further, supplementation services with the OrdBank feature and our meetings and agenda management solutions can enjoy enhanced history notes. Click [here](#) to see a short demonstration.

3. **Indexing** – If an Index is elected, your supplement will be sent to our indexing team, where new legislation is indexed and cross-referenced in all appropriate locations.
4. **Proofreading** – The proofreader assigned to your editorial team will then examine your supplement line by line to ensure editorial accuracy, code hierarchy, and layout and confirm that your supplement is grammatically correct and free of errors in spelling and capitalization. Finally, your supplement is examined line by line again to ensure that the improvements made by the editorial team are thorough and accurate. The original ordinance is compared with the newly added text to ensure editorial accuracy.
5. **Posting the Supplement Online** – After your supplement has been completed, your online code will be updated within one to three days, and we will provide any electronic products requested. You will receive a notification that the website has been updated via email. If our CodeBank Compare + eNotify service is elected, subscribers will be notified when the online code is updated. When your code is updated, all internal cross-reference links are updated on our Online Code Hosting system.

With our OrdBank feature, each history note will be linked to the ordinance that amended the respective section. With our CivicPlus agenda and meetings management to Online Code Hosting integration, your OrdBank powered history notes will be permanently and automatically linked to the meetings in which the associated legislation was adopted.

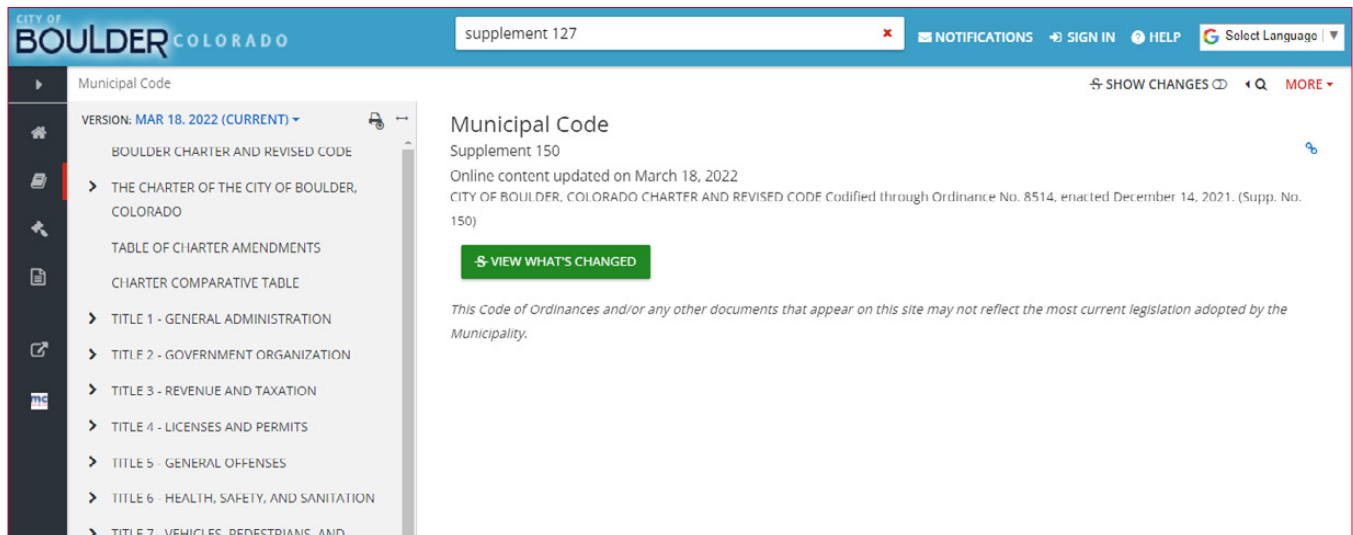
6. **Printing and Shipping** – We will print, cut, hole-punch, insert divider tabs (if elected), and ship your supplement to you per your elected schedule.



Online Code Hosting

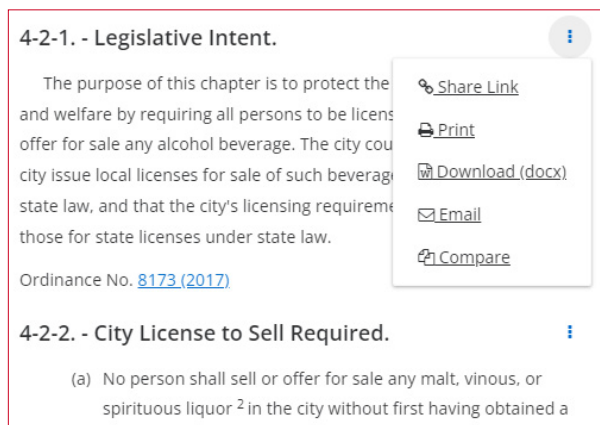
Our Online Code Hosting system is continuously enhanced and improved by our in-house team of Internet Technology professionals. It includes Standard and upgradeable Premium features, designed to provide a wide variety of additional capabilities for researching and navigating your code and preserving its history.

Our system is extremely user-friendly and requires no special training or login information. In addition, we offer a variety of on-demand video tutorials. We can also host a personalized training webinar for you and your staff to demonstrate our online features and capabilities before your new code goes live online.



Online Code Hosting Standard Features

Responsive Design – We designed our intuitive User Interface (UI) to provide easy access to our full suite of features from any device, including a tablet or mobile device running iOS or Android.



Print/Save/Email – With delivery available in Microsoft Word or PDF format, users can share a link, print, download (as a Microsoft Word document), or email files at the section, article, or chapter levels or even non-sequential sections from multiple portions of your code(s).

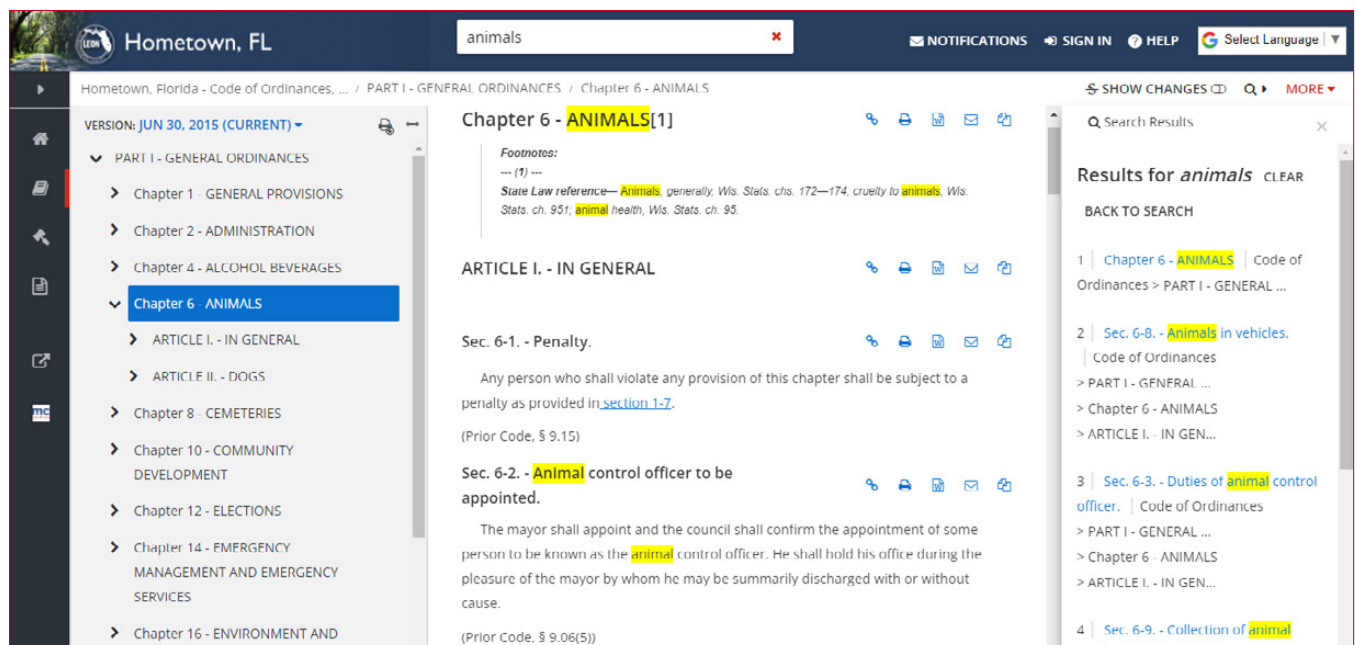
Not all codification companies enable you to download Microsoft Word documents directly from the website. Being able to do so enhances your ability to draft new legislation.

Social Media Sharing – You and your users can share code sections via Facebook and Twitter. This functionality makes it easier for you and your team to utilize social media to engage your community and enhance your level of transparency.

Browsing – Online Code Hosting provides a persistent breadcrumb trail when browsing or searching and a Previous/Next button at the top and bottom of any document you're viewing. The table of contents and content pane also sync as you scroll to deliver the most intuitive reading experience possible.

Ease of Navigation – Our collapsible table of contents, continuous next-hit feature, and internal and external hyperlinking and cross-referencing features simplify and enhance the navigation of your online code, allowing your staff and residents the capability of simultaneously searching your code, ordinances, minutes, resolutions, budgets, and more.

Searching – Our powerful search engine allows users to easily search the code using keywords or phrases and print, download, or email any portion of your code. Search starts on a dedicated page, then moves to a persistent right-hand sidebar as you cycle through the results, which enables a user to quickly move through search results and view results simultaneously. The section also indexes your code, returning more accurate, granular results. Search results can be sorted by relevance or book order.



- **Advanced Searching** – Conduct searches using Natural Language (think Google) or Boolean Logic, including simple or advanced searches supporting stemming, wildcards, proximity searches, and a global synonym list.
- **Multiple Publications** – Multiple publications (e.g., code, zoning) incorporated into the Online Code Hosting system will be searchable from one interface.
- **Narrow Searching** – Search terms can be applied to the entire code or narrowed within specific chapters or sections with the ability to sort results by relevance or book order.
- **Stored Searching** – Online Code Hosting allows all search result listings to be bookmarked under your browser's bookmark tabs; users need only conduct a search and press Ctrl+D to add the search result listing to your browser's tabs.
- **Searchable Ordinances** – With our OrdBank service, ordinances posted pre- and post-codification are full-text searchable.
- **Search All Content Types** – If you use our OrdBank or MuniDocs service, you can search any combination of your code, ordinances, and MuniDocs simultaneously; Search results are labeled for easy identification.

Internal Cross-Reference Linking – Cross-references within your code are linked to their respective destination article, chapter, or section.

Mouseover (clue tips) – Navigate to your code, and any linked cross-reference will quickly display in the pop-up preview window.

Collapsible TOC – The table of contents collapses, providing additional real estate with which you may view your code. Easily view your maps, graphs, and charts by enlarging the item.

Translation – Google Translate allows users to view our hosted codes in over 100+ languages.

Static Linking – Copy links of any section, chapter, or title to share via email or social media.

Scrolling Tables and Charts – Headers stay fixed while you scroll through the table/chart.

GIS – We can provide a permalink to any code section and assist staff in creating a link from your GIS system to relevant code sections.

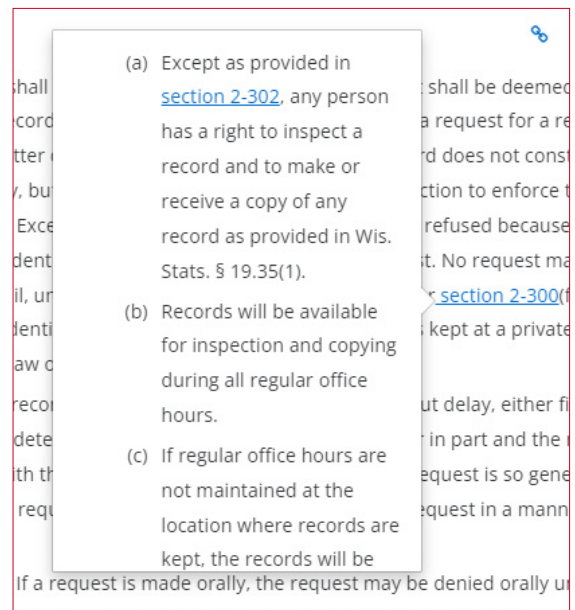
In-line Images and PDFs – We take great care to ensure that your images match online and in print and are captured at the highest quality possible. Our online graphics can be enlarged by hiding the table of contents to maximize the image. CivicPlus can also incorporate PDFs of certain portions of the code that have particular viewing and layout requirements.

Public Notes – Post public notes or documents within the online code to inform residents about current issues pertinent to any specific section of your code.

Website Accessibility – The User Interface and all HTML content viewed via our Online Code Hosting System's web application are WCAG 2.1 Level AA compliant. While we take several steps to improve the accessibility of PDF documents uploaded to the Online Code Hosting System, we cannot guarantee full ADA compliance of PDF documents. If a fully ADA compliant PDF document is uploaded to our Online Code Hosting System, it will remain compliant while stored in our system. Each PDF document uploaded to our system is OCR scanned and document title, primary language, and other PDF metadata fields, and base level of tags for screen readers are set.

Hosting and Security – Our tech stack includes HTML5 and CSS3, Javascript (AngularJS), and a RESTful API written in C# running on .Net Core. All content is rendered in standard HTML and is viewable in all modern browsers, including PC: Microsoft Internet Explorer 10 or later, Firefox 3.6 or later, macOS®: Safari™ 5.0 or later, and Chrome 18 or later. We host our Online Code Hosting System in Microsoft's Azure Government secure cloud environment and guarantee an SLA of 99.95 percent uptime. SSL encryption is used by default to secure access to the site, and the entire system is backed up to multiple geographic locations within the Azure Government cloud ecosystem.

Support – Phone, email, and web support for residents and staff: 24-hour email response; phone support from 7 a.m. to 8 p.m. CT. We offer a variety of video tutorials, and we are always available to host a personalized webinar for you and your staff to demonstrate our online features.



Online Code Hosting Premium Features

There are multiple premium features available to enhance your staff and residents' experience using and searching through your code – most available for purchase in our Premium Bundle or à la carte.

Premium Bundle

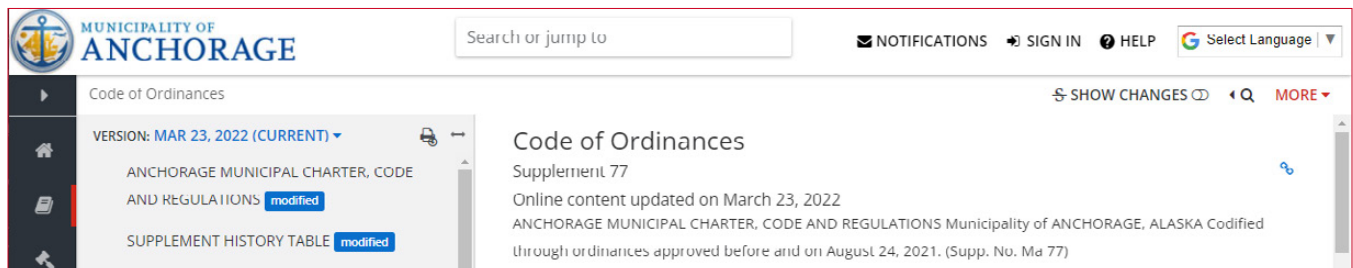
We recommend our Premium Bundle for the most transparent and feature-rich code possible at the best cost savings. The bundle includes our annual online code hosting and maintenance service along with each of the following features:

- Custom Banner
- CodeBank
- CodeBank Compare + eNotify
- OrdBank
- MuniPRO Service

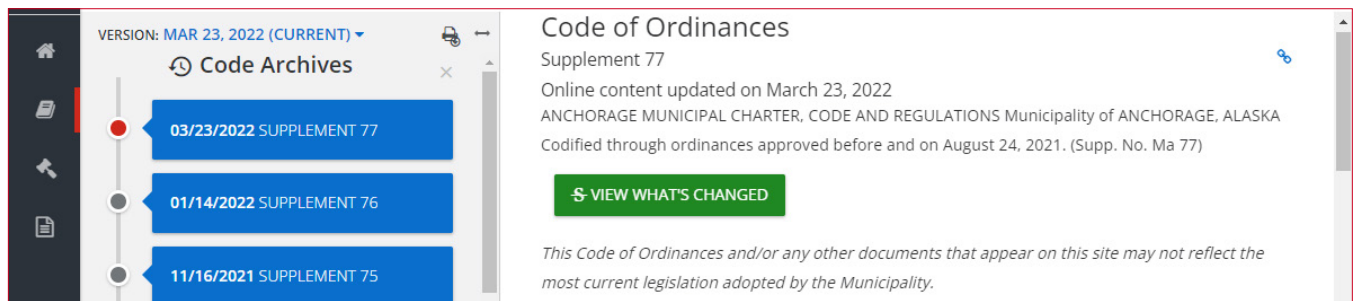
OrdLink and MuniDocs can be added to a Premium Bundle, if desired.

Summary of All Premium Features

Custom Banner – We can customize the look and feel of your code to match your website more closely.



CodeBank – Our CodeBank feature provides an online archival system for previous supplements of your code. Empower your staff and residents to access every previous code version with one click.



CodeBank Compare + eNotify – Our CodeBank Compare service is a powerful feature that allows users to select a past version of your online code and compare it to any other version. The differences will be shown via highlights (added material) or strikethrough (deleted material). Users will be notified of the changes in the table of contents and within the text of the code via “modified,” “new,” or “removed” badges. Users can also select an option to view all of the changes in a single view, complete with strikethrough and highlights showing the specific textual changes made. In addition, the CodeBank Compare service will show all amendments to your code that were implemented during the most recent update. Please note that the CodeBank feature is required to access CodeBank Compare.

Get Notified

Fill out the form below to receive an email notification every time we receive new ordinances or the selected publication is updated online.

Email

Enter email

Profession

Select One

Publications

- ☐ Code of Ordinances
 - ☐ CODE OF THE CITY OF ARVADA, COLORADO
 - ☐ SUPPLEMENT HISTORY TABLE
- ☒ Part I - CHARTER
- ☒ Chapter 1 - GENERAL PROVISIONS
- ☒ Chapter 2 - ADMINISTRATION
- ☐ Chapter 6 - ALCOHOLIC BEVERAGES

CLOSE SUBMIT

Our eNotify service allows users to enroll online and receive email notifications each time the online code is updated. Please note that the CodeBank Compare feature is required to utilize the eNotify service.

OrdBank – With our OrdBank solution, newly adopted, amendatory legislation will be posted online between supplements. Upon completion of your supplement, the ordinances will be linked in your history notes and stored in your OrdBank Repository under the “OrdBank” tab. All ordinances for codification and all ordinances for linking via our OrdBank feature can be emailed to us at municodeords@civicplus.com.

Arvada, Colorado - ... / Chapter 102 - UT... / ARTICLE II. - WAT... / DIVISION 6. - WA... / Sec. 102-161. - R...

VERSION: DEC 30, 2021 (CURRENT)

- DIVISION 5. - SEWAGE
- DIVISION 6. - WATER FEES AND RATES
 - Sec. 102-161. - Residential water fees within city.
 - Sec. 102-161.5. - Residential water fees within the Jefferson Center Metropolitan District, the Leyden Rock Metropolitan District, the Leyden Ranch Metropolitan District, and Candelas Filings 2, 3, 4 and designated properties in Candelas Filing 1.

latest edition of the AWWA Manual M22, "Sizing Water Service Lines and Meters," which is hereby adopted by reference, justifies the change. Calculations so made will be submitted to the Utilities Director for review and approval.

(Code 1981, § 33-77; Ord. No. 2574, § 1, 11-21-1988; Ord. No. 2671, § 14, 10-16-1989; Ord. No. 2763, § 3, 11-5-1990; Ord. No. 2823, § 11, 7-1-1991; Ord. No. 2931, § 10, 10-19-1992; Ord. No. 2938, § 1, 12-14-1992; Ord. No. 3127, § 10, 10-24-1994; Ord. No. 3202, § 5, 8-7-1995; Ord. No. 3223, § 7, 10-23-1995; Ord. No. 3262, § 9, 4-15-1996; Ord. No. 3297, § 1, 10-21-1996; Ord. No. 3403, § 15, 10-20-1997; Ord. No. 3489, § 1, 10-26-1998; Ord. No. 3560, § 3, 10-11-1999; Ord. No. 3650, § 1, 10-23-2000; Ord. No. 3722, § 1, 10-8-2001; Ord. No. 3773, § 1, 10-21-2002; Ord. No. 3839, § 1, 10-13-2003; Ord. No. 3920, § 1, 11-8-2004; Ord. No. 3969, § 1, 10-10-2005; [Ord. No. 4027, § 1, 10-16-2006](#); [Ord. No. 4099, § 1, 11-19-2007, eff. 1-1-2008](#); [Ord. No. 4139, § 1, 11-17-2008, eff. 1-1-2009](#); [Ord. No. 4184, § 2, 10-19-2009, eff. 1-1-2010](#); [Ord. No. 4193, § 1, 1-11-2010, eff. 7-1-2010, 1-1-2011](#); [Ord. No. 4361, § 1, 10-22-2012, eff. 1-1-2013](#); [Ord. No. 4411, § 1, 10-21-2013, eff. 1-1-2014](#); [Ord. No. 4465, § 1, 10-20-2014, eff. 1-1-2015](#); [Ord. No. 4524, § 1, 10-19-2015, eff. 1-1-2016](#); [Ord. No. 4571, § 1, eff. 1-1-2017](#))

Sec. 102-161.5. - Residential water fees within the Jefferson Center Metropolitan District, the Leyden

OrdLink – Before incorporating the ordinances into your code via supplementation, the OrdLink feature can hyperlink newly adopted amendatory ordinances to the amended code section. Linked sections are highlighted in the table of contents, and links are created from the amended sections to the new ordinances. Once the linked ordinances are incorporated into your code, they are added to your OrdBank repository and hyperlinked to your history notes. This service lets everyone know that new ordinances have been adopted. OrdLink must be purchased with OrdBank or as an addition to the Premium Bundle.

VERSION: JUL 29, 2021 (CURRENT)

IRVINE MUNICIPAL CODE

SUPPLEMENT HISTORY TABLE **modified**

- CHARTER - CITY OF IRVINE
- TITLE 1 - GENERAL SERVICES **Amended**
 - Division 1 - GENERAL PROVISIONS **Amended**
 - Sec. 1-1-101. - How designated, cited.
 - Sec. 1-1-102. - Rules of construction, definitions.
 - Sec. 1-1-103. - Headings; catchlines of sections; history notes; etc.
 - Sec. 1-1-104. - Incorporation by reference.
 - Sec. 1-1-105. - Reference to Code, conflicts.

< TITLE 1 - GENERAL SERVICES

Division 2 - CITY COUNCIL >

Division 1 - GENERAL PROVISIONS

Amended by Ordinance No. 21-15

Sec. 1-1-101. - How designated, cited.

This Code, which consists of administrative, criminal and regulatory ordinances of this City, shall be known as the "Irvine Municipal Code," and it shall be sufficient to refer to said Code as the "Irvine Municipal Code" in any prosecution for the violation thereof; it shall also be sufficient to designate any ordinance adding to, amending or repealing said Code as an addition to or amendment to or repeal of the "Irvine Municipal Code."

(Code 1976, § I.A-101)

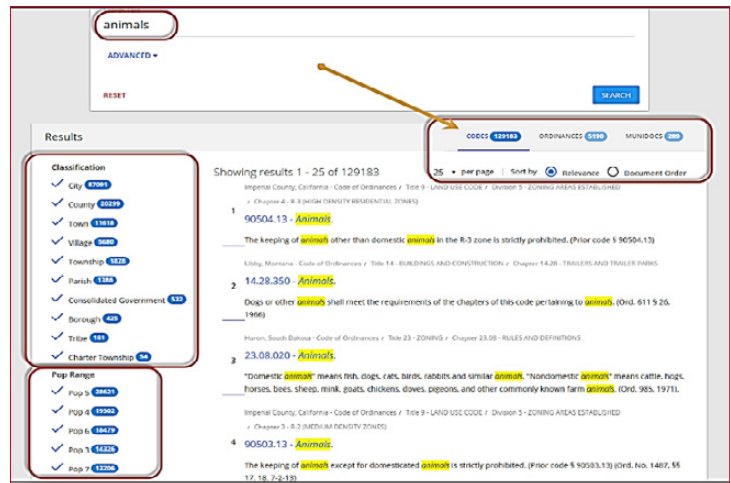
Charter reference— Codification of ordinances, [§ 409](#).

Sec. 1-1-102. - Rules of construction, definitions.

In the construction of this Code and of all ordinances of this City, the following definitions and rules of construction shall be observed, unless to do so would be inconsistent with the manifest

MuniPRO Services – MuniPRO searching allows you to search the over 4,000 codes we host (the entire country, a single state, or individually selected codes of your choosing). MuniPRO searches are ideal for researching local regulations of interest or discovering how other communities are dealing with similar issues. In addition, MuniPRO provides subscribers with the following tools:

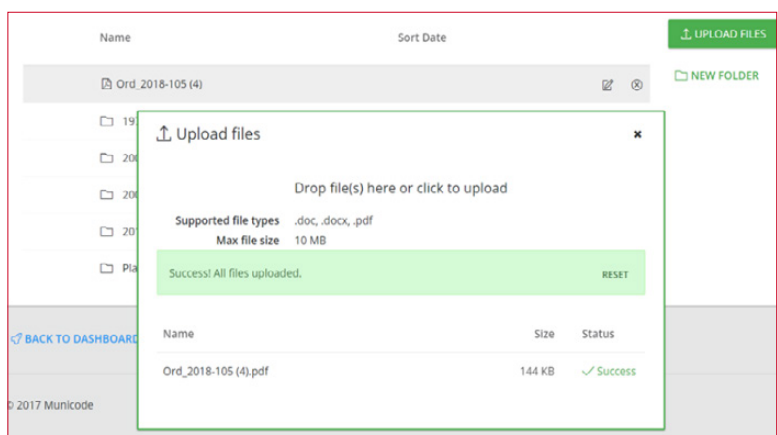
- **Multiple Code Search** – Search all codes within one state, multiple codes within one state, or search all codes in the U.S. hosted by CivicPlus; search results are sorted by relevancy and indicate the source publication, showing excerpts and keyword highlighting.
- **MuniPRO Saved Searches** – Save frequently used or complex searches for easy retrieval from the MuniPRO Dashboard.
- **MuniPRO Notes** – Create a note and attach it to any section in any publication; note icons are present when viewing the section, alerting the user to a previously written note; a global listing of notes can be accessed and managed from the MuniPRO Dashboard.
- **MuniPRO Drafts** – Begin a new ordinance draft to keep track of pending legislation.
 - Draft icons are present when viewing the section, alerting the user to a previously created draft.
 - A global listing of drafts can also be accessed and managed from the MuniPRO Dashboard.



MuniDocs – MuniDocs allows you to upload many types of documents to browse and search alongside your online code and is fully searchable and filterable. After users log in, they are presented with a dashboard that allows them to upload new documents and manage previously uploaded documents. When uploaded, users can pick from a list of predefined document types.

Uploading a document is as simple as dragging and dropping the document from your computer into the upload dialog box on the admin dashboard. Uploaded documents are immediately converted to PDF and indexed for search. Users may upload .rtf, .doc, .docx, and .pdf documents and organize these documents by nested folders. The public can then browse and search these documents immediately.

Your MuniDocs files can also serve as storage for archived ordinances within MuniDocs. Unlike our online OrdBank feature, these self-loaded archived ordinances will not be linked to the legislation within the online code.



Optional Enhancements

We are confident in the ability of our proposed project to meet your main needs. However, we recommend the following options that could positively impact your experience and goals.

Recodification
Gender Neutralization of code
Archival OrdBank, per ordinance
One additional hour of virtual conference with attorney
Creation, modification, addition, or updating of any table or schedule (including traffic and fee tables or schedules) not described as included
Supplementation
Upgrade to Full-Service Schedule Plus: Schedule increased to monthly print or monthly electronic
Code in Microsoft Word (DOCX) (sent via email download)
Adobe PDF of the complete code (sent via email download)
Adobe PDF of each supplement (sent via email download)
State Statute Linking
Additional copies, reprints, binders, and/or tab orders
Legal services, creation of fee schedules, gender neutral review/implementation, and/or external linking
Codifying a: • Complete replacement of complex subject matter such as, but not limited to, Zoning (or equivalent) • New adopted full Chapter/Title Appendix • Newly adopted term change legislation
The addition of Manuals, Policies, Procedures, Comprehensive Plans, Land Use, Unified Codes, Zoning (or equivalent)
Online Code Hosting
Custom Banner
CodeBank
CodeBank Compare + eNotify
OrdBank
OrdLink (must be purchased with OrdBank)
MuniPRO Service
MuniDocs (includes 25GB of storage)
Premium Bundle: Custom Banner, CodeBank, CodeBank Compare + eNotify, OrdBank, and MuniPRO Service



Additional Solutions and Services

Our Civic Experience Platform provides a bridge between citizens and governments for positive interactions. We offer the following solutions and services for our customers:

- Municipal Websites
- Meetings and Agenda Management
- Codification
- Emergency and Mass Notifications
- Parks and Recreation Management
- 311 and Citizen Relationship Management
- Process Automation and Digital Services
- Public Works
- Fire and Life Safety Inspections
- Planning, Permitting, Licensing, and Code Enforcement
- Web Governance and ADA Remediation (ADA Compliance, Quality Assurance, Internal Policy Compliance, Site Functionality Optimization)
- Social Media Archiving
- FOIA Management



Visit our [website](#) or reach out to your Account Executive for additional information, to schedule a demo, or to obtain a quote.

Disclaimer

Proposal as Non-Binding Document

A successful project begins with a contract that meets the needs of both parties. This proposal is intended as a non-binding document, and the contents hereof may be superseded by an agreement for services. Its purpose is to provide information on a proposed project we believe will meet your needs based on the information available. If awarded the project, CivicPlus reserves the right to negotiate the contractual terms, obligations, covenants, and insurance requirements before a final agreement is reached. We look forward to developing a mutually beneficial contract with you.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Team Impact Awards Presented to Sgt. Kris Bentz and Officer Justin Pope

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Chief of Police Randy Parmer will present Team Impact Awards to both Sergeant Kris Bentz and Officer Justin Pope.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Proclaim April 28, 2023, as Arbor Day

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation recognizing April 28, 2023, as Arbor Day.



Proclamation

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and,

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and,

WHEREAS, Arbor Day is now observed throughout the nation and the world; and,

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife; and,

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and,

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and,

WHEREAS, trees are a source of joy and spiritual renewal; and,

WHEREAS, the City of Wildwood has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting traditions.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the 28th day of April 2023, be, and is hereby proclaimed as

ARBOR DAY

We urge all citizens to support efforts to care for our trees and woodlands and to support the City's community forestry program.

Further, we urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 10th day of April 2023.



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Wildwood Utility Dependent District Franchise Agreement Amendment

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity: WUDD

Effective Date: 4/10/2023

Termination Date:

Managing Division/Department:

BUDGET IMPACT: Future franchise fees

HISTORY/FACTS/ISSUES:

The City adopted Ordinance O2021-45, which provided a non-exclusive potable water and wastewater and sewer utility franchise to the Wildwood Utility Dependent District ("WUDD"). WUDD currently provides utility services to properties within The Villages of Southern Oaks and seeks an amendment to the franchise agreement to include non-potable irrigation water.

A strikethrough-and-underline version of the ordinance has been provided to demonstrate the modified language that has been proposed.

ORDINANCE NO. O2023-14

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING CITY OF WILDWOOD ORDINANCE O2021-45 TO GRANT A NON-EXCLUSIVE NON-POTABLE WATER IRRIGATION UTILITY FRANCHISE TO THE WILDWOOD UTILITY DEPENDENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; GRANTING SUCH FRANCHISE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood passed Ordinance O2021-45, which provided a non-exclusive potable water and wastewater and sewer utility franchise to the Wildwood Utility Dependent District (“WUDD”); and

WHEREAS, WUDD intends to provide non-potable water irrigation service to certain areas of property located within the City of Wildwood, within the City of Leesburg, and within unincorporated areas of Sumter County (The “Non-Potable Water Irrigation Service Area”); and

WHEREAS, it is in the best interest of the City to provide a non-potable water irrigation utility franchise to WUDD to ensure that adequate services are available for the Non-Potable Water Irrigation Service Area; and

WHEREAS, it is in the best interest of the citizens of Wildwood for the City to amend Ordinance 2021-45 to provide a non-potable water irrigation utility franchise to WUDD as it allows the City to grow its economy and tax base, while safeguarding its natural resources and producing minimal impact to the City infrastructure; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Section 3(g) of Ordinance O2021-45 is hereby amended and restated to read as follows:

(g) The term “System” shall mean a potable water utility system, a wastewater utility system and a non-potable water irrigation system serving the Property.

SECTION 2. Section 7 of Ordinance O2021-45 is hereby amended and restated to read as follows:

GRANT OF FRANCHISE. The Franchise hereby granted to WUDD is to construct, operate and maintain a Potable Water Distribution System, a Wastewater Collection, Treatment, and Disposal System, and a Non-Potable Water Irrigation System, pursuant to the provisions of Section 5 above.

For the wastewater portion of the System, the Franchisee is authorized to:

- 1) Provide wastewater treatment facilities and services for the treatment of domestic, commercial, and industrial wastewater in accordance with applicable regulatory standards; and
- 2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the wastewater treatment, collection, and disposal system shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees, and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for Franchisee.

For the potable water treatment and distribution system, the Franchisee is authorized to:

- 1) Provide water treatment facilities for the treatment of potable water in accordance with applicable regulatory standards; and
- 2) Provide water distribution lines and related facilities for the distribution and transmission of water to customers.

Operation and maintenance costs of the water treatment, distribution, and transmission system shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees, and charges of the Franchisee, along with cost for construction and replacement of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for Franchisee.

For the Non-Potable Water Irrigation System, the Franchisee is authorized to provide non-potable water irrigation lines and related facilities for the supply and distribution of non-potable water for irrigation and fire protection services to customers.

Operation and maintenance costs of the Non-Potable Water Irrigation System shall be the sole responsibilities of Franchisee and are considered applicable costs to be included in rates, fees, and charges of the Franchisee, along with cost of construction and replacement of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for these types of facilities.

SECTION 3. ACCEPTANCE. This Franchise is hereby granted upon the condition that, within thirty (30) days after the date of passage of this Ordinance, the Franchisee shall file with the City Clerk its acceptance of the terms and conditions of this

Franchise, which acceptance shall be in writing, duly executed by or on behalf of the Franchisee and contain the Franchisee's address.

SECTION 4. EFFECTIVE DATE. This Ordinance granting a franchise to Franchisee shall take effect immediately upon passage, provided however, that this Ordinance shall become effective only upon the written acceptance of Franchisee as provided in Section 3 hereinabove.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley S. Hunt, City Attorney

**WILDWOOD UTILITY DEPENDENT
DISTRICT**

ATTEST:

By: _____

Print Name: _____

Title: _____

By: _____

Name: _____

Title: _____

ORDINANCE NO. O2023-14

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING CITY OF WILDWOOD ORDINANCE O2021-45 TO GRANT A NON-EXCLUSIVE NON-POTABLE WATER IRRIGATION UTILITY FRANCHISE TO THE WILDWOOD UTILITY DEPENDENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; GRANTING SUCH FRANCHISE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood passed Ordinance O2021-45, which provided a non-exclusive potable water and wastewater and sewer utility franchise to the Wildwood Utility Dependent District (“WUDD”); and

WHEREAS, WUDD intends to provide non-potable water irrigation service to certain areas of property located within the City of Wildwood, within the City of Leesburg, and within unincorporated areas of Sumter County (The “Non-Potable Water Irrigation Service Area”); and

WHEREAS, it is in the best interest of the City to provide a non-potable water irrigation utility franchise to WUDD to ensure that adequate services are available for the Non-Potable Water Irrigation Service Area; and

WHEREAS, it is in the best interest of the citizens of Wildwood for the City to amend Ordinance 2021-45 to provide a non-potable water irrigation utility franchise to WUDD as it allows the City to grow its economy and tax base, while safeguarding its natural resources and producing minimal impact to the City infrastructure; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Section 3(g) of Ordinance O2021-45 is hereby amended and restated to read as follows:

(g) The term “System” shall mean a potable water utility system, a wastewater utility system and a non-potable water irrigation system serving the Property.

SECTION 2. Section 7 of Ordinance O2021-45 is hereby amended and restated to read as follows:

GRANT OF FRANCHISE. The Franchise hereby granted to WUDD is to construct, operate and maintain a Potable Water Distribution System, and a Wastewater Collection, Treatment, and Disposal System, and a Non-Potable Water Irrigation System, pursuant to the provisions of Section 5 above.

For the wastewater portion of the System, the Franchisee is authorized to:

- 1) Provide wastewater treatment facilities and services for the treatment of domestic, commercial, and industrial wastewater in accordance with applicable regulatory standards; and
- 2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the wastewater treatment, collection, and disposal system shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for Franchisee.

For the potable water treatment and distribution system, the Franchisee is authorized to:

- 1) Provide water treatment facilities for the treatment of potable water in accordance with applicable regulatory standards; and
- 2) Provide water distribution lines and related facilities for the distribution and transmission of water to customers.

Operation and maintenance costs of the water treatment, distribution and transmission system shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction and replacement of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for Franchisee.

For the Non-Potable Water Irrigation System, the Franchisee is authorized to provide non-potable water irrigation lines and related facilities for the supply and distribution of non-potable water for irrigation and fire protection services to customers.

Operation and maintenance costs of the Non-Potable Water Irrigation System shall be the sole responsibilities of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost of construction and replacement of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for these types of facilities.

SECTION 3. ACCEPTANCE. This Franchise is hereby granted upon the condition that, within thirty (30) days after the date of passage of this Ordinance, the Franchisee shall file with the City Clerk its acceptance of the terms and conditions of this

Franchise, which acceptance shall be in writing, duly executed by or on behalf of the Franchisee and contain the Franchisee's address.

SECTION 4. EFFECTIVE DATE. This Ordinance granting a franchise to Franchisee shall take effect immediately upon passage, provided however, that this Ordinance shall become effective only upon the written acceptance of Franchisee as provided in Section 3 hereinabove.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley S. Hunt, City Attorney

**WILDWOOD UTILITY DEPENDENT
DISTRICT**

ATTEST:

By: _____

Print Name: _____

Title: _____

By: _____

Name: _____

Title: _____

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Third Amended and Restated Villages ARD Franchisees Ordinance

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: The Villages Land Company
Effective Date: 4/10/2023 Termination Date:
Managing Division/Department: Executive

BUDGET IMPACT: Future franchise fees

HISTORY/FACTS/ISSUES:

The attached ordinance modifies the existing non-exclusive franchise agreement the City has with the various private utility companies affiliated with The Villages of Southern Oaks. The proposed modifications list Blue Goose Utility Company, LLC, Blue Goose Water Conservation Authority, LLC, Okeehumkee Utility Company, LLC, and Okeehumkee Water Conservation Authority, LLC as new Franchisees subject to the agreement. The proposed changes also include provisions concerning rate adjustments and other non-substantive changes.

The franchise area remains unchanged from previous City approvals.

ORDINANCE NO. O2023-15

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING AND RESTATING ORDINANCE NO. O2017-23, ORDINANCE NO. O2019-55, ORDINANCE NO. O2020-14, AND ORDINANCE NO. O2022-43; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO SOUTH SUMTER UTILITY COMPANY, LLC, SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, SOUTH SUMTER ELECTRIC COMPANY, LLC, SOUTH SUMTER GAS COMPANY, LLC, MIDDLETON UTILITY COMPANY, LLC, MIDDLETON WATER CONSERVATION AUTHORITY, LLC, GIBSON PLACE UTILITY COMPANY, LLC, GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, BLUE GOOSE UTILITY COMPANY, LLC, BLUE GOOSE WATER CONSERVATION AUTHORITY, LLC, OKEEHUMKEE UTILITY COMPANY, LLC, AND OKEEHUMKEE WATER CONSERVATION AUTHORITY, LLC, AND THEIR SUCCESSORS AND ASSIGNS (EACH A FRANCHISEE, AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; AMENDING THE FRANCHISE TERRITORY; AMENDING RATES PROVISIONS; AMENDING NOTICE PROVISIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. SHORT TITLE. This Ordinance shall be known and may be cited as the "Third Amended and Restated Villages ARD Franchisees Ordinance."

SECTION 2. FINDINGS AND INTENT. The City Commission makes the following findings and intent:

(1) The City of Wildwood, Florida (hereafter “City”) exercises control over all publicly dedicated rights-of-way, streets, alleys, bridges, easements, and other public places located within the limits of the City.

(2) Affiliates of the Franchisees are the Owners of that certain real property located in the City of Wildwood being more particularly described on **Exhibit “A”** attached hereto and incorporated herein (the “Property”).

(3) Affiliates of Franchisees will develop the Property in accordance with its zoning and land use approvals for a large-scale active adult community, and a supporting family-oriented community (the “Villages ARD Planned Development”).

(4) The Property is currently located within the City’s exclusive water, wastewater, and reclaimed water service area.

(5) The City’s reclaimed water service is not currently available to the Property.

(6) The City Commission has considered a request submitted by the proposed Franchisees, which are South Sumter Utility Company, LLC, Southeast Wildwood Water Conservation Authority, LLC, South Sumter Electric Company, LLC, South Sumter Gas Company, LLC, Middleton Utility Company, LLC, Middleton Water Conservation Authority, LLC, Gibson Place Utility Company, LLC, Gibson Place Water Conservation Authority, LLC, Blue Goose Utility Company, LLC, Blue Goose Water Conservation Authority, LLC, Okeehumkee Utility Company, LLC, and Okeehumkee Water Conservation Authority, LLC, to provide potable water and wastewater services, irrigation services with irrigation water, as well as electric and natural gas services to serve the Property.

(7) The aforesaid rights-of-way to be used by the Franchisees are valuable public properties to be dedicated to City by Owners and maintained by the City at great expense to the City’s taxpayers, and the right to use said rights-of-way is a valuable property right to the Franchisees.

(8) The City desires to ensure that the aforesaid rights-of-way used by the Franchisees are promptly restored to a safe and secure condition to protect the health, safety, and welfare of the citizens and residents of the City.

(9) State statutes, City ordinances, and the City Charter authorize the City to grant non-exclusive franchises for the purposes set forth herein.

(10) The City Commission amended certain terms of the Franchise granted to certain Franchisees pursuant to Ordinances O2017-23, O2019-55, O2020-14, and O2022-43.

(11) Further, the City terminated the Wholesale Potable Water and Wastewater Agreement entered into on September 14, 2017, as recorded in the Official Records Book 3276, Page 117, Public Records of Sumter County, Florida, through a territory and emergency services agreement.

(12) Pursuant to the termination of the Wholesale Potable Water and Wastewater Agreement, the City terminated the Grant of Easement as recorded in Official Record Book 3429, Page 375, Public Records of Sumter County, Florida.

(13) It is the further intent of the City Commission that as additional Villages ARD Planned Development property is added to the Property, the City will approve further amendments to Ordinance O2017-23, Ordinance O2019-55, Ordinance O2020-14, and Ordinance O2022-43, expanding the boundary as it did in Ordinance O2022-43.

(14) After due deliberation and full consideration, the City Commission has determined to amend and restate Ordinance O2022-43 which granted a franchise to South Sumter Utility Company, LLC, Southeast Wildwood Water Conservation Authority, LLC, South Sumter Electric Company, LLC, South Sumter Gas Company, LLC, Middleton Utility Company, LLC, Middleton Water Conservation Authority, LLC, Gibson Place Water Conservation Authority, LLC, and Gibson Place Water Conservation Authority, LLC, to provide such services, subject to the terms and conditions set forth below.

SECTION 3. DEFINITIONS. For the purposes of this Ordinance, the following terms shall have the meaning given herein:

(a) The term “City” shall mean the City of Wildwood, Florida.

(b) The term “Customers” shall mean and include any and all organizations, firms, entities, or persons who may desire or require Franchisees’ services for land located within the Franchise territory.

(c) The term “Franchisees” shall mean South Sumter Utility Company, LLC, a Florida limited liability company, Southeast Wildwood Water Conservation Authority, LLC, a Florida limited liability company, South Sumter Electric Company, LLC, a Florida limited liability company, South Sumter Gas Company, LLC, a Florida limited liability company, Middleton Utility Company, LLC, a Delaware limited liability company, Middleton Water Conservation Authority, LLC, a Delaware limited liability company, Gibson Place Utility Company, LLC, a Florida limited liability company, Gibson Place Water Conservation Authority, LLC, a Florida limited liability company, Blue Goose Utility Company, LLC, a Delaware limited liability company, Blue Goose Water Conservation Authority, LLC, a Delaware limited liability company, Okeehumkee Utility Company, LLC, a Delaware limited liability company, and Okeehumkee Water Conservation Authority, LLC, a Delaware limited liability company. Franchisees shall also include any entity that is assigned the franchise rights of any Franchisee, in accordance with this Ordinance.

(d) The term “Franchise” or “Franchise Agreement” shall mean this Third Amended and Restated Villages ARD Franchisees Ordinance, as passed and adopted by the City and accepted by each Franchisee.

(e) The term “Franchise Territory” shall mean the following: (i) the area of the City more particularly described in **Exhibit “A”** attached hereto and incorporated herein, which area includes the Property and certain public right-of-way located adjacent to the

Property; (ii) any and all streets, alleys, public ways or easements, and public property or places that may now or hereafter exist within the area of the City; and (iii) any other property that may be approved by the City from time to time for development as part of the Villages ARD Planned Development, provided such additional property must be added as an amendment to this Franchise by ordinance, less and except that portion of the City lying within the Brownwood community.

(f) The term “Operating Revenues” for each Franchisee shall mean all user fees collected by Franchisees from the sale of such services provided by that Franchisee to Customers within and throughout the Franchise Territory. Operating Revenues shall not include Customer deposits, meter fees, fees or improvements received as contributions-in-aid-of-construction, sales taxes, municipal public service taxes, franchise fees, or other non-user fees or charges derived from the operation of the services of such Franchisee.

(g) The term “Systems” shall have the meaning as herein defined in Section 5.

SECTION 4. AUTHORITY. This Ordinance is being adopted pursuant to the City’s Charter, relevant special acts, and Chapter 166, Florida Statutes (2023).

SECTION 5. GRANT OF AUTHORITY. There is hereby granted by the City to each Franchisee the non-exclusive right, privilege, and franchise to erect, construct, operate, and maintain the Systems and related facilities, including but not limited to pump, stations, wells, mains, pipes, supply pipes, conduits, ducts, service connections, manholes, control devices, and any other hardware or other appurtenances used as a means of producing, treating, conveying distributing, or selling certain services authorized by this Ordinance in Section 7 to any person or entity to be supplied by each Franchisee within the Franchise Territory and to sell and distribute such services to Customers within and throughout the Franchise Territory (hereinafter collectively referred to as “Systems”). The foregoing rights granted to each Franchisee shall be non-exclusive, but the City agrees, as part of the consideration for the granting of the purchase option set forth in this Franchise, to refrain from granting a similar franchise within the Franchise Territory to any other private, non-governmental entity or person at any time during the period of this Franchise, except for pre-existing franchises. The Franchisees each acknowledge that the City currently has Franchise Agreements with TECO (Ordinance No. O2009-13) dated August 9, 2009, Duke Energy (Ordinance No. 289) dated May 13, 1996, SECO (Ordinance No. O2020-68) dated November 9, 2020, Wildwood Utility Dependent District (Ordinance No. 02021-45) dated August 23, 2021, and The City of Leesburg, Florida (Ordinance Nos. O2018-14 and O2020-31) dated February 26, 2018, and July 27, 2020, respectively. To the extent that any or all of these Franchise Agreements conflict with or supersede any Franchisee’s rights under this Franchise Agreement, no Franchisee shall interfere with or challenge the prior rights of TECO, Duke Energy, SECO, Wildwood Utility Dependent District, and/or the City of Leesburg, Florida.

SECTION 6. NATURE OF FRANCHISE; POWERS RETAINED BY CITY. Once this Third Amended and Restated Villages ARD Franchisees Ordinance becomes final, it shall be deemed both a contract with each Franchisee and a legislative act as provided under Florida law. Each Franchisee is subject to all franchises and permits heretofore granted by the City Commission to use the streets, alleys, lanes, and public places of the City by public utility or public service corporations. It is not intended by the grant of this Franchise to abridge the exercise of the police power of the City. The grant of these Franchises is subject to all ordinances and resolutions of the City Commission as the same now exist or may be hereafter amended, revised, or modified to the extent not inconsistent with the terms of this Franchise. Each Franchisee shall at all times continue to be subject to all applicable public service taxes (Section 166.231, Florida Statutes), ad valorem taxes (Section 166.211, Florida Statutes), and such other applicable taxes, charges or fees as may be lawfully authorized by the Florida Constitution, the general or special laws of the State of Florida, the provisions of the Municipal Home Rule Powers Act (Chapter 166, Florida Statutes), or the ordinances of the City, subject to the provisions of Section 5 and to the extent that such ordinances are not preempted, as a matter of law, by federal or state law. Each Franchisee shall, at all times, during the life of these Franchises, be subject to all lawful exercises of police power by the City, and to such reasonable laws, rules, and regulations as the City shall hereafter, by resolution or ordinance provide, including, but not limited to, any ordinances pertaining to excavation, reconstruction, and development requirements and standards.

SECTION 7. GRANT OF FRANCHISES.

(a) **Franchise Granted to South Sumter Utility Company, LLC.** The Franchise being granted to South Sumter Utility Company, LLC is to construct, operate, and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment, and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

- (1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial, and industrial purposes in accordance with applicable regulatory standards; and
- (2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

- (1) Provide wastewater treatment facilities for the treatment of domestic, commercial, and industrial wastewater in accordance with applicable regulatory standards; and
- (2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees, and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, South Sumter Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(b) **Franchise Granted to Southeast Wildwood Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Southeast Wildwood Water Conservation Authority, LLC (SEWWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities, and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

(c) **Franchise Granted to South Sumter Electric Company, LLC.** For electric power distribution and related facilities, South Sumter Electric Company, LLC is granted the franchise pursuant to the provisions of this Ordinance. The Franchisee shall be responsible for constructing, operating, and maintaining the facilities in accordance with Section 5. The Franchisee shall pay to the City a franchise fee as provided in this Ordinance.

(d) **Franchise Granted to South Sumter Gas Company, LLC.** For natural gas distribution and related facilities, South Sumter Gas Company, LLC is granted the franchise pursuant to the provisions of this Ordinance. The Franchisee shall be responsible for constructing, operating, and maintaining the facilities in accordance with Section 5. The Franchisee shall pay to the City a franchise fee as provided in this Ordinance.

(e) **Franchise Granted to Middleton Utility Company, LLC.** The Franchise being granted to Middleton Utility Company, LLC is to construct, operate, and maintain a

Potable Water Distribution System and a Wastewater Collection, Treatment, and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

- (1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial, and industrial purposes in accordance with applicable regulatory standards; and
- (2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

- (1) Provide wastewater treatment facilities for the treatment of domestic, commercial, and industrial wastewater in accordance with applicable regulatory standards; and
- (2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees, and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, Middleton Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(f) **Franchise Granted to Middleton Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Middleton Water Conservation Authority, LLC (MWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities, and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation

Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

(g) **Franchise Granted to Gibson Place Utility Company, LLC.** The Franchise being granted to Gibson Place Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment, and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

- (1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial, and industrial purposes in accordance with applicable regulatory standards; and
- (2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

- (1) Provide wastewater treatment facilities for the treatment of domestic, commercial, and industrial wastewater in accordance with applicable regulatory standards; and
- (2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees, and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, Gibson Place Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(h) **Franchise Granted to Gibson Place Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Gibson Place

Water Conservation Authority, LLC (GPWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities, and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

(i) **Franchise Granted to Blue Goose Utility Company, LLC.** The Franchise being granted to Blue Goose Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment, and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

- (1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial, and industrial purposes in accordance with applicable regulatory standards; and
- (2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

- (1) Provide wastewater treatment facilities for the treatment of domestic, commercial, and industrial wastewater in accordance with applicable regulatory standards; and
- (2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees, and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, Blue Goose Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(j) **Franchise Granted to Blue Goose Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Blue Goose Water Conservation Authority, LLC (BGWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities, and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

(k) **Franchise Granted to Okeehumkee Utility Company, LLC.** The Franchise being granted to Okeehumkee Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment, and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

- (1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial, and industrial purposes in accordance with applicable regulatory standards; and
- (2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

- (1) Provide wastewater treatment facilities for the treatment of domestic, commercial, and industrial wastewater in accordance with applicable regulatory standards; and
- (2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees, and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees, and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, Okeehumkee Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total

number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(l) **Franchise Granted to Okeehumkee Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Okeehumkee Water Conservation Authority, LLC (OWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities, and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

SECTION 8. INDEMNIFICATION; INSURANCE.

(a) Each Franchisee or its subcontractors shall indemnify and hold harmless the City, its agents, elected or appointed officials, officers, and employees from any and all liability, claims, demands, damages, expenses, fees, penalties, suits, proceedings, actions and cost of actions (including attorneys' fees and costs at trial and on appeal), of any kind or nature, arising or growing out of, or any way connected with the exercise by Franchisees of its rights contained herein.

(b) Each Franchisee or its subcontractors shall procure and maintain, for the duration of this Franchise, insurance of the types and limits specified below:

(1) Comprehensive General Liability – bodily injury and property damage coverage shall be for not less than \$1,000,000.00 per occurrence and not less than \$1,000,000.00 in the aggregate. The City shall be named as an additional insured on the policy.

(2) Business Automobile Liability – business automobile liability coverage shall be in a combined single limit of not less than \$500,000.00 per occurrence. The City shall be named as an additional insured on the policy.

(3) The City Commission for the City of Wildwood shall have the right to reassess and adjust the required amount of liability insurance required under this Section every five (5) years, if necessary. In so doing, the City Commission shall take into consideration all relevant factors, including, but not limited to, the rate of inflation, changes in law, and information related to risk assessment for the City. Whenever the City Commission exercises its right to reassess the amount of liability insurance required, the Franchisees shall have the right to present any information that they deem relevant to the City Commission's determination regarding the same.

SECTION 9. SERVICE STANDARDS. Franchisees shall maintain and operate its Systems and facilities and render efficient service in accordance with the rules and regulations as are, or may be, set forth by the City and/or other agency and/or entity with jurisdiction to regulate and/or promulgate rules regarding Franchisees' operations.

SECTION 10. PAYMENTS TO THE CITY.

(a) In consideration for the granting of each Franchise, each Franchisee (or its successors or assigns, as applicable), shall pay to the City (or its successors), an annual amount which will equal five percent (5%) of each Franchisees' annual gross Operating Revenues taken in and received by it for providing all aspects of services provided by each Franchisee to its Customers within the Franchise Territory, as now or hereafter constituted. Each Franchisee shall be permitted to collect the franchise fees provided for under this Franchise from its retail customers receiving said service as a line item on its retail bills. Each Franchisee may not incorporate any franchise fee into its other rates for service.

(b) The Franchisees shall pay the franchise fee provided by this section semi-annually on January 1 and July 1 of each year during the term of this franchise. Any payments not made by the Franchisees within 20 days after the date said payment is due, shall thereafter be payable with interest at the rate of fifteen percent (15%) per annum.

(c) Each Franchisee shall at all times continue to be subject to and shall pay to the City all legally authorized and applicable public service taxes, ad valorem taxes (intangible, personal, real), occupational taxes, and any and all other valid tax, levied or imposed by the City. Such charges and fees shall include but not be limited to licensing, permit fees, development review and inspection fees, and all other such fees including fees, charges, taxes, and/or assessments validly adopted and/or imposed during the term of this Franchise Agreement.

(d) The franchise fee payments, together with any interest that may apply, shall be made by wire transfer or other electronic means.

SECTION 11. RECORDS AND REPORTS. The City or its designated representative shall have the right during the term of each Franchise to examine, at all reasonable business hours, all of each Franchisee's plans, contracts, engineering, accounting, finance, statistical, customer, and service records relating to performance under this Ordinance; provided, however, that the City expressly acknowledges and agrees that each Franchisee may redact proprietary information and any private customer information from such documents and records prior to making the same available to the City for examination hereunder. The City agrees to keep any information it obtains confidential to the maximum extent possible under Florida's public records law. As well, each Franchisee shall provide directly to the City an annual summary report showing gross revenues received by each Franchisee from its operations within the City during the preceding fiscal year and such other information as the City shall request with respect

to properties, quality control, and expenses related to each Franchisee service within the City. The City may audit the financial records of each Franchisee for the purpose of determining that proper collection or payment of franchise fees is being made by each Franchisee in accordance with this Ordinance at the City's initial expense. Each Franchisee shall cooperate with and make available those records necessary for City to perform the audit. If the audit demonstrates that payment or collection of franchise fees is more than 5% less than the semi-annual amount that should have been paid or collected, each Franchisee shall, in addition to paying the fees that should have been paid or collected, pay the cost of the audit.

SECTION 12. RATES.

(a) Each Franchisee may charge to Customers such service rates and fees not in excess of those rates and fees approved by the Florida Public Service Commission, or if not governed by the Florida Public Service Commission, then as permitted herein (hereinafter the "Approved Rates and Fee Schedule"). The initial Approved Rates and Fee Schedule for each Franchisee shall be as determined by the Franchisee and shall not require approval by the City. If the Franchisee desires to increase their Approved Rates and Fee Schedule, then such increases shall be subject to the limitations set forth in paragraph (b) below.

(b) From time to time, but not more than once per calendar year, each Franchisee whose rates are not governed by the Florida Public Service Commission shall have the ability to make changes to the Approved Rates and Fee Schedule. Increases to the Approved Rates and Fee Schedule that do not exceed the rate of inflation determined by the Consumer Price Index (CPI) for Utilities published by the U.S. Bureau of Labor Statistics appropriately adjusted for the year immediately preceding the adjustment shall not require an approval hearing of the City Commission. All other requests for changes to the Approved Rates and Fee Schedule shall be just, fair, and reasonable and require City Commission approval in a duly noticed public hearing. All rates and fees charged by the Franchisees prior to the Effective Date of this Franchise are hereby approved. Each Franchisee whose rates are governed by the Florida Public Service Commission may make changes to its Approved Rates and Fee Schedule without approval of the City Commission.

(c) Each Franchisee shall be responsible for the billing and collection of all fees and rates charged to Customers of the services authorized to each Franchisee by this Ordinance.

SECTION 13. TRANSFER OR ENCUMBRANCE OF FRANCHISES.

No Franchisee may assign or otherwise transfer its franchise rights except with the prior written consent of the City expressed by an ordinance, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, the City hereby consents to the following transfers: (i) any assignment of Franchisees' franchise rights to a third party owned, controlled, or managed, directly or indirectly, by Franchisees;

(ii) any assignment of Franchisees' franchise rights to the Community Development District that has been approved by the City, pursuant to Chapter 190, Florida Statutes, for the Property, or a special dependent or independent district created pursuant to the provisions of Chapter 189, Florida Statutes; and with such new Franchise entity assuming all of the duties and obligations of the assigning Franchise. Franchisees shall be released from all obligations set forth in this Ordinance upon the assignment of its rights in accordance with this Section and upon the written acceptance by assignee of the obligations so assigned by Franchisees.

SECTION 14. FORFEITURE OF FRANCHISE; NON-COMPLIANCE. In the event of a material default by any Franchisee with respect to its obligations under this Ordinance, the City shall provide written notice of such default to such Franchisee. In the event that Franchisee fails to cure the alleged material default within sixty (60) days of its receipt of such notice from the City, then the City shall be entitled: (i) to file an action against that Franchisee for specific performance of its obligations under this Ordinance; (ii) to file an action against Franchisees for damages actually incurred by City by reason of Franchisee's default of its obligations under this Ordinance, provided in no event shall City be entitled to recover any consequential, indirect, special, speculative, punitive or exemplary damages from Franchisee; or (iii) to file an action against Franchisee to terminate the Franchise as to that Franchise.

SECTION 15. TERM OF FRANCHISE. This Franchise and the rights herein granted to each Franchisee shall take effect after final passage of this Ordinance, as required by law, and full execution by all parties, and shall continue in full force and effect for a term of thirty (30) years after the date on which the Franchise Agreement was accepted by Franchisee in accordance with Section 16 below. The City recognizes that this Ordinance may be amended in the future ("Ordinance Amendment") to incorporate additional property which pursuant to Section 3(e) will become part of the Franchise Territory. As additional areas are brought within the Franchise Territory, such Ordinance Amendment shall extend the term of the Franchise thirty (30) years from the effective date of each such amendment. At such time as any Franchise interest is conveyed to a community development district, dependent district, or independent district (the "District") as may be created pursuant to Chapters 189 and 190, Florida Statutes, notice shall be provided to the City and, upon request by the District, the City will undertake deliberations to consider granting a thirty (30) year Franchise to the District, for the area within the District, under the same terms and conditions of the transferring Franchise.

SECTION 16. ACCEPTANCE. This Franchise is hereby granted upon the condition that, within thirty (30) days after the date of passage of this Ordinance, the Franchisee shall file with the City Clerk its acceptance of the terms and conditions of this Franchise, which acceptance shall be in writing, duly executed by or on behalf of the Franchisee and contain the Franchisee's address.

SECTION 17. SEVERABILITY. Notwithstanding the fact that each Franchise is a separate contract with each Franchisee, should any section or provision of this Franchise

or any portion thereof, the deletion of which would not adversely affect (in the general sense) the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a judicial or administrative tribunal of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, the City and Franchisee shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial or administrative authority's decisions and consistent with the original intent of the parties as contained herein. If such decision is fundamental to or alters the essence of this Franchise, then the parties agree to negotiate a new franchise agreement.

SECTION 18. GOVERNING LAW AND VENUE. The rights and privileges granted to Franchisees by this Franchise shall at all times be subordinate and inferior to the rights of the public in and to the ordinary use of the Public Rights-of-Way and nothing in this Franchise shall be considered as a surrender by the City of its right and power to use and relocate the use of its rights-of-way. In the event that any legal proceeding is brought to enforce the terms of this Franchise, the same shall be brought in Sumter County, Florida.

SECTION 19. NOTICES. Except in exigent circumstances, and except as otherwise specifically provided in this Franchise, all notices by either City or Franchisee to the other shall be made by either depositing such notice in the United States Mail, Certified Mail return receipt requested, or by facsimile. Any notice served by certified mail return receipt shall be deemed delivered five (5) days after the date of such deposit in the United States Mail unless otherwise provided. Any notice given by facsimile is deemed received by next Business Day. "Business Day" for purposes of this Section shall mean Monday through Friday, with Saturday, Sunday, and City and Franchisee observed holidays excepted. All notices shall be addressed as follows:

As To City: City of Wildwood
 Attn: Jason McHugh, AICP
 City Manager
 100 N. Main Street
 Wildwood, FL 34785

With Copy to: Ashley S. Hunt, Esq.
 Hunt Law Firm, P.A.
 601 S. 9th Street
 Leesburg, FL 34748

With Copy to: City of Wildwood
 Attn: Susan Patterson
 City Clerk
 100 N. Main Street
 Wildwood, FL 34785

As To Franchisees:

South Sumter Utility Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Southeast Wildwood Water Conservation Authority, LLC
3619 Kiessel Road
The Villages, Florida 32163

South Sumter Electric Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

South Sumter Gas Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Middleton Utility Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Middleton Water Conservation Authority, LLC
3619 Kiessel Road
The Villages, Florida 32163

Gibson Place Utility Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Gibson Place Water Conservation Authority, LLC
3619 Kiessel Road
The Villages, Florida 32163

Blue Goose Utility Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Blue Goose Water Conservation Authority, LLC
3619 Kiessel Road
The Villages, Florida 32163

Okeehumkee Utility Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Okeehumkee Water Conservation Authority, LLC
3619 Kiessel Road
The Villages, Florida 32163

With Copy to:

South Sumter Utility Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Southeast Wildwood Water Conservation Authority, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

South Sumter Electric Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

South Sumter Gas Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Middleton Utility Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Middleton Water Conservation Authority, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Gibson Place Utility Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Gibson Place Water Conservation Authority, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Blue Goose Utility Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Blue Goose Water Conservation Authority, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Okeehumkee Utility Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Okeehumkee Water Conservation Authority, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Notice shall be given as required by this Franchise and for all other emergencies. Notice shall be provided to the above-named addressees unless directed otherwise in writing by the City or Franchisee.

SECTION 20. NON-WAIVER PROVISION. The failure of either Party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the Parties.

SECTION 21. COMPLETE AGREEMENT. This Franchise together with the exhibits (as may be amended from time to time in accordance with the terms hereof) represents the entire agreement of the Parties and supersedes all prior representations whether oral or in writing with respect to the rights of the Parties.

SECTION 22. RIGHT OF ACQUISITION BY CITY. The City shall have the right to purchase and take over the property and services of South Sumter Utility Company, LLC, Middleton Utility Company, LLC, Gibson Place Utility Company, LLC, Blue Goose Utility Company, LLC, and/or Okeehumkee Utility Company, LLC at the expiration of the Franchise term unless the City requests to extend the Franchise(s) for an additional thirty (30) years. In the event the City desires to extend the Franchise(s), the City shall provide official notice to the Franchisee(s) one year in advance of the expiration of the term. In the event the City does not extend the Franchise(s), the City shall have the right to purchase and take over the property and services of South Sumter Utility Company, LLC, Middleton Utility Company, LLC, Gibson Place Utility Company, LLC, Blue Goose Utility

Company, LLC, and/or Okeehumkee Utility Company, LLC, subject to this Ordinance by providing an official notice upon South Sumter Utility Company, LLC, Middleton Utility Company, LLC, Gibson Place Utility Company, LLC, Blue Goose Utility Company, LLC, and/or Okeehumkee Utility Company, LLC to that effect and payment to Franchisee(s) of the price. The Franchisee(s) shall execute such deeds or instruments of conveyance to the City as shall be required to convey to the City title to the property in fee simple, free from any and all liens and encumbrances. The price shall be based upon fair market value as determined by mutual agreement or non-binding arbitration. Each side shall pay its own attorneys' fees.

SECTION 23. AMENDMENTS TO FRANCHISE AGREEMENT. Changes in the terms and conditions to this Franchise Agreement may be made by written agreement between the City and the Franchisee.

SECTION 24. ORDINANCES REPEALED. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed as of the effective date.

SECTION 25. EFFECTIVE DATE. This Ordinance granting a franchise to Franchisee shall take effect immediately upon becoming a law; provided, however, this Ordinance shall become effective only upon the written acceptance of Franchisee all as provided in Sections 15 and 16 hereinabove.

DONE AND ORDAINED this ____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

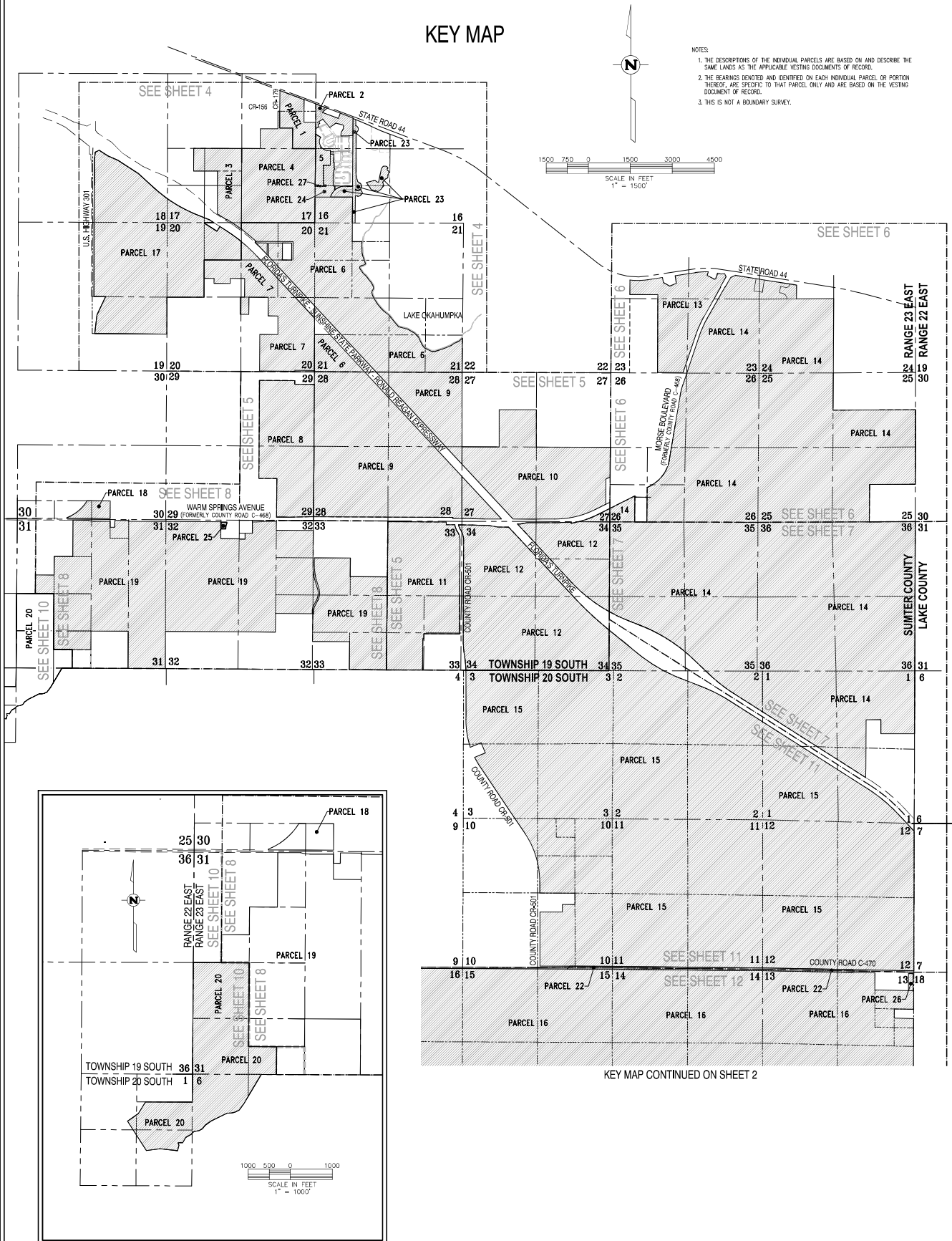
City Attorney

Exhibit A

SKETCH OF DESCRIPTIONS

KEY MAP

- NOTES:
1. THE DESCRIPTIONS OF THE INDIVIDUAL PARCELS ARE BASED ON AND DESCRIBE THE SAME LANDS AS THE APPLICABLE VESTING DOCUMENTS OF RECORD.
 2. THE BEARINGS DENOTED AND IDENTIFIED ON EACH INDIVIDUAL PARCEL OR PORTION THEREOF, ARE SPECIFIC TO THAT PARCEL ONLY AND ARE BASED ON THE VESTING DOCUMENT OF RECORD.
 3. THIS IS NOT A BOUNDARY SURVEY.



KEY MAP CONTINUED ON SHEET 2

SHEET 1 OF 13

CLIENT: VILLAGES LAND COMPANY, LLC
 JOB NO.: S01122.0022
 DATE: 4/7/2022
 DRAWN BY: BSH/DMV/LKC CHECKED BY: WSB/CH/MS
 ACAD FILE: FEBRUARY 2023 FRANCHISE AREA ADDITIONS
 REVISIONS: DATE
 ADDED PARCELS 24, 25, 26 & 27
 REVISED PARCEL 16 (LKC) 2/03/2023

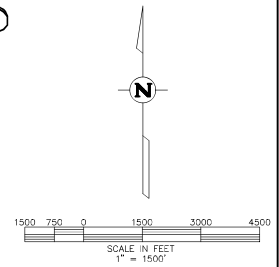
SKETCH OF DESCRIPTIONS
 IN TOWNSHIP 19 SOUTH, RANGE 23 EAST,
 TOWNSHIP 20 SOUTH, RANGE 23 EAST
 AND TOWNSHIP 21 SOUTH, RANGE 23 EAST
 SUMTER COUNTY, FLORIDA
 FRANCHISE AREA
 AMENDED AND RESTATED



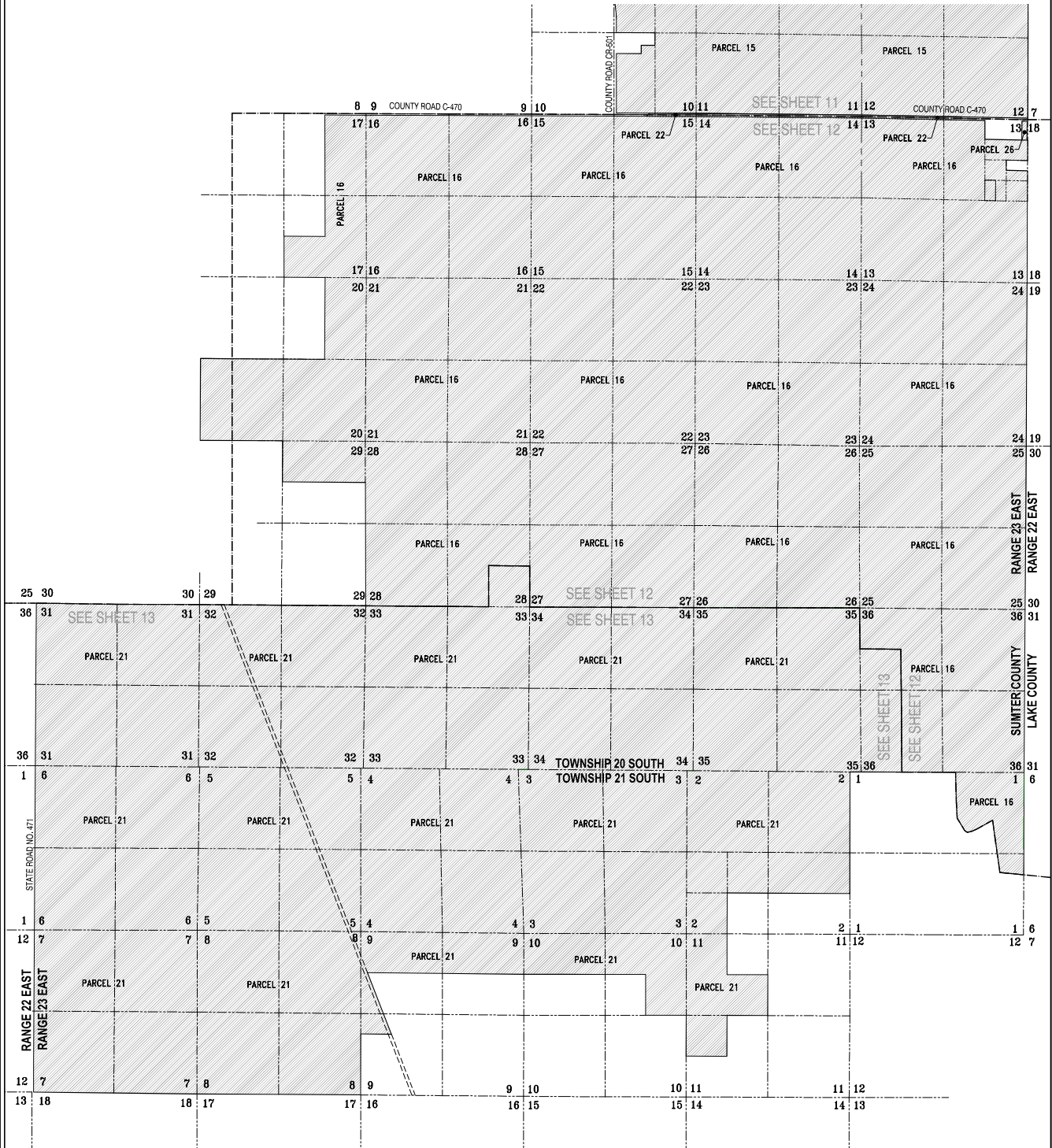
JEREMY D. HALLIOK, PROFESSIONAL SURVEYOR
 FLORIDA REGISTRATION NO. 6715

SKETCH OF DESCRIPTIONS

KEY MAP



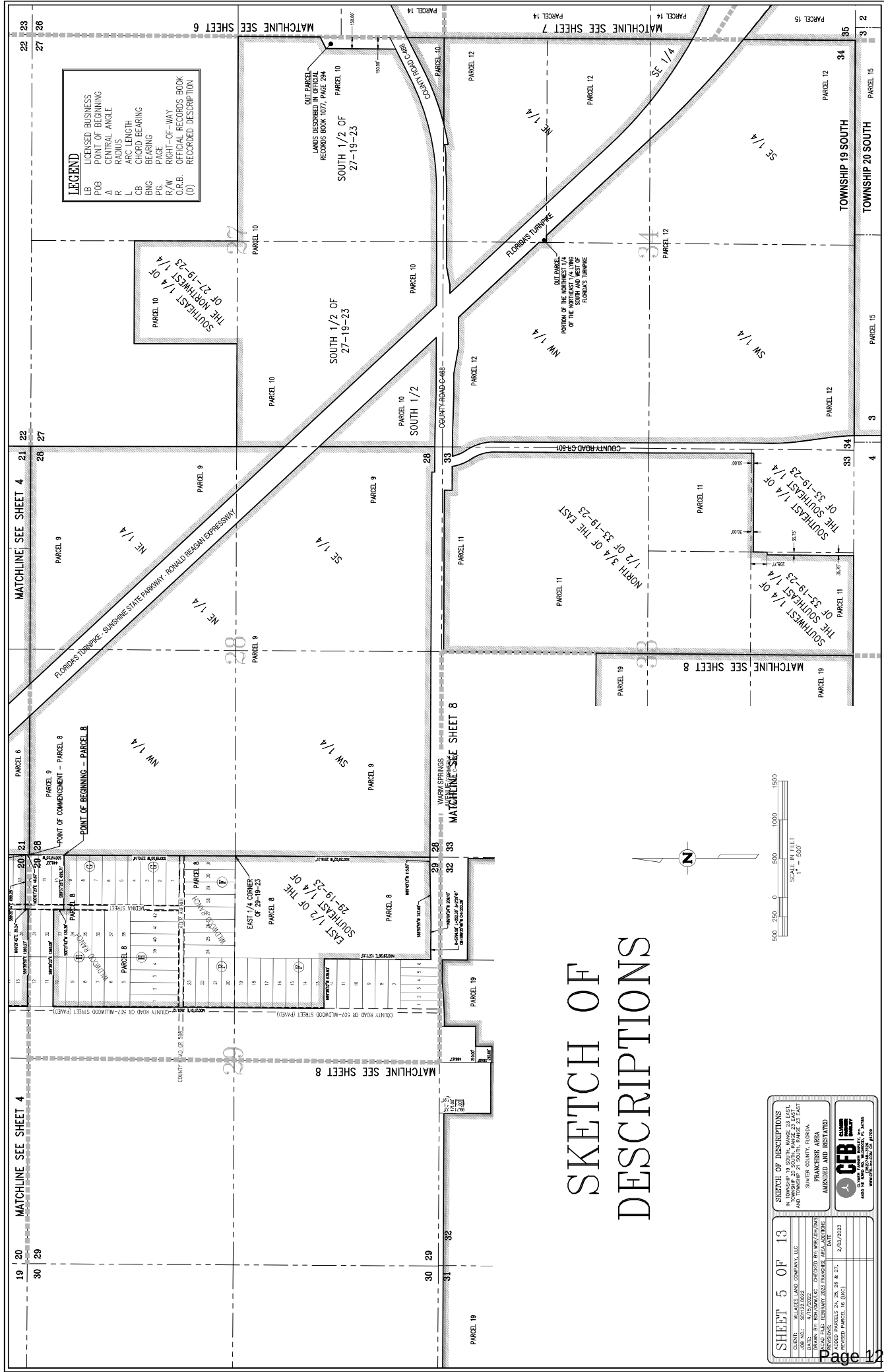
KEY MAP CONTINUED ON SHEET 1



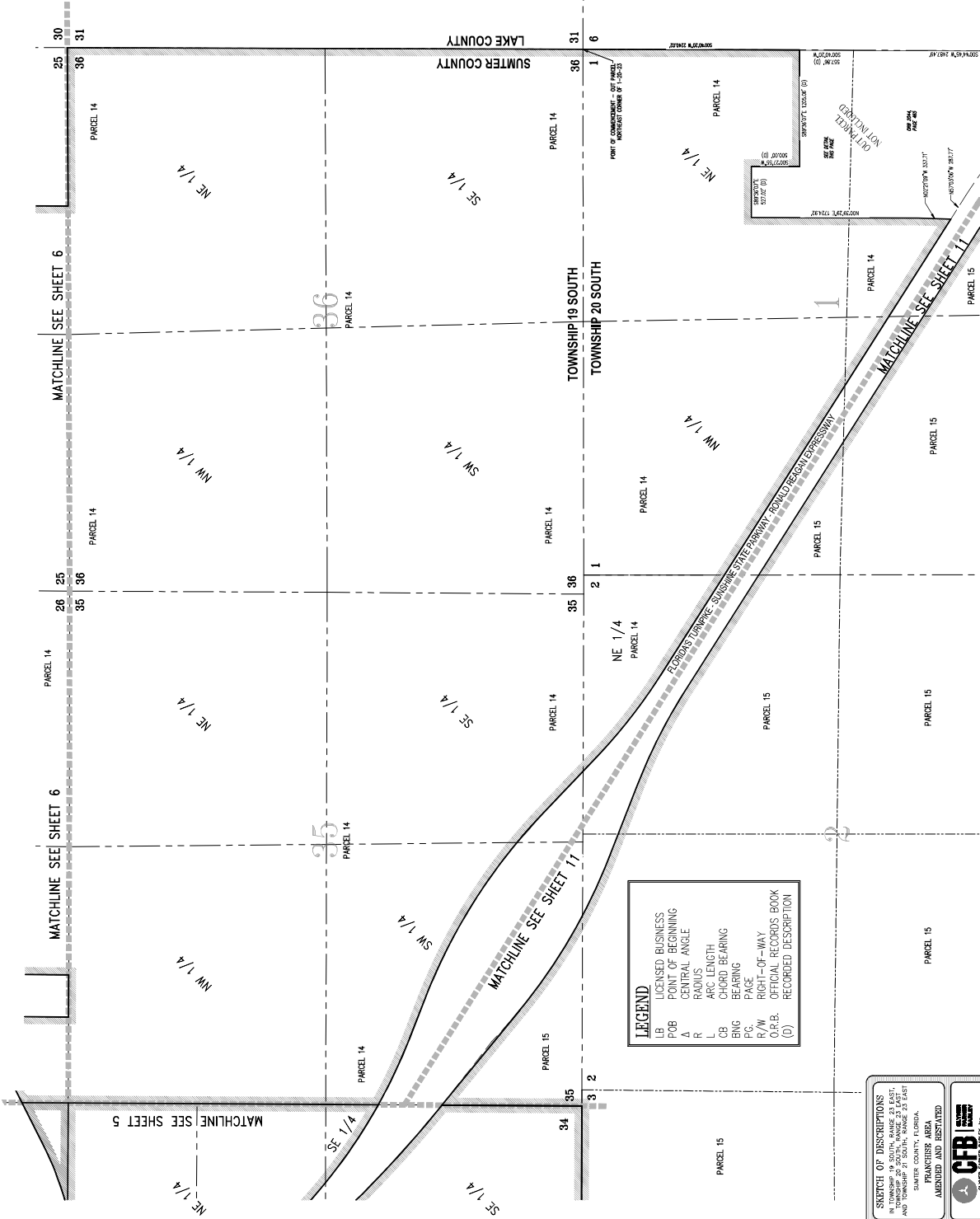
SHEET 2 OF 13		SKETCH OF DESCRIPTIONS	
CLIENT: VILLAGES LAND COMPANY, LLC		IN: TOWNSHIP 19 SOUTH, RANGE 23 EAST,	
JOB NO.: S01122.0022		TOWNSHIP 20 SOUTH, RANGE 23 EAST,	
DATE: 4/15/2023		AND TOWNSHIP 21 SOUTH, RANGE 23 EAST	
DRAWN BY: BEN/DMW/LNC		SUNTER COUNTY, FLORIDA.	
CHECKED BY: WSB/EH/LMS		FRANCHISE AREA	
ACAD FILE: FEBRUARY 2023 FRANCHISE AREA ADDITIONS		AMENDED AND RE-STATED	
REVISIONS: DATE			
ADDED PARCELS 24, 25, 26 & 27,		2/03/2023	
REVISED PARCEL 16 (LNC)			



CFB
COMMERCIAL FRANCHISE BUREAU
4400 16 STREET NW, WILMINGTON, AL 36780
(205) 748-2724
WWW.CFB-USA.COM, CA, #C202



SKETCH OF DESCRIPTIONS



LEGEND

LB	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
A	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
BNG	BEARING
P.C.	POINT OF CURVATURE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
(D)	RECORDED DESCRIPTION

SHEET 7 OF 13

WALKER LAND COMPANY, LLC

CLIENT: WALKER LAND COMPANY, LLC

DATE: 4/17/2023

REVISIONS: 1. 4/17/2023 - ISSUED TO CLIENT FOR REVIEW

2. 4/17/2023 - REVISED PER COMMENTS

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SKETCH OF DESCRIPTIONS

IN TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTION 25, 26, 35, AND 36, FRANCHISE AREA, SUMTER COUNTY, FLORIDA.

AMENDED AND RE-INSTATED

DATE: 2/03/2023

REVISIONS: 1. 2/03/2023 - REVISED PER COMMENTS

2. 2/03/2023 - REVISED PER COMMENTS

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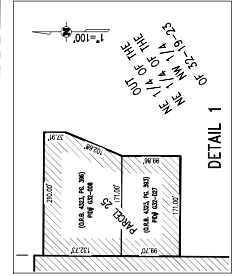
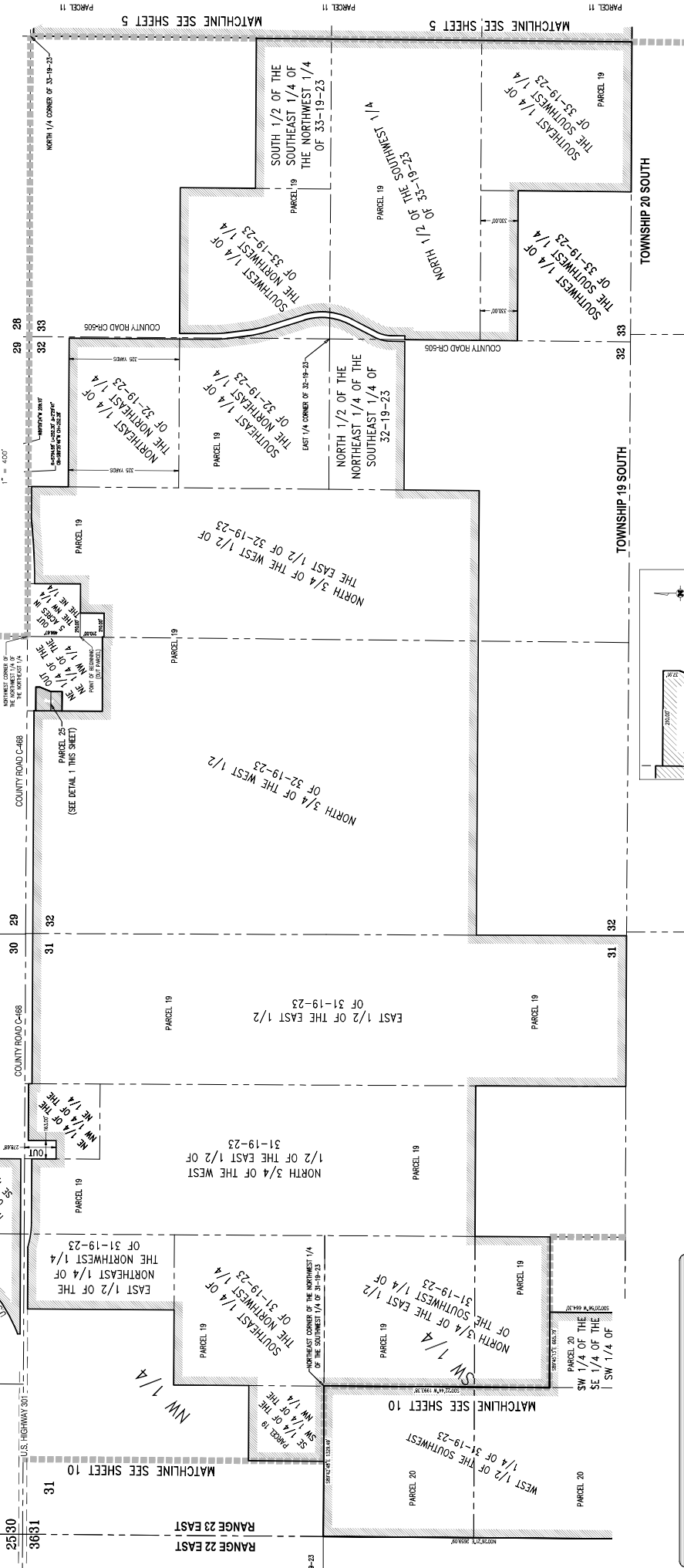
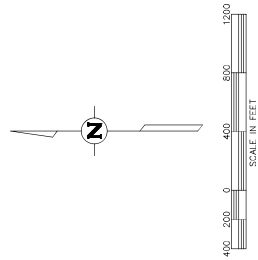
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SKETCH OF DESCRIPTIONS

LEGEND	
LB	LICENSED BUSINESS
POB	POINT OF BEGINNING
A	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
BNG	BEARING
PC	PAGE
R/W	RIGHT-OF-WAY
PID#	TAX PARCEL IDENTIFICATION NUMBER
OR.B.	OFFICIAL RECORDS BOOK

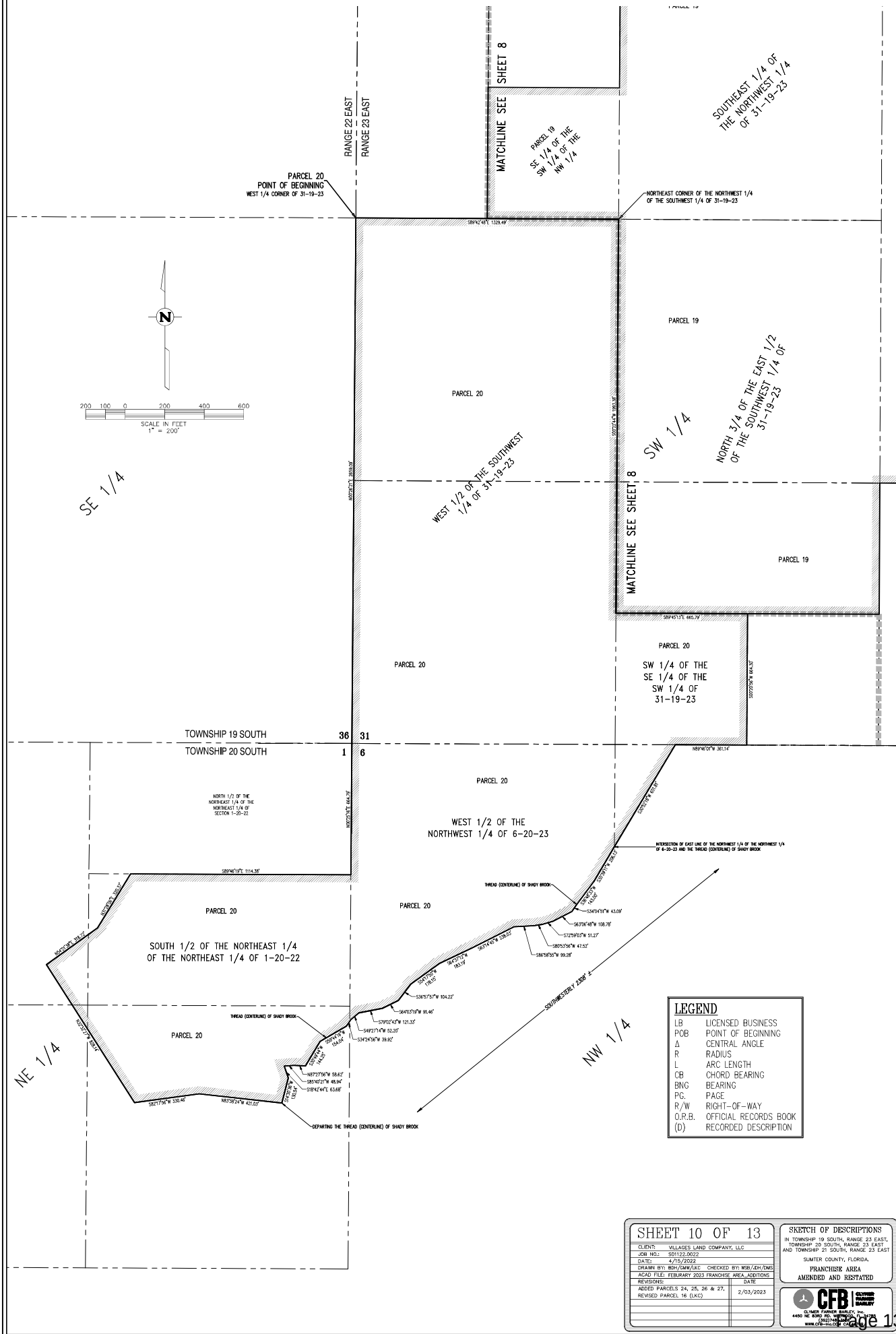


SKETCH OF DESCRIPTIONS IN TOWNSHIP 19 SOUTH, RANGE 23 EAST, AND TOWNSHIP 21 SOUTH, RANGE 23 EAST SLATERS COUNTY, FLORIDA. FRANCHISE AREA AMENDED AND REHATED 4400 100' WIDE, 100' DEEP, 100' WIDE, 100' DEEP 4400 100' WIDE, 100' DEEP, 100' WIDE, 100' DEEP	
SHEET 8 OF 13 CLIENT: SULLY LAND COMPANY, LLC DATE: 2/15/2023 DRAWN BY: SULLY LAND COMPANY, LLC CHECKED BY: SULLY LAND COMPANY, LLC REVISIONS: 1. 2/15/2023, 2. 2/15/2023, 3. 2/15/2023 REVISIONS: 1. 2/15/2023, 2. 2/15/2023, 3. 2/15/2023	CFB 4400 100' WIDE, 100' DEEP, 100' WIDE, 100' DEEP 4400 100' WIDE, 100' DEEP, 100' WIDE, 100' DEEP

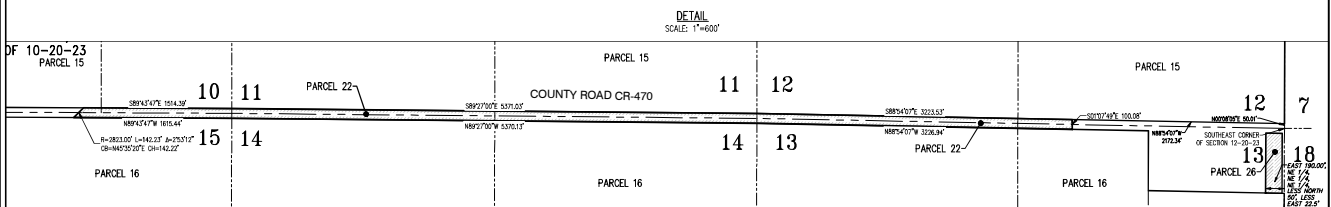
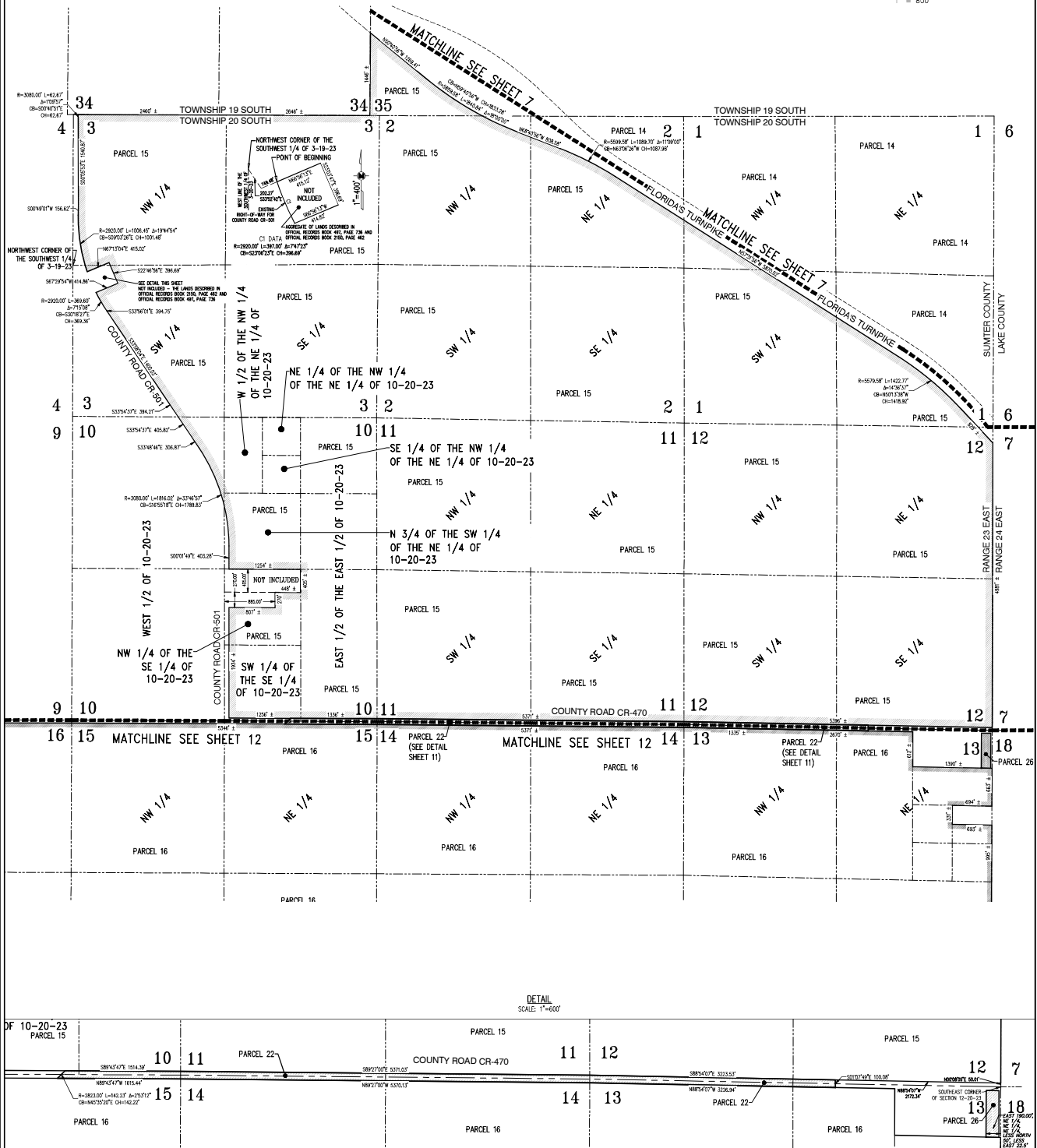
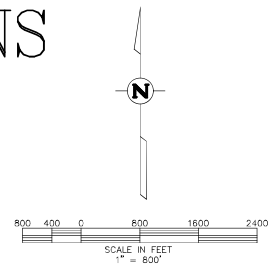


SHEET 9 OF 13	
CLIENT	WILKES LAND COMPANY, LLC
JOB NO.	50172/032
DATE	2/3/2023
ACAD FILE	FERMAN 23_05_26 & 27
PERSONS	WILKES PARCEL 16 (AUG)
STATUS	RECEIVED

SKETCH OF DESCRIPTIONS



SKETCH OF DESCRIPTIONS

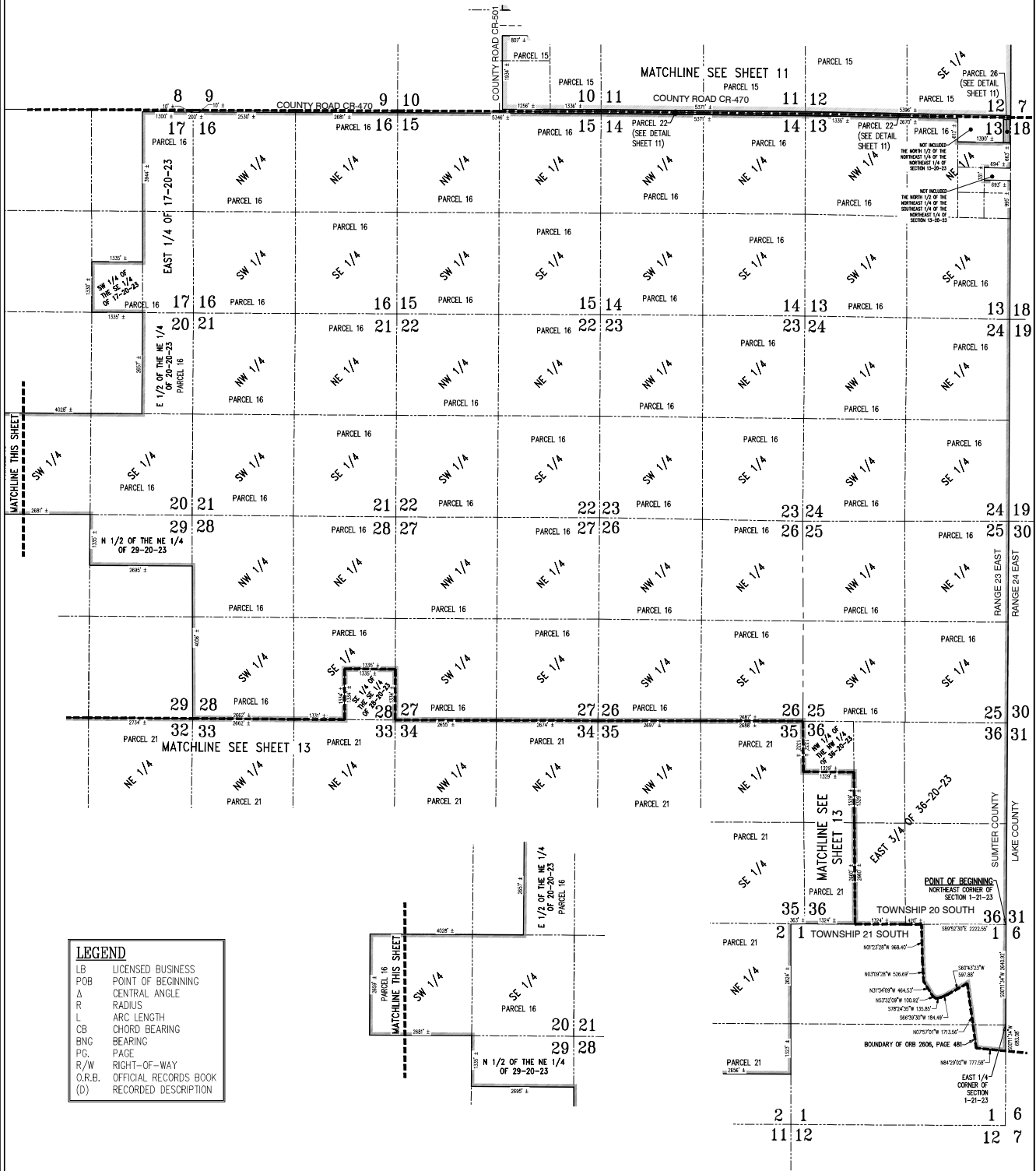
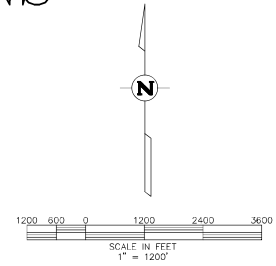


SHEET 11 OF 13	
CLIENT: VILLAGES LAND COMPANY, LLC	
JOB NO.: 201222-0022	
DATE: 4/15/2022	
DRAWN BY: BOB/DWA/LSC CHECKED BY: WJB/GH/DMS	
ASAP FILE FURNISH 2023 FRANCHISE AREA SHEET 11-13	
REVISIONS:	
DATE: 2/03/2023	
ADDED PARCELS 24, 25, 26 & 27, REVISED PARCELS 16 (L&C)	

SKETCH OF DESCRIPTIONS	
IN TOWNSHIP 19 SOUTH, RANGE 23 EAST, TOWNSHIP 20 SOUTH, RANGE 23 EAST AND TOWNSHIP 21 SOUTH, RANGE 23 EAST	
SUMTER COUNTY, FLORIDA	
FRANCHISE AREA AMENDED AND RE-STATED	
CLYDE FARMER SURVEY, INC. 4400 NE 90TH AVE, SUITE 100, WILMINGTON, FL 34186 WWW.CFB-SURVEY.COM	

LEGEND	
LB	LICENSED BUSINESS
POB	POINT OF BEGINNING
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
BNG	BEARING
PG	PAGE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
(D)	RECORDED

SKETCH OF DESCRIPTIONS



LEGEND

LB LICENSED BUSINESS
POB POINT OF BEGINNING
Δ CENTRAL ANGLE
R RADIUS
L ARC LENGTH
CB CHORD BEARING
BNG BEARING
PG. PAGE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
(D) RECORDED DESCRIPTION

SHEET 12 OF 13

CLIENT: VILLAGES LAND COMPANY, LLC
JOB NO.: 20122-2023
DATE: 4/15/2023
DRAWN BY: BKH/DWM/LJC CHECKED BY: WSB/SH/DMS
ACAD FILE: FEBRUARY 2023 FRANCHISE AREA SHEET 11-13
REVISIONS:
ADDED PARCELS 24, 25, 26 & 27, 2/3/2023
REVISED PARCEL 16 (LJC)

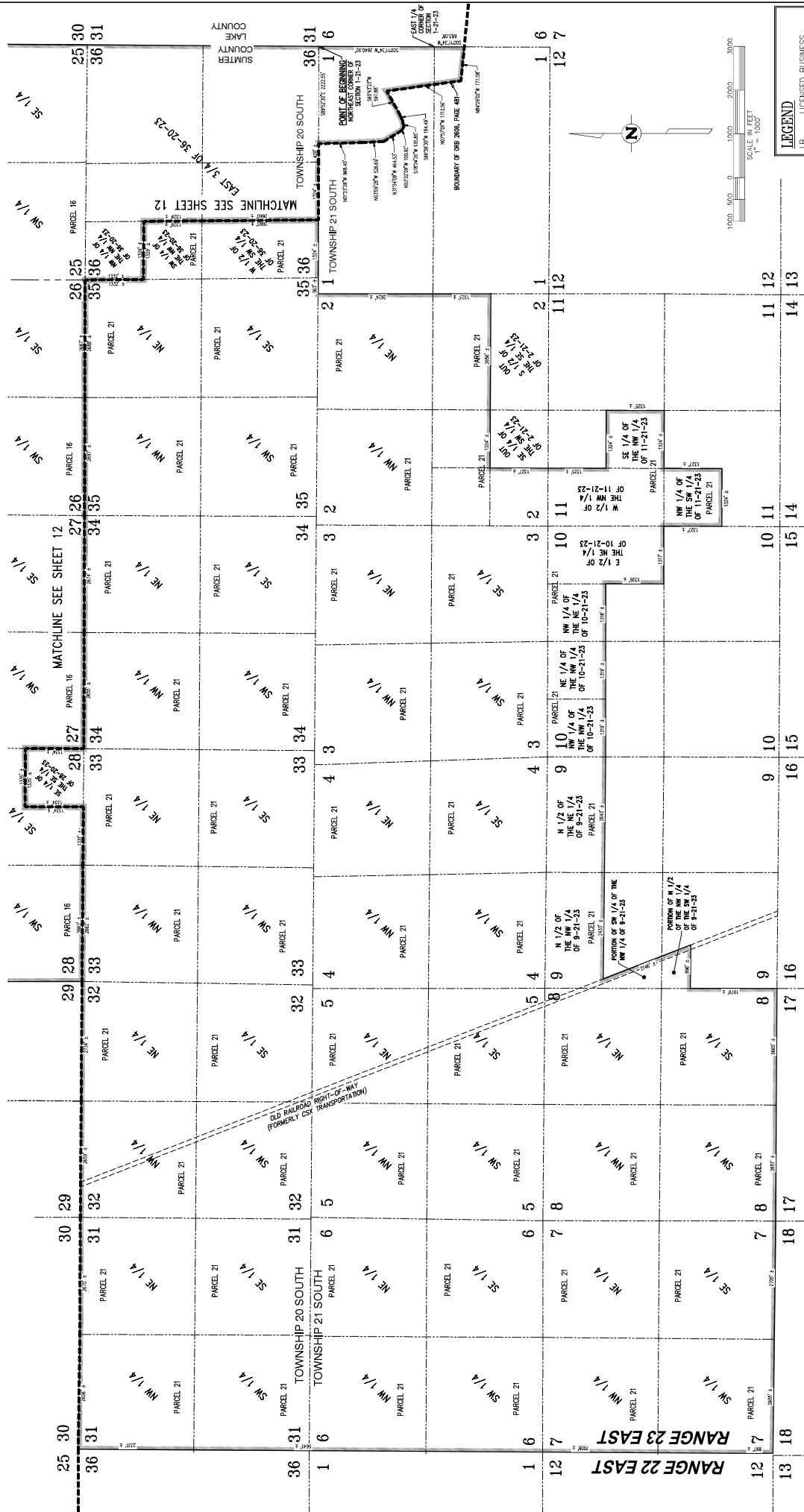
SKETCH OF DESCRIPTIONS

IN TOWNSHIP 19 SOUTH, RANGE 23 EAST,
TOWNSHIP 20 SOUTH, RANGE 23 EAST
AND TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

FRANCHISE AREA
AMENDED AND RESTATED



SKETCH OF DESCRIPTIONS



LEGEND	
LB	LICENSED BUSINESS
POB	POINT OF BEGINNING
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
BNG	BEARING
PG.	PAGE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
(D)	RECORDED DESCRIPTION

SHEET 13 OF 13 CLIENTS WILCOX LAND COMPANY, LLC		SKETCH OF DESCRIPTIONS N THIRSEY 19 SOUTH, RANGE 23 EAST, TOWNSHIP 21 NORTH, RANGE 23 EAST, AND TOWNSHIP 21 NORTH, RANGE 23 EAST	
DATE 4/19/2022		AMENDMENT AND INSTATED FRANCHISE AREA SUMMIT COUNTY, COLORADO	
DRAIN BY BUY/OWN/USE CHECKED BY/DATE/AM/PM DATE TIME THIRSEY 20 SOUTH, RANGE 23 EAST, TOWNSHIP 21 NORTH, RANGE 23 EAST		CFB! 4400 W. 130th St. in Greenwood, CO 81609 www.cfbinc.com 303.470.1400	
ADDED PARCELS 24, 25, 26 & 27. REUSED PARCEL 16 (LAC)		2/23/2023	

PARCEL 1

THOSE PORTIONS OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING SOUTH OF STATE ROAD 44; LESS RIGHT-OF-WAY FOR COUNTY ROAD 179;

ALSO LESS: THE EAST 420.00 FEET THEREOF;

TOGETHER WITH:

BEGIN 33.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF 600.83 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE THEREOF AND ITS EASTERLY EXTENSION 462.68 FEET TO THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 202, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH ALONG SAID WEST LINE FOR 733.89 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4; THENCE EAST ALONG SAID SOUTH LINE FOR 825.00 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE THEREOF 937.50 FEET; ; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 FOR 420.00 FEET; THENCE NORTH ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SAID NORTHEAST 1/4 FOR 397.50 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG THE SOUTH LINE THEREOF 867.84 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 2

THOSE LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS DESCRIBED IN THE FOLLOWING INSTRUMENTS; OFFICIAL RECORDS BOOK 3347, PAGE 618, OFFICIAL RECORDS BOOK 3347, PAGE 609 AND OFFICIAL RECORDS BOOK 3347, PAGE 615, ALL IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, AND LOTS 1 AND 2, BLOCK A OF HEARTY HOST LAKE RESORT UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 62 AND 62A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SAID SECTION 16, LYING NORTH OF THE NORTH LINE OF TRACT "A" HEARTY HOST LAKE RESORT, UNIT 2, AS RECORDED IN PLAT BOOK 4, PAGE 62, AND LYING WEST OF FLAMINGO BOULEVARD (AKA WILLIAMSBURG LANE) AS SHOWN ON SAID PLAT AND LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 44.

AND:

THAT PORTION OF FLAMINGO BOULEVARD, NOW KNOWN AS WILLIAMSBURG LANE, AS SET FORTH ON THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT, RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND DESCRIBED AS WILLIAMSBURG LANE, AS SET FORTH IN THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT UNIT 2, RECORDED IN PLAT BOOK 4, PAGE 62, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING NORTH OF A NORTHEASTERLY RADIAL EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 2, BLOCK A, OF SAID HEARTY HOST LAKE RESORT UNIT 2, AND LYING SOUTH OF STATE ROAD 44.

AND:

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING WITHIN THE FOLLOWING LANDS:

LYING SOUTH OF STATE ROAD NO. 44;

LYING EASTERLY AND NORTHEASTERLY OF WILLIAMSBURG LANE (ALSO KNOWN AS FLAMINGO BOULEVARD, PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA).

LYING NORTH OF THE FOLLOWING: SPRINGFIELD WAY (ALSO KNOWN AS BLUEGILL STREET) PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT

NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA).

LYING NORTH OF LOT 1, BLOCK A, OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2932, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2759, PAGE 168, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

PARCEL 3

THE NORTH 811.80 FEET OF THE EAST 1716.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE EAST 858.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD 181, LESS THE NORTH 811.80 FEET THEREOF.

AND:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH AND EAST OF FLORIDA'S TURNPIKE; LESS RIGHT OF WAY FOR COUNTY ROAD 181.

AND:

PARCEL 4

THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THAT PORTION OF SAID SECTION 17, DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 SECTION CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S89°49'48"W ALONG THE SOUTH LINE OF THE NE 1/4 A DISTANCE OF 825.00 FEET TO THE POINT OF BEGINNING, THENCE N0°01'08"W FOR 733.89 FEET; THENCE S89°47'45"W ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR 462.68 FEET; THENCE N0°01'08"W 600.83 FEET ALONG THE WEST LINE THEREOF AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4; THENCE S89°47'45"W, ALONG SAID LINE 66.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3027, PAGE 664, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S0°01'08"E. ALONG SAID EXTENSION AND EAST LINE 630.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S89°47'45"W ALONG THE SOUTH LINE OF SAID LANDS AND ITS WESTERLY EXTENSION FOR 627.34 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE S0°01'41"E, 704.32 FEET TO THE NORTH LINE OF THE SE 1/4; THENCE N89°49'28"E ALONG SAID NORTH LINE, 1155.75 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND:

PARCEL 5

TRACT D, HEARTY HOST LAKE RESORT AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS AND EXCEPT A 50.00 FOOT BY 100.00 FOOT STRIP ABUTTING THE SOUTH LINE OF LOT 20, BLOCK B OF SAID PLAT.

AND LESS AND EXCEPT:

ANY PORTIONS THEREOF, LYING WITHIN THE CITY OF WILDWOOD LIFT STATION PROPERTIES (LIFT STATION NO. 1 AND LIFT STATION NO. 2) AS DESCRIBED IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LIFT STATION NO.1)

COMMENCE AT THE SOUTHWEST CORNER OF TRACT D, HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°38'01"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT D, A DISTANCE OF 158.08 FEET; TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 4-FOOT TALL FIELD FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE N09°29'23"W, PARALLEL TO SAID FENCE A DISTANCE OF 27.69 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES: N77°35'26"E, A DISTANCE OF 48.35 FEET; S21°59'07"E, A DISTANCE OF 49.47 FEET; S81°26'05"W, A DISTANCE OF 59.00 FEET; THENCE N09°29'23"W, A DISTANCE OF 17.20 FEET TO THE POINT OF BEGINNING.

AND:

(LIFT STATION NO. 2)

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK B, OF HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S53°17'27"W, ALONG A SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 6-FOOT TALL PRIVACY FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE S35°18'00"E, PARALLEL TO SAID FENCE A DISTANCE OF 5.78 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES; S55°05'17"W, A DISTANCE OF 18.33 FEET; N34°23'34"W, A DISTANCE OF 13.88 FEET; N53°11'59"E, A DISTANCE OF 18.11 FEET; THENCE S35°18'00"E, A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 6

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY; LESS THE NORTH 400.00 FEET THEREOF

AND:

THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE, LESS AND EXCEPT LOTS 8 AND 9, BLOCK R, WILDWOOD RANCH, A SUBDIVISION AS PER PLAT THEREOF FILED IN PLAT BOOK 3, PAGES 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 181.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF LAKE OKAHUMPKA AND LYING NORTH AND EAST OF FLORIDA'S TURNPIKELESS ANY PORTION LYING WITHIN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21.

AND:

THE SOUTH 1/2 OF THE SOUTH 1/2 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF LAKE OKAHUMPKA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

PARCEL 7

THAT LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: N00°07'23"E, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°07'23"E, 1,871.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: N42°56'27"W, 3,013.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°56'12", A DISTANCE OF 772.89 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, RUN SOUTH 660.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, RUN WEST 1,322.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, S00°10'33"W, 654.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'15"E, 353.50 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF LEE STREET; THENCE DEPARTING SAID RIGHT-OF-WAY, S00°21'17"W, ALONG THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 178.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK P; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: S89°39'16"E, 580.03 FEET; THENCE N00°21'57"E, 178.54 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'16"E, 515.91 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 13, BLOCK N; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, S00°22'04"W, ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY A DISTANCE OF 666.78 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK N; THENCE ALONG THE BOUNDARY OF LOTS 3 AND 4, BLOCK N, THE FOLLOWING COURSES: N89°39'51"W, 155.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S00°22'04"W, 611.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S89°35'38"E, 310.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°22'04"E, 612.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE BOUNDARY OF SAID LOTS 3 AND 4, ALONG THE SOUTHERLY BOUNDARY OF LOTS 9 THROUGH 12, BLOCK N, AND THE EASTERLY EXTENSION THEREOF, S89°39'51"E, 689.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF JUANITA STREET; THENCE DEPARTING SAID EASTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°19'38"W, 662.84 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 4, BLOCK M; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY BOUNDARY, S89°37'33"E, 345.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, S00°05'42"W, 661.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 20, BLOCK H; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, N89°41'39"W, 643.47 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°21'08"W, 1,310.74 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK H; THENCE ALONG THE

SOUTHERLY BOUNDARY OF LOTS 13 AND 30, BLOCK H, S89°38'50"E, 1,260.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30 AND THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, N00°21'42"E, 35.24 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13, BLOCK G; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID WESTERLY EXTENSION AND THE SOUTH BOUNDARY OF SAID LOT 13, BLOCK G, S89°35'54"E, 699.28 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 8

THAT LAND LYING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: S00°19'55"W, 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°19'55"W, 2,210.14 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S00°20'02"W, 2,516.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-468; THENCE DEPARTING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2791, PAGE 736 AND OFFICIAL RECORDS BOOK 871, PAGE 387, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THE FOLLOWING COURSES: N89°43'13"W, 115.87 FEET; THENCE S88°50'55"W, 747.68 FEET; THENCE N89°09'24"W, 209.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5,794.58 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°29'41", A DISTANCE OF 252.30 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, N00°29'26"E, 1,377.15 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK F, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: N89°38'52"W, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 13 A DISTANCE OF 639.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N00°21'01"E, 3,501.12 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, BLOCK H; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, S89°39'22"E, ALONG THE NORTHERLY BOUNDARY OF LOT 10, BLOCK H AND LOT 33, BLOCK H, A DISTANCE OF 1,260.08 FEET TO THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S00°21'42"W, 130.36 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9, BLOCK G; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S89°37'28"E, ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY BOUNDARY OF SAID LOT 9, 699.71 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 9

ALL OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468.

AND:

PARCEL 10

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.

AND:

THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAYS FOR FLORIDA'S TURNPIKE AND COUNTY ROAD 468 AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 294, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

PARCEL 11

THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468.

AND:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT-OF-WAY FOR COUNTY ROAD 501.

AND:

PARCEL 12

ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE, AND LESS RIGHT OF WAY FOR COUNTY ROAD 468 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 501. LESS THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF FLORIDA'S TURNPIKE.

AND:

PARCEL 13

THE SOUTH 3/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD NO. 44 AND WEST OF COUNTY ROAD NO. 468, LESS AND EXCEPT THE WEST 1/4 OF THE WEST 1/2 OF SAID SECTION, AND LESS AND EXCEPT THE SOUTH 139 FEET OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION, AND LESS AND EXCEPT THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING SOUTH OF THE LINE BETWEEN UNIT 1 AND UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. SUBDIVISION AS SHOWN IN PLAT BOOK 3 ON PAGE 51-A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND LESS ANY PORTION VESTED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION, PER OFFICIAL RECORDS BOOK 688, PAGE 122, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

PARCEL 14

THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF COUNTY ROAD C-468 AND SOUTH OF STATE ROAD 44.

AND:

THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD NO. 44.

AND:

THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 688, PAGE 122, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°32'23"E, 996.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN N15°33'34"W, 76.17 FEET; THENCE N33°40'40"W, 89.06 FEET; THENCE N56°01'00"W, 109.03 FEET; THENCE N81°01'49"W, 111.45 FEET; THENCE N08°58'11"E, 220.30 FEET; THENCE S81°01'49"E, 195.00 FEET; THENCE N78°16'29"E, 90.30 FEET; THENCE N43°41'47"E, 58.88 FEET; THENCE N16°11'00"E, 61.72 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 44; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE: RUN S81°01'49"E, 210.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 68,622.93 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°01'14", AN ARC DISTANCE OF 24.52 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 24; THENCE ALONG SAID EAST LINE RUN S00°17'27"W, 493.95 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 24; THENCE ALONG SAID SOUTH LINE RUN S89°32'23"W, 332.27 FEET TO THE POINT OF BEGINNING.

AND:

THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 688, PAGE 122, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°20'01"E, 265.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN N81°01'49"W, 192.49 FEET; THENCE N08°58'11"E, 443.80 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 44; THENCE ALONG SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE RUN S81°01'49"E, 300.00 FEET; THENCE DEPARTING SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE RUN S08°58'11"W, 443.80 FEET; THENCE N81°01'49"W, 107.51 FEET TO THE POINT OF BEGINNING.

AND:

ALL OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 AND LESS THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION.

AND:

THAT PORTION OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY OF COUNTY ROAD C-468, LESS THOSE LANDS VESTED IN GRACE TABERNACLE OF WORSHIP, INC. ALSO BEING DESCRIBED AS:

THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LYING SOUTH OF COUNTY ROAD C-468.

AND:

ALL OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THAT PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

AND:

THOSE PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

LESS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA; THENCE RUN S00°40'20"W, ALONG THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 2240.02 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3485, PAGE 709 AND A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, ALL IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465 THE FOLLOWING COURSES: CONTINUE S00°40'20"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 557.86 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE S00°44'45"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 2487.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED ON FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP PROJECT NO. 2, SECTION 14; THENCE RUN ALONG SAID

NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N42°21'30"W, A DISTANCE OF 505.19 FEET TO A CURVE THAT IS CONCAVE TO THE SOUTHWEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1498.35 FEET (SAID CURVE HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 14°36'04" AND A CHORD BEARING AND DISTANCE OF N49°46'20"W, 1494.30 FEET); (3) THENCE N57°03'06"W, A DISTANCE OF 287.77 FEET TO A POINT ON THE WEST LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1758, PAGE 342, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N02°21'09"W, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 337.71 FEET; THENCE N00°39'29"E, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1724.92 FEET; THENCE DEPARTING SAID WEST EASEMENT LINE, S89°36'07"E, A DISTANCE OF 527.02 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3485, PAGE 709; THENCE DEPARTING THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465 AND ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3485, PAGE 709 THE FOLLOWING COURSES: S00°27'55"W, 500.00 FEET; THENCE S89°36'07"E, 1205.06 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 15

THAT PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY AND NORTHEASTERLY OF C.R. 501.

LESS:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2150, PAGE 462, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THAT PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 497, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY FOR COUNTY ROAD CR-501; ALL LYING IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S33°52'42"E, 202.27 FEET (THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 HAVING A BEARING OF S00°08'13"E); THENCE N66°56'13"E, 149.48 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND THE POINT OF BEGINNING; THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE S23°03'47"E, 396.69 FEET; THENCE S66°56'13"W, 414.82 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,920.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY, THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°47'23", A DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE EAST 1/2 OF THE EAST 1/2 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF COUNTY ROAD CR-501.

AND:

THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 AND THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THE NORTH 405 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD 501.

TOGETHER WITH:

THE SW 1/4 OF THE SE 1/4, LESS ROAD RIGHT OF WAYS FOR COUNTY ROADS 501 AND 470, SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.

TOGETHER WITH:

ALL OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR CR-470 AND LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

AND:

PARCEL 16

ALL OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS COUNTY ROAD 470 RIGHT-OF-WAY.

TOGETHER WITH:

ALL OF SECTIONS 14, 15, 16, 21, 22, 23, 24, 25, 26 AND 27 OF TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS ANY PORTIONS THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD 470.

AND:

THE EAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD 470.

AND:

THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

SECTION 28, TOWNSHIP 20, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 THEREOF.

AND:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THE EAST 3/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE LANDS DESCRIBED IN O.R. BOOK 3625, PAGE 110, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHEAST CORNER OF SAID SECTION 1; THENCE RUN SOUTH 00°11'34" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 2640.92 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 00°11'34" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 683.08 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2606, PAGE 481, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID BOUNDARY LINE THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) THENCE RUN NORTH 84°29'02" WEST, A DISTANCE OF 777.58 FEET; (2) THENCE RUN NORTH 07°57'01" WEST, A DISTANCE OF 1713.56 FEET; (3) THENCE RUN SOUTH 60°43'23" WEST, A DISTANCE OF 597.88 FEET; (4) THENCE RUN SOUTH 66°39'30" WEST, A DISTANCE OF 184.49 FEET; (5) THENCE RUN SOUTH 78°24'35" WEST, A DISTANCE OF 135.85 FEET; (6) THENCE RUN NORTH 53°32'09" WEST, A DISTANCE OF 100.92 FEET; (7) THENCE RUN NORTH 31°34'09" WEST, A DISTANCE OF 464.53 FEET; (8) THENCE RUN NORTH 03°09'28" WEST, A DISTANCE OF 526.69 FEET; (9) THENCE RUN NORTH 01°23'28" WEST, A DISTANCE OF 968.40 FEET TO A POINT ON NORTH LINE OF SAID SECTION 1; THENCE S89°52'30"E, 2222.55 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 17

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE; AND LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301; LESS ANY PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1093, PAGE 201, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; RUN SOUTH 1320.00 FEET; EAST 90 FEET; NORTHEASTERLY 644.11 FEET, NORTHEASTERLY 729.29 FEET; WEST 419.17 FEET TO THE POINT OF BEGINNING.

AND:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

LESS:

ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 329, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S89°54'08"E, ALONG THE NORTH LINE THEREOF, 338.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY, S56°58'48"E, 258.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S33°01'12"W, 200.00 FEET; THENCE N56°58'48"W, 532.03 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID WEST LINE, N00°13'51"E, 19.28 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

AND:

PARCEL 18

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

AND:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, LYING EASTERLY OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301; ALL THE ABOVE, LESS RIGHT-OF-WAY FOR COUNTY ROAD C-468;

AND:

PARCEL 19

THE EAST 1/2 OF THE EAST 1/2 AND THE NORTH 3/4 OF THE WEST 1/2 OF THE EAST 1/2, LESS THE NORTH 278.68 FEET OF THE WEST 163.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; ALL IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS ANY RIGHT-OF-WAY FOR COUNTY ROAD C-468;

AND

THE NORTH 3/4 OF THE WEST 1/2, LESS THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 3/4 OF THE WEST 1/2 OF THE EAST 1/2; LESS 5 ACRES IN THE NORTHWEST CORNER AND LESS BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN SOUTH 466 FEET 8 INCHES FOR POINT OF BEGINNING, THENCE RUN SOUTH 210 FEET, THENCE EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; ALSO, LESS RIGHT-OF-WAY FOR COUNTY ROAD

C-468;

TOGETHER WITH:

THE SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; ALL IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS ANY RIGHT-OF-WAY FOR COUNTY ROAD 505;

TOGETHER WITH:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 330.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD 505;

AND:

PARCEL 20

THOSE PORTIONS OF LAND LYING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND SECTION 6, TOWNSHIP 20 SOUTH, RANGE 23 EAST AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE RUN SOUTH 89°42'48" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1329.49 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°22'44" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1993.38 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°45'13" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 665.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°20'56" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 664.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'01" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 361.14; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 30°52'18" WEST, 601.81 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE THREAD (CENTERLINE) OF SHADY BROOK; THENCE RUN SOUTHWESTERLY ALONG SAID THREAD (CENTERLINE) OF

SHADY BROOK THE FOLLOWING TWENTY ONE (21) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 30°39'11" WEST, A DISTANCE OF 206.13 FEET; 2) THENCE RUN SOUTH 36°48'33" WEST, A DISTANCE OF 143.00 FEET; 3) THENCE RUN SOUTH 34°04'51" WEST, A DISTANCE OF 43.09 FEET; 4) THENCE RUN SOUTH 63°06'48" WEST, A DISTANCE OF 108.78 FEET; 5) THENCE RUN SOUTH 72°59'03" WEST, A DISTANCE OF 51.27 FEET; 6) THENCE RUN SOUTH 80°53'56" WEST, A DISTANCE OF 47.52 FEET; 7) THENCE RUN SOUTH 86°58'55" WEST, A DISTANCE OF 99.28 FEET; 8) THENCE RUN SOUTH 63°14'45" WEST, A DISTANCE OF 238.03 FEET; 9) THENCE RUN SOUTH 64°37'12" WEST, A DISTANCE OF 183.19 FEET; 10) THENCE RUN SOUTH 54°17'50" WEST, A DISTANCE OF 178.15 FEET; 11) THENCE RUN SOUTH 36°57'57" WEST, A DISTANCE OF 104.22 FEET; 12) THENCE RUN SOUTH 64°03'19" WEST, A DISTANCE OF 91.46 FEET; 13) THENCE RUN SOUTH 79°02'43" WEST, A DISTANCE OF 121.33 FEET; 14) THENCE RUN SOUTH 49°27'14" WEST, A DISTANCE OF 52.20 FEET; 15) THENCE RUN SOUTH 34°24'56" WEST, A DISTANCE OF 39.92 FEET; 16) THENCE RUN SOUTH 59°44'16" WEST, A DISTANCE OF 154.04 FEET; 17) THENCE RUN SOUTH 30°49'44" WEST, A DISTANCE OF 144.25 FEET; 18) THENCE RUN NORTH 87°27'56" WEST, A DISTANCE OF 58.62 FEET; 19) THENCE RUN SOUTH 85°40'21" WEST, A DISTANCE OF 48.94 FEET; 20) THENCE RUN SOUTH 18°42'44" EAST, A DISTANCE OF 63.68 FEET; 21) THENCE RUN SOUTH 14°30'36" WEST, A DISTANCE OF 130.54 FEET; THENCE DEPARTING SAID THREAD (CENTERLINE) OF SHADY BROOK, RUN NORTH 83°38'24" WEST, A DISTANCE OF 421.03 FEET, MORE OR LESS; THENCE RUN SOUTH 82°17'56" WEST, A DISTANCE OF 330.46 FEET; THENCE RUN NORTH 32°32'27" WEST, A DISTANCE OF 828.14 FEET; THENCE RUN NORTH 54°21'38" EAST, A DISTANCE OF 318.72 FEET; THENCE RUN NORTH 31°28'06" EAST, A DISTANCE OF 320.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE RUN SOUTH 89°46'19" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1114.38 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'16" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.79 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN NORTH 00°26'21" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 2659.09 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 21

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SUMTER, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

SECTION 28: THE SE 1/4 OF THE SE 1/4

SECTION 31: ALL

SECTION 32: ALL

SECTION 33: ALL

SECTION 34: ALL

SECTION 35: ALL

SECTION 36: THE SW 1/4 OF THE NW 1/4 AND THE WEST ONE-HALF OF THE SW 1/4

AND:

IN TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

SECTION 2: ALL; LESS THE SE 1/4 OF THE SW 1/4 AND LESS THE SOUTH ONE-HALF OF THE SE 1/4

SECTION 3: ALL

SECTION 4: ALL

SECTION 5: ALL

SECTION 6: ALL

SECTION 7: ALL

SECTION 8: ALL

SECTION 9: NORTH ONE-HALF OF THE NE 1/4; AND NORTH ONE-HALF OF THE NW 1/4; AND THAT PORTION OF THE SW 1/4 OF THE NW 1/4 LYING WEST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE FORMER CSX TRANSPORTATION, INC., RAILROAD; AND THAT PORTION OF THE NORTH ONE-HALF OF THE NW 1/4 OF THE SW 1/4 LYING WEST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE FORMER CSX TRANSPORTATION, INC., RAILROAD

SECTION 10: EAST ONE-HALF OF THE NE 1/4; AND THE NW 1/4 OF THE NE 1/4; AND THE NE 1/4 OF THE NW 1/4; AND THE NW 1/4 OF THE NW 1/4

SECTION 11: THE WEST ONE-HALF OF THE NW 1/4; AND THE NW 1/4 OF THE SW 1/4; AND THE SE 1/4 OF THE NW 1/4 (LESS RIGHT-OF-WAY FOR STATE ROAD 471)

AND:

PARCEL 22

THAT PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING IN SECTIONS 10, 11, 12, 13, 14, AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 00°08'05" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°54'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2172.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTH 01°07'49" EAST, A DISTANCE OF 100.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°54'07" WEST, A DISTANCE OF 3226.94 FEET; 2) THENCE RUN NORTH 89°27'00" WEST, A DISTANCE OF 5370.13 FEET; 3) THENCE RUN NORTH 89°43'47" WEST, A DISTANCE OF 1615.44 FEET TO A POINT ON THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF CENTRAL PARKWAY (A 100 FOOT WIDE PROPOSED RIGHT-OF-WAY), SAID POINT BEING A POINT ON A 2823.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°35'20" EAST AND A CHORD LENGTH OF 142.22 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'12", AN ARC DISTANCE OF 142.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING

THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 1514.39 FEET; 2) THENCE RUN SOUTH 89°27'00" EAST, A DISTANCE OF 5371.03 FEET; 3) THENCE RUN SOUTH 88°54'07" EAST, A DISTANCE OF 3223.53 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 23

THOSE LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS DESCRIBED IN THE FOLLOWING INSTRUMENTS; OFFICIAL RECORDS BOOK 4102, PAGE 475, OFFICIAL RECORDS BOOK 4102, PAGE 492, OFFICIAL RECORDS BOOK 4204, PAGE 267 AND OFFICIAL RECORDS BOOK 4204, PAGE 378, ALL IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL 24

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4108, PAGE 314, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

(A PORTION OF PARCEL G16-069)

A PORTION OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND WEST OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED 120.0 FOOT WIDE RIGHT-OF-WAY.

LESS AND EXCEPT TRACT "D" OF HEARTY HOST LAKE RESORT, AS PER PLAT THEROF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THOSE LANDS REFERRED TO AS "LIFTSTATION NO.1" AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SAID OVERALL LANDS IN THIS DESCRIPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 0°44'24" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 24.35 FEET TO THE SOUTHWEST CORNER OF AFORESAID TRACT "D" AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°55'06" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 163.72 FEET TO A POINT ON THE WEST LINE OF AFORESAID "LIFTSTATION NO.1"; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE BOUNDARY OF SAID "LIFTSTATION NO.1" THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 9°05'03" EAST, A DISTANCE OF 16.96 FEET; 2) THENCE RUN NORTH 81°50'25" EAST, A DISTANCE OF 59.00 FEET; 3) THENCE RUN NORTH 21°34'47" WEST, A DISTANCE OF 9.09 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID TRACT "D"; THENCE DEPARTING SAID "LIFTSTATION NO. 1" BOUNDARY, RUN NORTH 89°55'06" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 173.01 FEET TO A POINT ON THE EAST LINE OF AFORESAID TRACT "D"; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°13'25" EAST, ALONG SAID EAST LINE, A DISTANCE OF 23.83 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 400.00' OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°59'33" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 247.35 FEET TO THE WEST LINE OF AFORESAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°29'35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 10.05 FEET TO A POINT ON THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°53'04" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 695.11 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°24'08" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID PROPOSED BUENA VISTA BOULEVARD, SAID POINT BEING ON A 840.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87°25'41" WEST AND A CHORD LENGTH OF 223.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°18'32", AN ARC DISTANCE OF 224.44 FEET TO A POINT OF REVERSE CURVATURE OF A 535.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°49'58" WEST AND A CHORD LENGTH OF 676.99 FEET; 2) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°29'58", AN ARC DISTANCE OF 732.99 FEET TO A POINT OF NON-TANGENCY ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°59'33" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 558.07 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°44'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4118, PAGE 356, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND WEST OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED VARIABLE WIDTH RIGHT-OF-WAY, AND LYING SOUTH OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 AND 61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID OVERALL LANDS IN THIS DESCRIPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE RUN NORTH 89°53'04" EAST, ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 63, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°53'04" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 635.31 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°24'08" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID PROPOSED BUENA VISTA BOULEVARD, SAID POINT BEING ON A 840.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°29'06" WEST AND A CHORD LENGTH OF 20.87 FEET; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'24", AN ARC DISTANCE OF 20.87 FEET TO A POINT OF COMPOUND CURVATURE OF A 700.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°56'19" WEST AND A CHORD LENGTH OF 188.59 FEET; 2) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'01", AN ARC DISTANCE OF 189.17 FEET TO A POINT OF REVERSE CURVATURE OF A 535.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°49'26" WEST AND A CHORD LENGTH OF 449.77 FEET; 3) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°42'46", AN ARC DISTANCE OF 464.19 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 0°27'20" EAST, A DISTANCE OF 147.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(PARCEL G16-070)

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF AND EAST OF TRACT "D", IN HEARTY HOST LAKE RESORT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO LYING SOUTH OF LOT 1, WILDWOOD COUNTRY RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; AND ALSO, LYING WEST OF HERITAGE WOOD 'N LAKE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 61, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

THOSE LANDS DESCRIBED IN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 151. PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

A PORTION OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND WEST OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED VARIABLE WIDTH RIGHT-OF-WAY, AND LYING SOUTH OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 AND 61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID OVERALL LANDS IN THIS DESCRIPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE RUN NORTH 89°53'04" EAST, ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 63, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°53'04" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 635.31 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°24'08" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID PROPOSED BUENA VISTA BOULEVARD, SAID POINT BEING ON A 840.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°29'06" WEST AND A CHORD LENGTH OF 20.87 FEET; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'24", AN ARC DISTANCE OF 20.87 FEET TO A POINT OF COMPOUND CURVATURE OF A 700.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°56'19" WEST AND A CHORD LENGTH OF 188.59 FEET; 2) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'01", AN ARC DISTANCE OF 189.17 FEET TO A POINT OF REVERSE CURVATURE OF A 535.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°49'26" WEST AND A CHORD LENGTH OF 449.77 FEET; 3) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°42'46", AN ARC DISTANCE OF 464.19 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 0°27'20" EAST, A DISTANCE OF 147.08 FEET TO THE POINT OF BEGINNING.

AND

THOSE LANDS DESCRIBED IN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3824, PAGE 57.
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING
SOUTH OF STATE ROAD 44, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS ROAD-RIGHT-OF
WAY, ALL IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1944, PAGE
85, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882, PAGE
793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61,
OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2765, PAGE 151,
OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

THE WEST 100 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 19, SOUTH, RANGE
23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHERLY OF STATE ROAD 44.

TOGETHER WITH:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 21 TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 2" IRON PIPE MARKING THE NORTHWEST CORNER OF SAID SECTION 21; THENCE RUN NORTH 89°59'54" EAST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1334.50 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21, AND THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE RUN SOUTH 00°20'04" WEST, A DISTANCE OF 665.49 FEET TO A 5/8" IRON ROD AND CAP (STAMPED LB 470-9); THENCE RUN SOUTH 89°54'46" EAST, A DISTANCE OF 368.27 FEET, MORE OR LESS, TO A POINT HEREBY DESCRIBED AS POINT "A" AND A POINT ON THE WESTERLY WATER'S EDGE OF LAKE OKAHUMPKA; THENCE RUN NORTHERLY ALONG SAID WESTERLY WATER'S EDGE APPROXIMATELY 804 FEET, MORE OR LESS, TO A POINT HEREBY DESCRIBED AS POINT "B" AND A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 21, SAID POINT "B" LYING NORTH 25°05'37" EAST, A DISTANCE OF 735.37 FEET FROM THE AFOREMENTIONED POINT "A"; THENCE DEPARTING SAID WESTERLY WATER'S EDGE RUN SOUTH 89°59'54" WEST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 676.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

THOSE LANDS DESCRIBED IN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3628, PAGE 437. PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

A PORTION OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 16; THENCE ALONG THE WEST BOUNDARY OF THE N.W. ¼ OF SAID SECTION 16, S.00°18'47"W., A DISTANCE OF 1077.39 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44 (A VARIABLE WIDTH RIGHT OF WAY); THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID RIGHT OF WAY LINE, S.69°26'36"E., A DISTANCE OF 1415.84 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S.00°13'06"W., A DISTANCE 19.20 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, S.00°17'19"W., A DISTANCE OF 291.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 45°57'06" AND A CHORD BEARING AND DISTANCE OF S.22°44'18"E., 253.72 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.65 FEET TO THE POINT OF TANGENCY; THENCE S.00°14'14"W., A DISTANCE OF 553.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 08°53'06" AND A CHORD BEARING AND DISTANCE OF S.04°40'48"W., 79.32 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 08°53'06" AND A CHORD BEARING AND DISTANCE OF

S.04°40'48"W., 75.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.68 FEET TO THE POINT OF TANGENCY; THENCE S.00°14'14"W., A DISTANCE OF 190.50 FEET TO THE POINT OF BEGINNING.

THENCE S.90°00'00"E. (DUE EAST), A DISTANCE OF 196.39 FEET; THENCE N.43°05'15"E., A DISTANCE OF 1.35 FEET; THENCE S.04°41'02"W., A DISTANCE OF 68.03 FEET; THENCE S.44°51'24"E., A DISTANCE OF 61.83 FEET; THENCE S.90°00'00"E. (DUE EAST), A DISTANCE OF 158.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 97°21'44" AND A CHORD BEARING AND DISTANCE OF S.29°11'38"E., 495.69 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.77 FEET TO THE END OF SAID CURVE; THENCE S.45°00'00"E., A DISTANCE OF 75.00 FEET; THENCE S.00°00'00"W. (DUE SOUTH), A DISTANCE OF 150.00 FEET; THENCE S.45°00'00"W., A DISTANCE OF 75.00 FEET; THENCE S.75°00'00"W., A DISTANCE OF 340.00 FEET; THENCE S.90°00'00"W. (DUE WEST), A DISTANCE OF 120.00 FEET; THENCE S.65°00'00"W., A DISTANCE OF 121.91 FEET; THENCE S.80°00'00"W., A DISTANCE OF 55.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 89°28'12" AND A CHORD BEARING AND DISTANCE OF N.03°57'40"W., 122.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 48°56'01" AND A CHORD BEARING AND DISTANCE OF N.24°13'46"W., 41.42 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE N.00°14'14"E., A DISTANCE OF 788.63 FEET TO THE POINT OF BEGINNING.

PARCEL 25

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 396, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "D" OF VILLAGE OF FENNEY BOUGAINVILLEA VILLAS AS RECORDED IN PLAT BOOK 16, PAGES 11 & 11A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH RIGHT OF WAY OF COUNTY ROAD 468 /WARM SPRINGS AVENUE (HAVING A 113 FOOT WIDTH), S.89°42'01"E., 210.00 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°28'58"W., 37.91 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.22°40'28"W., 102.69 FEET TO THE SOUTH BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258; THENCE ALONG SAID SOUTH BOUNDARY, N.89°39'18"W., 171.00 FEET TO THE SOUTHWEST CORNER OF SAID

LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°23'26"E., 132.73 FEET TO THE POINT OF BEGINNING.

AND:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 393, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4, SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN NORTH 357 FEET TO POINT OF BEGINNING, CONTINUE NORTH 100 FEET, EAST 171 FEET, SOUTH 100 FEET, WEST 171 FEET TO POINT OF BEGINNING, SAID LAND SITUATE AND LYING IN SUMTER COUNTY, FLORIDA.

AND

PARCEL 26

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4823, PAGE 753, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

A PORTION OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 190 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, LESS THE NORTH 50 FEET AND LESS THE EAST 22.5 FEET THEREOF.

PARCEL 27

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4118, PAGE 354, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LIFT STATION NO.1)

COMMENCE AT THE SOUTHWEST CORNER OF TRACT D, HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°38'01"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT D, A DISTANCE OF 158.08 FEET; TO THE POINT

OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 4-FOOT TALL FIELD FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE N09°29'23"W, PARALLEL TO SAID FENCE A DISTANCE OF 27.69 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES: N77°35'26"E, A DISTANCE OF 48.35 FEET; S21°59'07"E, A DISTANCE OF 49.47 FEET; S81°26'05"W, A DISTANCE OF 59.00 FEET; THENCE N09°29'23"W, A DISTANCE OF 17.20 FEET TO THE POINT OF BEGINNING.

ORDINANCE NO.: ~~O2022~~O2023-15

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING AND RESTATING ORDINANCE NO. O2017-23, ORDINANCE NO. O2019-55, ORDINANCE NO. O2020-14, AND ORDINANCE ~~O2020-14~~NO. O2022-43; PROVIDING A SHORT TITLE; PROVIDING FINDINGS AND INTENT; GRANTING CERTAIN NON-EXCLUSIVE FRANCHISES TO SOUTH SUMTER UTILITY COMPANY, LLC, SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, SOUTH SUMTER ELECTRIC COMPANY, LLC, SOUTH SUMTER GAS COMPANY, LLC, MIDDLETON UTILITY COMPANY, LLC, MIDDLETON WATER CONSERVATION AUTHORITY, LLC, GIBSON PLACE UTILITY COMPANY, LLC, ~~AND~~ GIBSON PLACE WATER CONSERVATION AUTHORITY, LLC, BLUE GOOSE UTILITY COMPANY, LLC, BLUE GOOSE WATER CONSERVATION AUTHORITY, LLC, OKEEHUMKEE UTILITY COMPANY, LLC, AND OKEEHUMKEE WATER CONSERVATION AUTHORITY, LLC, AND THEIR SUCCESSORS AND ASSIGNS (EACH A FRANCHISEE, AND SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS THE "FRANCHISEES"); A FRANCHISE FOR A PERIOD OF THIRTY (30) YEARS FROM THE ADOPTION OF THIS ORDINANCE TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISES SHALL OPERATE; AMENDING THE FRANCHISE TERRITORY; AMENDING RATES PROVISIONS; AMENDING NOTICE PROVISIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. SHORT TITLE. This Ordinance shall be known and may be cited as the "~~Second~~Third Amended and Restated Villages ARD Franchisees Ordinance."

SECTION 2. FINDINGS AND INTENT. The City Commission makes the following findings and intent:

(1) The City of Wildwood, Florida (hereafter “City”) exercises control over all publicly dedicated rights-of-way, streets, alleys, bridges, easements, and other public places located within the limits of the City.

(2) Affiliates of the Franchisees are the Owners of that certain real property located in the City of Wildwood being more particularly described on **Exhibit “A”** attached hereto and incorporated herein (the “Property”).

(3) Affiliates of Franchisees will develop the Property in accordance with its zoning and land use approvals for a large-scale active adult community, and a supporting family-oriented community (the “Villages ARD Planned Development”).

(4) The Property is currently located within the City’s exclusive water, wastewater, and reclaimed water service area.

(5) The City’s reclaimed water service is not currently available to the Property.

(6) The City Commission has considered a request submitted by the proposed Franchisees, which are South Sumter Utility Company, LLC, Southeast Wildwood Water Conservation Authority, LLC, South Sumter Electric Company, LLC, South Sumter Gas Company, LLC, Middleton Utility Company, LLC, Middleton Water Conservation Authority, LLC, Gibson Place Utility Company, LLC, ~~and Gibson Place~~Gibson Place Water Conservation Authority, LLC, Blue Goose Utility Company, LLC, Blue Goose Water Conservation Authority, LLC, Okeehumkee Utility Company, LLC, and Okeehumkee Water Conservation Authority, LLC, to provide potable water and wastewater services, irrigation services with irrigation water, as well as electric and natural gas services to serve the Property.

(7) The aforesaid rights-of-way to be used by the Franchisees are valuable public properties to be dedicated to City by Owners and maintained by the City at great expense to the City’s taxpayers, and the right to use said rights-of-way is a valuable property right to the Franchisees.

(8) The City desires to ensure that the aforesaid rights-of-way used by the Franchisees are promptly restored to a safe and secure condition to protect the health, safety and welfare of the citizens and residents of the City.

(9) State statutes, City ordinances, and the City Charter authorize the City to grant non-exclusive franchises for the purposes set forth herein.

(10) The City Commission amended certain terms of the Franchise granted to ~~the South Sumter Utility Company, LLC~~certain Franchisees pursuant to Ordinance O2017-23 ~~and~~, O2019-55, O2020-14, and O2022-43.

(11) Further, the City terminated the Wholesale Potable Water and Wastewater Agreement entered into on September 14, 2017 as recorded in the Official Records Book 3276, Page 117, Public Records of Sumter County, Florida, through a territory and emergency services agreement.

(12) Pursuant to the termination of the Wholesale Potable Water and Wastewater Agreement, the City terminated the Grant of Easement as recorded in Official Record Book 3429, Page 375, Public Records of Sumter County, Florida.

(13) It is the further intent of the City Commission that as additional Villages ARD Planned Development property is added to the Property, the City will approve further amendments to Ordinance O2017-23, Ordinance O2019-55, Ordinance O2020-14, and Ordinance O2019-55O2022-43, expanding the boundary as it did in Ordinance ~~O2020-14~~O2022-43.

(14) After due deliberation and full consideration, the City Commission has determined to amend and restate Ordinance No. ~~O2019-55O2022-43~~ which granted a franchise to South Sumter Utility Company, LLC, Southeast Wildwood Water Conservation Authority, LLC, South Sumter Electric Company, LLC, ~~and~~ South Sumter Gas Company, LLC, Middleton Utility Company, LLC, Middleton Water Conservation Authority, LLC, Gibson Place Water Conservation Authority, LLC, and Gibson Place Water Conservation Authority, LLC, to provide such services, subject to the terms and conditions set forth below.

SECTION 3. DEFINITIONS. For the purposes of this Ordinance, the following terms shall have the meaning given herein:

(a) The term “City” shall mean the City of Wildwood, Florida.

(b) The term “Customers” shall mean and include any and all organizations, firms, entities, or persons who may desire or require Franchisees’ services for land located within the Franchise territory.

(c) The term “Franchisees” shall mean South Sumter Utility Company, LLC, a Florida limited liability company, Southeast Wildwood Water Conservation Authority, LLC, a Florida limited liability company, South Sumter Electric Company, LLC, a Florida limited liability company, South Sumter Gas Company, LLC, a Florida limited liability company, Middleton Utility Company, LLC, a Delaware limited liability company, Middleton Water Conservation Authority, LLC, a Delaware limited liability company, Gibson Place Utility Company, LLC, a Florida limited liability company ~~and~~, Gibson Place Water Conservation Authority, LLC, a Florida limited liability company, Blue Goose Utility Company, LLC, a Delaware limited liability company, Blue Goose Water Conservation Authority, LLC, a Delaware limited liability company, Okeehumkee Utility Company, LLC, a Delaware limited liability company, and Okeehumkee Water Conservation Authority, LLC, a

Delaware limited liability company. Franchisees shall also include any entity that is assigned the franchise rights of any Franchisee, in accordance with this Ordinance.

(d) The term “Franchise” or “Franchise Agreement” shall mean this Third Amended and Restated Villages ARD Franchisees Ordinance ~~and Agreement~~, as passed and adopted by the City and accepted by each Franchisee.

(e) The term “Franchise Territory” shall mean the following: (i) the area of the City more particularly described in Exhibit “A” attached hereto and incorporated herein, which area includes the Property and certain public right-of-way located adjacent to the Property; (ii) any and all streets, alleys, public ways or easements, and public property or places that may now or hereafter exist within the area of the City; and (iii) any other property that may be approved by the City from time to time for development as part of the Villages ARD Planned Development, provided such additional property must be added as an amendment to this ~~franchise~~Franchise by ordinance, less and except that portion of the City lying within the Brownwood community.

(f) The term “Operating Revenues” for each Franchisee shall mean all user fees collected by Franchisees from the sale of such services provided by that Franchisee to Customers within and throughout the Franchise Territory. Operating Revenues shall not include Customer deposits, meter fees, fees or improvements received as contributions-in-aid-of-construction, sales taxes, municipal public service taxes, franchise fees, or other non-user fees or charges derived from the operation of the services of such Franchisee.

(g) The term “Systems” shall have the meaning as herein defined in Section 5.

SECTION 4. AUTHORITY. This Ordinance is being adopted pursuant to the City’s Charter, relevant special acts, and Chapter 166, Florida Statutes (~~2021~~).

2023).

SECTION 5. GRANT OF AUTHORITY. There is hereby granted by the City to each Franchisee the non-exclusive right, privilege, and franchise to erect, construct, operate, and maintain the Systems and related facilities, including but not limited to pump, stations, wells, mains, pipes, supply pipes, conduits, ducts, service connections, manholes, control ~~devises~~devices, and any other hardware or other appurtenances used as a means of producing, treating, conveying distributing, or selling certain services authorized by this Ordinance in Section 7 to any person or entity to be supplied by each Franchisee within the Franchise Territory and to sell and distribute such services to Customers within and throughout the Franchise Territory (hereinafter collectively referred to as “Systems”). The foregoing rights granted to each Franchisee shall be non-exclusive, but the City agrees, as part of the consideration for the granting of the purchase option set forth in this Franchise, to refrain from granting a similar franchise within the Franchise Territory to any other private, non-governmental entity or person at any time

during the period of this Franchise, except for pre-existing franchises. The Franchisees each acknowledge that the City currently has Franchise Agreements with TECO (Ordinance No. O2009-13) dated August 9, 2009, Duke Energy (Ordinance No. 289) dated May 13, 1996, SECO (Ordinance No. O2020-68) dated November 9, 2020, Wildwood Utility Dependent District (Ordinance No. 02021-45) dated August, 23, 2021, and The City of Leesburg, Florida (Ordinance Nos. O2018-14 and O2020-31) dated February 26, 2018 and July 27, 2020, respectively. To the extent that any or all of these Franchise ~~Agreement~~Agreements conflict with or supersede any Franchisee's rights under this Franchise Agreement, no Franchisee shall interfere with or challenge the prior rights of TECO, Duke Energy, SECO, Wildwood Utility Dependent District and/or the City of Leesburg, Florida. _____

SECTION 6. NATURE OF FRANCHISE; POWERS RETAINED BY CITY. Once this Third Amended and Restated Villages ARD Franchisees Ordinance becomes final, it shall be deemed both a contract with each Franchisee and a legislative act as provided under Florida law. Each ~~Franchise~~Franchisee is subject to all franchises and permits heretofore granted by the City Commission to use the streets, alleys, lanes, and public places of the City by public utility or public service corporations. It is not intended by the grant of this Franchise to abridge the exercise of the police power of the City. The grant of these Franchises is subject to all ordinances and resolution of the City Commission as the same now exist or may be hereafter amended, revised or modified to the extent ~~not~~not inconsistent with the terms of this Franchise. Each Franchisee shall at all times continue to be subject to all applicable public service taxes (Section 166.231, Florida Statutes), ad valorem taxes (Section 166.211, Florida Statutes), and such other applicable taxes, charges or fess as may be lawfully authorized by the Florida Constitution, the general or special laws of the State of Florida, the provisions of the Municipal Home Rule Powers Act (Chapter 166, Florida Statutes), or the ordinances of the City, subject to the provisions of Section 5 and to the extent that such ordinances are not preempted, as a matter of law, by federal or state law. Each Franchisee shall, at all time, during the life of these Franchises, be subject to all lawful exercises of police power by the City, and to such reasonable laws, rules, and regulation as the City shall hereafter, by resolution or ordinance provide, including, but not limited to, any ordinances pertaining to excavation, reconstruction, and development requirements and standards.

SECTION 7. GRANT OF FRANCHISES.

(a) **Franchise Granted to South Sumter Utility Company, LLC.** The Franchise being granted to South Sumter Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

(1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial and industrial purposes in accordance with applicable regulatory standards; and

(2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

(1) Provide wastewater treatment facilities for the treatment of domestic, commercial and industrial wastewater in accordance with applicable regulatory standards; and

(2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities; and

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, South Sumter Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(b) **Franchise Granted to Southeast Wildwood Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Southeast Wildwood Water Conservation Authority, LLC (SEWWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

(c) **Franchise Granted to South Sumter Electric Company, LLC.** For electric power distribution and related facilities, South Sumter Electric Company, LLC is

granted the franchise pursuant to the provisions of this Ordinance. The Franchisee shall be responsible for constructing, operating and maintaining the facilities in accordance with Section 5. The Franchisee shall pay to the City a franchise fee as provided in this Ordinance.

(d) **Franchise Granted to South Sumter Gas Company, LLC.** For natural gas distribution and related facilities, South Sumter Gas Company, LLC is granted the franchise pursuant to the provisions of this Ordinance. The Franchisee shall be responsible for constructing, operating and maintaining the facilities in accordance with Section 5. The Franchisee shall pay to the City a franchise fee as provided in this Ordinance.

(e) **Franchise Granted to Middleton Utility Company, LLC.** The Franchise being granted to Middleton Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

(1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial and industrial purposes in accordance with applicable regulatory standards; ~~and~~

(2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

(1) Provide wastewater treatment facilities for the treatment of domestic, commercial and industrial wastewater in accordance with applicable regulatory standards; ~~and~~

(2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities; ~~and~~

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, Middleton Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate;

divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(f) **Franchise Granted to Middleton Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Middleton Water Conservation Authority, LLC, (MWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

(g) **Franchise Granted to Gibson Place Utility Company, LLC.** The Franchise being granted to Gibson Place Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

- (1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial and industrial purposes in accordance with applicable regulatory standards; and
- (2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

- (1) Provide wastewater treatment facilities for the treatment of domestic, commercial and industrial wastewater in accordance with applicable regulatory standards; and
- (2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities; ;

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, Gibson Place Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee

initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(h) **Franchise Granted to Gibson Place Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of ~~Middleton~~Gibson Place Water Conservation Authority, LLC, (GPWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

(i) **Franchise Granted to Blue Goose Utility Company, LLC.** The Franchise being granted to Blue Goose Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

(1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial and industrial purposes in accordance with applicable regulatory standards; and

(2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

(1) Provide wastewater treatment facilities for the treatment of domestic, commercial and industrial wastewater in accordance with applicable regulatory standards; and

(2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction of said

facilities in addition to other costs generally accepted in the computation of rates, fees and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, Blue Goose Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(j) **Franchise Granted to Blue Goose Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Blue Goose Water Conservation Authority, LLC (BGWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

(k) **Franchise Granted to Okeehumkee Utility Company, LLC.** The Franchise being granted to Okeehumkee Utility Company, LLC is to construct, operate and maintain a Potable Water Distribution System and a Wastewater Collection, Treatment and Disposal System, pursuant to the provisions of Section 5 above.

For the Water System, Franchisee is authorized to:

(1) Provide water treatment facilities for the production and treatment of potable water for domestic, commercial and industrial purposes in accordance with applicable regulatory standards; and

(2) Provide potable water distribution lines and related facilities.

For the Wastewater System, the Franchisee is authorized to:

(1) Provide wastewater treatment facilities for the treatment of domestic, commercial and industrial wastewater in accordance with applicable regulatory standards; and

(2) Provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the wastewater treatment facilities.

Operation and maintenance costs of the water and wastewater systems shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for Investor Owned Utilities.

In addition to the Franchisee Fee provided herein, Okeehumkee Utility Company, LLC agrees to pay Pilot Fees at the same time and manner as the Franchise Fees provided for herein. The Pilot Fee shall be calculated on a per ERC basis and charged at the time each ERC commences utilizing the service of the wastewater system. The fee initially shall be an estimate of the Average Depreciation Value of the capital facilities of the wastewater system which equals the estimated initial cost of construction plus depreciable value at the end of the franchise term divided by two; divided by the total number of ERC to be served by said capital facilities; times the City's current millage rate; divided by 12 months. The initial Pilot Fee is \$0.85 per ERC per month. The Pilot Fee may be reviewed and adjusted in five (5) year increments during the term of this franchise.

(l) **Franchise Granted to Okeehumkee Water Conservation Authority, LLC.** For Wastewater disposal, the Franchisee will utilize treated effluent to the greatest degree possible as Irrigation Water, along with supplemental water sources as provided for herein. The responsibility for operating and maintaining the Irrigation System for disposal of wastewater effluent shall be the responsibility of Okeehumkee Water Conservation Authority, LLC (OWCA), which is granted the franchise, pursuant to the terms of this Ordinance.

Irrigation System shall mean all improvements, facilities and systems used or useful to serve the Franchise Territory with Irrigation Water. The source of such Irrigation Water may be derived from stormwater, irrigation wells permitted by the applicable water management district, other non-potable sources of water, or any combination thereof.

SECTION 8. INDEMNIFICATION; INSURANCE.

(a) Each Franchisee or its subcontractors shall indemnify and hold harmless the City, its agents, elected or appointed officials, officers and employees from any and all liability, claims, demands, damages, expenses, fees, penalties, suits, proceedings, actions and cost of actions (including attorneys' fees and costs at trial and on appeal), of any kind or nature, arising or growing out of, or any way connected with the exercise by Franchisees of its rights contained herein.

(b) Each Franchisee or its subcontractors shall procure and maintain, for the duration of this Franchise, insurance of the types and limits specified below:

(1) Comprehensive General Liability - bodily injury and property damage coverage shall be for not less than \$1,000,000.00 per occurrence and not less than \$1,000,000.00 in the aggregate. The City shall be named as an additional insured on the policy.

(2) Business Automobile Liability - business automobile liability coverage shall be in a combined single limit of not less than \$500,000.00 per occurrence. The City shall be named as an additional insured on the policy.

(3) The City Commission for the City of Wildwood shall have the right to reassess and adjust the required amount of liability insurance required under this Section every five (5) years, if necessary. In so doing, the City Commission shall take into consideration all relevant factors, including, but not limited to, the rate of inflation, changes in law, and information related to risk assessment for the City. Whenever the City Commission exercises its right to reassess the amount of liability insurance required, the Franchisees shall have the right to present any information that they deem relevant to the City Commission's determination regarding the same.

SECTION 9. SERVICE STANDARDS. Franchisees shall maintain and operate its Systems and facilities and render efficient service in accordance with the rules and regulations as are, or may be, set forth by the City and/or other agency and/or entity with jurisdiction to regulate and/or promulgate rules regarding Franchisees' operations.

SECTION 10. PAYMENTS TO THE CITY.

(a) In consideration for the granting of each Franchise, each Franchisee (or its successors or assigns, as applicable), shall pay to the City (or its successors), an annual amount which will equal five percent (5%) of each Franchisees' annual gross Operating Revenues taken in and received by it for providing all aspects of services provided by each Franchisee to its Customers within the Franchise Territory, as now or hereafter constituted. Each Franchisee shall be permitted to collect the franchise fees provided for under this Franchise from its retail customers receiving said service as a line item on its retail bills. Each Franchisee may not incorporate any franchise fee into its other rates for service.

(b) The Franchisees shall pay the franchise fee provided by this section semi-annually on January 1 and July 1 of each year during the term of this franchise. Any payments not made by the Franchisees within 20 days after the date said payment is due, shall thereafter be payable with interest at the rate of fifteen percent (15%) per annum.

(c) Each Franchisee shall at all times continue to be subject to and shall pay to the City all legally authorized and applicable public service taxes, ad valorem taxes (intangible, personal, real), occupational taxes, and any and all other valid tax, levied or imposed by the City. Such charges and fees shall include but not be limited to licensing, permit fees, development review and inspection fees and all other such fees including fees, charges, taxes and/or assessments validly adopted and/or imposed

during the term of this Franchise Agreement.

(d) The franchise fee payments, together with any interest that may apply, shall be made by wire transfer or other electronic means.

SECTION 11. RECORDS AND REPORTS. The City or its designated representative shall have the right during the term of each Franchise to examine, at all reasonable business hours, all of each Franchisee's plans, contracts, engineering, accounting, finance, statistical, customer and service records relating to performance under this Ordinance; provided, however, that the City expressly acknowledges and agrees that each Franchisee may redact proprietary information and any private customer information from such documents and records prior to making the same available to the City for examination hereunder. The City agrees to keep any information it obtains confidential to the maximum extent possible under Florida's public records law. As well, each Franchisee shall provide directly to the City an annual summary report showing gross revenues received by each Franchisee from its operations within the City during the preceding fiscal year and such other information as the City shall request with respect to properties, quality control, and expenses related to each Franchisee service within the City. The City may audit the financial records of each Franchisee for the purpose of determining that proper collection or payment of franchise fees is being made by each Franchisee in accordance with this Ordinance at the City's initial expense. Each Franchisee shall cooperate with and make available those records necessary for City to perform the audit. If the audit demonstrates that payment or collection of franchise fees is more than 5% less than the semi-annual amount that should have been paid or collected, each Franchisee shall, in addition to paying the fees that should have been paid or collected, pay the cost of the audit.

SECTION 12. RATES.

(a) Each Franchisee may charge to Customers such service rates and fees not in excess of those rates and fees ~~set forth herein or as~~ approved by the Florida Public Service Commission, or if not governed by the Florida Public Service Commission, then as ~~approved by the City (hereinafter the "Approved Rates and Fee Schedule").~~ permitted herein (hereinafter the "Approved Rates and Fee Schedule"). The initial Approved Rates and Fee Schedule for each Franchisee shall be as determined by the Franchisee and shall not require approval by the City. If the Franchisee desires to increase their Approved Rates and Fee Schedule, then such increases shall be subject to the limitations set forth in paragraph (b) below.

(b) From time to time, but not more than once per calendar year, each Franchisee whose rates are not governed by the Florida Public Service Commission shall have the ability to ~~apply to the City to make~~ changes to the Approved Rates and ~~Fees~~ Fee Schedule. ~~Requests for increases~~ Increases to the Approved Rates and ~~Fees~~ Fee Schedule that do not exceed the rate of inflation determined by the Consumer Price

~~index~~Index (CPI) for Utilities published by the U.S. Bureau of Labor Statistics appropriately adjusted for the ~~calendar year (January 1st to December 31st)~~immediately preceding the calendar year in which the request is made~~adjustment~~ shall not require an approval hearing of the City Commission; ~~provided, however, that each Franchisee may only file one such request per calendar year.~~ All other requests for changes to the Approved ~~Rate~~Rates and Fee ~~Schedules~~Schedule shall be just, fair, and reasonable and require City Commission approval in a duly noticed public hearing. **NOTE:** ~~In no event, will the actual annual rate adjustment be less than positive two percent (2%), and no greater than positive four percent (4%). All rates and fees charged by the Franchisees prior to the Effective Date of this Franchise are hereby approved. Each Franchisee whose rates are governed by the Florida Public Service Commission may make changes to its Approved Rates and Fee Schedule without approval of the City Commission.~~

(c) Each Franchisee shall be responsible for the billing and collection of all fees and rates charged to Customers of the services authorized to each Franchisee by this Ordinance.

SECTION 13. TRANSFER OR ENCUMBRANCE OF FRANCHISES. No Franchisee may assign or otherwise transfer its franchise rights except with the prior written consent of the City expressed by an ordinance, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, the City hereby consents to the following transfers: (i) any assignment of Franchisees' franchise rights to a third party owned, controlled or managed, directly or indirectly, by Franchisees; (ii) any assignment of Franchisees' franchise rights to the Community Development District that has been approved by the City, pursuant to Chapter 190, Florida Statutes, for the Property, or a special dependent or independent district created pursuant to the provisions of Chapter 189, Florida Statutes; and with such new Franchise entity assuming all of the duties and obligations of the assigning Franchise. Franchisees shall be released from all obligations set forth in this Ordinance upon the assignment of its rights in accordance with this Section and upon the written acceptance by assignee of the obligations so assigned by Franchisees.

SECTION 14. FORFEITURE OF FRANCHISE; NON-COMPLIANCE. In the event of a material default by any Franchisee with respect to its obligations under this Ordinance, the City shall provide written notice of such default to such Franchisee. In the event that Franchisee fails to cure the alleged material default within sixty (60) days of its receipt of such notice from the City, then the City shall be entitled: (i) to file an action against that Franchisee for specific performance of its obligations under this Ordinance; (ii) to file an action against Franchisees for damages actually incurred by City by reason of Franchisee's default of its obligations under this Ordinance, provided in no event shall City be entitled to recover any consequential, indirect, special, speculative, punitive or exemplary damages from Franchisee; or (iii) to file an action against Franchisee to terminate the Franchise as to that Franchise.

SECTION 15. TERM OF FRANCHISE. This Franchise and the rights herein granted to each Franchisee shall take effect after final passage of this Ordinance, as required by law, and full execution by all parties, and shall continue in full force and effect for a term of thirty (30) years after the date on which the Franchise Agreement was accepted by Franchisee in accordance with Section 16 below. The City recognizes that this Ordinance may be amended in the future ("Ordinance Amendment") to incorporate additional property which pursuant to Section 3(e) will become part of the Franchise Territory. As additional areas are brought within the Franchise Territory, such Ordinance Amendment shall extend the term of the Franchise thirty (30) years from the effective date of each such amendment. At such time as any Franchise interest is conveyed to a community development district, dependent district or independent district (the "District") as may be created pursuant to Chapters 189 and 190, Florida Statutes, notice shall be provided to the City and, upon request by the District, the City will undertake deliberations to consider granting a thirty (30) year Franchise to the District, for the area within the District, under the same terms and conditions of the transferring Franchise.

SECTION 16. ACCEPTANCE. This Franchise is hereby granted upon the condition that, within thirty (30) days after the date of passage of this Ordinance, the Franchisee shall file with the City Clerk its acceptance of the terms and conditions of this Franchise, which acceptance shall be in writing, duly executed by or on behalf of the Franchisee and contain the Franchisee's address.

SECTION 17. SEVERABILITY. Notwithstanding the fact that each Franchise is a separate contract with each Franchisee, should any section or provision of this Franchise or any portion thereof, the deletion of which would not adversely affect (in the general sense) the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a judicial or administrative tribunal of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, the City and Franchisee shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial or administrative authority's decisions and consistent with the original intent of the parties as contained herein. If such decision is fundamental to or alters the essence of this Franchise, then the parties agree to negotiate a new franchise agreement.

SECTION 18. GOVERNING LAW AND VENUE. The rights and privileges granted to Franchisees by this Franchise shall at all times be subordinate and inferior to the rights of the public in and to the ordinary use of the Public Rights-of-Way and nothing in this Franchise shall be considered as a surrender by the City of its right and power to use and relocate the use of its rights-of-way. In the event that any legal proceeding is brought to enforce the terms of this Franchise, the same shall be brought in Sumter County, Florida.

SECTION 19. NOTICES. Except in exigent circumstances, and except as otherwise specifically provided in this Franchise, all notices by either City or Franchisee to the other shall be made by either depositing such notice in the United States Mail, Certified Mail return receipt requested or by facsimile. Any notice served by certified mail return receipt shall be deemed delivered five (5) days after the date of such deposit in the United States Mail unless otherwise provided. Any notice given by facsimile is deemed received by next Business Day. "Business Day" for purposes of this Section shall mean Monday through Friday, with Saturday, Sunday and City and Franchisee observed holidays excepted. All notices shall be addressed as follows:

As To City: City of Wildwood
 Attn: Jason McHugh, AICP
 City Manager
 100 N. Main Street
 Wildwood, FL 34785

With Copy to: Ashley S. Hunt, Esq.
 Hunt Law Firm, P.A.
 601 S. 9th Street
 Leesburg, FL 34748

With Copy to: City of Wildwood
 Attn: Susan Patterson
 City Clerk
 100 N. Main Street
 Wildwood, FL 34785

As To Franchisees:

 South Sumter Utility Company, LLC
 3619 Kiessel Road
 The Villages, Florida 32163

 Southeast Wildwood Water Conservation Authority, LLC
 3619 Kiessel Road
 The Villages, Florida 32163

 South Sumter Electric Company, LLC
 3619 Kiessel Road
 The Villages, Florida 32163

 South Sumter Gas Company, LLC
 3619 Kiessel Road
 The Villages, Florida 32163

 Middleton Utility Company, LLC

3619 Kiessel Road
The Villages, Florida 32163

Middleton Water Conservation Authority, LLC
3619 Kiessel Road
The Villages, Florida 32163

Gibson Place Utility Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Gibson Place Water Conservation Authority, LLC,
3619 Kiessel Road
The Villages, Florida 32163

Blue Goose Utility Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Blue Goose Water Conservation Authority, LLC
3619 Kiessel Road
The Villages, Florida 32163

Okeehumkee Utility Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Okeehumkee Water Conservation Authority, LLC
3619 Kiessel Road
The Villages, Florida 32163

With Copy to:

South Sumter Utility Company, LLC
Attention: ~~Kelsea Morse Manly~~Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Southeast Wildwood Water Conservation Authority, LLC
Attention: ~~Kelsea Morse Manly~~Legal Department
3619 Kiessel Road
The Villages, Florida 32163

South Sumter Electric Company, LLC
Attention: ~~Kelsea Morse Manly~~Legal Department
3619 Kiessel Road

The Villages, Florida 32163

South Sumter Gas Company, LLC
Attention: ~~Kelsea Morse Manly~~Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Middleton Utility Company, LLC
Attention: ~~Kelsea Morse Manly~~Legal Department
~~3619 Kiessel Road~~
~~The Villages, Florida 32163~~

3619 Kiessel Road
The Villages, Florida 32163

Middleton Water Conservation Authority, LLC
Attention: ~~Kelsea Morse Manly~~Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Gibson Place Utility Company, LLC
Attention: ~~Kelsea Morse Manly~~Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Gibson Place Water Conservation Authority, LLC,
Attention: ~~Kelsea Morse Manly~~Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Blue Goose Utility Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Blue Goose Water Conservation Authority, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Okeehumkee Utility Company, LLC
Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Okeehumkee Water Conservation Authority, LLC

Attention: Legal Department
3619 Kiessel Road
The Villages, Florida 32163

Notice shall be given as required by this Franchise and for all other emergencies. Notice shall be provided to the above-named addressees unless directed otherwise in writing by the City or Franchisee.

SECTION 20. NON-WAIVER PROVISION. The failure of either Party to insist in anyone or more instances upon the strict performance of anyone or more of the terms or provisions of this Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the Parties.

SECTION 21. COMPLETE AGREEMENT. This Franchise together with the exhibits (as may be amended from time to time in accordance with the terms hereof) represents the entire agreement of the Parties and supersedes all prior representations whether oral or in writing with respect to the rights of the Parties.

SECTION 22. RIGHT OF ACQUISITION BY CITY. The City shall have the right to purchase and take over the property and services of ~~the~~ South Sumter Utility Company, LLC ~~Franchise~~, Middleton Utility Company, LLC, ~~and/or~~ Gibson Place Utility Company, LLC ~~Franchise~~, Blue Goose Utility Company, LLC, and/or Okeehumkee Utility Company, LLC at the expiration of the Franchise term, unless the City requests to extend the Franchise(s) for an additional thirty (30) years. In the event the City desires to extend the Franchise(s), the City shall provide official notice to the Franchisee(s) one year in advance of the expiration of the term. In the event the City does not extend the Franchise(s), the City shall have the right to purchase and take over the property and services of ~~the~~ South Sumter Utility Company, LLC ~~Franchise~~, Middleton Utility Company, LLC, ~~and/or~~ Gibson Place Utility Company, LLC ~~Franchise~~, Blue Goose Utility Company, LLC, and/or Okeehumkee Utility Company, LLC, subject to this Ordinance by providing an official notice upon South Sumter Utility Company, LLC ~~Franchisee~~, Middleton Utility Company, LLC ~~Franchisee~~, ~~and/or~~, Gibson Place Utility Company, LLC ~~Franchisee~~, Blue Goose Utility Company, LLC, and/or Okeehumkee Utility Company, LLC to that effect and payment to Franchisee(s) of the price. The Franchisee(s) shall execute such deeds or instruments of conveyance to the City as shall be required to convey to the City title to the property in fee simple, free from any and all liens and encumbrances. The price shall be based upon fair market value as determined by mutual agreement or non-binding arbitration. Each side shall pay its own attorneys' fees.

SECTION 23. AMENDMENTS TO FRANCHISE AGREEMENT. Changes in the

terms and conditions to this Franchise Agreement may be made by written agreement between the City and the Franchisee.

SECTION 24. ORDINANCES REPEALED. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed as of the effective date.

SECTION 25. EFFECTIVE DATE. This Ordinance granting a franchise to Franchisee shall take effect immediately upon becoming a law; provided, however, this Ordinance shall become effective only upon the written acceptance of Franchisee all as provided in Sections 15 ~~and 16~~ and 16 hereinabove.

DONE AND ORDAINED this _____ day of ~~June, 2022~~ _____, 2023, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading:

Second Reading:

Approved as to form:

City Attorney

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: AN 2302-001 470 Werlmaker

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Werlmaker Investments LLC, has submitted a voluntary annexation application for parcel K09A006. The property to be annexed totals 5 acres MOL and is located along E C 470, south and east of CR 500, and approximately 0.38 miles west of Marsh Bend Trail.

Annexation into the City is appropriate because the properties are contiguous to the City limits and are within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

The applicant plans to modify the existing property from low-density residential to Central Mixed Use (CMU).

Water is available for the subject properties, but there is no sanitary sewer available for this parcel. The applicant will need to work with the City Utilities department to connect to utilities when development is proposed.



Shaun Raja, Planner I,
Development Services Department

ORDINANCE NO. O2023-11

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 5 ACRES LOCATED ALONG E CR 470, SOUTH AND EAST OF CR 500, AND APPROXIMATELY 0.38 MILES WEST OF MARSH BEND TRAIL, IN SECTION 10, TOWNSHIP 20 NORTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is located on E CR 470, approximately 0.38 miles west of Marsh Bend Trail, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by the Village Center Community Development District, is more particularly described as follows:

Parcel K09A006
Werlmaker Investments LLC (OWNER)
5 Acres +/-

LEGAL DESCRIPTION

PARCEL K09A006:

PARCEL NO.6, IN THE SUBDIVISION KNOWN AS INDIAN OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 53, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

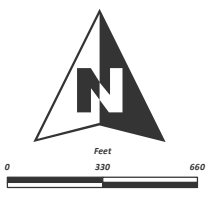
First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		AN 2302-001 470 WERLMAKER PARCEL K09A006	MAP 1B LOCATION MAP MARCH 2023

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: AN 2302-002 Lucky U Landholding LLC

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, LPG Urban & Regional Planners LLC, on behalf of the owners, Nina Jean Driggers Davis et al, has submitted a voluntary annexation application for parcels D29-023 and D29-024. The property to be annexed totals 4.45 acres MOL and is located along the intersection of N US 301 and CR 126, approximately 0.14 miles south of CR 124.

Annexation into the City is appropriate because the properties are contiguous to the City limits and are within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

The applicant plans to modify the existing property from industrial to commercial.

Water and sewer are available for the subject properties. The applicant will work with the City Utilities department to connect to utilities when development is proposed.



Shaun Raja, Planner I,
Development Services Department

ORDINANCE NO. O2023-12

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.45 ACRES LOCATED ALONG N US 301 AND CR 126, APPROXIMATELY 0.14 MILES SOUTH OF CR 124, IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 WEST; WHICH IS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF WILDWOOD AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is located on N US 301, approximately 0.14 miles south of CR 124, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by the Village Center Community Development District, is more particularly described as follows:

Parcels D29-023 & D29-024
Nina Jean Driggers Davis, et al (OWNER)
4.45 Acres +/-

LEGAL DESCRIPTION

PARCEL 1:

BEGINNING 15 FEET NORTH AND 200 FEET EAST, FROM THE S.W. CORNER OF S.W. 1/4 OF S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST,

RUNNING 210 FEET WEST, THENCE 336 FEET NORTH, THENCE 210 FEET WEST, THENCE 336 FEET SOUTH TO **POINT OF BEGINNING**, SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 15 FEET NORTH AND 470 FEET EAST FROM THE S.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN THENCE 336 FEET NORTH FOR **POINT OF BEGINNING**; THENCE RUN EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET, THENCE RUN SOUTH 210 FEET TO **POINT OF BEGINNING**. **ALSO** FROM SAID **POINT OF BEGINNING**, RUN WEST 210 FEET, NORTH 210 FEET, EAST 210 FEET, THENCE RUN SOUTH 210 FEET TO **POINT OF BEGINNING**, SUMTER COUNTY, FLORIDA.

ALSO TOGETHER WITH:

BEGINNING 50 FEET EAST AND 141 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 210 FEET NORTH, THENCE 210 FEET EAST, THENCE 210 FEET SOUTH, THENCE 210 FEET WEST TO **POINT OF BEGINNING**, SUMTER COUNTY, FLORIDA.

LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

PARCEL 2:

BEGINNING 50 FEET EAST AND 15 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 126 FEET NORTH, THENCE 210 FEET EAST, THENCE 126 SOUTH, THENCE 210 FEET WEST TO **POINT OF BEGINNING**, SUMTER COUNTY, FLORIDA.

(**LESS** RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City

of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

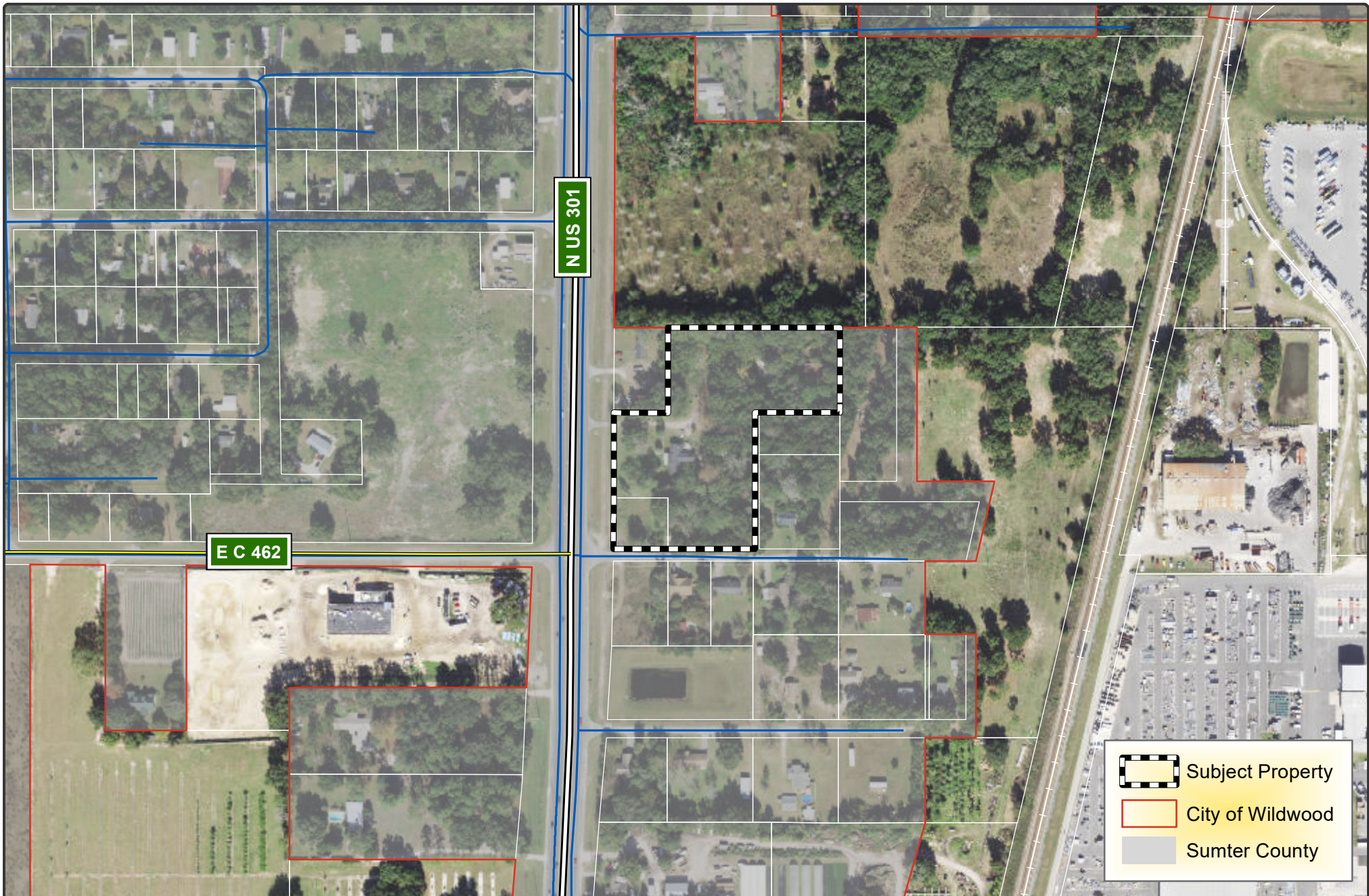
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

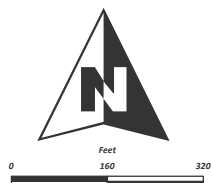
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



AN 2302-002

LUCKY U LANDHOLDING, LLC

PARCELS D29-023 & D29-024

MAP 1B

**LOCATION
MAP**

**MARCH
2023**

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2206-002 Wildwood Place

REQUESTED ACTION: Special Magistrate recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2206-002 Wildwood Place
Ordinance #	O2022-97
Applicant	Ryan Thompson
Owner	HWY 301/216, LLC
Property Location	Located at the northwest intersection of US 301 and CR 216
Parcel Number(s)	D19-014 and D19-043
Date	3/23/23

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Low-Density Residential & Residential Mixed use (City) to General Commercial & Medium High-Density Residential (City) for the parcels listed above on 34.75 acres MOL. This request is accompanied by rezoning request RZ 2206-002.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented:

The applicant intends to develop a multi-family residential development on the subject property consisting of a maximum of 300 dwelling units covering approximately 25 acres. This will be accompanied by commercial retail and offices along US 301, on 9.75 acres MOL, with around 6.95 acres of open space. Justification has been presented to the city to support the proposed development, with surrounding parcels on the FLUM depicting a similar mix of Medium-Density Residential and Commercial.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan:

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. However, it is important to note that this application was submitted when the 2035 Comprehensive Plan was in effect and has been evaluated based on the criteria within that Comprehensive Plan. Under that plan there existed the Medium High-Density Residential (MHDR) Future Land Use designation, which would allow for a maximum of 300 dwelling units on the subject property for the stated 25 acres. The 2035 Comprehensive Plan FLU Policy 1.1.12 designates a maximum density allowance of 12 dwelling units per acre for the

proposed FLU designation, placing the project within acceptable development standards. Additionally, Policy 1.1.3 states that the density and intensity shall abide by the qualitative standards set forth on the FLUM, which the proposed development accomplishes by remaining within the density limits and incorporating adequate open space into their overall design.

Separately, surrounding parcels are currently zoned for a mix of Medium-Density Residential (MDR) and commercial, with FLU split between commercial, Medium-Density residential, and Mixed-Use residential. This mix of commercial and residential is in line with Policy 1.8.1 which requests a diversity of land uses. The policy recommends that there be 0.13 acres of commercial/industrial development per residential dwelling unit. While Policy 1.2.5 of the Transportation Element requests land-use plans that promote compact, walkable communities with a wide range of destinations located in close proximity to nearby residential sites. The proposed development is compact in its design and seeks to utilize the maximum space available while providing residents access to commercial opportunities in the surrounding area that would fulfill Policy 1.8.1.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located along N US 301 and CR 216, with the major access points being along US 301, and a secondary proposed access point on CR 216. US 301 is a Principal Arterial operating at LOS C with an existing mix of Medium-Density Residential (MDR), Residential Mixed-Use (RMU), and Commercial (COM) designations within the immediate vicinity of the proposed development. The proposed development in its conceptual plans showcases a mix of residential, commercial, and open green space, which directly combats urban sprawl by focusing on maximizing existing space for compact development and blending a mix of land uses within.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Ecological Consulting Solutions, Inc in March of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property, nor did a USFWS database search reveal any documented evidence of such species within the vicinity. No gopher tortoise burrows were observed according to the inspecting team. However, it was stated that thirty (30) days prior to construction and clearing, the USFWS must be notified regarding a protection/education plan concerning eastern indigo snakes.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 216, which is a minor local road maintained by the county. US 301 is currently a four-lane divided principal arterial roadway that operates at LOS D along the segment from C 472 to C 466 (2015 Sumter County TMS segment report). The proposed Future Land Use change to HDR and proposed development is estimated to add 3,003 daily trips, 165 A.M. & 256 P.M. peak hour trips to the intersection of US 301 and CR 216. A full traffic impact analysis has been conducted for maximum density and was approved by Sumter County. The intersection of US 301/CR 472 is projected to operate at LOS E following project build-out. However, Sumter County plans to improve the existing intersection, with the

anticipated completion by 2024 which is expected to alleviate these concerns and allow the intersection to operate at LOS D.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The residential development is proposed to add 36 students to Wildwood Schools. The school district advises that capacity is available.

Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2022-97 be forwarded to the City Commission for further action.

A handwritten signature in black ink that reads "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-97

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel(s) D19-014 & D19-043
HWY 301/216 LLC (Owner)
34.75 Acres +/-

LEGAL DESCRIPTION:

PARCEL A

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST FOR THE POINT OF REFERENCE AND RUN S 89°43'05" E, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 1326.97 FEET; THENCE RUN N 0°03'10" E, A DISTANCE OF 415.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°03'10" E, A DISTANCE OF 909.42 FEET; THENCE RUN S 89°42'05" EAST, A DISTANCE OF 939.14 FEET; THENCE RUN S 0°10'31" W, A DISTANCE OF 1299.10 FEET TO A POINT AT THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN ALONG SAID NORTH RIGHT OF WAY OF COUNTY ROAD NO. 216, N 89°43'09" W, A DISTANCE OF 606.56 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, RUN N 0°02'51" E, A DISTANCE OF 389.80 FEET; THENCE RUN N 89°41'22" W, A DISTANCE OF 329.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 25.00 ACRES MORE OR LESS.

PARCEL B

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST FOR THE POINT OF REFERENCE AND RUN S 89°43'05" E, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 1326.97 FEET; THENCE RUN N 0°03'10" E, A DISTANCE OF 25.05 FEET TO A POINT AT THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN S 89°43'09" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 936.37 FEET TO THE POINT OF BEGINNING; THENCE RUN N 0°10'31" E, A DISTANCE OF 1299.10 FEET; THENCE RUN S 89°42'05" E, A DISTANCE OF 325.00 FEET TO A POINT AT THE WEST RIGHT OF WAY LINE OF US HIGHWAY NO. 301; THENCE RUN S 0°01'29" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1013.03 FEET TO INTERSECTION OF SAID WEST RIGHT OF WAY AND THE NORTH RIGHT OF WAY

LINE OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN N 89°43'09" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 9.73 ACRES MORE OR LESS.

This property is to be reclassified from COM, LDR, & RMU to HDR & COM and contains 34.75 acres, more or less;

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

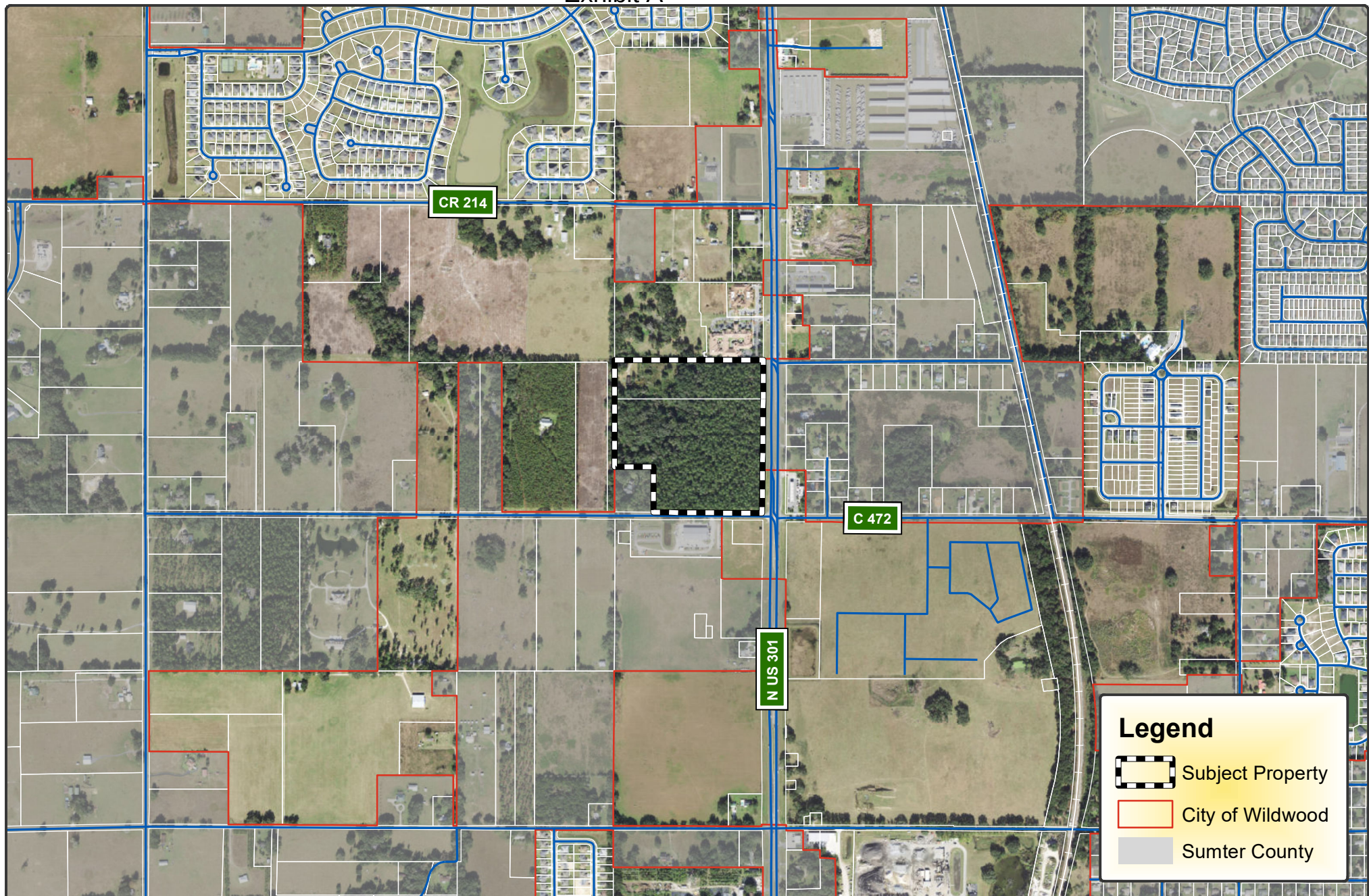
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

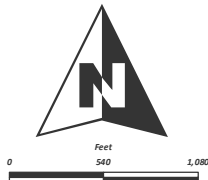
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2206-002 / RZ 2206-002

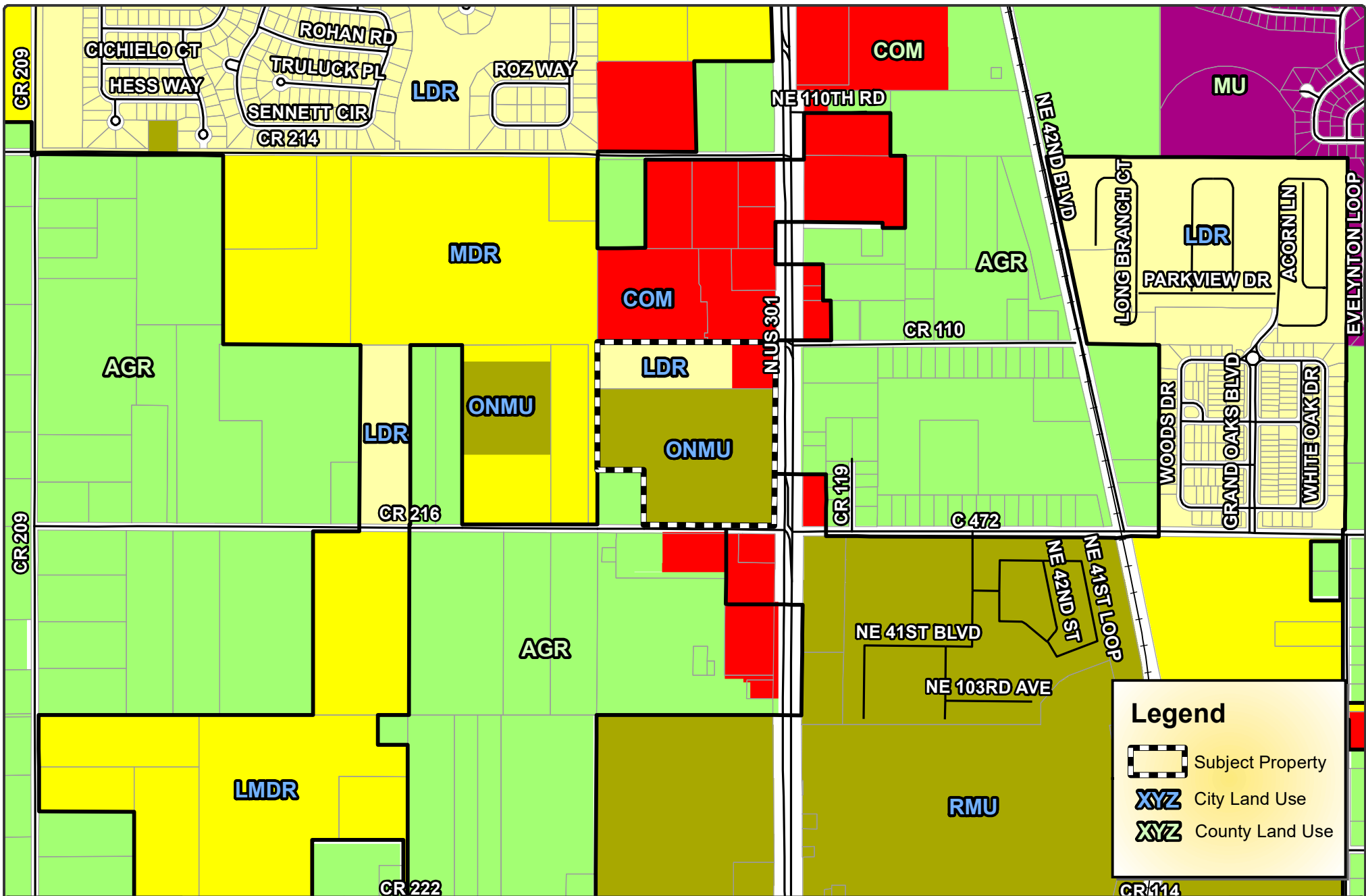
WILDWOOD PLACE

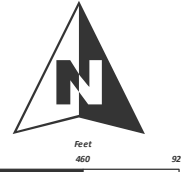
PARCELS D19-014 & D19-043

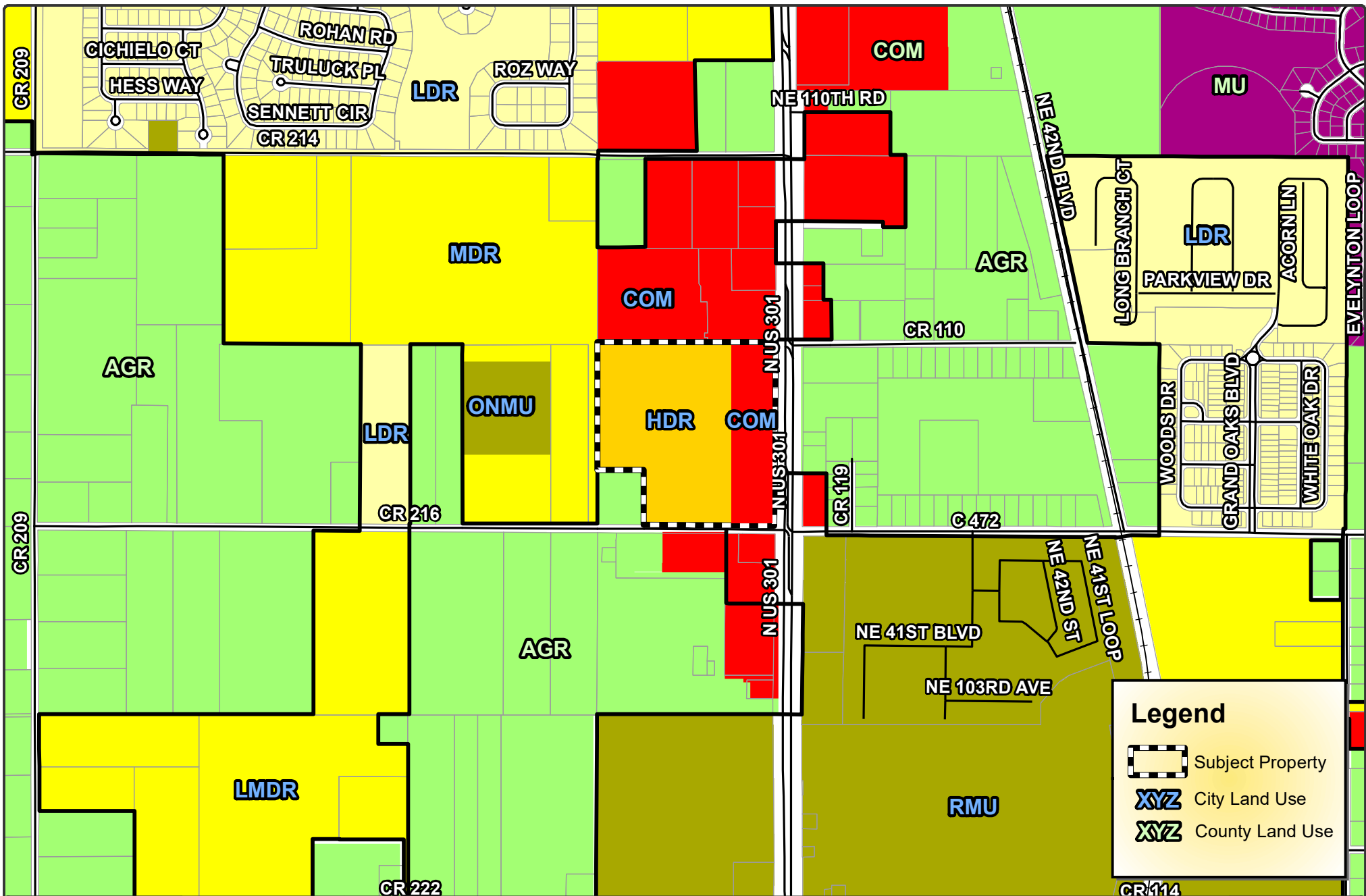
MAP 1B

**LOCATION
MAP**

**JUNE
2022**



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2206-002 WILDWOOD PLACE PARCELS D19-014 & D19-043		MAP 2A EXISTING LAND USE JUNE 2022
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Legend

 Subject Property

 City Land Use

 County Land Use

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, April 4, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Commercial, Low-Density Residential & Residential Mixed-Use (City) to Commercial & High-Density Residential (City) on 34.75 acres MOL.

Case No: CP 2206-002 Wildwood Place

Applicant: Ryan Thompson

Owner: HWY 301/216 LLC

Parcel Number(s): D19-014 and D19-043

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-97 to the City Commission for final determination.

Dated: April 4, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2206-002 Wildwood Place

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2206-002 Wildwood Place
Ordinance #	O2022-98
Applicant	Ryan Thompson
Owner	HWY 301/216, LLC
Property Location	Located at the northwest intersection of US 301 and CR 216
Parcel Number(s)	D19-014 and D19-043
Date	3/23/22

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-4 (City) for the parcels listed above on 34.75 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-005.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to a mix of R-4 and C-3 is consistent with the proposed Future Land Use Map designation of High-Density Residential with a portion dedicated to Commercial. However, it is important to note that this application was submitted when the 2035 Comprehensive Plan was in effect and has been evaluated based on the criteria within that Comprehensive Plan. The proposed development is a mix of commercial and residential, focused on a compact design, providing plenty of open space among higher-density structures. This focus on compact design conforms to elements of the Comprehensive plan such as FLU Policy 1.1.3, and Policy 1.1.10. which also coincides with Objective 1.9 of the Future Land Use Element. All of which discourage urban sprawl through a future land use pattern that promotes orderly, compact development. As such this change is consistent with the 2035 Comprehensive Plan.

(b) The existing land use pattern of the surrounding area;

The proposed rezoning to R-4 and C-3 is compatible with the current zoning in this area along US 301. The property is intended to be used as a compact high-density residential development with a commercial element along N US 301. It is within range of other properties designated as C-3 zoning and a mix of R-2 and R-3 residential zoning. The proposed development would abide by Policy 1.9.1 and directly counteract urban sprawl.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: The residential development is proposed to add 36 students to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Streets: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 216, which is a minor local road maintained by the county. US 301 is currently a four-lane divided principal arterial roadway that operates at LOS D along the segment from C 472 to C 466 (2015 Sumter County TMS segment report).

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The surrounding area is a mix of commercial and low-density residential developments, which could be considered urban sprawl which would contradict Objective 1.9 of the 2035 Comprehensive Plan in the Future Land Use Element section. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The proposed rezoning change to R-4 & C-3 according to the submitted traffic analysis would add 3,003 daily trips, 165 A.M. & 256 P.M. peak hour trips to the intersection of US 301 and CR 216. A full traffic impact analysis has been conducted for maximum density and was approved by Sumter County. The intersection of US 301/CR 472 is projected to operate at LOS E following project build-out. However, Sumter County plans to improve the existing intersection, with the anticipated completion by 2024 which is expected to alleviate these concerns and allow the intersection to operate at LOS D.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along US 301 & CR 216 are a mix of residential and Commercial development. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION

SURROUNDING PROPERTIES

NORTH	C-3 (CITY)
SOUTH	RR1C, RR5C & CL (COUNTY), C-3 (CITY)
EAST	RR1C, R4C & R2C (COUNTY)
WEST	R-2 & NMU-7 (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards and Planned Development Agreement.

Special Magistrate recommends approval and favorable recommendation of Ordinance Number O2022-98 subject to approval of O2022-97, which establishes a Future Land Use appropriate to the proposed zoning.

A handwritten signature in dark ink, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. 02022-98

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel(s) D19-014 & D19-043
HWY 301/216 LLC (Owner)
34.75 Acres +/-

LEGAL DESCRIPTION:

PARCEL A

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST FOR THE POINT OF REFERENCE AND RUN S 89°43'05" E, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 1326.97 FEET; THENCE RUN N 0°03'10" E, A DISTANCE OF 415.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°03'10" E, A DISTANCE OF 909.42 FEET; THENCE RUN S 89°42'05" EAST, A DISTANCE OF 939.14 FEET; THENCE RUN S 0°10'31" W, A DISTANCE OF 1299.10 FEET TO A POINT AT THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN ALONG SAID NORTH RIGHT OF WAY OF COUNTY ROAD NO. 216, N 89°43'09" W, A DISTANCE OF 606.56 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, RUN N 0°02'51" E, A DISTANCE OF 389.80 FEET; THENCE RUN N 89°41'22" W, A DISTANCE OF 329.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 25.00 ACRES MORE OR LESS.

PARCEL B

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST FOR THE POINT OF REFERENCE AND RUN S 89°43'05" E, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 1326.97 FEET; THENCE RUN N 0°03'10" E, A DISTANCE OF 25.05 FEET TO A POINT AT THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN S 89°43'09" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 936.37 FEET TO THE POINT OF BEGINNING; THENCE RUN N 0°10'31" E, A DISTANCE OF 1299.10 FEET; THENCE RUN S 89°42'05" E, A DISTANCE OF 325.00 FEET TO A POINT AT THE WEST RIGHT OF WAY LINE OF US HIGHWAY NO. 301; THENCE RUN S 0°01'29" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1013.03 FEET TO INTERSECTION OF SAID WEST RIGHT OF WAY AND THE NORTH RIGHT OF WAY

LINE OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN N 89°43'09" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 9.73 ACRES MORE OR LESS.

This property is to be reclassified from C-3, R-2, & NMU-7 to R-4 & C-3 containing 34.75 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

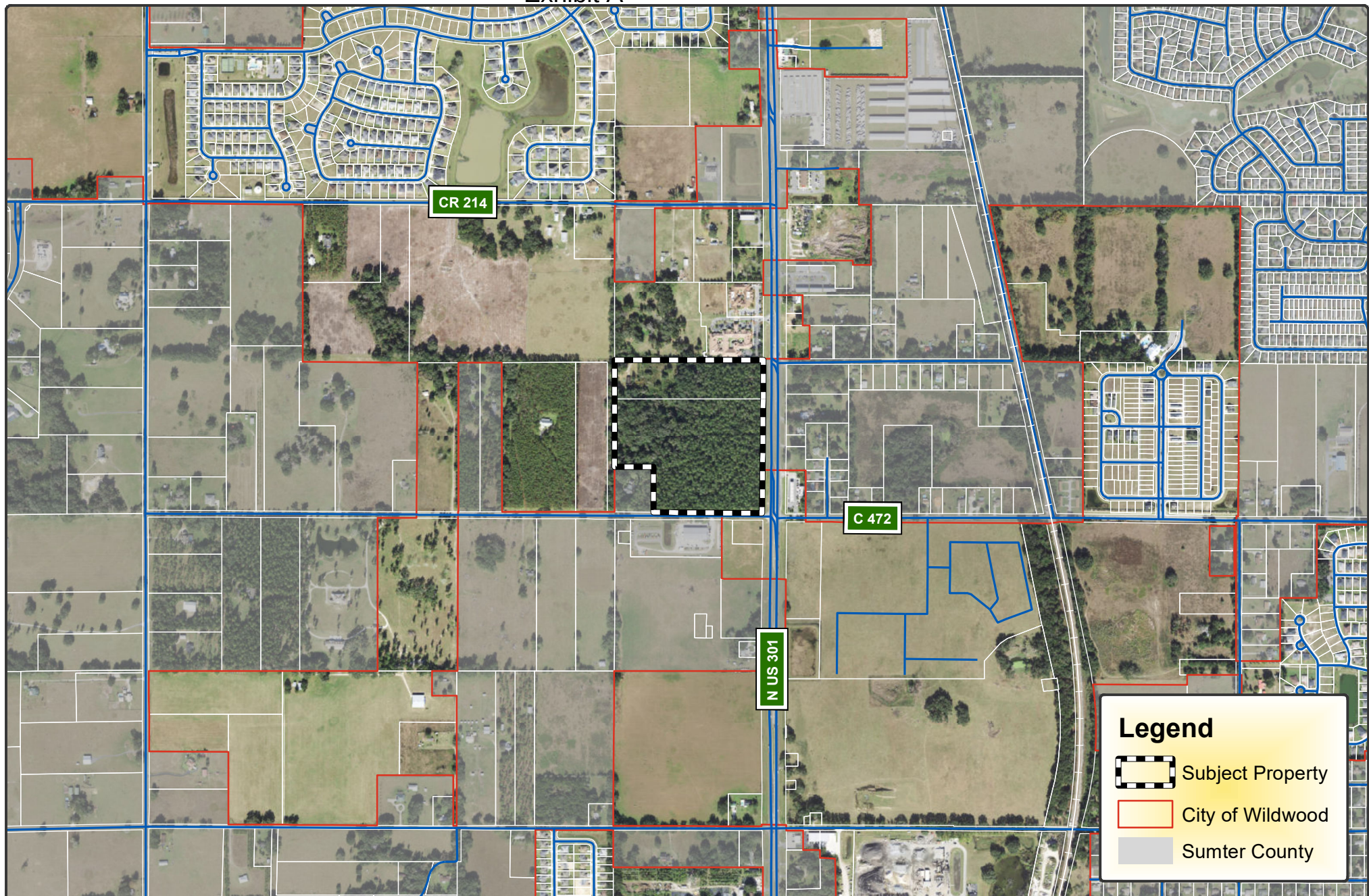
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

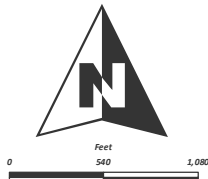
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2206-002 / RZ 2206-002

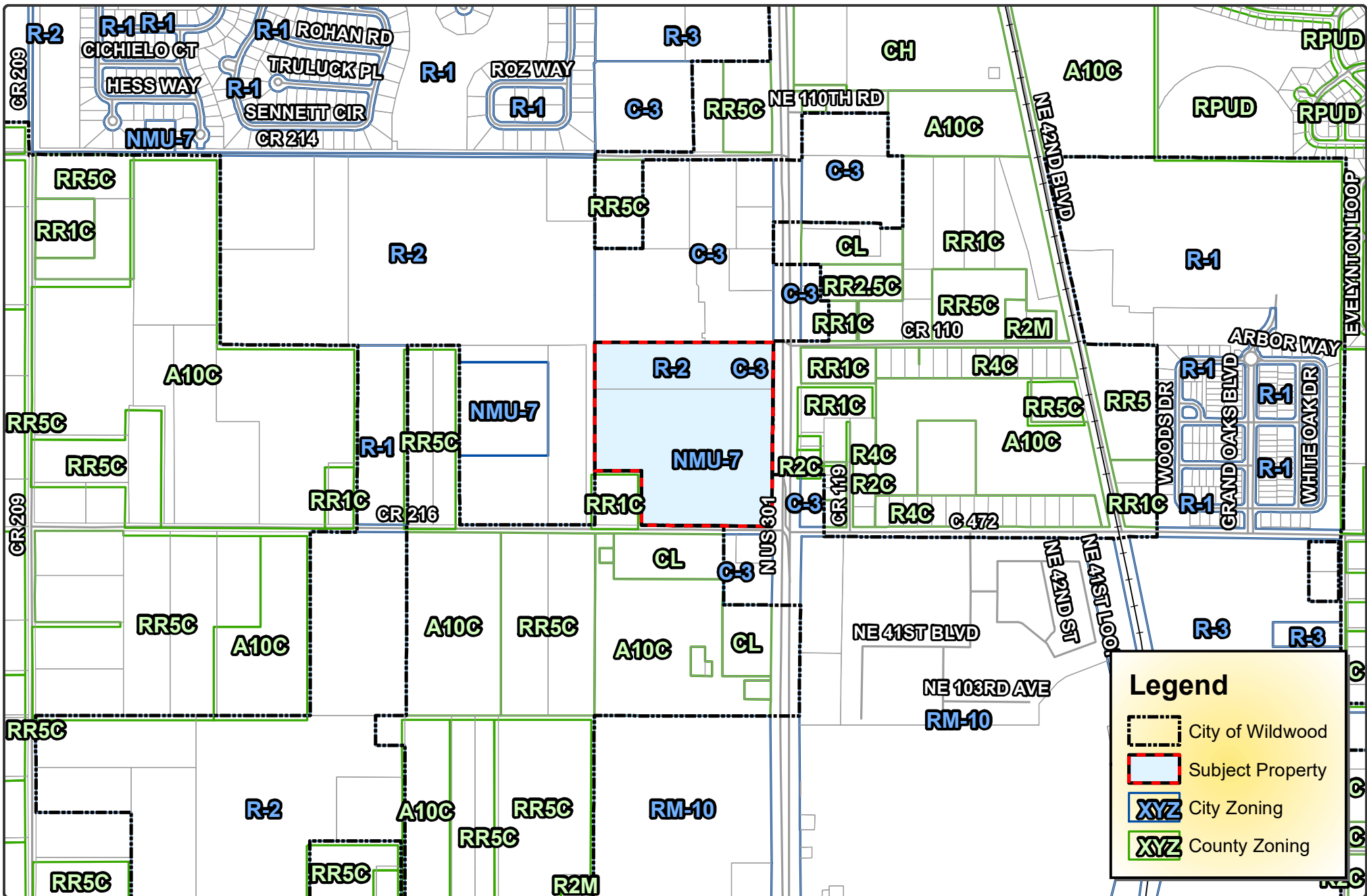
WILDWOOD PLACE

PARCELS D19-014 & D19-043

MAP 1B

**LOCATION
MAP**

**JUNE
2022**



Legend

- City of Wildwood
- Subject Property
- City Zoning
- County Zoning

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 4, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3, R-2 & NMU-7 (City) to C-3 & R-5 (City) on 34.75 acres MOL.

Case # RZ 2206-002 Wildwood Place

Applicant Ryan Thompson

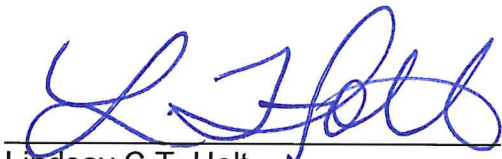
Owner HWY 301/216 LLC

Parcel Number(s) D19-014 and D19-043

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2022-98 to the City Commission for final determination.

Dated: April 4, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PD 2206-001 Wildwood Place

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	PD 2206-001 Wildwood Place
Ordinance #	O2023-9
Applicant/Owner	HWY 301/216 LLC
Property Location	Located at the northwest intersection of US 301 and CR 216
Parcel Number(s)	D19-014 and D19-043
Date	3/7/2023

HWY 301/216, LLC seeks approval from the City Commission for a Planned Development (PD). This is for a multi-family residential development of a maximum of 300 dwelling units, encompassing approximately 25 acres MOL. This will be accompanied by commercial retail and offices along US 301, on 9.75 acres MOL, with around 6.95 acres of open space. This request will run concurrently with CP/RZ 2206-002 which seeks to change both the Future Land Use and Zoning of the designated parcels.

Per City of Wildwood Land Development Regulations Sec. 8.6. (E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan. The proposed Wildwood Place development has a Future Land Use designation of Medium High-Density Residential at the time of application. As the 2050 Comprehensive Plan is now in effect, the Medium High-Density Residential FLU is now High-Density Residential. Additionally, the proposed change is consistent with the intent of this Future Land Use designation.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;

The proposed change is estimated to add 1,768 daily trips. A full traffic analysis has been conducted under CP 2206-002 for maximum density and was accepted by Sumter County. The intersection of US 301/CR 472 is projected to operate at LOS F. However, Sumter County plans to improve the existing intersection within two years, which is expected to alleviate these concerns.

The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. Wildwood school officials have determined that capacity is available to handle additional students.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;

Changing conditions make the proposed amendment necessary. The applicant is proposing 300 dwelling units to meet the housing needs in the city. Additionally, the mixed-use commercial development would provide a mix of land uses, helping to meet the needs of local residents and those in the surrounding area.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

TIA was accepted by Sumter County on 12/13/2022.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdictions.

Special Magistrate recommends approval and a favorable recommendation of Ordinance O2023-9.

A handwritten signature in black ink that reads "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja,
Planner, Development Services Department

ORDINANCE NO. O2023-9

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY HWY 301/216, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the first application for the Wildwood Place Planned Development Agreement was filed with the City of Wildwood on or about June 6, 2022;

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by CHW on behalf of HWY 301/216, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of _____ 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2023 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Wildwood Place Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on June 6, 2022 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

- D. That the Developer intends to develop a Project consisting of 34.75 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).
- F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Planned Development of the lands described in “Exhibit A”.
- B. That the zoning districts of the subject land described in “Exhibit A” are classified as “R-4 and “C-3” on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated June 3, 2022 and revised on November 2, 2022 is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
 - 1. The conceptual development plan illustrates general location of the following land uses:
 - a. Multi-family residential uses
 - b. Single-family attached residential uses

- c. Commercial retail and office uses
 - d. Stormwater Management Facility (SMF) (master planned, shared by all uses)
 - e. Transportation systems and parking facilities
 - f. Existing potable water and sanitary sewer locations
2. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in a single phase or in two (2) phases. If two (2) phases, the first phase will include Land Use Area A (residential) and primary and/or shared infrastructure, including the master SMF and internal drives. Phase 2 development will be the remainder of Land Use Area B (commercial) .

1) TYPE OF DEVELOPMENT.

1. Phasing Schedule:

Phase	Timeframe
1	24 months
2	15 years

The following shall apply:

2. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Total (Acres)	Percentage of Total Site
Residential	25.00	72%
Commercial	9.75	28%
Site	34.75	100%

Open space consists of 20% of the total site area, which equals ±6.95 acres.

3. Maximum Development Potential. Commercial and Residential development shall not exceed the following:

Residential		Commercial	
Density, max. (unit/acre):	12	No. of square feet, max.:	110,000
No. of dwelling units, max.:	300	Floor Area Ratio, max.:	±0.26
Living area, min. (square feet):	600	Lot area and lot width, min.:	None

4. Signage. The Developer will construct signage meeting the City's Land Development Regulations and Design District Standards.

- D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable.
1. Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. Said agreement(s) shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.
- F. Principal Uses. Principal uses include all permitted uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the respective R-4 and C-3 zoning districts. Additional permitted uses in the C-3 zoning district may include the following Special Exception uses:
1. Independent living facility (ILF)
 2. Community residential home with 7 or more residents
 3. Assisted living facility (ALF)
 4. Nursing home
 5. Private or nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories
 6. Public buildings owned, operated, and used by a government entity such as city hall, city hall annexes, police and fire stations, libraries, post office, and other similar uses
- G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the R-4 and C-3 zoning districts on land designated as such.

Building setbacks for both internal and external property lines shall be as follows:

Residential	
Front, min.	N/A
Rear, min.	N/A
Side, min.	N/A
Building Separation	10'

Commercial	
Front, min.	25'
Rear, min.	15'
Side, min.	15'
Accessory Structures	
Rear and Side, min.	8'

H. Design District Standards. Due to the Project's location within the Highway Design District, the Project will meet applicable City of Wildwood's Design District Standards.

I. Recreation and Open Space. The Project shall maintain a minimum of 20% (6.95 acres) open space.

1. Parks and Recreation. The following amenities are planned for the Project:

- a. Amenity building
- b. Pool
- c. Dog Park
- d. Pavilions

2. Buffers. The Project shall establish and maintain the following buffers:

Direction	Width (Ft)
North	20
East	None, exempt per Design District Standards (DDS) Chapter 1(A)(4)
South	20, Land Use Area A only
West	None

Buffers shall contain landscape material in accordance with the Design District Standards. No buffer is required between PD Land Use Areas but may be provided to serve as open space. Existing trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).

3. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations. An ecological site assessment was conducted in April 2022 by Modica & Associates, Inc. (M&A). No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation. No further assessment is warranted based on said site assessment.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Reuse water is not currently available to the Project.
2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
3. Stormwater. The Project utilizes a master Stormwater Management Facility (SMF) that serves both the residential and commercial uses, increasing efficiency of the system and reducing the land area necessary to serve each use individually. The SMF shall be designed in accordance with LDR Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.
4. Underground Utilities. All on site utilities shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall ensure that any utilities within any public utility easement serving lands other than the Project shall be underground.
5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare.
6. Easements. A 20'-wide public utility easement (per O.R.B. 1692, PG. 276) is located along the US 301 and CR 216 frontages.
7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on August 8, 2022 by CHW and attached hereto as Exhibit C, improvements to the project driveways are warranted. The responsibility to fund the improvements listed in Section L of this ordinance, will be the responsibility of the Developer.

L. Access, Parking, and Transportation.

1. Access. The Project's main commercial area access is centrally located on US 301 with through access to the residential area. One (1) additional commercial access is at the site's north end on US 301 at a directional median opening and a full access on CR 216. The Project's primary access to the residential area is located on the southern boundary of the Property on CR 216. Driveway permits for access on US 301 and CR 216 will be obtained from Florida Department of Transportation (FDOT) and Sumter County, respectively.
2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.
3. Cross and shared access. Cross and shared access will be provided within the site both north-south (commercial uses) and east-west (residential and commercial uses). Vehicular cross access to the vacant adjacent properties (both

west and north) is not possible due to the gated residential community and master stormwater management facility along the Project's entire western boundary and along the entire shared northern boundary. A pedestrian connection to Commercial FLU property to the north may be permitted.

4. Transportation System Improvements. The TIA accepted on November 13, 2022 includes the following conclusions and recommendations:

This analysis demonstrated that the proposed access connections on US HWY 301 meet FDOT spacing standards, that the roadway segments will continue to operate under capacity through build-out, and that the intersections with the improvements recommended below will operate acceptably.

Based on this analysis, the following transportation improvement are required to support the Wildwood Place development:

- a) Provide revised signal timings to Sumter County to coordinate with The Florida Department of Transportation (FDOT) and the ongoing C 472 improvements currently in design, which was approved by the Sumter County Board of County Commissioners on July 26, 2022.
- b) Widen, repave, and stripe CR 216 in accordance with FDOT Greenbook Standards, from the proposed west access to the improved portion of CR 216 where the eastbound turn-lane was recently constructed to support the DQ Grill and Chill site. Developer is responsible for constructing this improvement during Phase 1 of the Development.

Based on the analysis, multiple deficiencies at the US HWY 301/CR 466 intersection occur during the existing and background scenarios. The following signal improvement, at the US HWY 301/CR 466 intersection, will be provided to Sumter County and FDOT, attached hereto as Exhibit D:

- c) Provide signal timings to Sumter County to coordinate with their ongoing CR 466 Corridor coordination Signal Timings project approved by the Sumter County Board of County Commissioners on November 22, 2023. The proposed timings provided reduce the queue lengths for the eastbound left and northbound left movements and reduces v/c ratio of the eastbound left movement to below 1.0.

At Sumter County's request, the following roadway improvements were provided for the consideration of inclusion in any future roadway projects performed by FDOT or Sumter County. See Exhibit E for capacity improvements approved by the County along US 301. These alternate considerations are not a mitigation requirement of the applicant. The following roadway improvements may benefit future FDOT and County projects:

- d) Extend the eastbound left-turn lane so that it ties into the two-way/left lane further to the west.
- e) Extend the northbound left-turn lane so that it abuts the southbound left-turn lane to the south.

5. Internal vehicular circulation. Internal vehicular circulation will be provided by single- or double-loaded parking drive aisles, not roadways.
6. Parking. Commercial parking shall be shared by patrons/tenants within the Project while residential parking shall be gated and used exclusively by Project residents and property management staff. Parking areas may be considered Common Area as provided below in section 3.M.

The minimum number of parking spaces required for residential uses:

- a. Multi-family: 1.5 spaces per dwelling unit
- b. Single-family attached: 2 spaces per dwelling unit. Parking garages and driveways shall count to meet this requirement.

The minimum number of parking spaces required for commercial uses:

- a. Retail Use Less Than 100,000 square feet of GFA: four (4) spaces per 1,000 square feet Gross Floor Area (GFA)
- b. Office: three (3) spaces per 1,000 square feet of GFA

All other uses shall meet LDR Table 6-12 requirements. Single-family attached parking may be met with garages and associated driveways.

7. Pedestrian Facilities. The Project shall contain sidewalk connections between internal uses within the Project, parking areas, and to external public facilities as requested during development.

Energy and Water Conservation. Water and energy conservation measures taken may include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. The Florida Energy Conservation Code 2017 edition and the Florida Plumbing Code 2020 edition will be used in the design of the project. or the then-current edition of such codes at the time of building permit submission if such codes have been updated between the Effective Date of this Agreement and such time, will be used in the design of the project.

- M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.M above, the applicable provisions in the Guidelines: (i) shall be

made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

- O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- P. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 2023.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

ED WOLF, MAYOR

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

LEGAL DESCRIPTION

22-0086



DATE: JUNE 01, 2022

PROJECT NAME: WILDWOOD PLACE - SSCPA, REZONING, AND PLANNED DEVELOPMENT

PROJECT NO: 22-0086

DESCRIPTION FOR: OVERALL SUBJECT PROPERTY

LEGAL DESCRIPTION: (BY SURVEYOR)

(PER TITLE COMMITMENT NUMBER NCS-1111573-ORL, DATED JANUARY 18, 2022)

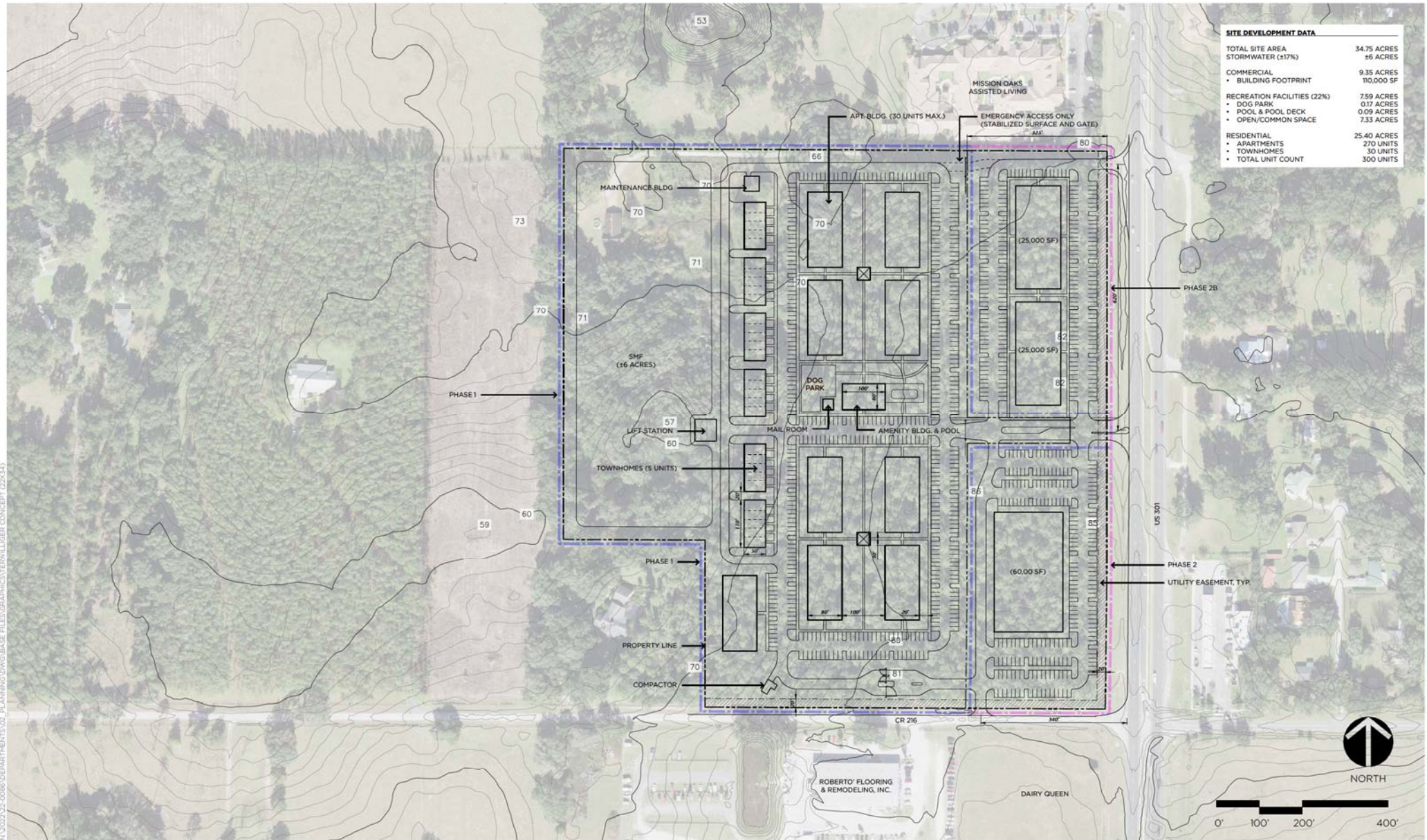
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 415.00 FEET OF THE WEST 330.00 FEET OF THE WEST 1/3 OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS RIGHT OF WAY FOR U.S. HIGHWAY NO. 301 ACROSS THE EAST SIDE THEREOF;

ALSO LESS RIGHT OF WAY FOR COUNTY ROAD NO. 216 ACROSS THE SOUTH SIDE THEREOF.

Exhibit B



11301 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1968 **FLORIDA**
CA-5075

- IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PHASING SCHEDULE	
PHASE 1	5 YEARS
PHASE 2	15 YEARS

THE PROJECT SHALL BE DEVELOPED IN A SINGLE PHASE OR IN TWO (2) PHASES.

SUBMITTAL - JUNE 9, 2022
 SUBMITTAL - AUGUST 10, 2022
 SUBMITTAL - NOVEMBER 1, 2022
 SUBMITTAL - JANUARY 31, 2023

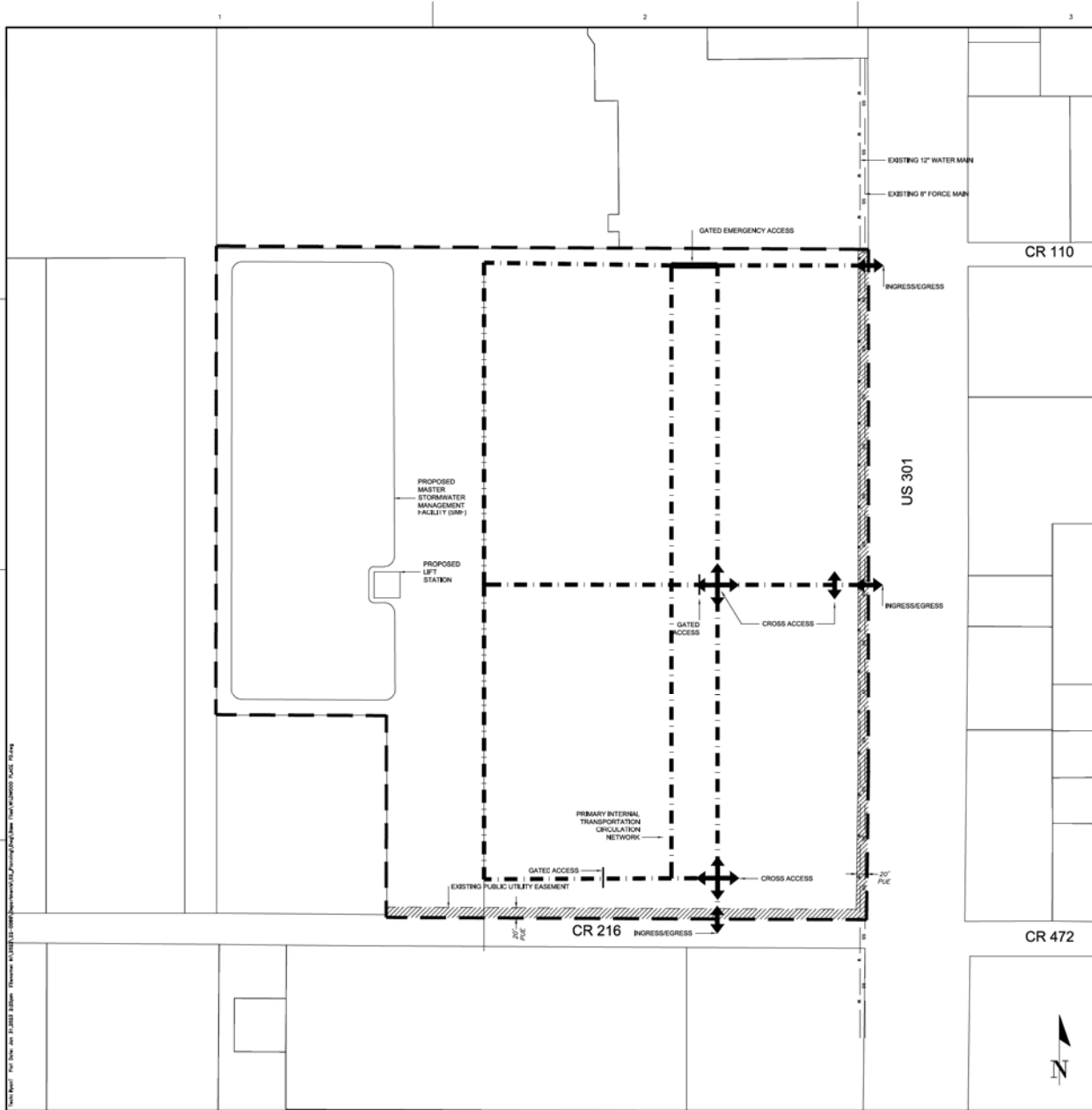
A map of the study area showing the location of the site. The site is marked with a red dot and labeled 'SITE'. It is located near the intersection of CR 968 and CR 472. Other roads shown include CR 462 and US 90. The map also shows some water bodies and land use patterns.

TERA	WILSON	PO M
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60%			
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DESIGN	RT	QUMT	CB	PROJ	22
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2 of 3



WILDWOOD PLACE PLANNED DEVELOPMENT

NOTES

- POTABLE WATER: FUTURE DEVELOPMENT WILL CONNECT TO AN EXISTING 12" WATER MAIN ON THE WEST SIDE OF US 301, WITHIN AN EASEMENT ON THE SUBJECT PROPERTY.
- SANITARY SEWER: FUTURE DEVELOPMENT WILL CONNECT TO A FORCE MAIN ON THE WEST SIDE OF US 301, WITHIN AN EASEMENT ON THE SUBJECT PROPERTY. A LIFT STATION WILL BE CONSTRUCTED ON THE SUBJECT PROPERTY. THE LIFT STATION WILL SERVE THE ENTIRE SITE AND CONNECT TO THE FORCE MAIN.
- REUSE: NOT AVAILABLE TO SERVE THE SUBJECT PROPERTY. THE SITE WILL BE REQUIRED TO CONNECT TO THE REUSE SYSTEM IF AVAILABLE IN THE FUTURE.
- OPEN SPACE, STORMWATER MANAGEMENT FACILITIES (SMF), VEHICULAR CIRCULATION AND PARKING, AND PUBLIC AND PRIVATE INFRASTRUCTURE MAY OCCUR IN ANY LAND USE AREA.
- SIDEWALKS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT, CONNECTING ONSITE USES AND COMMON AREAS INTEGRATED THROUGHOUT THE DEVELOPMENT, AS WELL AS EXTERNAL PUBLIC FACILITIES AS REQUESTED DURING DEVELOPMENT.
- ONSITE SMF, UTILITY EASEMENTS, AND INTERNAL DRIVES SHALL BE MASTER PLANNED AND SHARED BETWEEN THE RESIDENTIAL AND COMMERCIAL USES.
- ACCESS: THE PROJECT'S MAIN COMMERCIAL AREA ACCESS IS CENTRALLY LOCATED ON US 301 WITH THROUGH ACCESS TO THE MULTI-FAMILY RESIDENTIAL AREA. ONE (1) ADDITIONAL COMMERCIAL ACCESS IS AT THE SITE'S NORTH END ON US 301 AT A DIRECTIONAL MEDIAN OPENING AND ANOTHER ONE ON CR 216. THE PROJECT'S PRIMARY ACCESS TO THE MULTI-FAMILY RESIDENTIAL AREA SHARES THE COMMERCIAL ACCESS LOCATED ON THE SOUTHERN BOUNDARY OF THE PROPERTY ON CR 216. DRIVEWAY PERMITS FOR ACCESS ON US 301 AND CR 216 WILL BE OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND SUMTER COUNTY, RESPECTIVELY.
- INTERNAL CIRCULATION ALIGNMENTS AND PARKING AREAS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN.

LEGAL DESCRIPTION

(PER TITLE COMMITMENT NUMBER NCS-1111573-ORL, DATED JANUARY 18, 2022)

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 415.00 FEET OF THE WEST 330.00 FEET OF THE WEST 1/3 OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
ALSO LESS RIGHT OF WAY FOR U.S. HIGHWAY NO. 301 ACROSS THE EAST SIDE THEREOF;
ALSO LESS RIGHT OF WAY FOR COUNTY ROAD NO. 216 ACROSS THE SOUTH SIDE THEREOF.

1000 Wilwood Place
Sumter County, Florida 34406
www.wildwoodplace.com
tel: 352-398-5075
CD-5075

CHIK
Professional Corporation

1" = 400'
DATE: 01/18/2022
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
IN CHARGE: J. L. LEE

CONSTRUCTION PERMITS
SUBMITTAL - JANUARY 18, 2022
RECEIVED - JANUARY 18, 2022
RECEIVED - JANUARY 18, 2022
RECEIVED - JANUARY 18, 2022

DATE: 01/18/2022
PROJECT: WILDWOOD PLACE
SHEET NO.: 03 OF 03
FOOTING: 03 OF 03

3 OF 3

Print**EXHIBIT C****Sumter County Traffic Impact Analysis (TIA) - Submission #39706****Date Submitted: 11/30/2022****First Name***

Brian

Last Name*

Snyder

Email Address*

brians@chw-inc.com

Address

11801 Research Drive

City

Alachua

State

FL

Zip Code

32615

Phone

13865185154

Alt Phone**Sumter County Traffic Impact Analysis (TIA)**

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption

[Choose File](#) No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

[Choose File](#) No file chosen

Please submit your TIA

REPORT 221130.pdf

**Date of Methodology
Acceptance by County**

Sumter County Traffic Impact
Analysis (TIA) Acceptance

Steven Cohoon

Digitally signed by Steven Cohoon
DN: cn=Steven Cohoon, o, ou,
email=steven.cohoon@sumtercountyfl.gov, c=US
Date: 2022.12.13 11:53:00 -05'00'

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link

[FDOT Systems Implementation Office](#)

Link

[FDOT Roadway Design - Florida Greenbook](#)

Link

[Lake-Sumter MPO](#)

Link

[FDOT Traffic Information](#)

November 30, 2022

Steven Cohoon
Assistant Director – Planning & Design
Public Works
Board of Sumter County Commissioners

RE : Wildwood Place (TIA) – CHW Comment/Responses

Dear Steven:

Please see the responses below regarding your email comments dated November 21, 2022, related to the Terwilliger Multi-Family TIA - Wildwood Project.

- 1a. **Comment:** The intersection of US 301 and C 466 has a background deficiency that was not identified on Table four or Table 5.

Response: After review, there are no deficiencies during the AM or PM scenarios that were not highlighted. There is a LOS of F for the EBL and WBL movements at the intersection of US 301 at CR 466 during the AM and PM peaks, however, as noted on Page 17, the LOS of F is only a deficiency if it occurs for the main street through movements or the intersection total.

It is not uncommon for the minor streets and left turn movements to experience this level of delay and a LOS of F during peak hours, since green time is sacrificed for these minor movements and provided to the main movements. Since the v/c is less than 1.0 and the storage lengths are sufficient to hold the queue, cycle failures and spill overs are not expected.

- 1b. **Comment:** For all background deficiencies, identify the improvements, not the responsibility of the development, that could be made in the future.

Response: The recommended improvements have been provided to mitigate all deficiencies, see conclusion.

2. **Comment:** Regarding the intersection of US 301 and C 472/CR 216, update the proposed timings with those identified in the attached document. Confirm these new timings still address the deficiencies identified in your report.

Response: The signal timings have been updated in the analysis and provided in Appendix N. Proposed timings for the PM condition are still recommended. We forecasted significantly higher northbound through volumes than what was provided with the Synchro reports provided by Sumter County. Therefore, more green time should be provided for the northbound through movement.

- 3a. **Comment:** Sumter County would gladly accept the developer's proposed improvements on CR 216. However, please note that they are not eligible for any credits or reimbursement of any kind (impact fee or otherwise).

Response: Acknowledged.

- 3b. **Comment:** Offsite improvements should be submitted as a Sumter County right-of-way utilization permit when the design occurs.

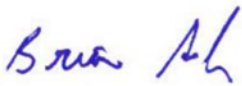
Response: Acknowledged.

4. **Comment:** Sumter County does not approve of or deny the proposed connections on US 301. If the Florida Department of Transportation (FDOT) does not approve the proposal, the analysis will need to be revised.

Response: Acknowledged.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at 352-331-1976 or at brians@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Brian Snyder
Project Manager

N:\2022\22-0086\Departments\04_Engineering\04_Traffic\221010_Wildwood Place\Report\Comments Sumter County\LETTER 221130 Terwilliger Wildwood - Response to Sumter County.docx

Traffic Impact Analysis

Wildwood Place



Date: 11/30/2022
PN#: 22-0086
PM: Brian Snyder, PE

Prepared For: Terwilliger Brothers Residential

Submitted To: FDOT, Sumter County

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW
Professional Consultants

CHW | PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

JACKSONVILLE | GAINESVILLE | OCALA

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- Figure 3: Background Conditions
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- Appendix B: Methodology Letter and Approval
- Appendix C: Study Area Roadway Segments
- Appendix D: Trip Generation
- Appendix E: Turning Movement Counts
- Appendix F: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix G: Background Tables
- Appendix H: Committed Trips
- Appendix I: Trip Distribution Calculations
- Appendix J: Straight Line Diagram
- Appendix K: Synchro and HCS Reports
- Appendix L: Programmed Improvements
- Appendix M: Roadway Segment Level of Service Analysis Documentation

1. EXECUTIVE SUMMARY

CHW has prepared this Traffic Impact Analysis (TIA) for the proposed Wildwood Place development. The site is located on the northwest corner of US HWY 301 and CR 216 in Sumter County, Florida, as illustrated in **Figure 1**.

The site is anticipated to include a Strip Retail Plaza and multi-family housing, as illustrated in **Appendix A**. The full build-out of the site is anticipated in 2024. The following ITE Land Uses will be used to determine the trip generation:

- 300 Dwelling Units – Multi-family Housing (Low-Rise)
- 25 KSF – Shopping Plaza (<40k)

The following site access locations are being proposed:

- A directional access to US HWY 301 along the north side of the property aligned with the existing directional median opening;
- A right-in/right-out connection to US HWY 301 between CR 216 and the proposed directional median opening; and
- A single access point on CR 216.

The purpose of this TIA is to:

- Determine the appropriate access management plan for the proposed development in accordance with the FDOT access management spacing standards;
- Determine if there are traffic related deficiencies created by the proposed project; and
- Provide mitigation strategies to correct any deficiencies.

The expected build-out year is 2024 based on the anticipated schedule below:

- January 2023 – Small-scale Comprehensive Plan Amendment, Rezoning, and Planned Development Approvals
- June 2023 – Development Plan Approval
- July 2023 – Begin Construction
- October / November 2024 – Complete Construction

The report is in conformance with the “*Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*” and the methodology letter dated October 11th, 2022, as provided in **Appendix B**.

The Conclusion and Recommendations section provides the improvements recommended to support this project.

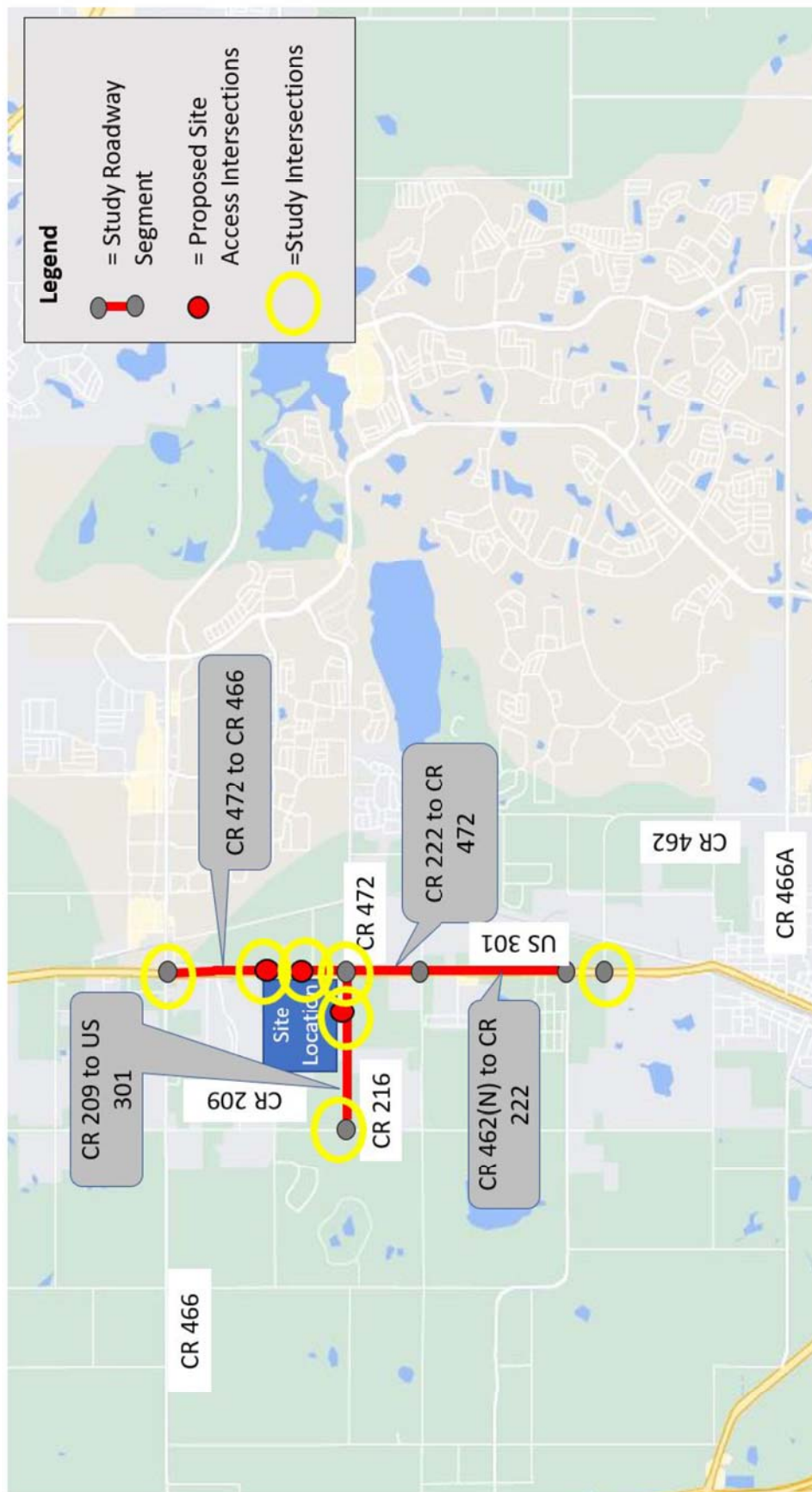
2. STUDY INTERSECTIONS AND SEGMENTS

The study area roadway segments will consist of all road segments where the project trips exceed 3% of the Generalized Peak Hour Two-Way Maximum Service Volume, or more than 70 peak hour two-way trips, in accordance with the *Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*. The roadway segment study area documentation is provided in **Appendix C**.

The study area intersections include all proposed site access intersections and all intersections determined to be significantly impacted through the methodology process. The study area roadway segments and study area intersections are provided in **Table 1** and illustrated in **Figure 1**.

Table 1: Study Area Roadway Segments and Intersections	
Road Segment	Intersections
CR 216 from CR 209 to US 301	- CR 216 at CR 209 (un-signalized) - CR 216 at Proposed Site Access (un-signalized)
US 301 from C – 462 (N) to CR 222	US 301 at C- 462 (S and N) (signalized)
US 301 from CR 222 to C - 472	US 301 at C – 472 (signalized)
US 301 from C – 472 to C - 466	- US 301 at Proposed Right-in/right-out Site Access (un-signalized) - US 301 at Proposed Directional Site Access (un-signalized) - US 301 at C – 466 (signalized)

Figure 1 | Study Area Roadway Segments and Intersections



3. TRIP GENERATION

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation, with internal capture reduction applied, is provided below. The trip generation documentation is provided in **Appendix D**.

Table 2: Wildwood Place Trip Generation											
Land Use	ITE LU Code	Variable Type	Variable Size	Daily	AM Peak			PM Peak			
				Total	Total	In	Out	Total	In	Out	
Multifamily Housing (Low-Rise)	220	DU	300	1,998	116	28	88	150	95	55	
Multifamily Housing (Low-Rise) with Internal Capture Reduction	220	DU	300	1,828	114	27	87	127	77	50	
Strip Retail Plaza (<40k) ¹	822	KSF GLA	25,000	1,285	53	32	21	149	75	74	
Strip Retail Plaza (<40k) with Internal Capture Reduction	822	KSF GLA	25,000	1,175	51	31	20	129	70	59	
Gross Project Trips				3,283	169	60	109	299	170	129	
Project Trips with Internal Capture Reduction ^{1,2}				3,003	165	58	107	256	147	109	

(1) The internal capture is capped at 20% in accordance with the Sumter County TIA Guidelines.

(2) The internal capture of daily is based on the average of the AM and PM internal capture rated percentages.

4. DATA COLLECTION

Turning movement counts were performed during the AM and PM peak hours on June 28th, 2022. The raw count data is provided in **Appendix E**.

The count data was adjusted based on the seasonal adjustment factor. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

The project has an anticipated full build-out in 2024. Growth rates were determined based on historical ADT derived from FDOT Traffic Online data, where available, to derive the 2024 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways where historical growth rate data is not available. **Appendix F** provides the data used to determine the peak season and background traffic volumes. **Appendix G** provides the peak season and background turning movements at all study intersections in tabular form. **Figure 3** illustrates the background conditions for 2024 at all study intersections.

Committed project trips from following locations, were added to the background trips, where applicable, as provided in **Appendix H**.

- Oxford Crossing (all phases)
- Twisted Oaks
- The Keys at Wildwood I
- The Keys at Wildwood II
- Wildwood Storage Facility
- Oxford Residential
- Stonegate Lakeside Landing
- DQ Grill and Chill

Figure 2 | Existing (Peak Season) Conditions

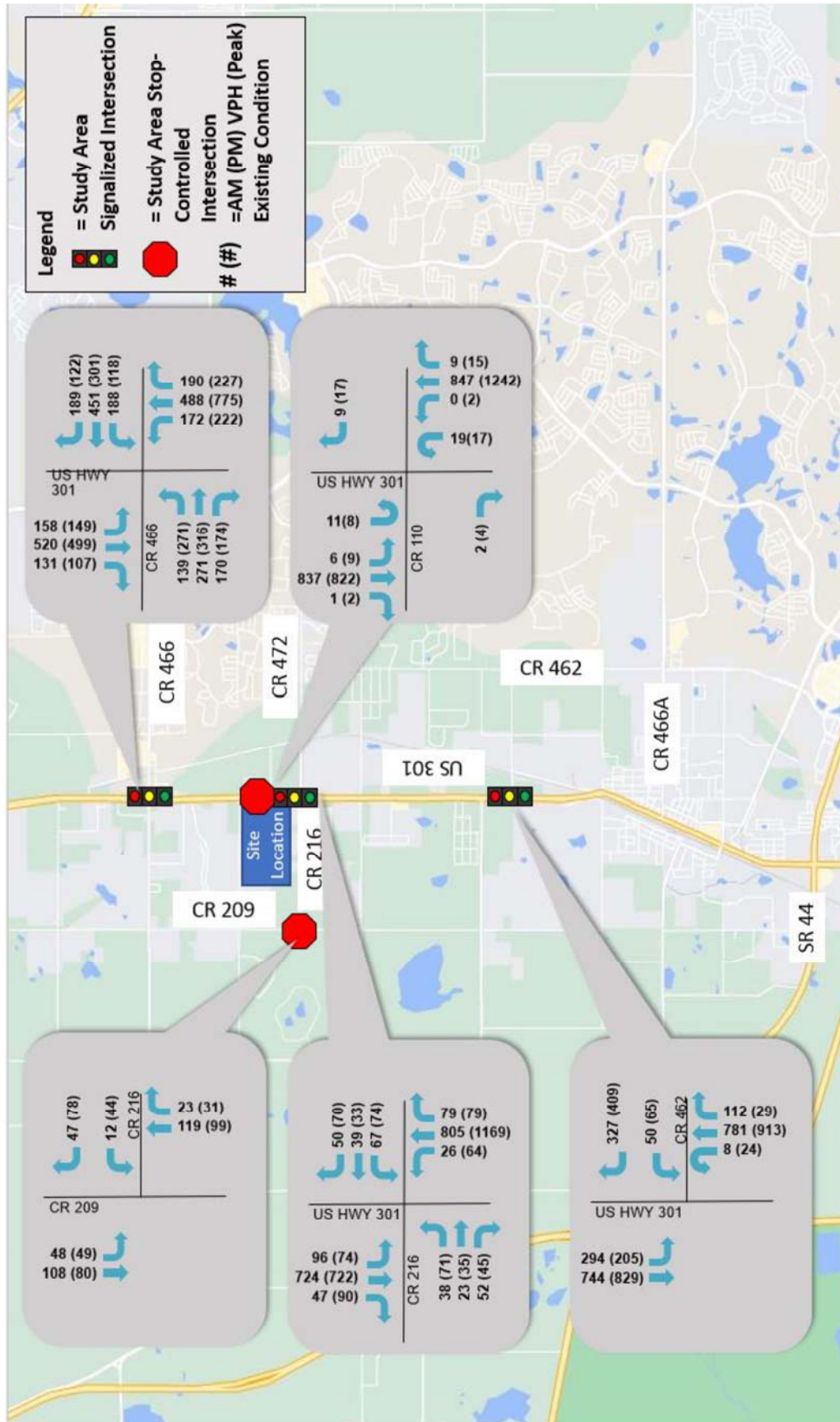
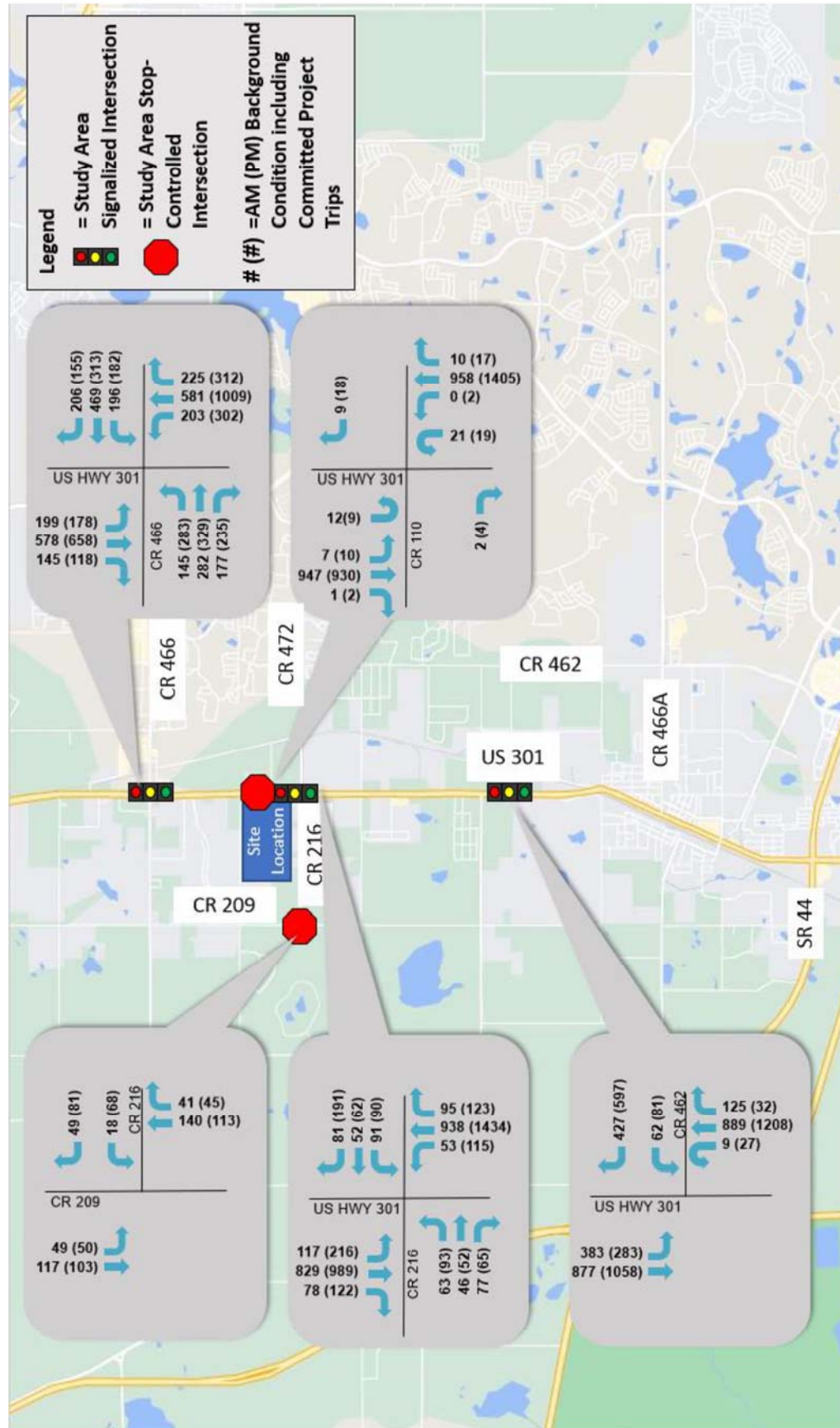


Figure 3 | Background Conditions



5. TRIP DISTRIBUTION

CHW has coordinated with FuturePlans Consulting, LLC to obtain a trip distribution based on the Central Florida Regional Planning Model. The model data and proposed project trip distribution are provided in **Appendix I**.

The project trips are shown in **Figure 4** and the combined background (including committed trips), and project trips form the off-site build-out condition illustrated in **Figure 5**.

The build-out condition was modeled with a single connection on CR 216 serving the multi-family and retail land uses. **Figure 6** provides the build-out condition at the project site access points and the US 301/CR 216 intersection.

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Figure 5 | Off-site Build-Out Condition

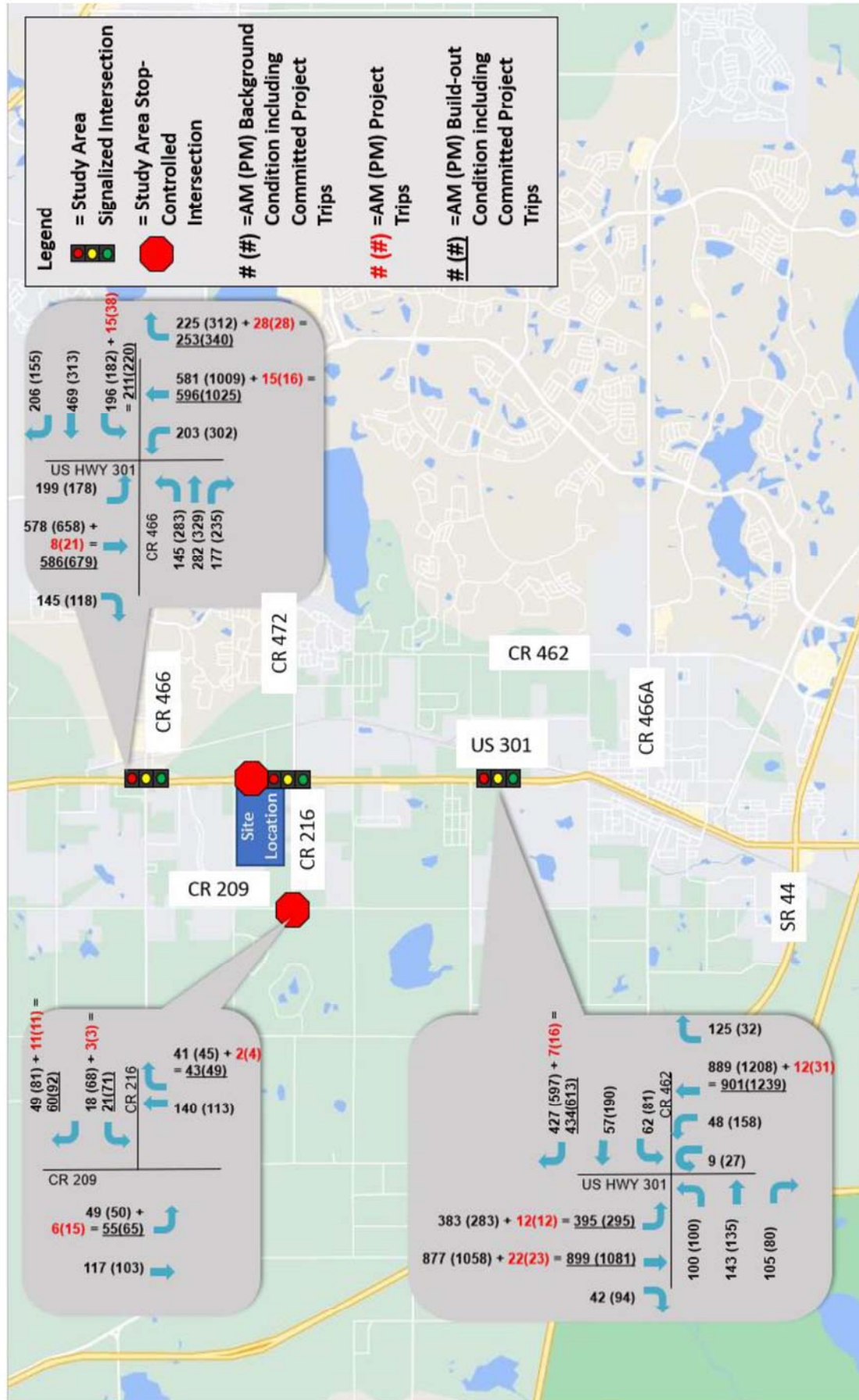
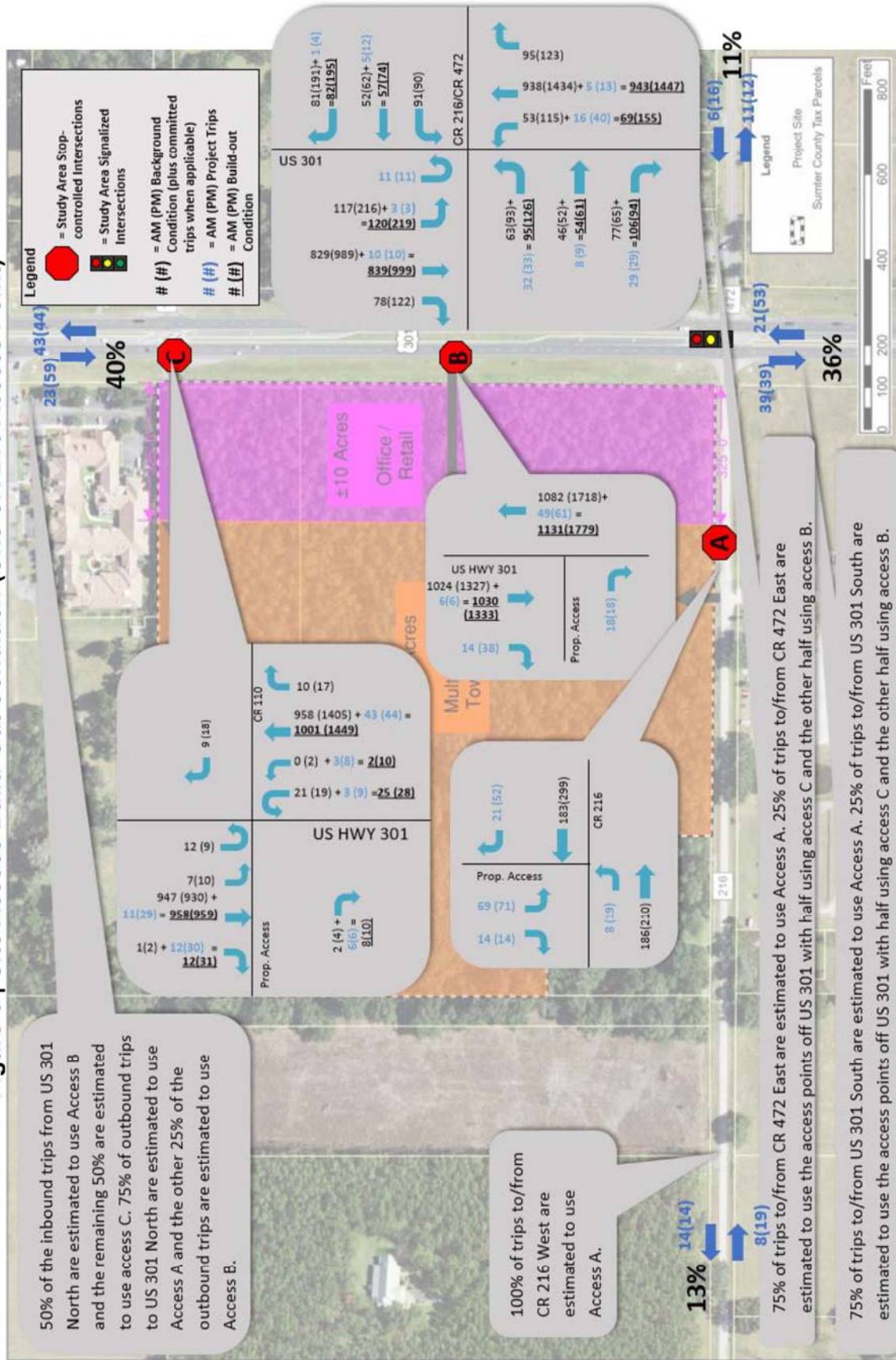


Figure 6 | Site Access Build-Out Condition (One CR 216 Access Point)



6. ANALYSIS

The analysis/evaluations are divided into four parts: 1) access management review, 2) analysis of intersections, 3) substandard road evaluation, and 4) roadway segment LOS analysis.

6.1 Access Management

The FDOT adheres to access management standards to reduce conflicts along the roadway system. The FDOT access management standards are provided in Chapter 14-97 of the Florida Administrative Code. Spacing standards are a function of the access class and posted roadway speeds. US HWY 301 is a class 4 roadway as indicated on the FDOT straight-line diagram. A copy of the straight-line diagram is provided in **Appendix J**.

Based on this access class designation and a posted speed of 55 MPH, Chapter 14-97 provides the spacing standards shown in **Table 2**.

Table 3 | FDOT Access Management Standards

Access Class	Median Type	Connection Spacing (feet)		Median Opening Spacing (feet)		Signal Spacing (feet)
		>45 mph	≤45 mph	Directional	Full	
2	Restrictive with Service Roads	1320	660	1320	2640	2640
3	Restrictive	660	440	1320	2640	2640
4	Non-Restrictive	660	440			2640
5	Restrictive	440	245	660	2640 >45 mph 1320 ≤ 45 mph	
6	Non-Restrictive	440	245			1320
7	Both Median Types	125		330	660	1320

Notes:

1. "Restrictive" physically prevent vehicle crossing.
2. "Non-Restrictive" allow turns across at any point.
3. Speeds shown in this table are posted speeds.

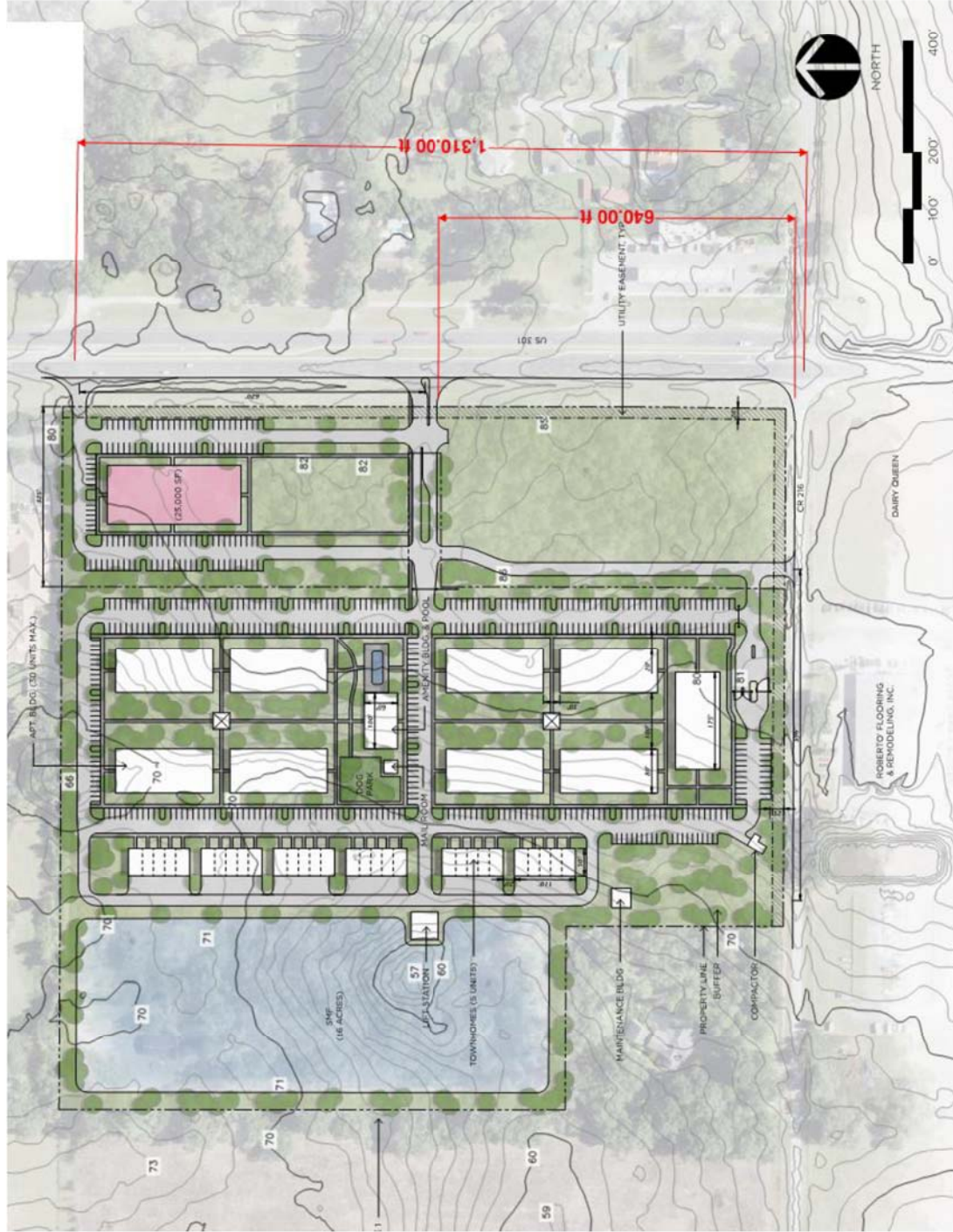
Connection Spacing Near Interchange Ramps:

Connections and median openings located within 1,320 feet of interchange ramps require the following spacing (measured from the ramp furthest from the interchange):

- 440 feet ≤ 45 mph
- 660 feet > 45 mph
- 1,320 feet on Access Class 2 Facilities > 45 mph

Based on **Table 2**, a roadway with an Access Class 4 designation has a median type that is non-restrictive. Since US HWY 301 provides a grassed median the class 4 designation does not apply. Using a class 3 designation, the connection spacing and directional median opening for a 55 MPH road is 660 FT and 1,320 FT respectively. As illustrated in **Figure 9** the project proposes a right-in/right-out connection approximately 640 FT north of the US HWY 301/CR 216 intersection. Additionally, the existing directional median opening proposed to serve the north site access, is located approximately 1,310 FT north of the US HWY 301/CR 216 intersection. **Therefore, the proposed access along US HWY 301 is just short of the FDOT access management standard and should be supported as proposed.**

Figure 9 | Access Management Map



6.2 Intersection Analysis

The analysis of the study intersections covered four scenarios, as follows:

- Existing (Peak Season) Conditions;
- Background Conditions;
- Build-out Conditions; and
- Build-out Conditions with Improvements.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvements to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis, Highway Capacity Software 7 (HCS 7) was used to analyze stop sign controlled intersections and Synchro 11 was used to analyze signalized intersections.

The operational performance of the intersections is provided in **Table 3** and **Table 4**. The HCS and Synchro reports are provided in **Appendix K**. Intersection deficiencies are highlighted in **Table 3** and **Table 4**. A yellow highlight indicates that a deficiency occurs before project trips are added and therefore, not the responsibility of the project's developer. A red highlight indicates that the deficiency occurs with the addition of project trips, therefore, transportation improvements should be considered to mitigate the deficiency. Deficiencies are v/c greater than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

The following programmed improvements are included are anticipated by 2024 and are therefore modeled with the background and buildout conditions. The documentation for these programmed improvements are provided in **Appendix L**.

US HWY 301 at CR 472

- Eastbound configuration consisting of:
 - Eastbound left
 - Eastbound through/right
- Westbound configuration consisting of:
 - Westbound left
 - Westbound through/right
- Northbound right turn lane addition

US HWY 301 at CR 462

The CR 462 north leg is planned to be realigned with the south leg of CR 462. The following configurations are planned with this realignment.

- Eastbound configuration consisting of:
 - Eastbound dual left turn lanes
 - Eastbound dual through lanes
 - Eastbound right turn lane
- Westbound configuration consisting of:
 - Westbound left turn lane
 - Westbound through lane
 - Westbound dual right turn lanes
- Northbound left turn lane addition
- Southbound left turn lane addition
- Southbound right turn lane addition

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background				Build-out				Build-out with Improvements			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
CR 216/CR 209	WBL/R	N/A	A	9.8	0.08	25	B	10.3	0.10	25	B	10.5	0.12	25				
	SBL/T	N/A	A	7.7	0.04	25	A	7.8	0.04	25	A	7.8	0.04	25				
	Int. Total			2.8				2.7				3.0						
	EBL/T	N/A										7.7	0.01	0				
	SBL/R	N/A										11.9	0.15	25				
CR 216/Proposed West Access	Int. Total											2.2						
US 301/Proposed South Access	EBR	N/A										13.1	0.04	25				
	Int. Total											0.1						
	EBR	N/A	B	11.3	0.00	0	B	11.9	0.00	0	B	12.1	0.02	0				
	WBR	N/A	B	11.5	0.02	25	B	12.1	0.02	25	B	12.4	0.02	25				
	NBL	415	B	14.7	0.05	25	C	16.7	0.07	25	A	17.1	0.09	25				
US 301/CR 110 (Proposed North Access)	SBL	415	B	13.2	0.04	25	B	14.7	0.05	25	A	15.4	0.05	25				
Int. Total				0.4				0.4				0.5						
Signalized Intersections																		
US 301 at CR 462	EBL	N/A					D	45.8	0.36	75	D	45.8	0.36	75				
	EBT	N/A					D	38.3	0.28	100	D	38.2	0.28	100				
	EBR	N/A					A	3.7	0.29	25	C	3.7	0.29	25				
	WBL	N/A	C	29.7	0.23	75	C	34.0	0.33	75	C	33.9	0.33	75				
	WBT	N/A					D	46.4	0.34	100	D	46.4	0.34	100				
	WBR	250	B	16.3	0.74	125	A	9.6	0.68	50	A	9.6	0.69	50				
	NBL/U/L	190	A	5.0	0.02	25	D	51.7	0.35	50	D	51.7	0.35	50				
	NBL/T	N/A	C	20.3	0.74	275	C	29.4	0.78	450	C	29.9	0.79	450				
	SBL	320	B	18.7	0.70	200	E	69.8	0.92	250	E	74.9	0.95	275				
	SBT	N/A	A	7.6	0.37	200	B	17.3	0.52	300	B	17.6	0.53	325				
	SBR	N/A					A	0.1	0.05	0	A	0.1	0.05	0				
	Int. Total			15.6			C	28.7			C	29.6						
	EBL	200	C	29.2	0.23	50	D	35.0	0.36	100	D	39.2	0.49	125				
	EBT/R	N/A	B	14.8	0.29	50	C	23.6	0.44	100	C	25.8	0.52	150				
	WBL	N/A	C	31.4	0.37	75	D	38.3	0.49	125	D	38.1	0.47	125				
	WBT/R	N/A	B	19.8	0.33	75	C	24.7	0.46	125	C	25.5	0.45	125				
US 301 at CR 472	NBL	380	A	6.4	0.07	25	A	8.1	0.17	50	A	9.3	0.22	50				
	NBT	N/A	B	18.8	0.64	250	C	22.7	0.73	350	C	24.2	0.73	375				
	NBR	400	A	0.6	0.12	25	A	1.1	0.14	25	A	1.2	0.14	25				
	SBL	380	A	7.7	0.26	50	B	10.6	0.39	75	B	12.1	0.44	75				
	SBT/R	N/A	B	12.5	0.47	225	C	18.0	0.60	300	C	19.1	0.61	325				
	Int. Total			15.6			C	20.4			C	21.9						
	EBL	220/475*	F	81.9	0.69	275	F	92.9	0.75	300	F	93.6	0.76	325				
	EBT	N/A	D	41.4	0.44	375	D	46.0	0.46	425	D	47.3	0.47	425				
	EBR	220	B	10.3	0.28	100	B	12.4	0.29	125	B	12.7	0.29	125				
	WBL	390	E	72.9	0.59	175	E	80.0	0.64	175	F	80.2	0.66	200				
	WBT	N/A	E	57.4	0.80	675	E	62.7	0.82	825	E	63.4	0.83	825				
	WBR	260	B	19.2	0.35	175	C	21.8	0.37	200	C	22.0	0.37	200				
	NBL	300/475*	D	42.7	0.68	200	E	60.7	0.82	275	E	61.0	0.82	275				
	NBT	N/A	D	51.5	0.59	325	E	56.7	0.67	400	E	56.8	0.68	425				
	NBR	400	A	7.4	0.37	75	A	7.0	0.41	75	A	6.9	0.44	75				
	SBL	310	C	54.5	0.50	175	D	40.4	0.66	225	D	40.8	0.67	225				
	SBT/R	N/A	E	59.7	0.81	450	E	64.8	0.85	525	E	64.6	0.85	525				
	Int. Total			47.5			D	52.8			D	52.9						
US 301 at CR 466	EBL	220/475*	F	81.9	0.69	275	F	92.9	0.75	300	F	93.6	0.76	325				
	EBT	N/A	D	41.4	0.44	375	D	46.0	0.46	425	D	47.3	0.47	425				
	EBR	220	B	10.3	0.28	100	B	12.4	0.29	125	B	12.7	0.29	125				
	WBL	390	E	72.9	0.59	175	E	80.0	0.64	175	F	80.2	0.66	200				
	WBT	N/A	E	57.4	0.80	675	E	62.7	0.82	825	E	63.4	0.83	825				
	WBR	260	B	19.2	0.35	175	C	21.8	0.37	200	C	22.0	0.37	200				
	NBL	300/475*	D	42.7	0.68	200	E	60.7	0.82	275	E	61.0	0.82	275				
	NBT	N/A	D	51.5	0.59	325	E	56.7	0.67	400	E	56.8	0.68	425				
	NBR	400	A	7.4	0.37	75	A	7.0	0.41	75	A	6.9	0.44	75				
	SBL	310	C	54.5	0.50	175	D	40.4	0.66	225	D	40.8	0.67	225				
	SBT/R	N/A	E	59.7	0.81	450	E	64.8	0.85	525	E	64.6	0.85	525				
	Int. Total			47.5			D	52.8			D	52.9						
Yellow highlight = deficiency occurring without project traffic Red highlight = deficiency occurs due to added project trips * 475 FT is the recommended storage length.																		

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background				Build-out				Build-out with Improvements			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
CR 216/CR 209	WBL/R	N/A	B	10.4	0.17	25	B	11.3	0.22	25	B	11.6	0.25	25				
	SBL/T	N/A	A	7.7	0.04	25	A	7.7	0.04	25	A	7.8	0.05	25				
	Int. Total			4.5				4.6				5.0						
	EBL/T	N/A									A	8.1	0.02	25				
CR 216/Proposed West Access	SBL/R	N/A									B	14.6	0.20	25				
	Int. Total											2.1						
	EBR	N/A									C	15.7	0.05	25				
	Int. Total											0.1						
US 301/Proposed South Access	EBR	N/A	B	11.3	0.01	0	B	11.8	0.01	0								
	WBR	N/A	B	14.1	0.04	25	C	15.4	0.05	25	C	15.8	0.05	25				
	NBL	415	B	13.8	0.05	25	C	15.6	0.06	25	C	16.2	0.11	25				
	SBL	415	C	18.0	0.06	25	C	21.9	0.08	25	C	23.1	0.09	25				
US 301/CR 110 (Proposed North Access)	Int. Total			0.4				0.4				0.6						
	EBL	N/A					E	72.2	0.50	100	E	73.2	0.51	100				
	EBT	N/A					D	54.6	0.29	125	D	55.0	0.28	125				
	EBR	N/A					A	5.4	0.26	25	A	5.3	0.26	25				
US 301 at CR 462	WBL	N/A	C	30.0	0.23	75	D	41.9	0.30	125	D	42.1	0.30	125				
	WBT	N/A					E	66.6	0.69	275	E	66.7	0.68	275				
	WBR	250	D	36.0	0.9	275	D	35.1	0.87	225	D	38.5	0.89	250				
	NBL/U/L	190	A	5.8	0.07	25	E	66.8	0.59	150	E	67.9	0.60	150				
US 301 at CR 472	NBL	N/A	C	24.0	0.8	300	D	45.4	0.93	725	D	47.8	0.94	750				
	NBT/R	N/A	C	17.5	0.60	125	E	70.1	0.74	200	E	72.7	0.77	225				
	SBL	320	B	18.6	0.70	375	D	45.2	0.97	800	E	69.9	1.35	900				
	NBT	N/A	B	18.6	0.70	375	D	45.2	0.97	800	E	69.9	1.35	900				
US 301 at CR 476	SBR	N/A	B	11.0	0.44	200	C	29.4	0.66	525	C	29.7	0.67	550				
	SBT	N/A					A	3.3	0.12	50	A	3.2	0.12	50				
	SBR	N/A	C	21.4			D	42.6			D	44.3						
	Int. Total																	
US 301 at CR 477	EBL	N/A	D	21.8	0.44	100	F	138.6	1.02	175	F	116.7	0.99	200				
	EBT/R	N/A	C	20.6	0.32	75	C	23.5	0.37	100	C	22.6	0.40	125				
	WBL	N/A	D	41	0.45	100	D	42.3	0.47	125	D	38.2	0.40	125				
	WBT/R	N/A	B	17.5	0.39	75	C	29.5	0.72	175	C	29.9	0.68	225				
US 301 at CR 478	NBL	380	A	6.5	0.17	50	B	14.8	0.44	75	C	29.5	0.63	150				
	NBT	N/A	B	18.6	0.70	375	D	45.2	0.97	800	E	69.9	1.35	900				
	NBR	400	A	1.7	0.10	25	A	4.5	0.17	50	A	5.2	0.18	50				
	SBL	380	A	3.2	0.29	50	D	38.5	0.76	225	D	47.7	0.82	300				
US 301 at CR 479	SBT/R	N/A	B	14.8	0.53	250	C	23.8	0.73	500	C	30.6	0.79	625				
	SBR	N/A	B	17.5			D	36.0			D	48.3						
	Int. Total																	
	EBL	220/475*	F	118.3	1.10	650	F	252.5	1.39	800	F	258.5	1.41	800				
US 301 at CR 480	EBT	N/A	D	49.3	0.62	475	E	70.5	0.76	575	E	75.6	0.79	575				
	EBR	N/A	B	13.5	0.33	125	C	22.4	0.49	200	C	23.5	0.50	200				
	WBL	390	E	68.9	0.46	125	F	83.6	0.62	175	F	83.3	0.66	225				
	WBT	N/A	E	62.5	0.76	450	E	77.7	0.81	525	E	77.9	0.81	525				
US 301 at CR 481	WBR	260	B	13.1	0.29	75	B	15.5	0.36	125	B	15.5	0.36	125				
	NBL	300/475*	C	33.4	0.68	225	E	61.4	0.89	500	E	64.1	0.89	525				
	NBT	N/A	D	49.9	0.78	525	E	59.2	0.87	825	E	59.4	0.88	825				
	NBR	400	A	5.1	0.38	75	B	11.0	0.46	175	B	11.5	0.49	175				
US 301 at CR 482	SBL	310	C	31.8	0.58	150	E	57.3	0.71	275	E	59.3	0.71	275				
	SBT/R	N/A	D	47.7	0.68	400	D	54.6	0.75	575	E	56.0	0.77	600				
	SBR	N/A	D	50.3			E	67.8			E	68.9						
	Int. Total																	

Yellow highlight = deficiency occurring without project traffic
Red highlight = deficiency occurs due to added project trips
* 475 FT is the recommended storage length.

Based on the analysis results provided in **Tables 3** and **4**, the following recommendations are provided to mitigate the deficiency caused by project traffic.

US HWY 301/CR 216(CR 472) Intersection

During the PM peak buildout condition the eastbound left turn movement operates with a volume to capacity (v/c) ratio of 1.06. This signalized intersection has sufficient capacity to accommodate the added eastbound left turning vehicles with signal timing adjustments. Additionally, the alignment and right-of-way restrictions prohibit capacity improvements at this intersection, such as turn lane additions. **The timing plan provided in Table 6, will remove the eastbound left deficiency based on the analysis, and is recommended to be implemented to the signal controller at this intersection.**

Table 6 | Proposed PM Max Green Times – US HWY 301 at CR 216

Phase/Movement	1 (SBL)	2 (NBT)	4 (EB)	5 (NBL)	6 (SBT)	8 (WB)
Max Green (s)	14	54	30	8	60	30

The results of the proposed timing changes are included in **Tables 3** and **4** under the Build-out with Improvements column. The Synchro reports that model these improvements are provided in **Appendix K**.

US HWY 301/CR 466 Intersection

During the AM and PM peak hours of all scenarios, the eastbound left operates with a 95th percentile queue exceeding the storage length. Additionally, this movement operates with volumes exceeding capacity under the PM peak hours of all scenarios. It is recommended that the eastbound left turn lane be extended so that it ties into the two-way/left-turn lane further to the west and that the signal timing is adjusted, as provided in **Tables 7**.

During the PM peak of the background and build-out scenario, the northbound left operates with a 95th percentile queue length exceeding the storage length. It is recommended that the northbound left-turn lane is extended to abut the southbound left-turn lane to the south, approximately 490 FT in length, and that the signal timings are adjusted, as provided in **Tables 7**.

The results of the proposed timing changes are included in **Tables 3 and 4** under the Build-out with Improvements column. The Synchro reports that model these improvements are provided in **Appendix K**.

Because these deficiencies occur during the existing or background scenarios, without the addition of project traffic, these recommended improvements should not be the responsibility of the developer of Wildwood Place.

Table 7 | Proposed PM Max Green Times – US HWY 301 at CR 466

Phase/Movement	1 (NBL)	2 (SBT)	3 (EBL)	4 (WBT)	5 (SBL)	6 (NBT)	7 (WBL)	8 (EBT)
Max Green (s)	22	36	26	28	17	47	12	42

6.3 Substandard Road Evaluation

Developments accessing County roads are required by the “*Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*” to evaluate the roadway conditions to ensure that the road meets the standards from the FDOT Greenbook in order to support the traffic added by the development. Based on Google Earth aerial images from May 2021, CR 216 is a narrow roadway, approximately 18 FT wide, without striping, and appears to be in poor condition. **It is recommended that the roadway is widened, repaved, and striped, meeting FDOT Greenbook standards, from the proposed access on CR 216 to the improved portion of CR 216 where the eastbound turn-lane was constructed to support the DQ Grill and Chill site.**

6.4 Roadway Segment Level of Service Analysis

The roadway segment analysis was completed for roadway segments within the study area.

PM peak hour volumes from FDOT Traffic Online were used as the base volumes of the US HWY 301 roadway segments. Growth rates were determined based on historical ADT derived from FDOT Traffic Online data, to derive the 2024 background volumes for the US HWY 301 segments.

The CR 216 segment is not provided in the Sumter County TMS Segment Report. Additionally, FDOT does not include a count station along CR 216. Therefore, turning movement counts were used to determine the bi-directional volumes along CR 216 and a 2.0% growth rate was assumed since historical growth rate data is not available.

Committed project trips were added to the background trips for all roadway segments, where applicable, as provided in **Appendix H**. Build-out project trips were added to the background trips and committed trips and applied to each roadway segment. **Table 8** shows that the addition of project trips does not cause any roadway segments in the study area to exceed acceptable levels of operating service. **Therefore, no roadway segment improvements are needed or recommended.**

Table 8 | Roadway Segment Level of Service Analysis

ROAD NAME	FROM	TO	Maintaining Agency	Jurisdiction	Functional Class	FDOT LOS Standard	Divided/ Undivided	# of Lanes (Two-way)	State Rd (Y/N)	Speed Limit	LOS Capacity	Generalized Peak Hour Directional Maximum Service	Two-way MSV	PM Peak Hour Total -	PM Peak Hour Total - From FDOT Online (2021)	Growth Rates ³	2024 Growth Factor	Background Trips - 2024 PM Peak	Committed Trips ⁴	Trip Dist % ⁵	Net New Total Project Trips	Build-out - 2024 PM Peak	Background w/ Committed - 2024	Build-out - 2024 v/c
CR 216	CR 209	US 301/SR 35	COUNTY	WILDWOOD	N/A	D	Undivided	2	N	40	D	675	1,120	341	-	2.00%	1.040	355	66	13%	33	454	0.38	0.41
US 301/SR 35	C - 462 (N)	CR 222	STATE	WILDWOOD	PRINCIPAL ARTERIAL	D	Divided	4	Y	40	D	2,000	3,580	-	2,003	5.86%	1.176	2,362	0	36%	92	2,454	0.66	0.69
US 301/SR 35	CR 222	C - 472	STATE	WILDWOOD	PRINCIPAL ARTERIAL	D	Divided	4	Y	40	D	2,000	3,580	-	2,125	6.57%	1.197	2,545	458	36%	92	3,095	0.84	0.86
US 301/SR 35	C - 472	C - 466	STATE	WILDWOOD	PRINCIPAL ARTERIAL	D	Divided	4	Y	40	D	2,000	3,580	-	2,243	9.09%	1.273	2,855	524	40%	102	3,481	0.94	0.97

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

- (1) Calculated as part of trip generation, based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.
- (2) From Sumter County TMS Segment Report, counts collected 2014
- (3) From FDOT Traffic Online data. A minimum 1% growth rate was applied if the historical growth rate was less than 1% and 2% on roadways where historical ADT is not available.
- (4) From information provided by Sumter County
- (5) From Transportation Demand Model trip distribution

7. CONCLUSIONS AND RECOMMENDATIONS

This analysis demonstrated that the proposed access connections on US HWY 301 meet FDOT spacing standards, that the roadway segments will continue to operate under capacity through build-out, and that the intersections with the improvements recommended below will operate acceptably.

Based on this analysis, the following transportation improvement are recommended to support the Wildwood Place development:

- **Adjust the PM maximum green signal times for the PM peak scenario to match the signal times provided in Table 6, at the US HWY 301/CR 216(CR 472) intersection. This improvement reduces the v/c ratio, of the northbound through movement, to below 1.0.**
- **Widen, repave, and stripe CR 216 in accordance with FDOT Greenbook Standards, from the proposed west access to the improved portion of CR 216 where the eastbound turn-lane was recently constructed to support the DQ Grill and Chill site.**

Based on the analysis, multiple deficiencies at the US HWY 301/CR 466 intersection occur during the existing and background scenarios. Because these deficiencies occur during the existing and background conditions, and are not due to the addition of project trips, the developer should not be responsible for the improvements. The following improvements, at the US HWY 301/CR 466 intersection, are recommended to Sumter County and FDOT, in order to remove these deficiencies:

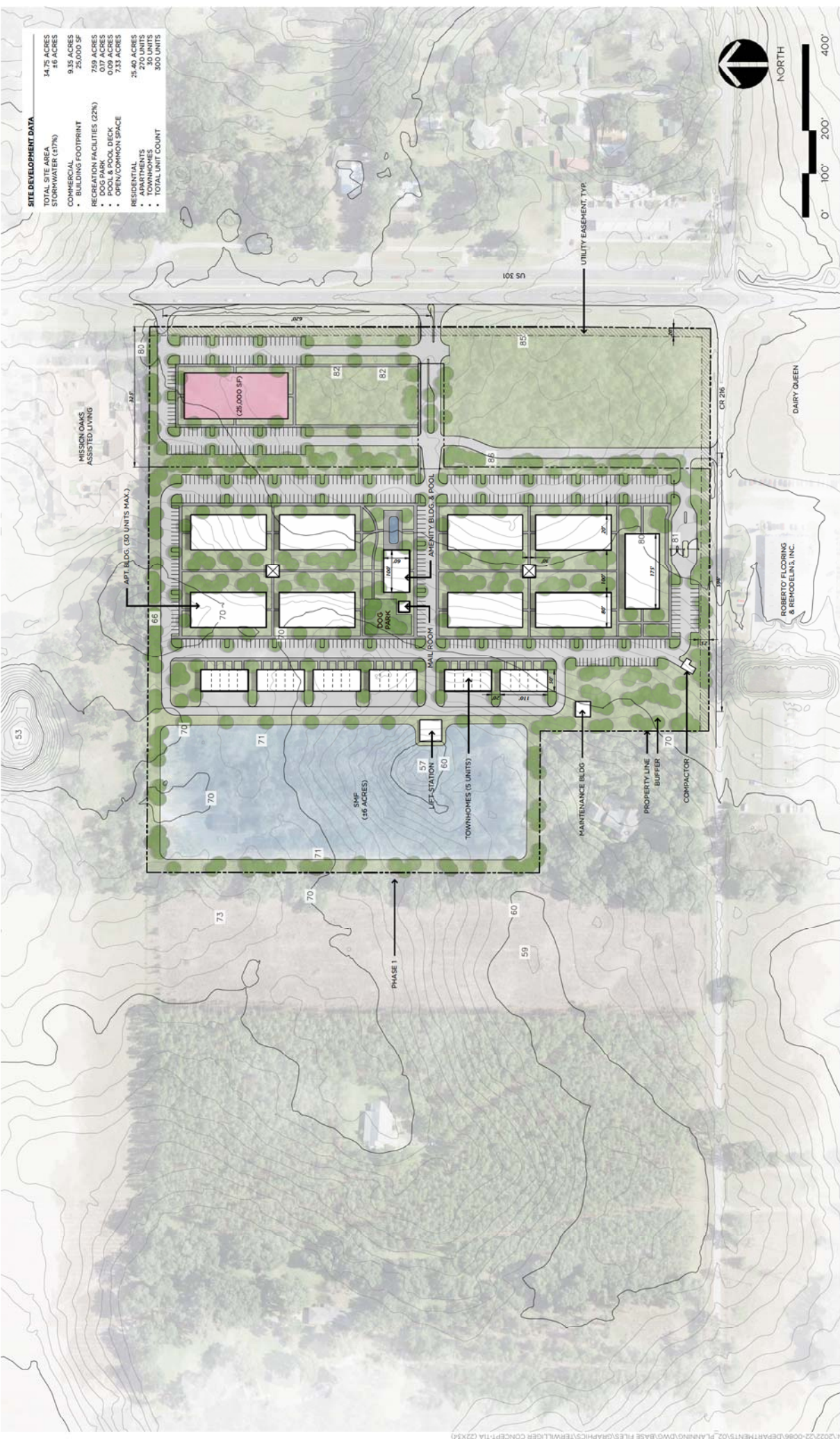
- **Adjust the PM maximum green signal times for the PM peak scenario to match the signal times provided in Table 7, at the US HWY 301/CR 466 intersection. This improvement reduces the queue lengths for the eastbound left and northbound left movements and reduces the v/c ratio of the eastbound left movement to below 1.0.**
- **Extend the eastbound left-turn lane so that it ties into the two-way/left-turn lane further to the west.**
- **Extend the northbound left-turn lane so that it abuts the southbound left-turn lane to the south.**

Appendix A

Site Concept

SITE DEVELOPMENT DATA

TOTAL SITE AREA	14.75 ACRES
STORMWATER (61%)	9.05 ACRES
COMMERCIAL	9.35 ACRES
• BUILDING FOOTPRINT	25,000 SF
RECREATION FACILITIES (22%)	759 ACRES
• DOG PARK & DECK	0.07 ACRES
• OPEN COMMON SPACE	7.33 ACRES
RESIDENTIAL	5.40 ACRES
• APARTMENTS	270 UNITS
• TOWNHOMES	30 UNITS
• TOTAL UNIT COUNT	300 UNITS



Appendix B

Methodology Letter and Approval

Print**Sumter County Traffic Impact Analysis (TIA) - Submission #38657****Date Submitted: 10/20/2022****First Name***

Sherry

Last Name*

Stinson

Email Address*

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Address

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Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

LETTER 221011.pdf

Please submit your TIA No file chosen**Date of Methodology
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☐ City of Wildwood
- ☐ Unincorporated Sumter County

Link[FDOT Systems Implementation Office](#)**Link**[FDOT Roadway Design - Florida Greenbook](#)**Link**[Lake-Sumter MPO](#)**Link**[FDOT Traffic Information](#)

Sumter County Traffic Impact Analysis (TIA) Methodology Acceptance.

- If the TIA is not accepted before the end of the year, the buildout year will need to be updated to reflect 2025 or later.
- As other phases are developed/planned, be mindful of the following language from the TIA guidelines.
 - o The trip generation estimate shall consider the total traffic generation of the accumulative development (including traffic from previously developed or approved phases) for purposes of study network identification.
- As identified in the Methodology submittal, a new Traffic Impact Analysis will be required for any proposed development exceeding those identified within the analysis.

October 11, 2022

Steven Cohoon
Assistant Director – Public Works Planning and Design
319 E. Anderson Ave.
Bushnell, FL 33513

Chad Lingenfelter, AICP, PTP, RSP
Traffic Services Manager
Florida Department of Transportation – District Five
719 South Woodland Blvd.
Deland, FL 32720

Re: Traffic Impact Analysis Methodology – Revised, Wildwood Place, Wildwood, FL

Dear Steven, Chad,

CHW is preparing a Traffic Impact Analysis (TIA) for the proposed Wildwood Place located on the northwest corner of US HWY 301 and CR 216 in Sumter County, Florida. A site location map is provided in **Attachment A**.

This project proposes 25,000 SF Strip Retail Plaza and 300 DUs of multi-family with an anticipated build-out of 2024. The previous TIA methodology proposed 300 DUs of multi-family and 110,000 KSF of commercial with a build-out during 2027. The methodology has been revised to consider only a portion of the commercial and all of the multi-family. A separate TIA will be provided when the remainder of the commercial portion is planned. It is recommended that a separate TIA be required when the commercial portion of the property exceeds 149 PM peak hour gross trips, which matches the commercial trip generation of what is currently being proposed, as shown in the Trip Generation table on page 3.

The project proposes the following access as provided in **Attachment A**:

- A connection to US HWY 301 along the north side of the property aligned with the existing directional median opening
- A right-in/right-out connection to US HWY 301 between CR 216 and the proposed directional median opening
- One access point on CR 216 shared by both the residential and commercial land uses.

According to the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, this site requires a Major TIA based on the trips exceeding 1,000 ADT.

Please review the methodology and either provide comment for the purposes of modification/clarification or provide acceptance.

Study Area

The study area roadway segments will consist of all road segments where the project trips exceed 3% of the Generalized Peak Hour Directional Maximum Service Volume, or more than 70 peak hour two-way trips, in accordance with the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, or roadway segments abutting the project. The study area intersections include all proposed site access intersections and all signalized intersections along the study area segments except at the US 301/Pepper Tree Lane intersection where nearly 100% of the project trips will be through movements on US 301 and will therefore not significantly impact the intersection.

The study area roadway segments and intersections are provided in the table below. The study are calculations are provided in **Attachment B**.

Study Area Roadway Segments and Intersections	
Road Segment	Intersections
CR 216 from CR 209 to US 301	- CR 216 at CR 209 (un-signalized) - CR 216 at Proposed Site Access (un-signalized)
US 301 from C – 462 (N) to CR 222	US 301 at C- 462 (S and N) (signalized)
US 301 from CR 222 to C - 472	US 301 at C – 472 (signalized)
US 301 from C – 472 to C - 466	- US 301 at Proposed Right-in/right-out Site Access (un-signalized) - US 301 at Proposed Directional Site Access (un-signalized) - US 301 at C – 466 (signalized)

Land Use and Trip Generation

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation with internal capture applied is provided below. The trip generation and internal capture documentation is provided in **Attachment C**.

Terwilliger Trip Generation									
Land Use	ITE LU Code	Variable Type	Variable Size	Daily Total	AM Peak		PM Peak		
					Total	In	Total	In	Out
Multifamily Housing (Low-Rise)	220	DU	300	1,998	116	28	150	95	55
Multifamily Housing (Low-Rise) with Internal Capture Reduction	220	DU	300	1,828	114	27	127	77	50
Strip Retail Plaza (<40k) ¹	822	KSF GLA	25,000	1,285	53	32	149	75	74
Strip Retail Plaza (<40k) with Internal Capture Reduction	822	KSF GLA	25,000	1,175	51	31	129	70	59
Gross Project Trips				3,283	169	60	299	170	129
Project Trips with Internal Capture Reduction^{1,2}				3,003	165	58	256	147	109

(1) The internal capture is capped at 20% in accordance with the Sumter County TIA Guidelines.

(2) The daily internal capture is not provided in the ITE Trip Generation Manual, 11th Edition, therefore the average internal capture rate of the AM and PM is used to derive the daily internal capture.

Data Collection

Turning movement counts were collected on June 28, 2022. The counts included pedestrians, trucks, in addition to passenger vehicles. The counts were performed at the following intersections during the AM and PM peak two hours on a single day, however only the highlighted counts will be utilized with the revised TIA:

- US HWY 301 at SR 44
- US HWY 301 at CR 462 (South)
- US HWY 301 at CR 216/CR 472
- US HWY 301 at CR 110
- US HWY 301 at CR 466
- CR 462/Powell Rd at CR 466A
- CR 466 at Buena Vista Boulevard
- CR 466 at CR 209
- CR 209 at CR 216

Background Traffic Volumes

A peak season factor and historical growth rate will be derived from FDOT Traffic Online data and applied to the count data to derive the background turning movement volumes for the anticipated 2024 build-out build-out of this site. A minimum 1% growth rate will be applied if the historical growth rate is less than 1% and 2% on roadways where historical ADT is not available.

Committed project trips from following developments will be included with the background trips provided above.

- Oxford Crossing (all phases)
- Twisted Oaks
- The Keys at Wildwood I
- The Keys at Wildwood II
- Wildwood Storage Facility
- Oxford Residential
- Stonegate Lakeside Landing
- DQ Grill and Chill

Trip Distribution

CHW has coordinated with FuturePlans Consulting, LLC to obtain a trip distribution based on the transportation demand model. The model data and proposed project trip distribution is provided in **Attachment B**.

Analysis

The analysis will be performed at the intersections and segments provided in the study area under the following scenarios, in accordance with the Sumter County TIA guidelines:

- Existing (peak season) scenario
- Future scenario
- Base scenario
- Future scenario with mitigation, if applicable

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7 and the signalized intersections will be analyzed using Synchro 11. The reports will be provided in the appendices.

The following programed improvements will be modeled as existing during the analysis:

- US HWY 301 at CR 216/CR 472
 - Eastbound left-turn lane
 - Eastbound through/right lane
 - Westbound left-turn lane
 - Northbound right-turn lane
- Realigned CR 462 N aligned with CR 462 S with the following configuration (per concept from the Master Site Plan dated 10/19/21)
 - Eastbound dual lefts, eastbound through, and eastbound right
 - Westbound left, westbound through, and westbound right
 - Northbound left, northbound through, and northbound through/right
 - Southbound left, southbound through X 2, and southbound right

The roadway segment LOS analysis will be based peak hour two-way traffic volumes. Traffic volumes from FDOT Traffic Online, where available, will be the base volumes used to derive the existing (peak season) volumes and the background traffic volumes used in the roadway segment LOS analysis. The LOS standards for all major road segments shall be consistent with the latest standards per the *FDOT's latest Quality/Level of Service (Q/LOS) Handbook* and the latest version of the adopted *Sumter County Unified Comprehensive Plan*.

Access management will be reviewed for the proposed directional median opening and right-in/right-out site access intersections on US HWY 301, based on FDOT spacing standards. The Traffic Study will provide recommendations regarding the access type and location.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including the following at a minimum, will be submitted for review and comment.

- Study Area Map
- Trip Generation
- Background Traffic Volumes
- Trip Distribution
- Analysis
 - AM and PM Intersection Analysis
 - Roadway Segment LOS Analysis
 - Access Management Review
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

If your office agrees with the methodology provided, please provide concurrence.

Thank you for your review and consideration.

Sincerely,

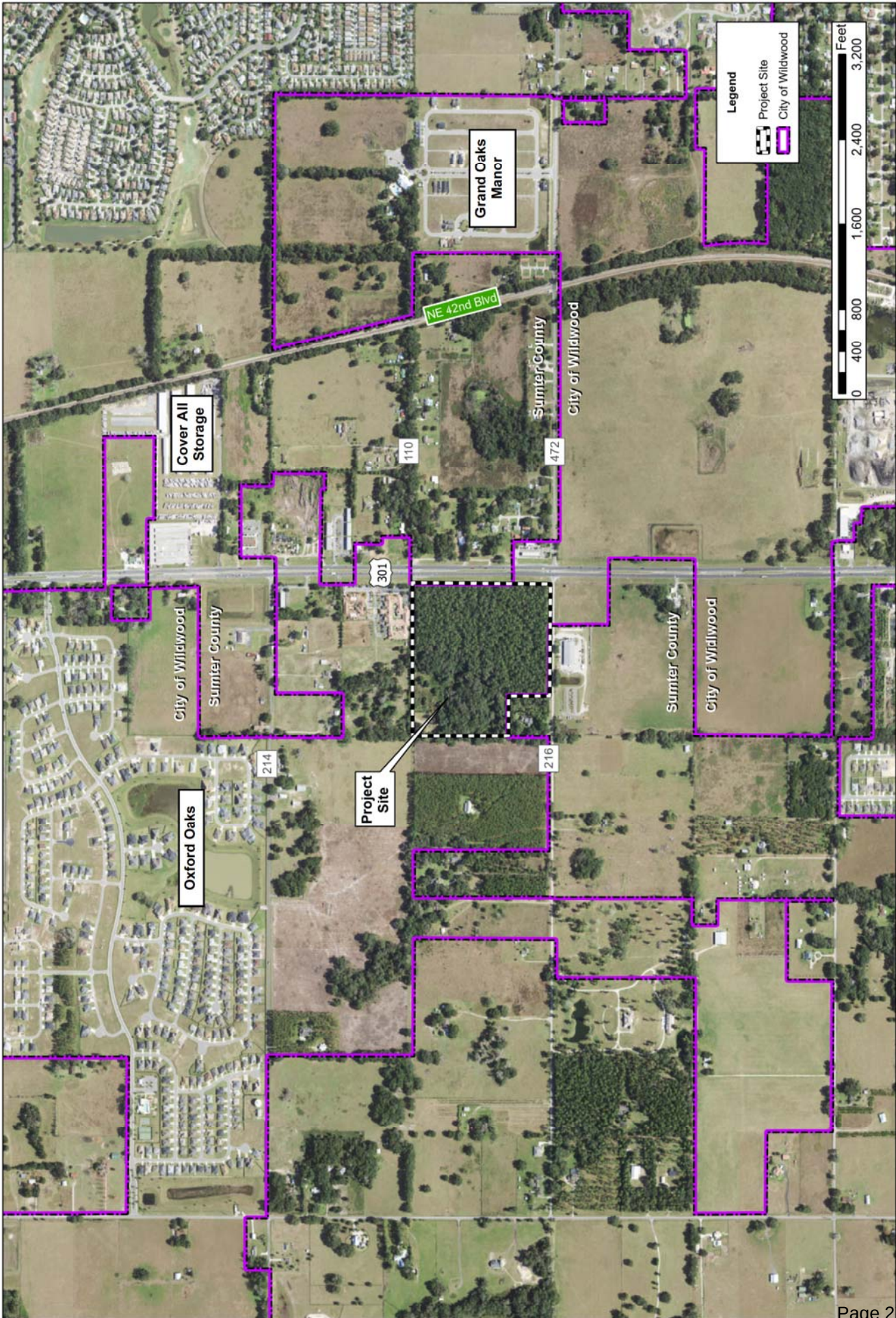
CHW



Brian Snyder, P.E.
Project Manager

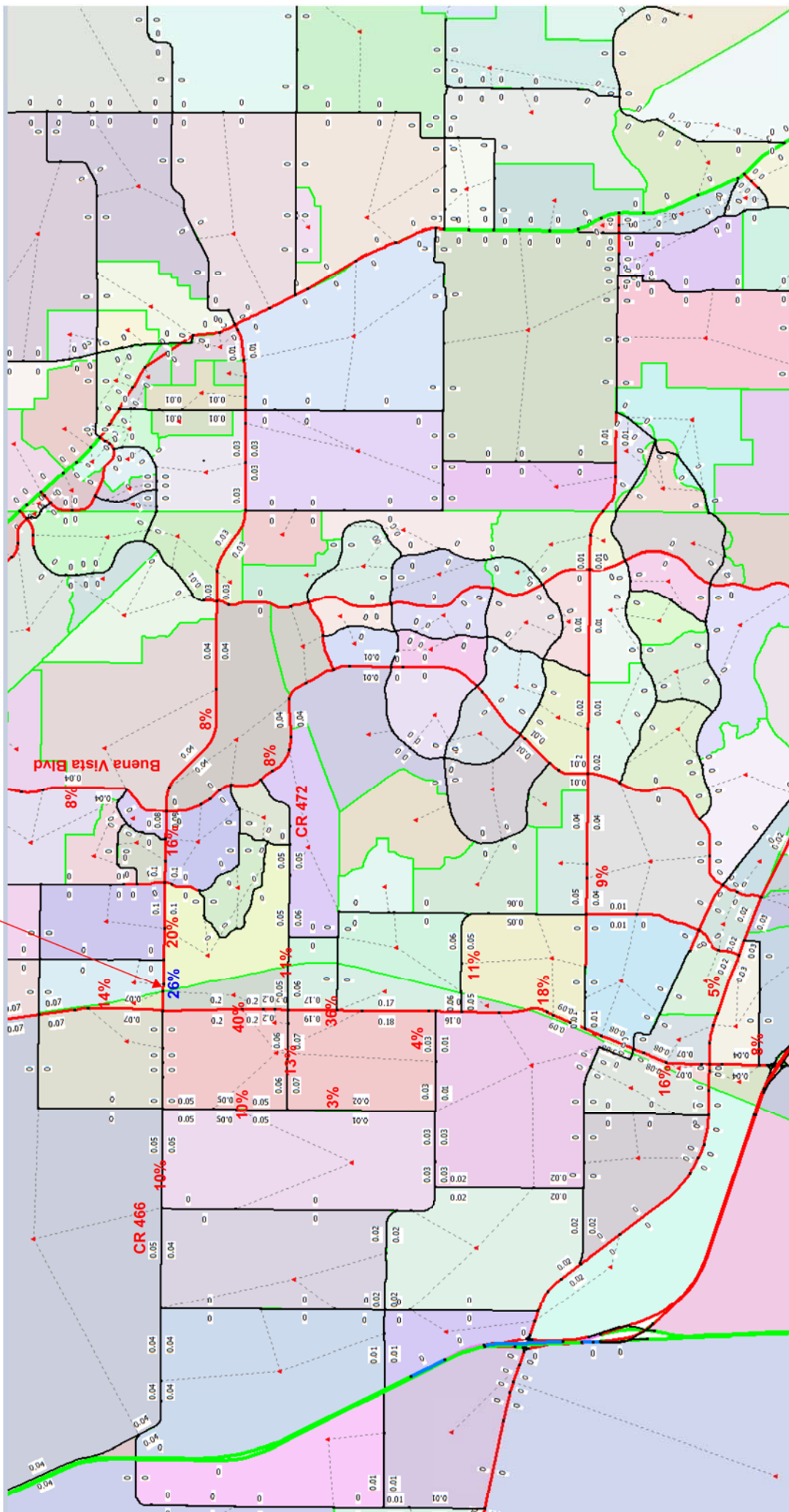
N:\2022\22-0086\Departments\04_Engineering\04_Traffic\221010_Wildwood Place\Report\Methodology\LETTER 221011_Terwilligers Methodology REV 2.docx

Attachment A: Site Location Map



Attachment B Trip Distribution and Study Area Calculations

ESTIMATE



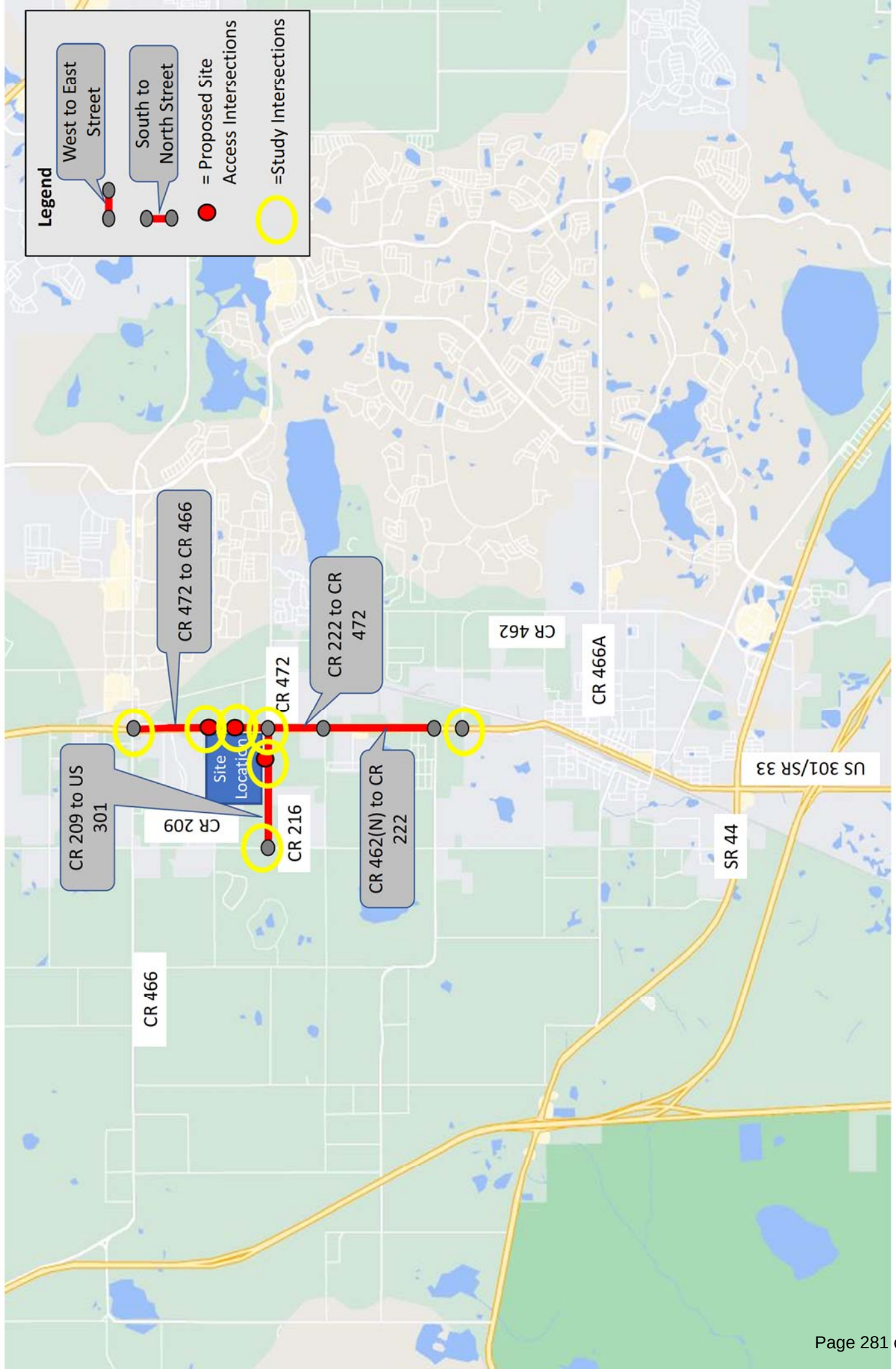
Net New PM Peak Hour Trips																
Total ²																
256																
ROAD NAME	FROM	TO	Generalized Peak Hour Directional Service Volume ³	Two-way MSV	Divided/Undivided	# of Lanes (Two-Way)	State Rd (Y/N)	Speed Limit	LOS Capacity	PM Peak Hour Total - From 2015 Sumter County TMS Segment Report	Trip Dist % ⁴	Net New Total Project Trips - Two-way	% (Net New Total Project Trips/Generalized Peak Hour Directional Service Volume)	>70 Peak Hour Two-Way Trips	Segment Abuts Development	Include in Study Area (> 3% or >70 peak hour trips) - Y/N
CR 216	CR 209	US 301/58 35	675	1130	Undivided	2	N	40	D	264	10%	26	2.32%	N	Y	Y
C -462	US 301/58 35	CR 113	720	1480	Undivided	2	N	40	F	766	11%	28	1.94%	N	N	N
C -466	CR 209	US 301/58 35	750	913	Undivided	2	N	45	D	692	0%	0	0.00%	N	N	N
C -466	US 301/58 35	CR 105	2000	322	Divided	4	N	45	D	2006	26%	67	2.08%	N	N	N
C -472	US 301/58 35	CR 117	675	1110	Undivided	2	N	45	D	390	11%	28	2.50%	N	N	N
C -472	CR 209	CR 465	2000	3540	Divided	4	Y	45	D	2287	36%	92	2.57%	Y	N	Y
US 301/58 35	C -462 (N)	CR 222	2000	3540	Divided	4	Y	40	D	2034	36%	92	2.57%	Y	N	Y
US 301/58 35	CR 222	C -472	2000	3540	Divided	4	Y	40	D	2035	40%	102	2.85%	Y	Y	Y
US 301/58 35	C -472	C -466	2000	3540	Divided	4	Y	40	D	2085				Y	Y	Y

(1) Calculated as part of trip generation, based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

(2) From 2015 Sumter County TMS Segment Report

(3) From Transportation Demand Mode trip distribution

(4) The table provides all roadway segments within 1 mile of the project



Attachment C: Trip Generation Documentation

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

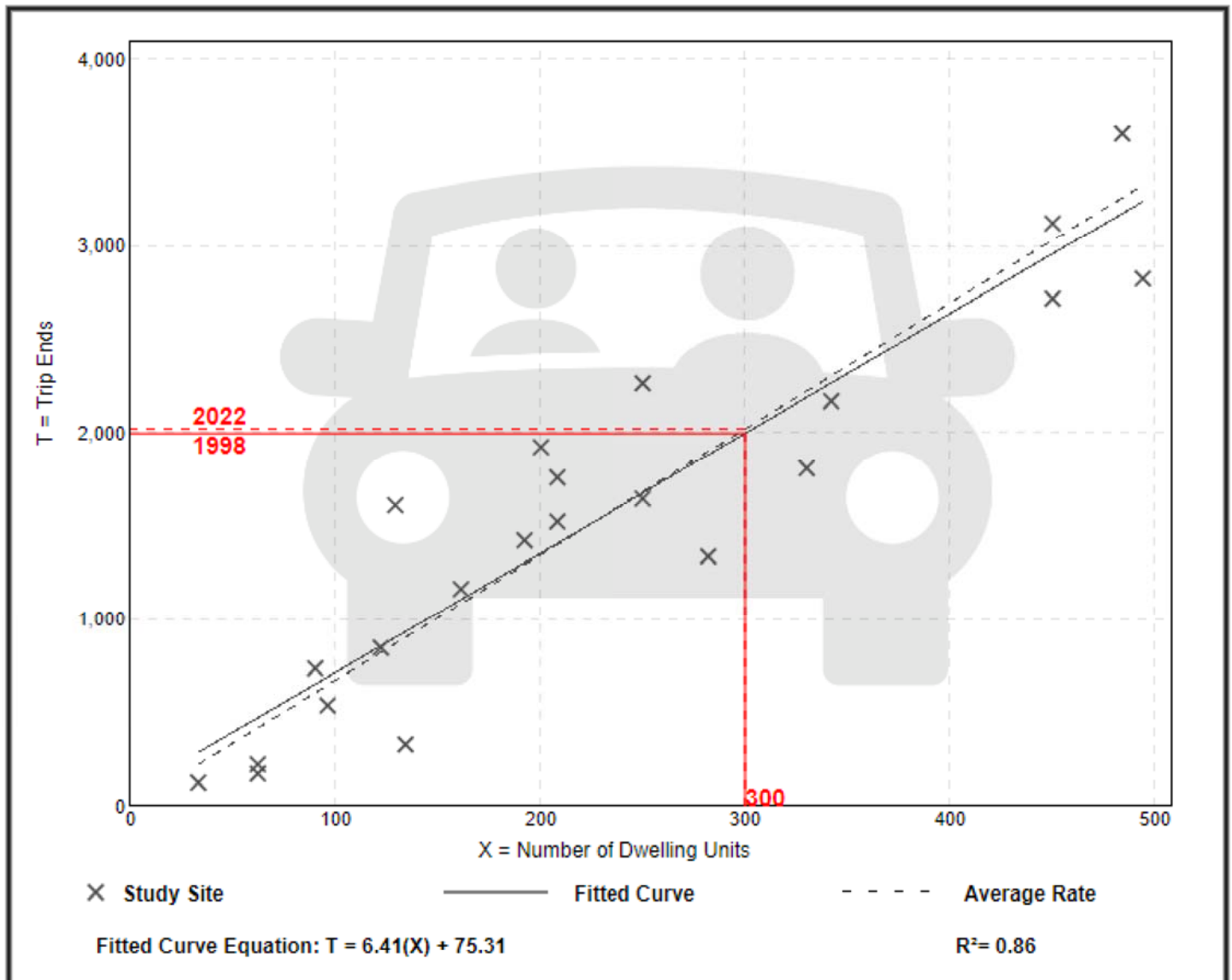
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

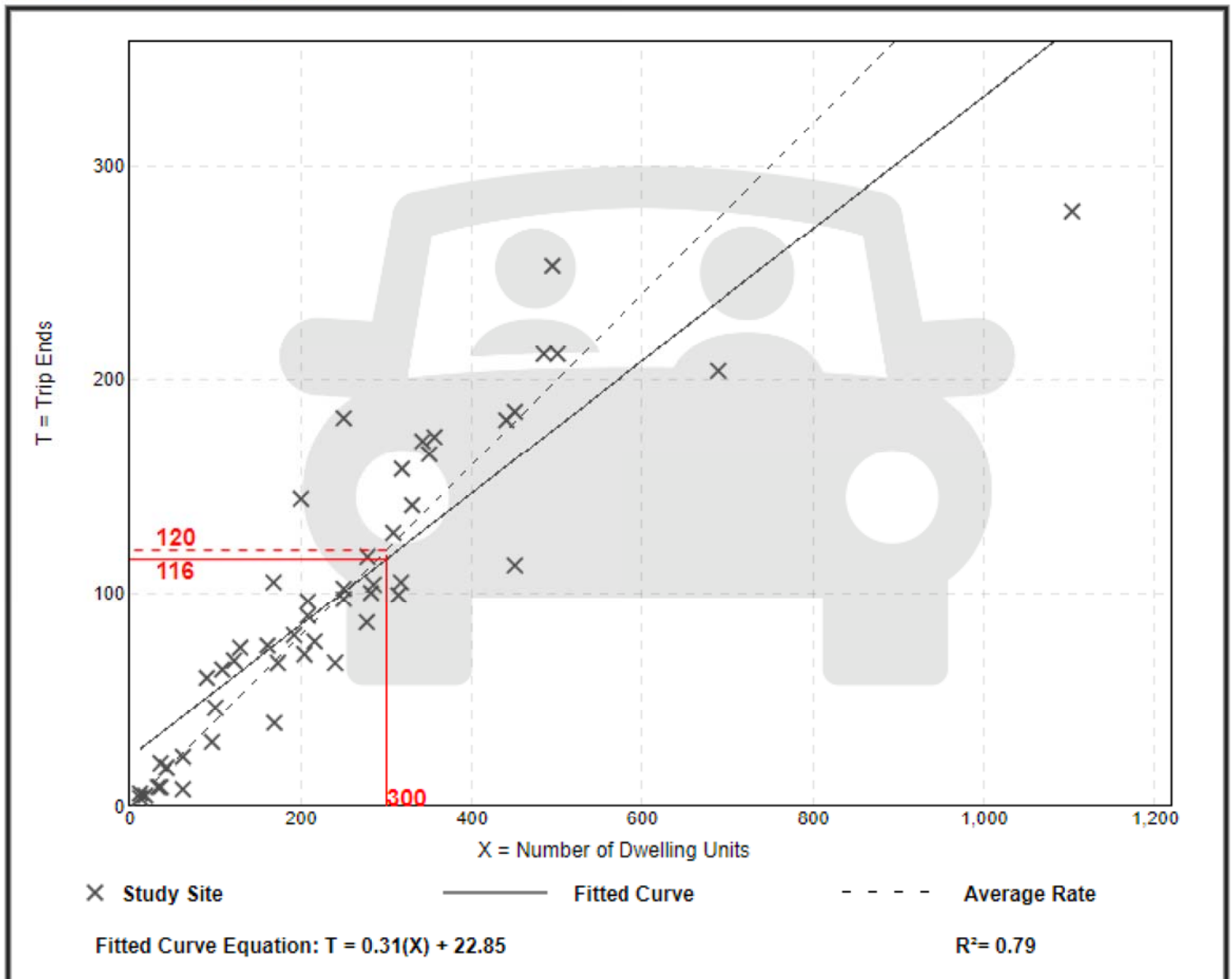
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

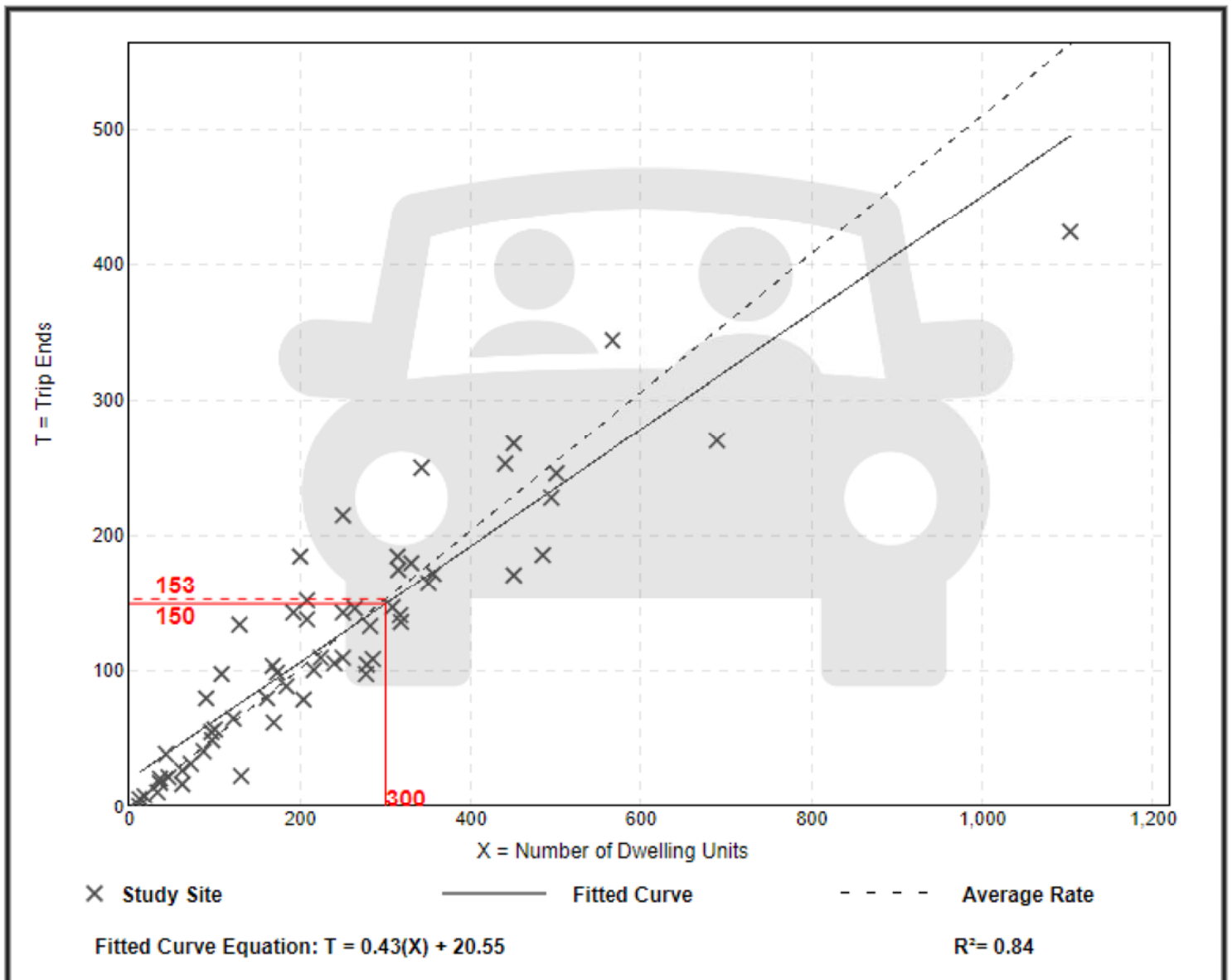
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

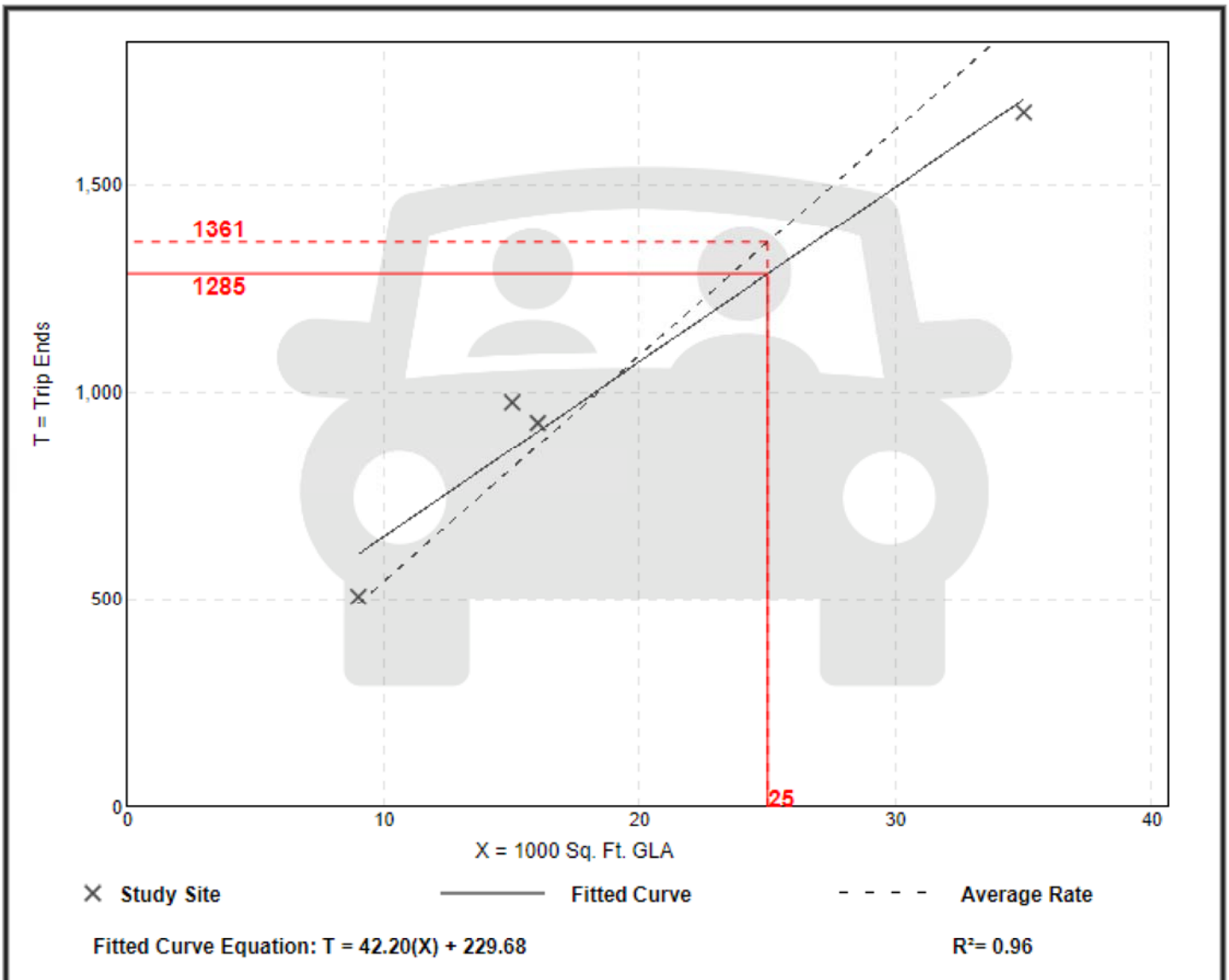
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)

(822)

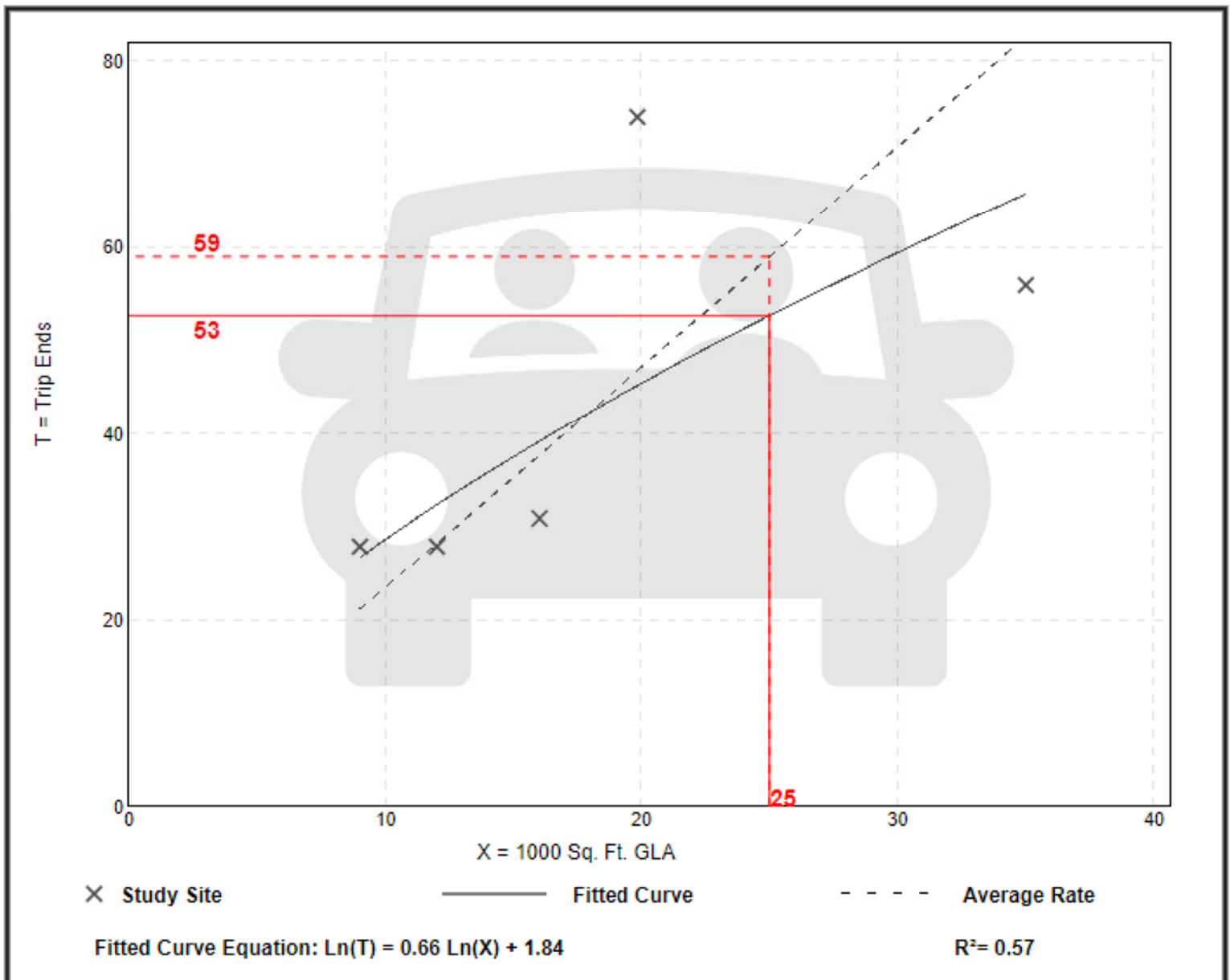
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GLA: 18
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)

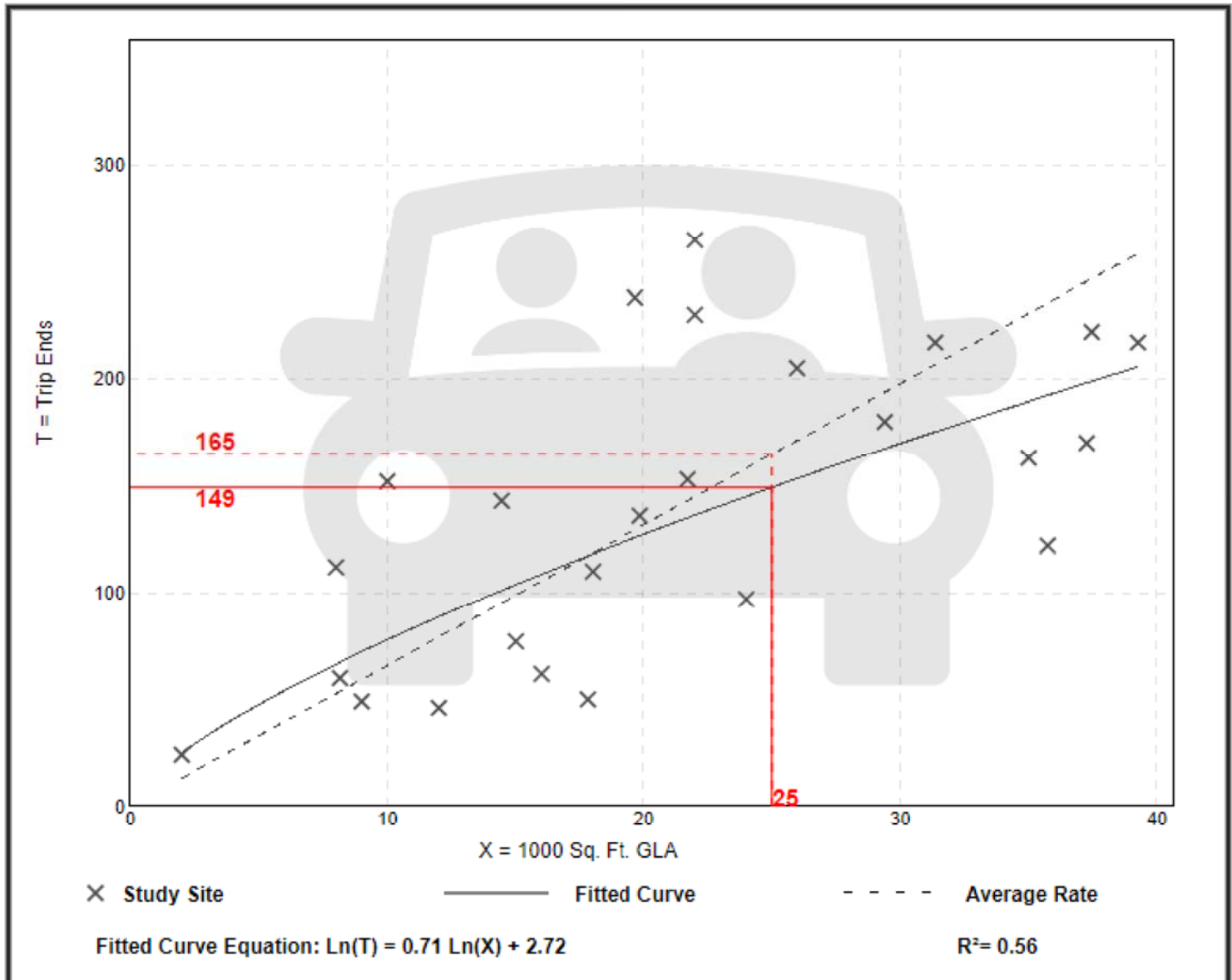
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	villiger Multi-Family Residential and Retail Develop	Organization:	CHW
Project Location:	US HWY 301 at CR 216, Wildwood, FL	Performed By:	Brian Snyder
Scenario Description:		Date:	10/6/2022
Analysis Year:	2024	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office						
Retail				53	32	21
Restaurant				0		
Cinema/Entertainment				0		
Residential				116	28	88
Hotel				0		
All Other Land Uses ²				0		
				169	60	109

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.17	0%	0%	1.16	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.09	0%	0%
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	189	69	120
Internal Capture Percentage	2%	3%	2%
External Vehicle-Trips ⁵	165	58	107
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	4%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	3%	1%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Illiger Multi-Family Residential and Retail Develop
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.17	32	37	1.16	21	24
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	28	32	1.09	88	96
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	7		3	0	3	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	19	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	3		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	6	0	0		0
Hotel	0	1	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	36	37	31	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	31	32	27	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	23	24	20	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	95	96	87	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Illiger Multi-Family Residential and Retail Develop			Organization:	CHW
Project Location:	US HWY 301 at CR 216, Wildwood, FL			Performed By:	Brian Snyder
Scenario Description:				Date:	10/6/2022
Analysis Year:	2024			Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				149	75	74
Restaurant				0		
Cinema/Entertainment				0		
Residential				150	95	55
Hotel				0		
All Other Land Uses ²				0		
				299	170	129

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.21	0%	0%	1.18	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.15	0%	0%	1.21	0%	0%
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					1200	
Restaurant						
Cinema/Entertainment						
Residential		1200				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	20	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	6	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	354	200	154
Internal Capture Percentage	15%	13%	17%
External Vehicle-Trips ⁵	254	147	107
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	7%	23%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	18%	9%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Irwilliger Multi-Family Residential and Retail Developm
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.21	75	91	1.18	74	87
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	95	109	1.21	55	67
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	2		25	3	20	4
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	20	14	0		2
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	0	0	4	0
Retail	0		0	0	50	0
Restaurant	0	46		0	17	0
Cinema/Entertainment	0	4	0		4	0
Residential	0	6	0	0		0
Hotel	0	2	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	6	85	91	70	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	20	89	109	77	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	20	67	87	57	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	6	61	67	50	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Subject: FW: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)
Attachments: TIA#38657_COW_Methodology.pdf

From: Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>
Sent: Monday, October 31, 2022 11:49 AM
To: Sherry Stinson <sherrys@chw-inc.com>
Cc: Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Tadlock, Matthew <Matthew.Tadlock@sumtercountyfl.gov>; Melanie Peavy <mpeavy@wildwood-fl.gov>; 'Shaun Raja' <sraja@wildwood-fl.gov>; 'Amanda Bush' <abush@wildwood-fl.gov>; Brian Snyder <brians@chw-inc.com>; Terri O'Neal <toneal@wildwood-fl.gov>; Lingenfelter, Chad <Chad.Lingenfelter@dot.state.fl.us>
Subject: RE: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Sherry,

Please see below comments:

- I have concern with the proposed buildout date. If the TIA is not accepted before the end of the year, the buildout year will need to be updated to reflect 2025 or later. Additionally, we will require a proposed build-out schedule be submitted, with the TIA, as identified in part one, item f, of the analysis submittal section of the TIA guidelines.
- As other phases are developed/planned, be mindful of the following language from the TIA guidelines.
 - *The trip generation estimate shall consider the total traffic generation of the accumulative development (including traffic from previously developed or approved phases) for purposes of study network identification.*
- As identified in the Methodology submittal, a new Traffic Impact Analysis will be required for any proposed development exceeding those identified within the analysis.

You may proceed with developing the TIA for the development identified as “Wildwood Place”, previously identified as “Terwilligers Multi-family and Retail”.

Sincerely,

Steven Cohoon
Assistant Director – Planning and Design
Public Works
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, October 20, 2022 2:52 PM
To: Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>; @Administrative Services (Wildwood) <administrative.services@sumtercountyfl.gov>; Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; toneal@wildwood-fl.gov; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
Subject: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Sumter County Traffic Impact Analysis (TIA)

First Name	Sherry
Last Name	Stinson
Email Address	sherrys@chw-inc.com
Address	11801 Research Drive
City	Alachua
State	FL
Zip Code	32615
Phone	13865185114
Alt Phone	3523311976

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.

A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

Developed by the same or a related development or landowner;

Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022
County Annual Traffic
Reports Summary Table

[Click here to view the table.](#)

Exemption

Field not completed.

Please submit your
Methodology Statement

[LETTER 221011 Wildwood Place TIA Methodology.pdf](#)

Please submit your TIA

Field not completed.

Date of Methodology
Acceptance by County

Field not completed.

Applicable Jurisdiction

Field not completed.

Link

[FDOT Systems Implementation Office](#)

Link

[FDOT Roadway Design - Florida Greenbook](#)

Link [Lake-Sumter MPO](#)

Link [FDOT Traffic Information](#)

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Appendix C

Study Area

Roadway Segments

Net New PM Peak Hour Trips																	
Total ¹																	
256																	
ROAD NAME	FROM	TO	Generalized Peak Hour Directional Maximum Service Volume ²	Two-way MSV	Divided/ Undivided	# of Lanes (Two-Way)	State Rd (Y/N)	Speed Limit	LOS Capacity	PM Peak Hour Total - From 2015 Sumter County Segment Report	Trip Dist % ³	Net New Total Project Trips - Two-way	% (Net New Total Project Trips/Generalized Peak Hour Service Volume)	>70 Peak Hour Two-way trips	Segment Aborts Development	Include in Study Area (> 3% or >70 peak hour two-way trips) - Y/N	
CR 216	CR 209	US 301/58 35	675	1120	Undivided	2	N	40	D	766	10%	26	2.32%	N	Y	Y	
	C - 462	CR 131	720	1440	Undivided	2	N	40	F	766	11%	28	1.94%	N	N	N	
	C - 466	CR 209	US 301/58 35	720	911	Undivided	2	N	35	D	692	0%	0	0.00%	N	N	N
	C - 466	US 301/58 35	CR 105	2000	3222	Divided	4	N	45	D	2006	26%	67	2.08%	N	N	N
	C - 472	CR 117	US 301/58 35	675	1120	Undivided	2	N	45	D	766	11%	28	2.32%	N	N	N
	CR 209	CR 216	C - 466	675	1120	Undivided	2	N	45	D	73	10%	26	2.32%	N	N	N
	US 301/58 35	C - 462 (N)	CR 222	2000	3580	Divided	4	Y	40	D	2287	36%	92	2.57%	Y	N	Y
	CR 222	US 301/58 35	C - 472	2000	3580	Divided	4	Y	40	D	2034	36%	92	2.57%	Y	N	Y
	US 301/58 35	C - 466	C - 472	2000	3580	Divided	4	Y	40	D	2085	40%	102	2.85%	Y	Y	Y
	US 301/58 35	C - 472	C - 466	2000	3580	Divided	4	Y	40	D	2085	40%	102	2.85%	Y	Y	Y

(1) Calculated as part of trip generation, based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition.

(2) From 2015 Sumter County TMS Segment Report

(3) From Transportation Demand Model trip distribution

(4) The table provides all roadway segments within 1 mile of the project

Appnedix D

Trip Generation

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

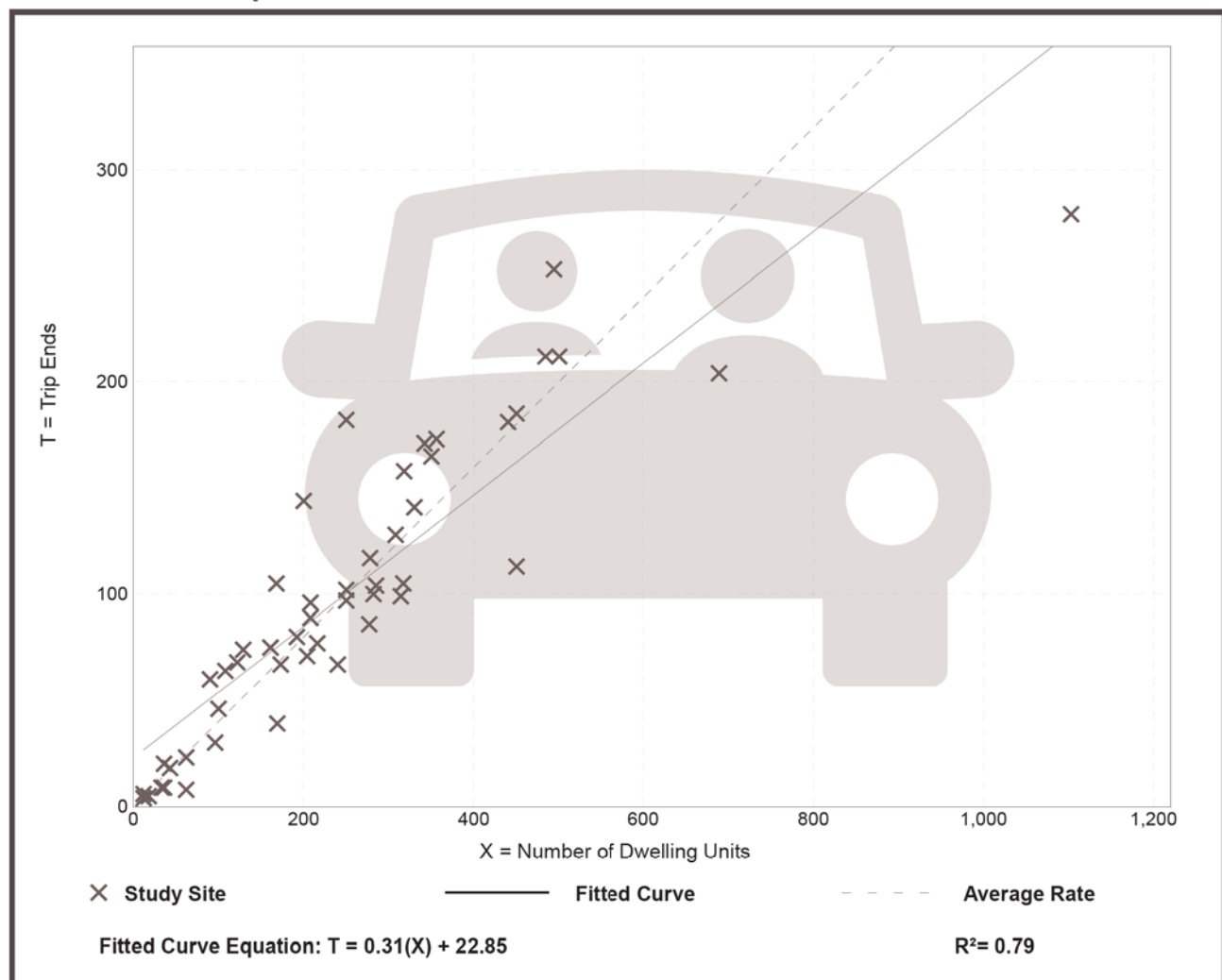
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

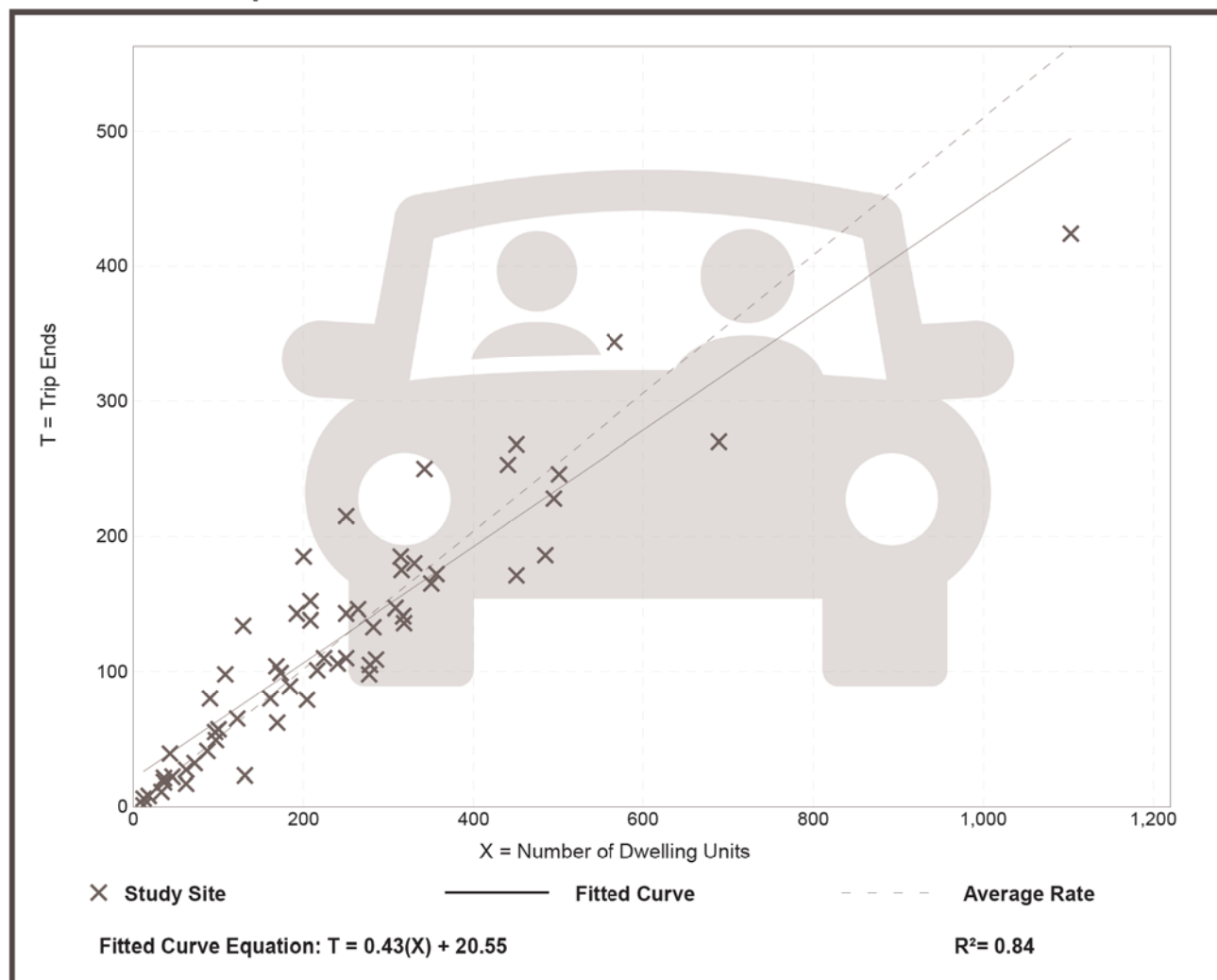
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

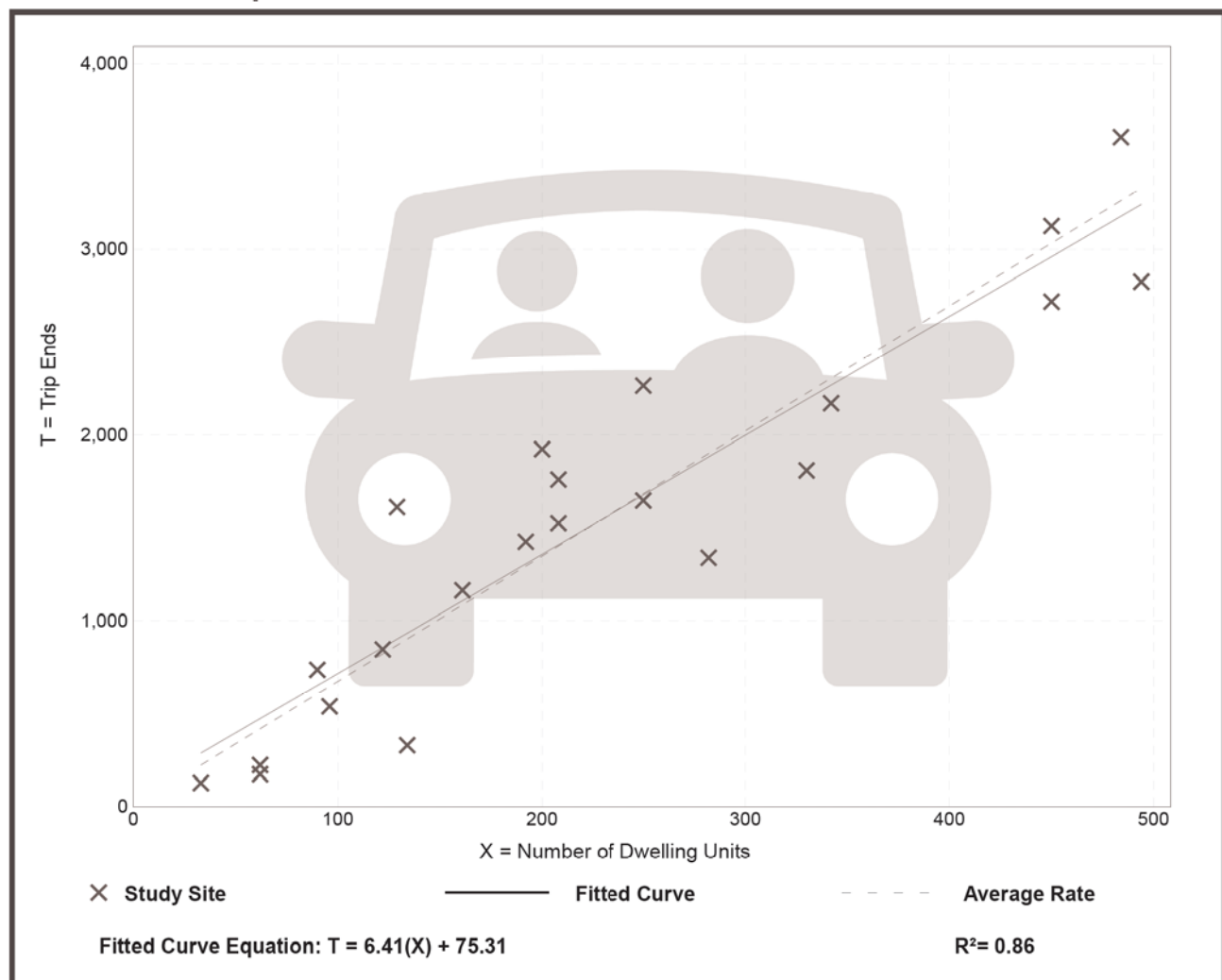
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

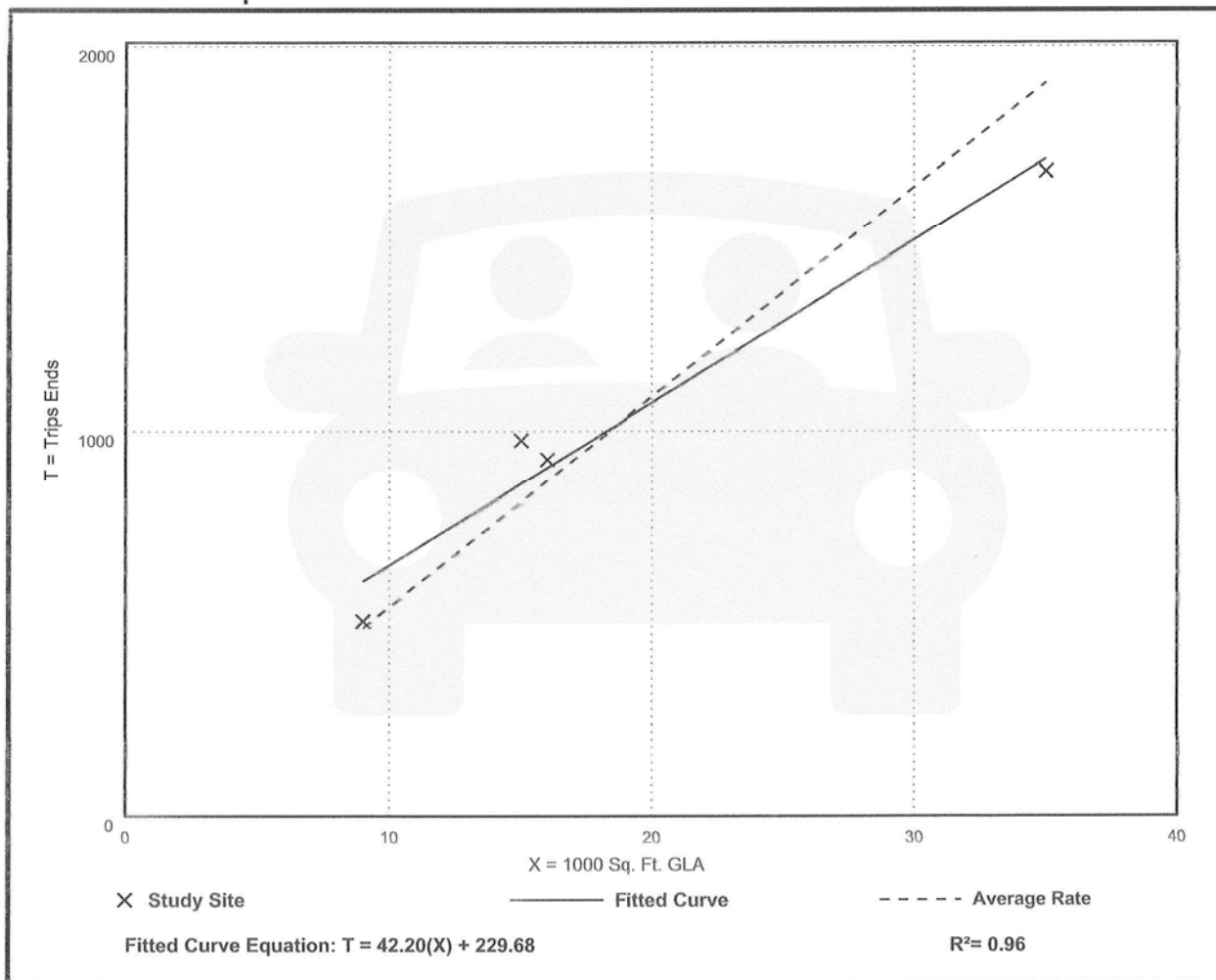
Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

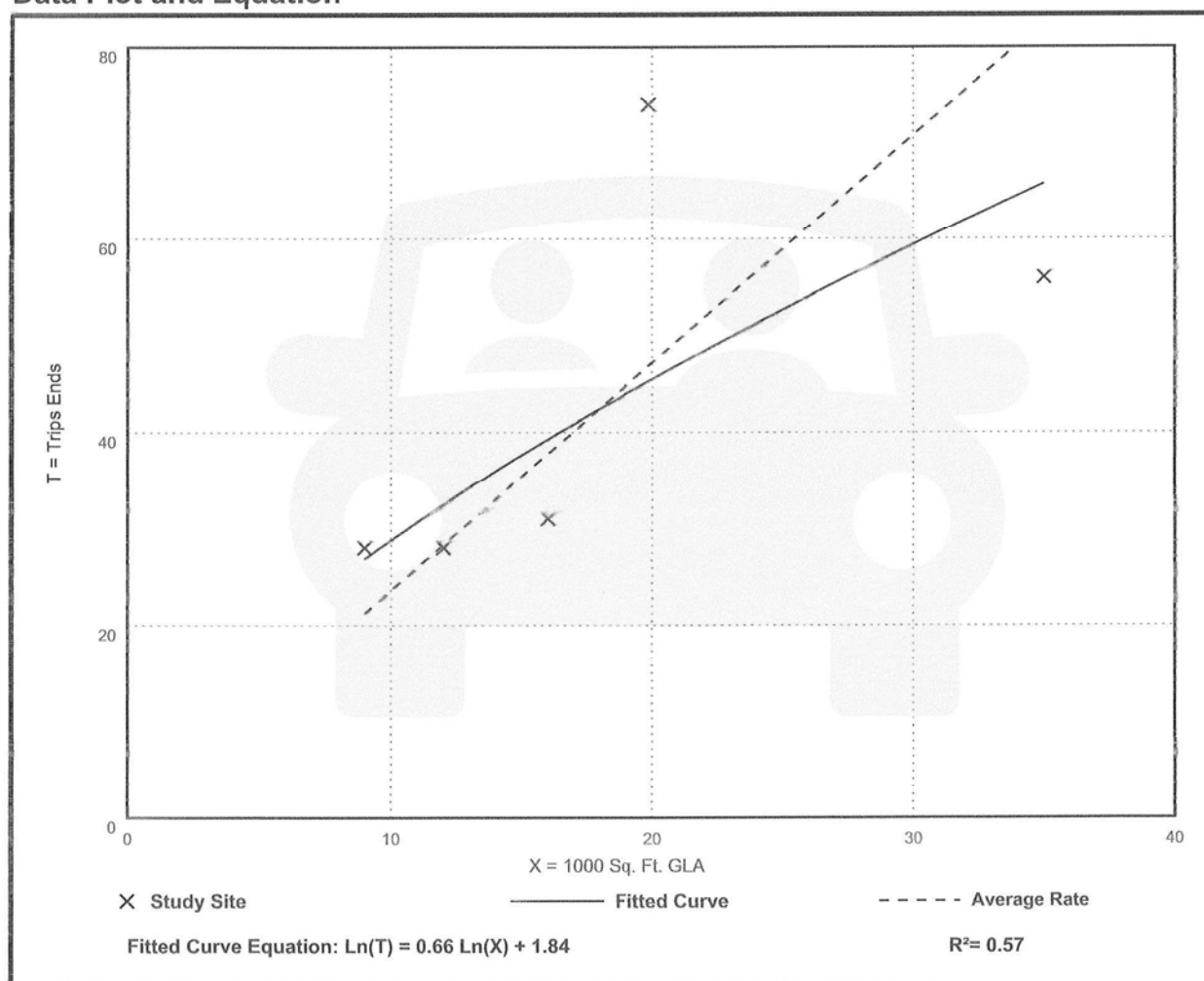
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

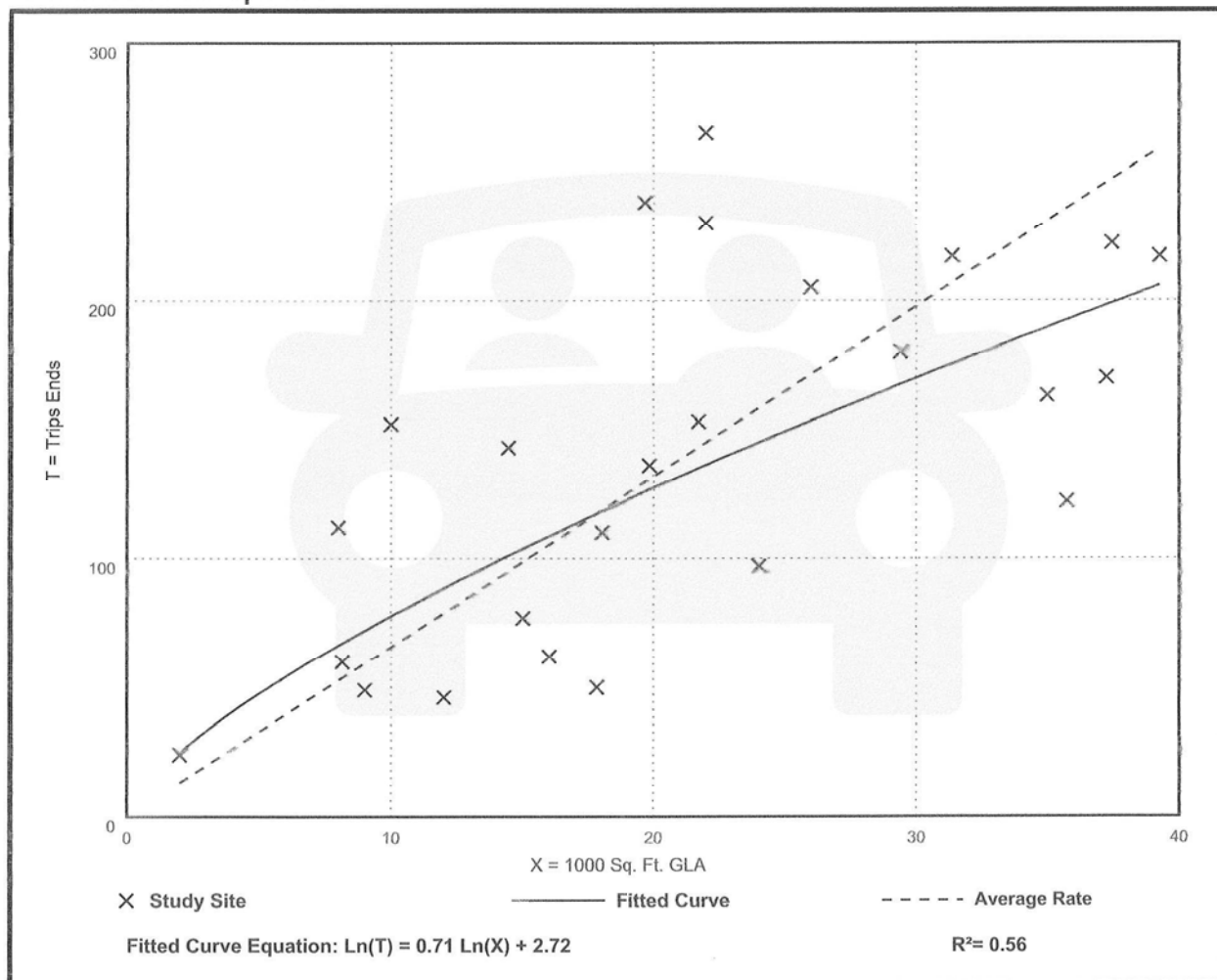
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Illiger Multi-Family Residential and Retail Develop	Organization:	CHW
Project Location:	US HWY 301 at CR 216, Wildwood, FL	Performed By:	Brian Snyder
Scenario Description:		Date:	10/6/2022
Analysis Year:	2024	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office						
Retail				53	32	21
Restaurant				0		
Cinema/Entertainment				0		
Residential				116	28	88
Hotel				0		
All Other Land Uses ²				0		
				169	60	109

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.17	0%	0%	1.16	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.09	0%	0%
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	189	69	120
Internal Capture Percentage	2%	3%	2%
External Vehicle-Trips ⁵	165	58	107
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	4%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	3%	1%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Milliger Multi-Family Residential and Retail Develop
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.17	32	37	1.16	21	24
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	28	32	1.09	88	96
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	7		3	0	3	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	19	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	3		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	6	0	0		0
Hotel	0	1	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	36	37	31	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	31	32	27	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	23	24	20	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	95	96	87	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Milliger Multi-Family Residential and Retail Develop	Organization:	CHW
Project Location:	US HWY 301 at CR 216, Wildwood, FL	Performed By:	Brian Snyder
Scenario Description:		Date:	10/6/2022
Analysis Year:	2024	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				149	75	74
Restaurant				0		
Cinema/Entertainment				0		
Residential				150	95	55
Hotel				0		
All Other Land Uses ²				0		
				299	170	129

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.21	0%	0%	1.18	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.15	0%	0%	1.21	0%	0%
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					1200	
Restaurant						
Cinema/Entertainment						
Residential		1200				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	20	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	6	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	354	200	154
Internal Capture Percentage	15%	13%	17%
External Vehicle-Trips ⁵	254	147	107
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	7%	23%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	18%	9%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	rwiliger Multi-Family Residential and Retail Developm
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.21	75	91	1.18	74	87
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	95	109	1.21	55	67
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	2		25	3	20	4
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	20	14	0		2
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	0	0	4	0
Retail	0		0	0	50	0
Restaurant	0	46		0	17	0
Cinema/Entertainment	0	4	0		4	0
Residential	0	6	0	0		0
Hotel	0	2	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	6	85	91	70	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	20	89	109	77	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	20	67	87	57	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	6	61	67	50	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Appendix E

Turning Movement

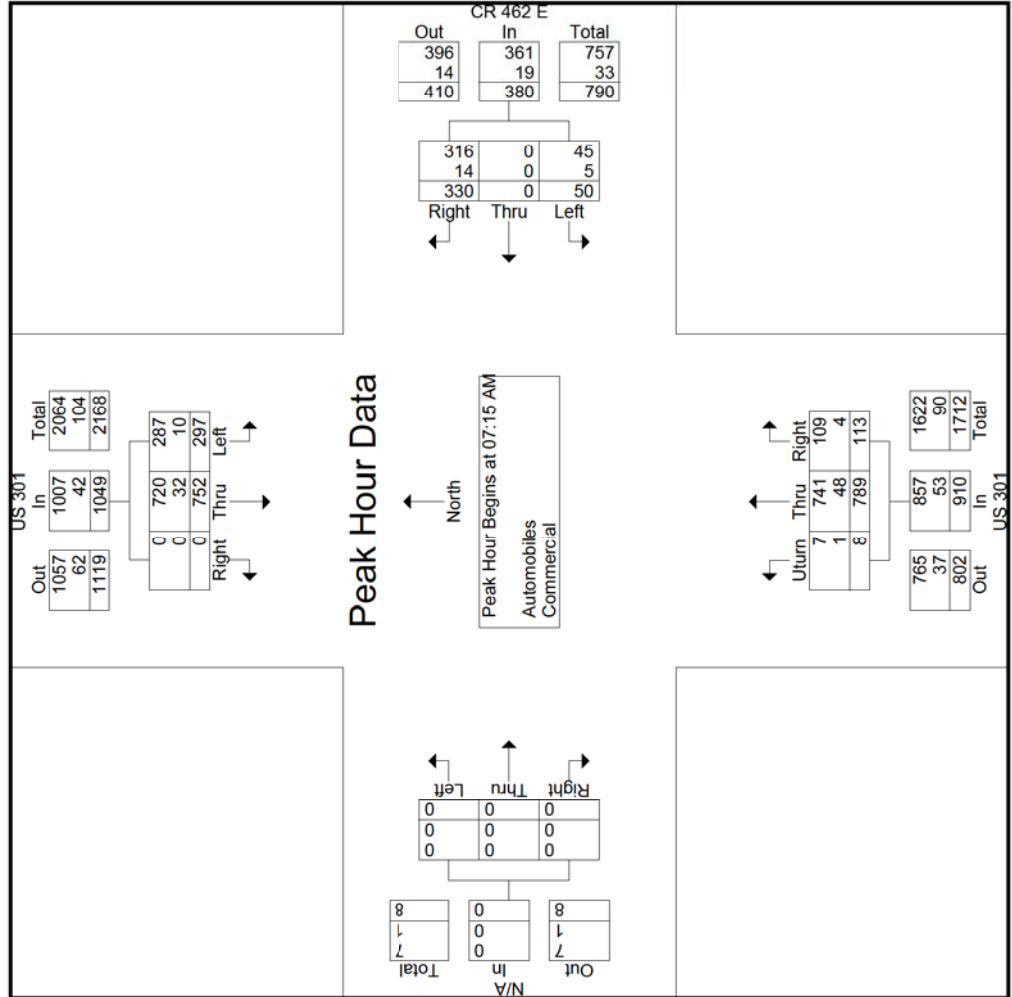
Counts

File Name : 02 US 301 at CR 462 E
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Groups Printed- Automobiles - Commercial																	
US 301						CR 462 E						US 301					
Southbound						Westbound						Northbound					
Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Uturn	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru
57	133	0	190	6	0	63	69	1	133	13	147	0	0	0	0	0	0
57	133	0	190	6	0	63	69	1	133	13	147	0	0	0	0	0	0
62	153	0	215	5	0	56	61	1	122	23	146	0	0	0	0	0	0
73	175	0	248	11	0	79	90	4	175	24	203	0	0	0	0	0	0
83	203	0	286	19	0	85	104	2	186	30	218	0	0	0	0	0	0
85	190	0	275	10	0	78	88	2	214	35	251	0	0	0	0	0	0
303	721	0	1024	45	0	298	343	9	697	112	818	0	0	0	0	0	0
56	184	0	240	10	0	88	98	0	214	24	238	0	0	0	0	0	0
60	146	0	206	10	0	80	90	2	186	20	208	0	0	0	0	0	0
77	127	0	204	8	0	88	96	2	157	23	182	0	0	0	0	0	0
193	457	0	650	28	0	256	284	4	557	67	628	0	0	0	0	0	0
39	191	0	230	11	0	86	97	3	200	10	213	0	0	0	0	0	0
52	207	0	259	12	0	79	91	6	190	9	205	0	0	0	0	0	0
45	222	0	267	19	0	90	109	4	180	8	192	0	0	0	0	0	0
136	620	0	756	42	0	255	297	13	570	27	610	0	0	0	0	0	0
59	191	0	250	13	0	123	136	8	271	11	290	0	0	0	0	0	0
55	220	0	275	16	0	112	128	4	242	5	251	0	0	0	0	0	0
48	204	0	252	18	0	88	106	8	229	5	242	0	0	0	0	0	0
48	188	0	236	18	0	80	98	7	209	6	222	0	0	0	0	0	0
210	803	0	1013	65	0	403	468	27	951	27	1005	0	0	0	0	0	0
44	156	0	200	12	0	86	98	8	182	7	197	0	0	0	0	0	0
943	2890	0	3833	198	0	1361	1559	62	3090	253	3405	0	0	0	0	0	0
24.6	75.4	0		12.7	0	87.3		1.8	90.7	7.4		0	0	0	0	0	0
10.7	32.9	0	43.6	2.3	0	15.5	17.7	0.7	35.1	2.9	38.7	0	0	0	0	0	0
897	2784	0	3681	183	0	1296	1479	61	2917	233	3211	0	0	0	0	0	0
95.1	96.3	0	96	92.4	0	95.2	94.9	98.4	94.4	92.1	94.3	0	0	0	0	0	0
46	106	0	152	15	0	65	80	1	173	20	194	0	0	0	0	0	0
4.9	3.7	0	4	7.6	0	4.8	5.1	1.6	5.6	7.9	5.7	0	0	0	0	0	0

File Name : 02 US 301 at CR 462 E
Site Code : 00000003
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	US 301 Southbound					CR 462 E Westbound					US 301 Northbound					N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Uturn	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total			
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	73	175	0	248	11	0	79	90	4	175	24	203	0	0	0	0	541			
07:30 AM	83	203	0	286	19	0	85	104	2	186	30	218	0	0	0	0	608			
07:45 AM	85	190	0	275	10	0	78	88	2	214	35	251	0	0	0	0	614			
08:00 AM	56	184	0	240	10	0	88	98	0	214	24	238	0	0	0	0	576			
Total Volume	297	752	0	1049	50	0	330	380	8	789	113	910	0	0	0	0	2339			
% App. Total	28.3	71.7	0		13.2	0	86.8		0.9	86.7	12.4		0	0	0					
PHF	.874	.926	.000	.917	.658	.000	.938	.913	.500	.922	.807	.906	.000	.000	.000	.000	.952			
Automobiles	287	720	0	1007	45	0	316	361	7	741	109	857	0	0	0	0	2225			
% Automobiles	96.6	95.7	0	96.0	90.0	0	95.8	95.0	87.5	93.9	96.5	94.2	0	0	0	0	95.1			
Commercial	10	32	0	42	5	0	14	19	1	48	4	53	0	0	0	0	114			
% Commercial	3.4	4.3	0	4.0	10.0	0	4.2	5.0	12.5	6.1	3.5	5.8	0	0	0	0	4.9			



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Start Time	US 301 Southbound					CR 462 E Westbound					US 301 Northbound					N/A Eastbound				
	Left	Thru	Right	App. Total		Left	Thru	Right	App. Total	Uturn	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total		
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 04:45 PM																				
04:45 PM	45	222	0	267		19	0	90	109		4	180	8	192		0	0	0	568	
05:00 PM	59	191	0	250		13	0	123	136		8	271	11	290		0	0	0	676	
05:15 PM	55	220	0	275		16	0	112	128		4	242	5	251		0	0	0	654	
05:30 PM	48	204	0	252		18	0	88	106		8	229	5	242		0	0	0	600	
Total Volume	207	837	0	1044		66	0	413	479		24	922	29	975		0	0	0	2498	
% App. Total	19.8	80.2	0			13.8	0	86.2			2.5	94.6	3			0	0	0		
PHF	.877	.943	.000	.949		.868	.000	.839	.881		.750	.851	.659	.841		.000	.000	.000	.924	
Automobiles	190	815	0	1005		63	0	392	455		24	874	26	924		0	0	0	2384	
% Automobiles	91.8	97.4	0	96.3		95.5	0	94.9	95.0		100	94.8	89.7	94.8		0	0	0	95.4	
Commercial	17	22	0	39		3	0	21	24		0	48	3	51		0	0	0	114	
% Commercial	8.2	2.6	0	3.7		4.5	0	5.1	5.0		0	5.2	10.3	5.2		0	0	0	4.6	

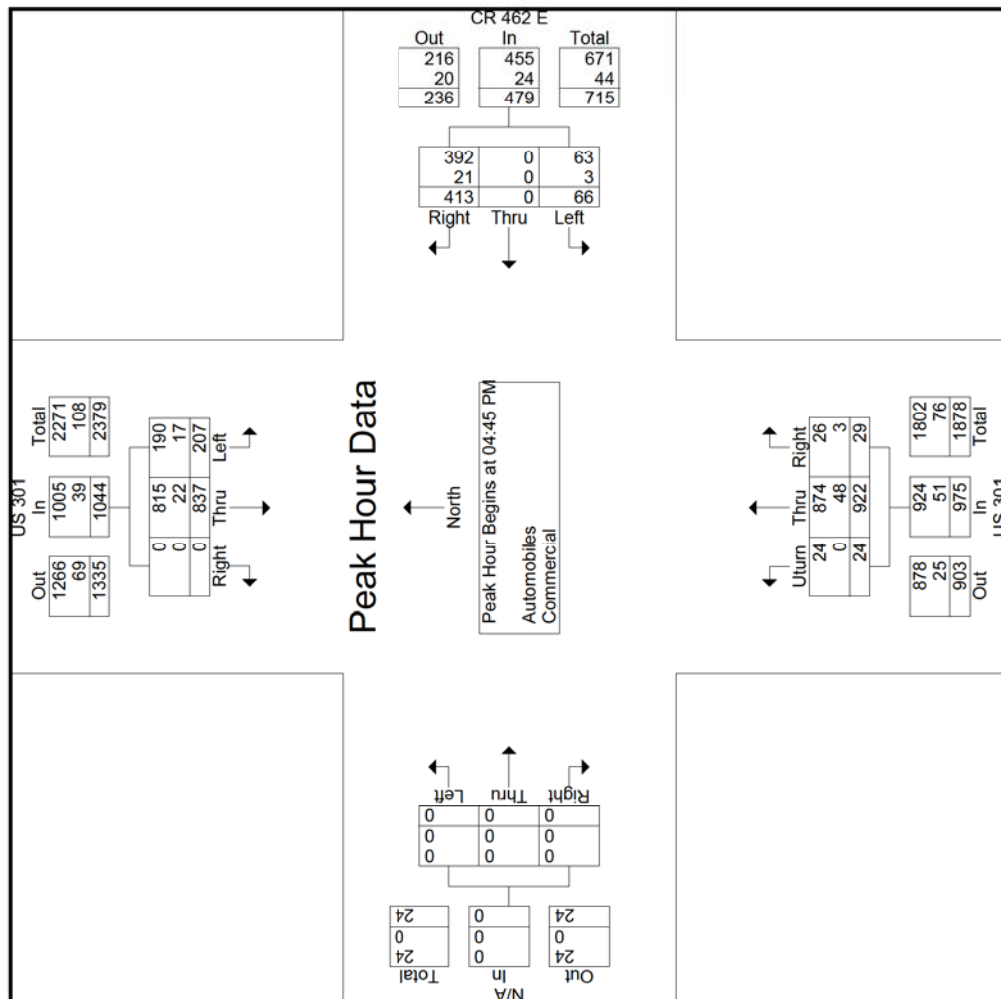
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Groups Printed- Peds																
Start Time	US 301 Southbound				CR 462 E Westbound				US 301 Northbound				N/A Eastbound			
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Uturn	Thru	Right	App. Total	Left	Thru	Right	App. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total %																

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Groups Printed- Automobiles - Commercial																								
US 301					CR 472					US 301					CR 216									
Southbound					Westbound					Northbound					Eastbound									
Left	Thru	Right	App. Total		Left	Thru	Right	App. Total		Left	Thru	Right	App. Total		Left	Thru	Right	App. Total						
19	130	6	155		10	6	9	25		4	167	12	183		7	6	7	20						
19	130	6	155		10	6	9	25		4	167	12	183		7	6	7	20						
Total																								
24	171	5	200		10	5	14	29		8	188	19	215		6	4	4	14						
34	192	7	233		13	8	29	29		6	207	24	237		8	8	5	21						
26	182	11	219		17	10	12	39		8	223	18	249		11	4	13	28						
19	185	15	219		18	13	14	45		4	203	17	224		10	5	17	32						
Total					103	730	38	871		58	36	48	142		26	821	78	925		35	21	39	95	2033
08:00 AM					18	172	14	204		20	8	17	45		8	180	21	209		9	6	18	33	491
08:15 AM					21	147	16	184		18	10	11	39		9	172	22	203		8	5	14	27	453
08:30 AM					22	138	11	171		12	14	7	33		9	188	19	216		7	9	10	26	446
Total					61	457	41	559		50	32	35	117		26	540	62	628		24	20	42	86	1390
04:15 PM					10	168	19	197		11	5	11	27		19	272	11	302		11	7	11	29	555
04:30 PM					11	158	19	188		11	5	11	27		18	271	19	308		19	4	13	36	559
04:45 PM					18	181	20	219		17	8	15	40		18	309	18	345		19	8	14	41	645
Total					39	507	58	604		39	18	37	94		55	852	48	955		49	19	38	106	1759
05:00 PM					19	162	24	205		20	5	17	42		17	284	21	322		20	9	10	39	608
05:15 PM					19	205	27	251		21	10	20	51		17	302	23	342		14	9	12	35	679
05:30 PM					19	181	20	220		17	10	19	46		13	286	18	317		19	9	9	37	620
05:45 PM					23	155	18	196		15	10	18	43		14	280	19	313		15	8	8	31	583
Total					80	703	89	872		73	35	74	182		61	1152	81	1294		68	35	39	142	2490
06:00 PM					19	149	18	186		11	8	12	31		13	242	16	271		12	8	15	35	523
Grand Total					321	2676	250	3247		241	135	215	591		185	3774	297	4256		195	109	180	484	8578
Approch %					9.9	82.4	7.7			40.8	22.8	36.4			4.3	88.7	7			40.3	22.5	37.2		
Total %					3.7	31.2	2.9	37.9		2.8	1.6	2.5	6.9		2.2	44	3.5	49.6		2.3	1.3	2.1	5.6	
Automobiles					307	2593	236	3136		221	119	197	537		167	3697	284	4148		180	103	162	445	8266
% Automobiles					95.6	96.9	94.4	96.6		91.7	88.1	91.6	90.9		90.3	98	95.6	97.5		92.3	94.5	90	91.9	96.4
Commercial					14	83	14	111		20	16	18	54		18	77	13	108		15	6	18	39	312
% Commercial					4.4	3.1	5.6	3.4		8.3	11.9	8.4	9.1		9.7	2	4.4	2.5		7.7	5.5	10	8.1	3.6

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File Name : 03 301 at 216
Site Code : 00000003
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Start Time	US 301 Southbound				CR 472 Westbound				US 301 Northbound				CR 216 Eastbound			
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																
Peak Hour for Entire Intersection Begins at 07:15 AM																
07:15 AM	34	192	7	233	13	8	8	29	6	207	24	237	8	8	5	21
07:30 AM	26	182	11	219	17	10	12	39	8	223	18	249	11	4	13	28
07:45 AM	19	185	15	219	18	13	14	45	4	203	17	224	10	5	17	32
08:00 AM	18	172	14	204	20	8	17	45	8	180	21	209	9	6	18	33
Total Volume	97	731	47	875	68	39	51	158	26	813	80	919	38	23	53	114
% App. Total	11.1	83.5	5.4		43	24.7	32.3		2.8	88.5	8.7		33.3	20.2	46.5	
PHF	.713	.952	.783	.939	.850	.750	.750	.878	.813	.911	.833	.923	.864	.719	.736	.864
Automobiles	93	705	45	843	62	36	46	144	24	794	78	896	35	23	50	108
% Automobiles	95.9	96.4	95.7	96.3	91.2	92.3	90.2	91.1	92.3	97.7	97.5	97.5	92.1	100	94.3	94.7
Commercial	4	26	2	32	6	3	5	14	2	19	2	23	3	0	3	6
% Commercial	4.1	3.6	4.3	3.7	8.8	7.7	9.8	8.9	7.7	2.3	2.5	2.5	7.9	0	5.7	5.3
																3.6

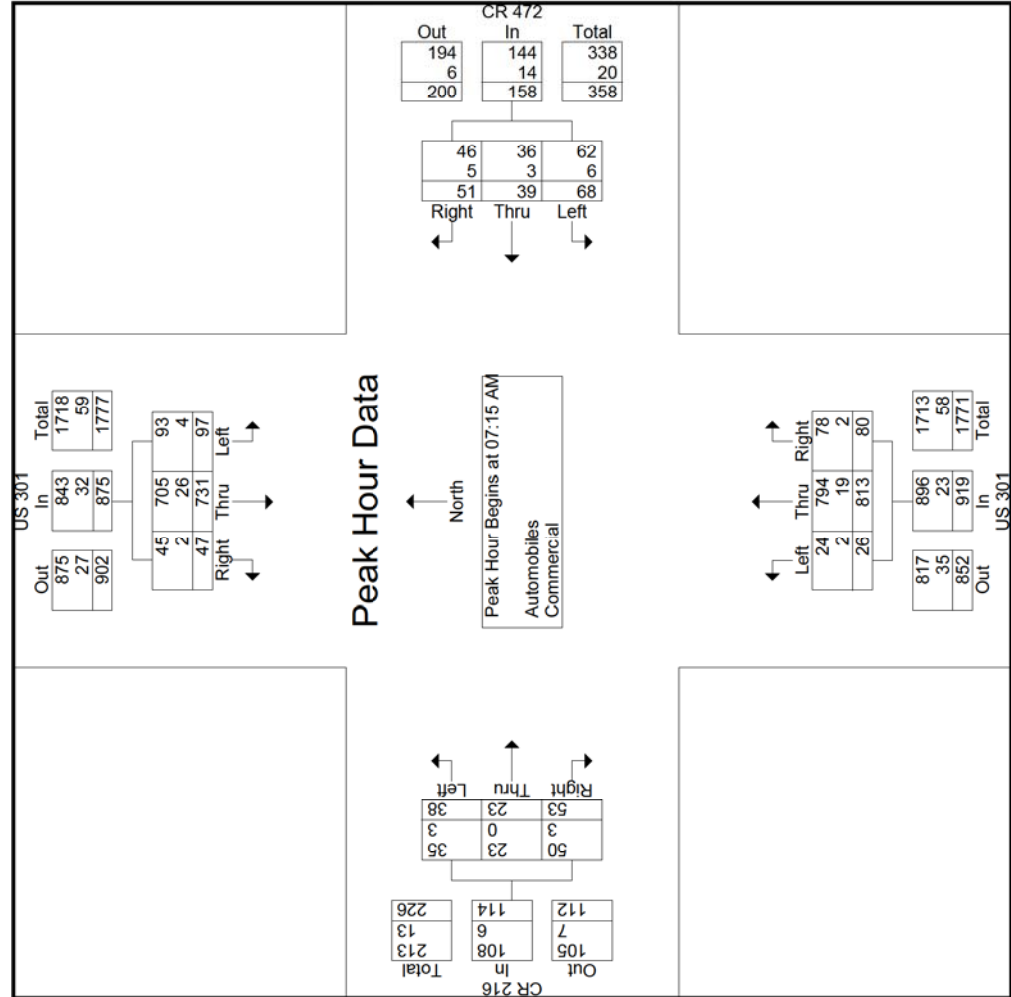
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US 301 at CR 472

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Start Time	US 301 Southbound					CR 472 Westbound					US 301 Northbound					CR 216 Eastbound				
	Left	Thru	Right	App. Total		Left	Thru	Right	App. Total		Left	Thru	Right	App. Total		Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 04:45 PM																				
04:45 PM	18	181	20	219		17	8	15	40		18	309	18	345		19	8	14	41	645
05:00 PM	19	162	24	205		20	5	17	42		17	284	21	322		20	9	10	39	608
05:15 PM	19	205	27	251		21	10	20	51		17	302	23	342		14	9	12	35	679
05:30 PM	19	181	20	220		17	10	19	46		13	286	18	317		19	9	9	37	620
Total Volume	75	729	91	895		75	33	71	179		65	1181	80	1326		72	35	45	152	2552
% App. Total	8.4	81.5	10.2			41.9	18.4	39.7			4.9	89.1	6			47.4	23	29.6		
PHF	.987	.889	.843	.891		.893	.825	.888	.877		.903	.956	.870	.961		.900	.972	.804	.927	.940
Automobiles	72	709	86	867		70	26	66	162		59	1158	74	1291		68	33	40	141	2461
% Automobiles	96.0	97.3	94.5	96.9		93.3	78.8	93.0	90.5		90.8	98.1	92.5	97.4		94.4	94.3	88.9	92.8	96.4
Commercial	3	20	5	28		5	7	5	17		6	23	6	35		4	2	5	11	91
% Commercial	4.0	2.7	5.5	3.1		6.7	21.2	7.0	9.5		9.2	1.9	7.5	2.6		5.6	5.7	11.1	7.2	3.6

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US 301 at CR 472

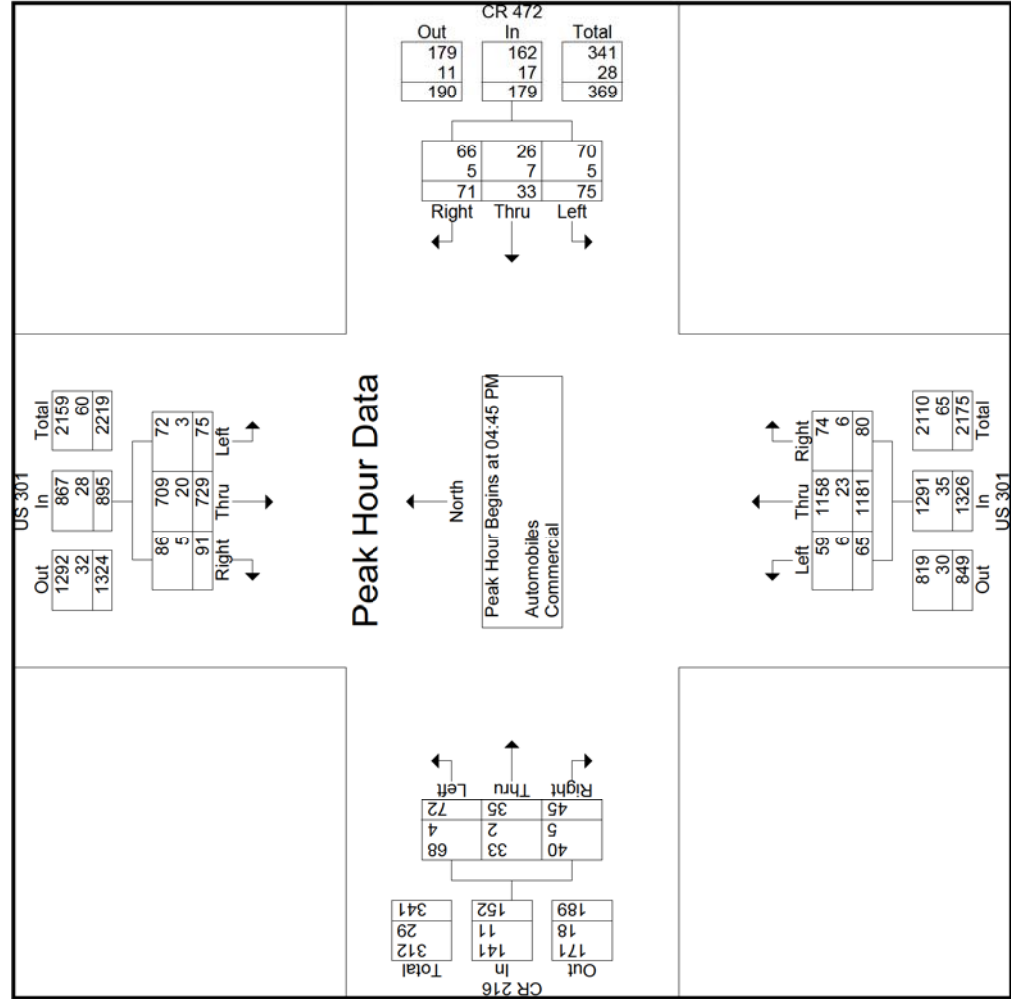
Sumter County, FL

File Name : 03 301 at 216

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Groups Printed- Peds													
Start Time	US 301 Southbound			CR 472 Westbound			US 301 Northbound			CR 216 Eastbound			Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0	0	0	0	0	0	0	0	0	0
Total %													

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US 301 at CR 110
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File Name : 04 301 at 110
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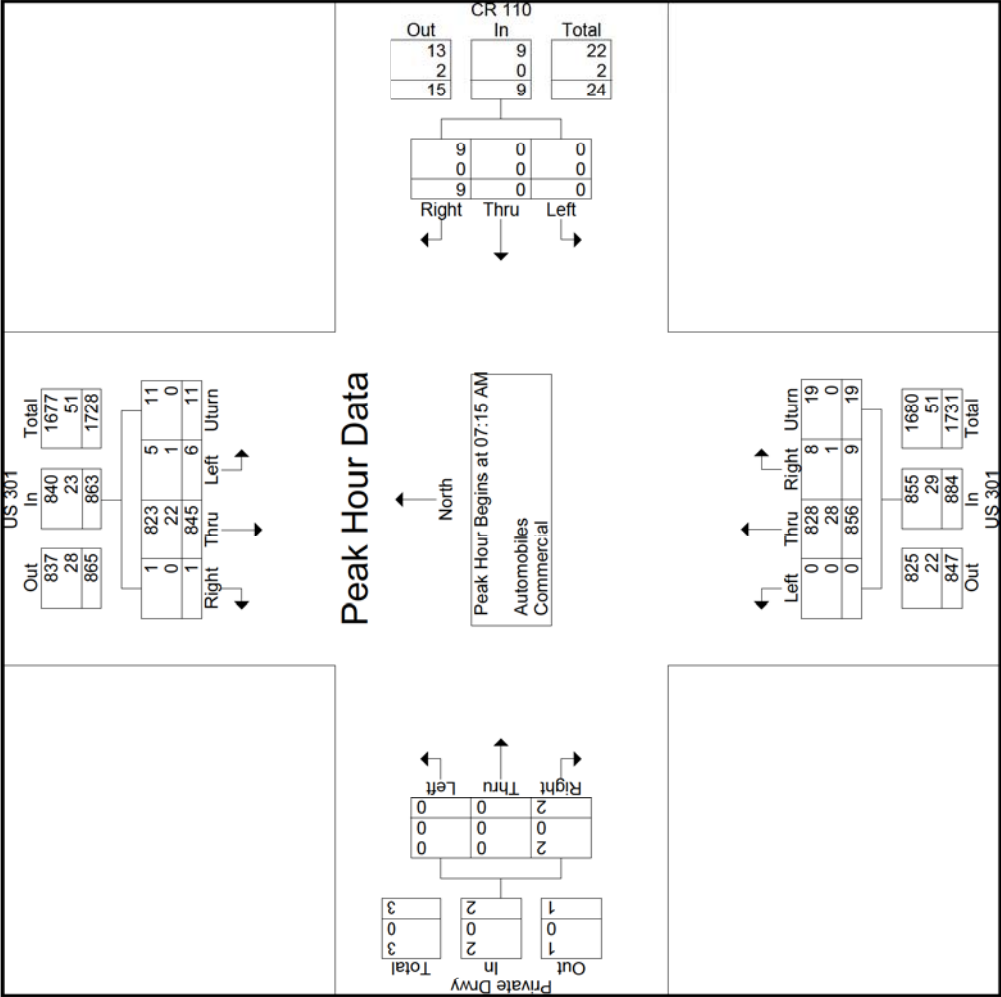
Groups Printed- Automobiles - Commercial																			
US 301										US 301									
Southbound										Northbound									
CR 110										CR 110									
Westbound										Eastbound									
Start Time	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	0	147	0	0	147	0	0	0	0	0	168	3	3	174	0	0	0	0	321
Total	0	147	0	0	147	0	0	0	0	0	168	3	3	174	0	0	0	0	321
07:00 AM	2	190	0	3	195	0	0	1	1	2	206	2	4	214	0	0	1	1	411
07:15 AM	1	224	0	2	227	0	0	3	3	0	208	2	6	216	0	0	0	0	446
07:30 AM	3	209	0	2	214	0	0	2	2	0	240	1	4	245	0	0	2	2	463
07:45 AM	0	217	0	3	220	0	0	3	3	0	206	3	5	214	0	0	0	0	437
Total	6	840	0	10	856	0	0	9	9	2	860	8	19	889	0	0	3	3	1757
08:00 AM	2	195	1	4	202	0	0	1	1	0	202	3	4	209	0	0	0	0	412
08:15 AM	2	181	0	2	185	0	0	2	2	1	183	2	3	189	0	0	0	0	376
08:30 AM	1	161	0	0	162	0	0	0	0	0	202	1	2	205	0	0	0	0	367
Total	5	537	1	6	549	0	0	3	3	1	587	6	9	603	0	0	0	0	1155
04:00 PM	0	6	0	0	6	0	0	0	0	0	7	0	0	7	0	0	0	0	13
04:15 PM	1	190	0	3	194	0	0	2	2	0	285	3	2	290	0	0	0	0	486
04:30 PM	3	199	0	0	202	0	0	6	6	0	284	2	3	289	0	0	0	0	497
04:45 PM	2	205	1	1	209	0	0	4	4	1	318	3	2	324	0	0	1	1	538
Total	6	600	1	4	611	0	0	12	12	1	894	8	7	910	0	0	1	1	1534
05:00 PM	4	188	0	3	195	0	0	6	6	0	309	4	5	318	0	0	2	2	521
05:15 PM	2	227	1	1	231	0	0	4	4	0	319	2	6	327	0	0	1	1	563
05:30 PM	1	210	0	3	214	0	0	3	3	1	309	6	4	320	0	0	0	0	537
05:45 PM	2	183	0	0	185	0	0	1	1	0	296	4	5	305	0	0	1	1	492
Total	9	808	1	7	825	0	0	14	14	1	1233	16	20	1270	0	0	4	4	2113
06:00 PM	3	172	0	2	177	0	0	3	3	0	256	2	4	262	0	0	0	0	442
Grand Total	29	3104	3	29	3165	0	0	41	41	5	3998	43	62	4108	0	0	8	8	7322
Approach %	0.9	98.1	0.1	0.9		0	0	100		0.1	97.3	1	1.5		0	0	100		
Total %	0.4	42.4	0	0.4	43.2	0	0	0.6	0.6	0.1	54.6	0.6	0.8	56.1	0	0	0.1	0.1	
Automobiles	26	3016	3	27	3072	0	0	41	41	5	3879	42	60	3986	0	0	8	8	7107
% Automobiles	89.7	97.2	100	93.1	97.1	0	0	100	100	100	97	97.7	96.8	97	0	0	100	100	97.1
Commercial	3	88	0	2	93	0	0	0	0	0	119	1	2	122	0	0	0	0	215
% Commercial	10.3	2.8	0	6.9	2.9	0	0	0	0	0	3	2.3	3.2	3	0	0	0	0	2.9

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US 301 at CR 110
Sumter County, FL

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 2

Start Time	US 301 Southbound						CR 110 Westbound			US 301 Northbound						Private Drwy Eastbound		
	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	1	224	0	2	227	0	0	3	3	0	208	2	6	216	0	0	0	0
07:30 AM	3	209	0	2	214	0	0	2	2	0	240	1	4	245	0	0	2	2
07:45 AM	0	217	0	3	220	0	0	3	3	0	206	3	5	214	0	0	0	0
08:00 AM	2	195	1	4	202	0	0	1	1	0	202	3	4	209	0	0	0	0
Total Volume	6	845	1	11	863	0	0	9	9	0	856	9	19	884	0	0	2	2
% App. Total	0.7	97.9	0.1	1.3		0	0	100		0	96.8	1	2.1		0	0	100	
PHF	.500	.943	.250	.688	.950	.000	.000	.750	.750	.000	.892	.750	.792	.902	.000	.000	.250	.250
Automobiles	5	823	1	11	840	0	0	9	9	0	828	8	19	855	0	0	2	2
% Automobiles	83.3	97.4	100	100	97.3	0	0	100	100	0	96.7	88.9	100	96.7	0	0	100	100
Commercial	1	22	0	0	23	0	0	0	0	0	28	1	0	29	0	0	0	0
% Commercial	16.7	2.6	0	0	2.7	0	0	0	0	0	3.3	11.1	0	3.3	0	0	0	0

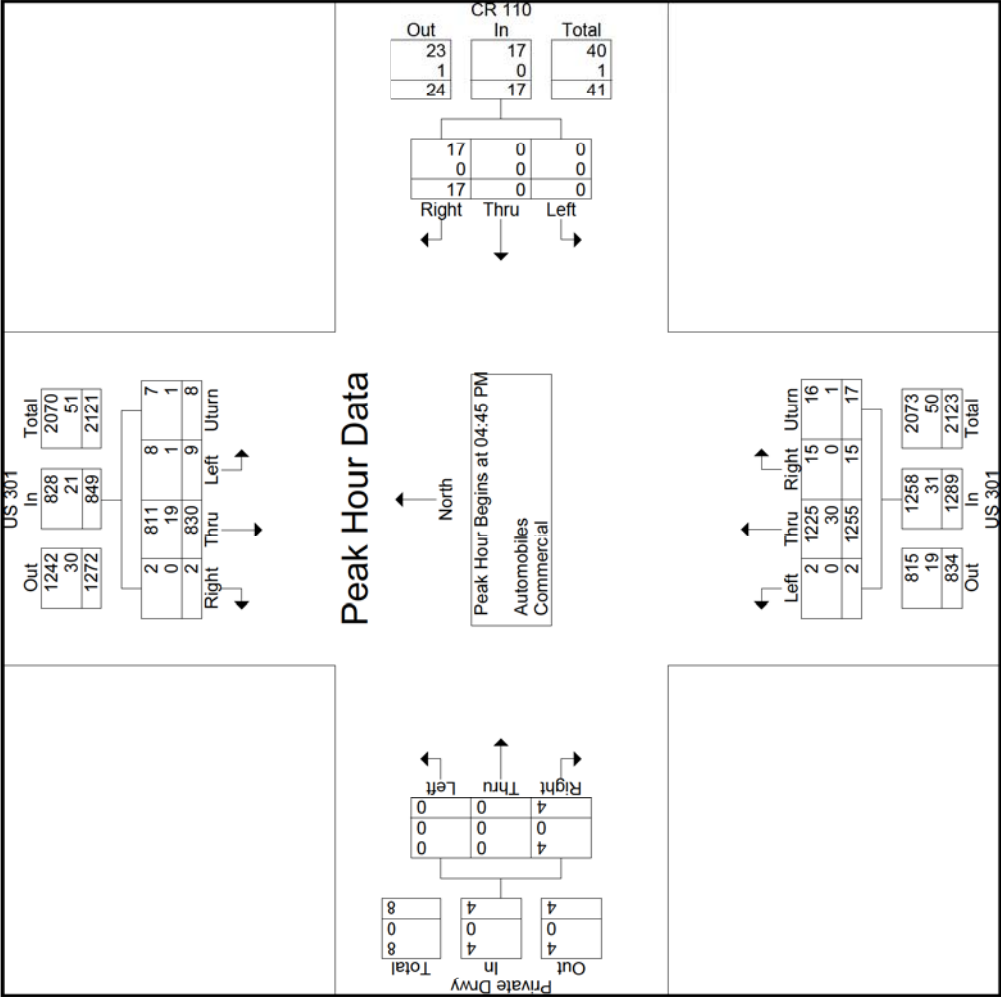


DE TRAFFIC

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(386) 341-4186
US 301 at CR 110
Sumter County, FL

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 4

Start Time	US 301 Southbound					CR 110 Westbound					US 301 Northbound					Private Drwy Eastbound				
	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Int. Total	
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 04:45 PM																				
04:45 PM	2	205	1	1	209	0	0	4	4	1	318	3	2	324	0	0	1	1	538	
05:00 PM	4	188	0	3	195	0	0	6	6	0	309	4	5	318	0	0	2	2	521	
05:15 PM	2	227	1	1	231	0	0	4	4	0	319	2	6	327	0	0	1	1	563	
05:30 PM	1	210	0	3	214	0	0	3	3	1	309	6	4	320	0	0	0	0	537	
Total Volume	9	830	2	8	849	0	0	17	17	2	1255	15	17	1289	0	0	4	4	2159	
% App. Total	1.1	97.8	0.2	0.9		0	0	100		0.2	97.4	1.2	1.3		0	0	100			
PHF	.563	.914	.500	.667	.919	.000	.000	.708	.708	.500	.984	.625	.708	.985	.000	.000	.500	.500	.959	
Automobiles	8	811	2	7	828	0	0	17	17	2	1225	15	16	1258	0	0	4	4	2107	
% Automobiles	88.9	97.7	100	87.5	97.5	0	0	100	100	100	97.6	100	94.1	97.6	0	0	100	100	97.6	
Commercial	1	19	0	1	21	0	0	0	0	0	30	0	1	31	0	0	0	0	52	
% Commercial	11.1	2.3	0	12.5	2.5	0	0	0	0	0	2.4	0	5.9	2.4	0	0	0	0	2.4	



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US 301 at CR 110
Sumter County, FL

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 6

Groups Printed- Peds																						
US 301 Southbound							CR 110 Westbound							US 301 Northbound					Private Drwy Eastbound			
Start Time	Left	Thru	Right	Peds	App. Total		Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approch %	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total %																						

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US 301 at CR 466
Sumter County, FL

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 1

Groups Printed- Automobiles - Commercial																			
US 301					CR 466					US 301					CR 466				
Southbound					Westbound					Northbound					Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total		
06:45 AM	19	96	19	134	19	84	44	147	41	91	34	166	20	56	34	110	557		
Total	19	96	19	134	19	84	44	147	41	91	34	166	20	56	34	110	557		
07:00 AM	27	138	25	190	24	110	34	168	62	103	28	193	24	77	27	128	679		
07:15 AM	28	155	19	202	51	124	53	228	44	140	41	225	35	51	42	128	783		
07:30 AM	52	137	26	215	44	116	43	203	35	128	36	199	41	75	35	151	768		
07:45 AM	47	116	34	197	53	103	52	208	51	117	62	230	36	64	51	151	786		
Total	154	546	104	804	172	453	182	807	192	488	167	847	136	267	155	558	3016		
08:00 AM	33	117	53	203	42	113	43	198	44	108	53	205	28	84	44	156	762		
08:15 AM	31	86	42	159	35	107	38	180	38	101	43	182	27	75	56	158	679		
08:30 AM	32	68	52	152	41	117	34	192	42	105	51	198	26	70	43	139	681		
Total	96	271	147	514	118	337	115	570	124	314	147	585	81	229	143	453	2122		
04:15 PM	37	128	28	193	30	78	19	127	53	207	32	292	69	78	44	191	803		
04:30 PM	53	134	20	207	33	82	22	137	52	220	34	306	52	81	51	184	834		
04:45 PM	34	129	36	199	24	77	34	135	44	221	42	307	51	76	44	171	812		
Total	124	391	84	599	87	237	75	399	149	648	108	905	172	235	139	546	2449		
05:00 PM	37	143	25	205	31	65	29	125	45	193	63	301	66	86	54	206	837		
05:15 PM	36	117	27	180	35	86	26	147	62	182	52	296	72	82	43	197	820		
05:30 PM	43	115	20	178	29	76	34	139	73	187	72	332	85	75	35	195	844		
05:45 PM	34	110	26	170	26	86	29	141	53	189	44	286	74	67	52	193	790		
Total	150	485	98	733	121	313	118	552	233	751	231	1215	297	310	184	791	3291		
06:00 PM	28	119	35	182	27	77	23	127	43	185	32	260	67	77	42	186	755		
Grand Total	571	1908	487	2966	544	1501	557	2602	782	2477	719	3978	773	1174	697	2644	12190		
Approch %	19.3	64.3	16.4		20.9	57.7	21.4		19.7	62.3	18.1		29.2	44.4	26.4				
Total %	4.7	15.7	4	24.3	4.5	12.3	4.6	21.3	6.4	20.3	5.9	32.6	6.3	9.6	5.7	21.7			
Automobiles	553	1852	473	2878	532	1483	543	2558	766	2414	705	3885	758	1150	689	2597	11918		
% Automobiles	96.8	97.1	97.1	97	97.8	98.8	97.5	98.3	98	97.5	98.1	97.7	98.1	98	98.9	98.2	97.8		
Commercial	18	56	14	88	12	18	14	44	16	63	14	93	15	24	8	47	272		
% Commercial	3.2	2.9	2.9	3	2.2	1.2	2.5	1.7	2	2.5	1.9	2.3	1.9	2	1.1	1.8	2.2		

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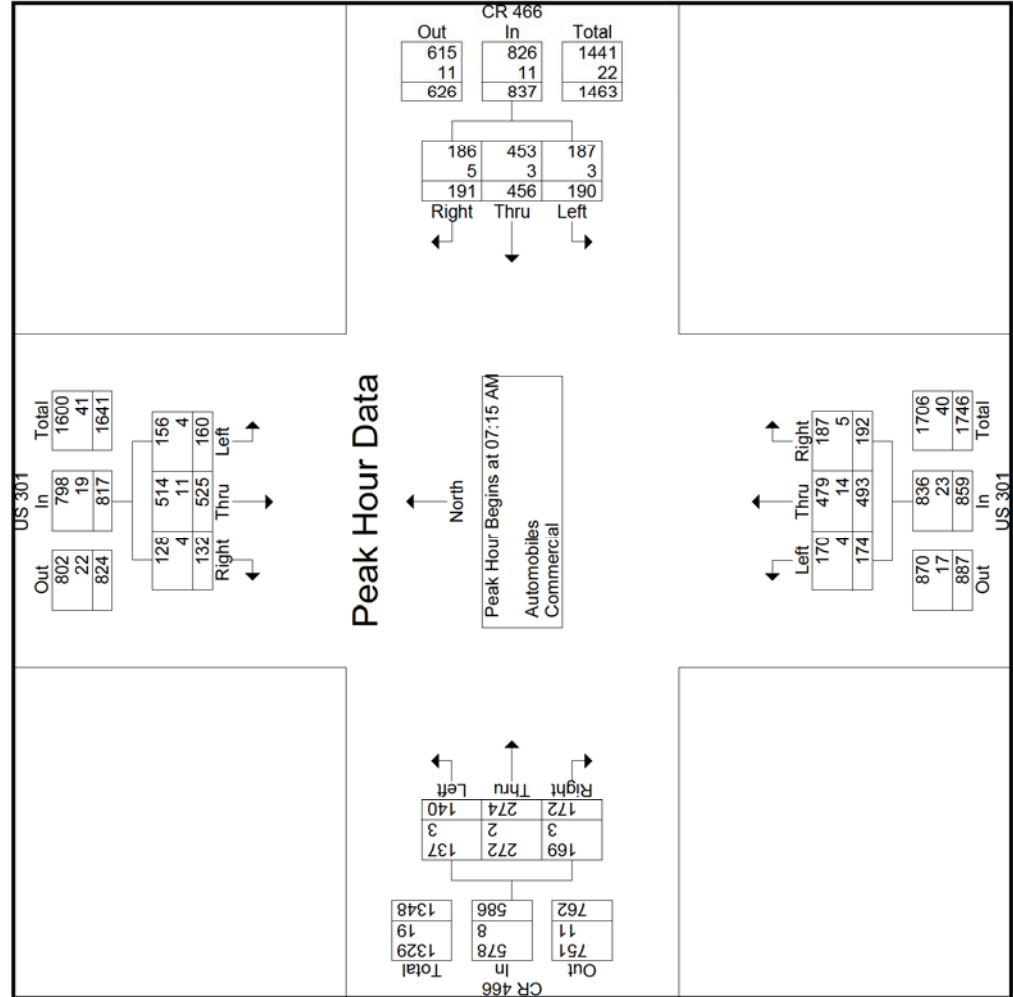
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US 301 at CR 466
Sumter County, FL

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 3

Start Time	US 301 Southbound					CR 466 Westbound					US 301 Northbound					CR 466 Eastbound				
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	28	155	19	202	51	124	53	228	44	140	41	225	35	51	42	128	35	51	42	128
07:30 AM	52	137	26	215	44	116	43	203	35	128	36	199	41	75	35	151	41	75	35	151
07:45 AM	47	116	34	197	53	103	52	208	51	117	62	230	36	64	51	151	36	64	51	151
08:00 AM	33	117	53	203	42	113	43	198	44	108	53	205	28	84	44	156	28	84	44	156
Total Volume	160	525	132	817	190	456	191	837	174	493	192	859	140	274	172	586	140	274	172	586
% App. Total	19.6	64.3	16.2		22.7	54.5	22.8		20.3	57.4	22.4		23.9	46.8	29.4		23.9	46.8	29.4	
PHF	.769	.847	.623	.950	.896	.919	.901	.918	.853	.880	.774	.934	.854	.815	.843	.939	.854	.815	.843	.986
Automobiles	156	514	128	798	187	453	186	826	170	479	187	836	137	272	169	578	137	272	169	3038
% Automobiles	97.5	97.9	97.0	97.7	98.4	99.3	97.4	98.7	97.7	97.2	97.4	97.3	97.9	99.3	98.3	98.6	97.9	99.3	98.3	98.6
Commercial	4	11	4	19	3	3	5	11	4	14	5	23	3	2	3	8	3	2	3	61
% Commercial	2.5	2.1	3.0	2.3	1.6	0.7	2.6	1.3	2.3	2.8	2.6	2.7	2.1	0.7	1.7	1.4	2.1	0.7	1.7	2.0

Sumter County, FL

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File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 5

Start Time	US 301 Southbound				CR 466 Westbound				US 301 Northbound				CR 466 Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	34	129	36	199	24	77	34	135	44	221	42	307	51	76	44	171	812
05:00 PM	37	143	25	205	31	65	29	125	45	193	63	301	66	86	54	206	837
05:15 PM	36	117	27	180	35	86	26	147	62	182	52	296	72	82	43	197	820
05:30 PM	43	115	20	178	29	76	34	139	73	187	72	332	85	75	35	195	844
Total Volume	150	504	108	762	119	304	123	546	224	783	229	1236	274	319	176	769	3313
% App. Total	19.7	66.1	14.2		21.8	55.7	22.5		18.1	63.3	18.5		35.6	41.5	22.9		
PHF	.872	.881	.750	.929	.850	.884	.904	.929	.767	.886	.795	.931	.806	.927	.815	.933	.981
Automobiles	143	491	105	739	114	298	121	533	221	763	225	1209	271	306	172	749	3230
% Automobiles	95.3	97.4	97.2	97.0	95.8	98.0	98.4	97.6	98.7	97.4	98.3	97.8	98.9	95.9	97.7	97.4	97.5
Commercial	7	13	3	23	5	6	2	13	3	20	4	27	3	13	4	20	83
% Commercial	4.7	2.6	2.8	3.0	4.2	2.0	1.6	2.4	1.3	2.6	1.7	2.2	1.1	4.1	2.3	2.6	2.5

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US 301 at CR 466

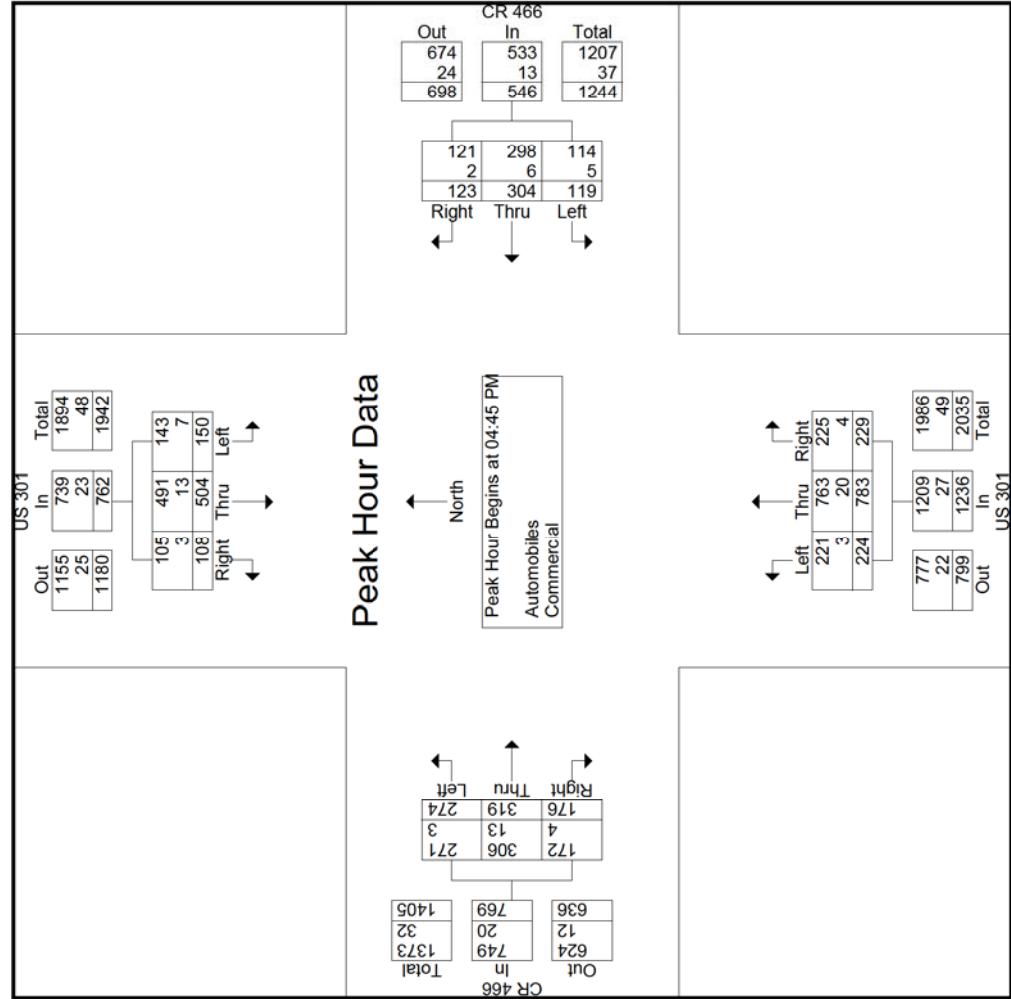
Sumter County, FL

File Name : 05 us 301 at cr 466

Site Code : 00000001

Start Date : 6/28/2022

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US 301 at CR 466

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
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(386) 341-4186
CR 209 at CR 216
Sumter County, FL

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 1

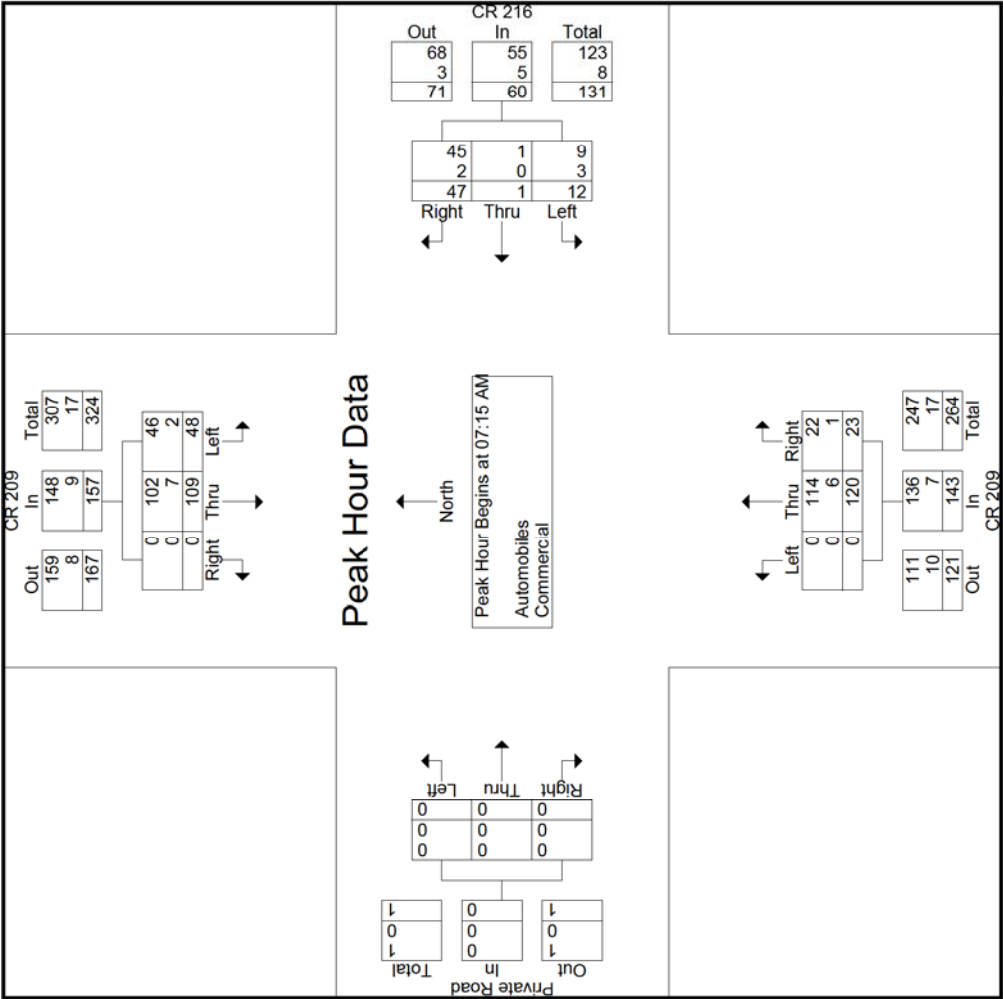
Groups Printed- Automobiles - Commercial																	
	CR 209				CR 216				CR 209				Private Road				
	Southbound				Westbound				Northbound				Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	3	5	0	8	1	0	6	7	0	6	4	10	0	0	0	0	25
Total	3	5	0	8	1	0	6	7	0	6	4	10	0	0	0	0	25
07:00 AM	4	6	0	10	5	0	4	9	0	11	6	17	0	0	0	0	36
07:15 AM	7	23	0	30	2	1	9	12	0	28	3	31	0	0	0	0	73
07:30 AM	8	23	0	31	3	0	10	13	0	47	3	50	0	0	0	0	94
07:45 AM	17	34	0	51	4	0	11	15	0	24	9	33	0	0	0	0	99
Total	36	86	0	122	14	1	34	49	0	110	21	131	0	0	0	0	302
08:00 AM	16	29	0	45	3	0	17	20	0	21	8	29	0	0	0	0	94
08:15 AM	11	22	0	33	5	0	13	18	0	14	7	21	0	0	0	0	72
08:30 AM	16	15	0	31	2	0	13	15	0	13	9	22	0	0	0	0	68
Total	43	66	0	109	10	0	43	53	0	48	24	72	0	0	0	0	234
04:15 PM	8	11	0	19	6	0	8	14	0	9	3	12	0	0	0	0	45
04:30 PM	9	9	0	18	9	1	9	19	0	13	4	17	0	0	0	0	54
04:45 PM	7	12	0	19	4	0	16	20	0	10	6	16	0	0	0	0	55
Total	24	32	0	56	19	1	33	53	0	32	13	45	0	0	0	0	154
05:00 PM	8	18	0	26	13	0	20	33	0	16	5	21	0	0	0	0	80
05:15 PM	12	20	0	32	11	0	19	30	0	28	8	36	0	0	0	0	98
05:30 PM	16	25	0	41	10	1	16	27	0	28	9	37	0	0	0	0	105
05:45 PM	13	18	0	31	10	0	24	34	0	28	9	37	0	0	0	0	102
Total	49	81	0	130	44	1	79	124	0	100	31	131	0	0	0	0	385
06:00 PM	9	12	0	21	9	0	16	25	0	26	7	33	0	0	0	0	79
Grand Total	164	282	0	446	97	3	211	311	0	322	100	422	0	0	0	0	1179
Approch %	36.8	63.2	0		31.2	1	67.8		0	76.3	23.7		0	0	0	0	
Total %	13.9	23.9	0	37.8	8.2	0.3	17.9	26.4	0	27.3	8.5	35.8	0	0	0	0	
Automobiles	160	264	0	424	92	3	206	301	0	304	97	401	0	0	0	0	1126
% Automobiles	97.6	93.6	0	95.1	94.8	100	97.6	96.8	0	94.4	97	95	0	0	0	0	95.5
Commercial	4	18	0	22	5	0	5	10	0	18	3	21	0	0	0	0	53
% Commercial	2.4	6.4	0	4.9	5.2	0	2.4	3.2	0	5.6	3	5	0	0	0	0	4.5

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(386) 341-4186
CR 209 at CR 216
Sumter County, FL

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 2

Start Time	CR 209 Southbound					CR 216 Westbound					CR 209 Northbound					Private Road Eastbound				
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	7	23	0	30	2	1	9	12	0	0	28	3	31	0	0	0	0	0	0	0
07:30 AM	8	23	0	31	3	0	10	13	0	0	47	3	50	0	0	0	0	0	0	0
07:45 AM	17	34	0	51	4	0	11	15	0	0	24	9	33	0	0	0	0	0	0	0
08:00 AM	16	29	0	45	3	0	17	20	0	0	21	8	29	0	0	0	0	0	0	0
Total Volume	48	109	0	157	12	1	47	60	0	0	120	23	143	0	0	0	0	0	0	0
% App. Total	30.6	69.4	0		20	1.7	78.3				83.9	16.1								
PHF	.706	.801	.000	.770	.750	.250	.691	.750	.000	.000	.638	.639	.715	.000	.000	.000	.000	.000	.000	.909
Automobiles	46	102	0	148	9	1	45	55	0	0	114	22	136	0	0	0	0	0	0	339
% Automobiles	95.8	93.6	0	94.3	75.0	100	95.7	91.7	0	0	95.0	95.7	95.1	0	0	0	0	0	0	94.2
Commercial	2	7	0	9	3	0	2	5	0	0	6	1	7	0	0	0	0	0	0	21
% Commercial	4.2	6.4	0	5.7	25.0	0	4.3	8.3	0	0	5.0	4.3	4.9	0	0	0	0	0	0	5.8



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CR 209 at CR 216
Sumter County, FL

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 4

Start Time	CR 209 Southbound				CR 216 Westbound				CR 209 Northbound				Private Road Eastbound					
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total	
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 05:00 PM																		
05:00 PM	8	18	0	26	13	0	20	33	0	0	16	5	21	0	0	0	0	80
05:15 PM	12	20	0	32	11	0	19	30	0	0	28	8	36	0	0	0	0	98
05:30 PM	16	25	0	41	10	1	16	27	0	0	28	9	37	0	0	0	0	105
05:45 PM	13	18	0	31	10	0	24	34	0	0	28	9	37	0	0	0	0	102
Total Volume	49	81	0	130	44	1	79	124	0	100	31	131	0	0	0	0	0	385
% App. Total	37.7	62.3	0		35.5	0.8	63.7		912	.000	.893	.861	.885	.000	.000	.000	.000	.917
PHF	.766	.810	.000	.793	.846	.250	.823		121	0	95	29	124	0	0	0	0	366
Automobiles	47	74	0	121	44	1	76	121	0	0	95	29	124	0	0	0	0	366
% Automobiles	95.9	91.4	0	93.1	100	100	96.2	97.6	0	0	95.0	93.5	94.7	0	0	0	0	95.1
Commercial	2	7	0	9	0	0	3	3	0	0	5	2	7	0	0	0	0	19
% Commercial	4.1	8.6	0	6.9	0	0	3.8	2.4	0	0	5.0	6.5	5.3	0	0	0	0	4.9

detrtraffic.com

CR 209 at CR 216

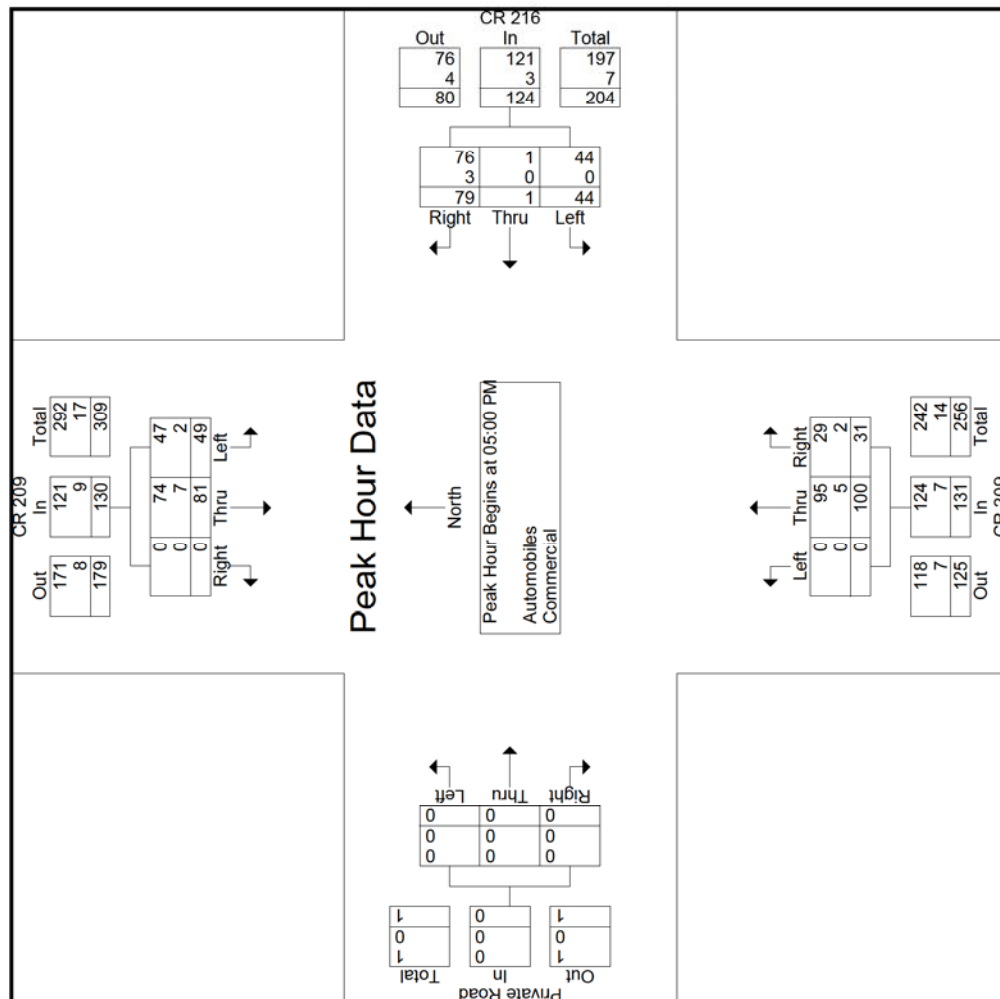
Sumter County, FL

File Name : 08 cr 209 at cr 216

Site Code : 00000008

Start Date : 6/28/2022

Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
CR 209 at CR 216
Sumter County, FL

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 6

Groups Printed- Peds

Start Time	CR 209 Southbound			CR 216 Westbound			CR 209 Northbound			Private Road Eastbound			Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0	0	0	0	0	0	0	0	0	0
Total %													



NB Approach



SB Approach



WB Approach

	US 301 at CR 462 E		Sumter County	
	www.de-traffic.com		Project Number: CHW-06	Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720			



NB Approach



SB Approach



WB Approach



US 301
at CR 110

www.de-traffic.com

299 McGregor Rd. DeLand Fl. 32720

Sumter County

Project
Number: CHW-06

Sheet
Number: 4



NB Approach



SB Approach



EB Approach



WB Approach



US 301
at CR 466

Sumter County

www.de-traffic.com

299 McGregor Rd. DeLand Fl. 32720

Project
Number: CHW-06

Sheet
Number: 5



NB Approach



SB Approach



EB Approach



WB Approach

	CR 209 at CR 216		Sumter County	
	www.de-traffic.com		Project Number: CHW-06	Sheet Number: 8
	299 McGregor Rd. DeLand FL 32720			

Appendix F

Seasonal Adjustment Factor and Historical Growth Rates

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1800 SUMTER COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2021 - 01/02/2021	0.95	1.00
2	01/03/2021 - 01/09/2021	1.05	1.11
3	01/10/2021 - 01/16/2021	1.15	1.21
4	01/17/2021 - 01/23/2021	1.14	1.20
5	01/24/2021 - 01/30/2021	1.13	1.19
6	01/31/2021 - 02/06/2021	1.12	1.18
7	02/07/2021 - 02/13/2021	1.12	1.18
8	02/14/2021 - 02/20/2021	1.11	1.17
9	02/21/2021 - 02/27/2021	1.07	1.13
10	02/28/2021 - 03/06/2021	1.03	1.08
11	03/07/2021 - 03/13/2021	0.99	1.04
12	03/14/2021 - 03/20/2021	0.95	1.00
13	03/21/2021 - 03/27/2021	0.95	1.00
14	03/28/2021 - 04/03/2021	0.95	1.00
15	04/04/2021 - 04/10/2021	0.95	1.00
16	04/11/2021 - 04/17/2021	0.95	1.00
*17	04/18/2021 - 04/24/2021	0.95	1.00
*18	04/25/2021 - 05/01/2021	0.96	1.01
*19	05/02/2021 - 05/08/2021	0.97	1.02
*20	05/09/2021 - 05/15/2021	0.97	1.02
*21	05/16/2021 - 05/22/2021	0.96	1.01
*22	05/23/2021 - 05/29/2021	0.95	1.00
*23	05/30/2021 - 06/05/2021	0.95	1.00
*24	06/06/2021 - 06/12/2021	0.94	0.99
*25	06/13/2021 - 06/19/2021	0.93	0.98
*26	06/20/2021 - 06/26/2021	0.93	0.98
*27	06/27/2021 - 07/03/2021	0.94	0.99
*28	07/04/2021 - 07/10/2021	0.94	0.99
*29	07/11/2021 - 07/17/2021	0.95	1.00
30	07/18/2021 - 07/24/2021	0.98	1.03
31	07/25/2021 - 07/31/2021	1.01	1.06
32	08/01/2021 - 08/07/2021	1.04	1.09
33	08/08/2021 - 08/14/2021	1.07	1.13
34	08/15/2021 - 08/21/2021	1.10	1.16
35	08/22/2021 - 08/28/2021	1.10	1.16
36	08/29/2021 - 09/04/2021	1.10	1.16
37	09/05/2021 - 09/11/2021	1.10	1.16
38	09/12/2021 - 09/18/2021	1.10	1.16
39	09/19/2021 - 09/25/2021	1.07	1.13
40	09/26/2021 - 10/02/2021	1.05	1.11
41	10/03/2021 - 10/09/2021	1.03	1.08
42	10/10/2021 - 10/16/2021	1.01	1.06
43	10/17/2021 - 10/23/2021	0.99	1.04
44	10/24/2021 - 10/30/2021	0.98	1.03
45	10/31/2021 - 11/06/2021	0.96	1.01
46	11/07/2021 - 11/13/2021	0.95	1.00
47	11/14/2021 - 11/20/2021	0.93	0.98
48	11/21/2021 - 11/27/2021	0.94	0.99
49	11/28/2021 - 12/04/2021	0.94	0.99
50	12/05/2021 - 12/11/2021	0.95	1.00
51	12/12/2021 - 12/18/2021	0.95	1.00
52	12/19/2021 - 12/25/2021	1.05	1.11
53	12/26/2021 - 12/31/2021	1.15	1.21

* PEAK SEASON

08-MAR-2022 12:36:27

830UPD

5_1800_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 7003 - CR-462, 0.095 N OF C-466A (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	10600 F	N 5700	S 4900	9.00	53.00	6.80
2020	10300 C	N 5500	S 4800	9.00	54.70	6.80
2019	8700 S	N 4600	S 4100	9.00	53.30	7.40
2018	8600 F	N 4500	S 4100	9.00	53.70	7.40
2017	8600 C	N 4500	S 4100	9.00	53.50	7.40
2016	10500 S	N 5200	S 5300	9.00	53.10	7.30
2015	9700 F	N 4800	S 4900	9.00	54.70	7.30
2014	9300 C	N 4600	S 4700	9.00	55.10	7.30
2013	7500 F	N 3800	S 3700	9.00	56.40	9.00
2012	7500 C	N 3800	S 3700	9.00	56.30	9.00
2011	3700 S	N 1800	S 1900	9.00	51.30	19.90
2010	3700 F	N 1800	S 1900	9.85	55.51	17.30
2009	3700 C	N 1800	S 1900	9.88	55.48	17.00

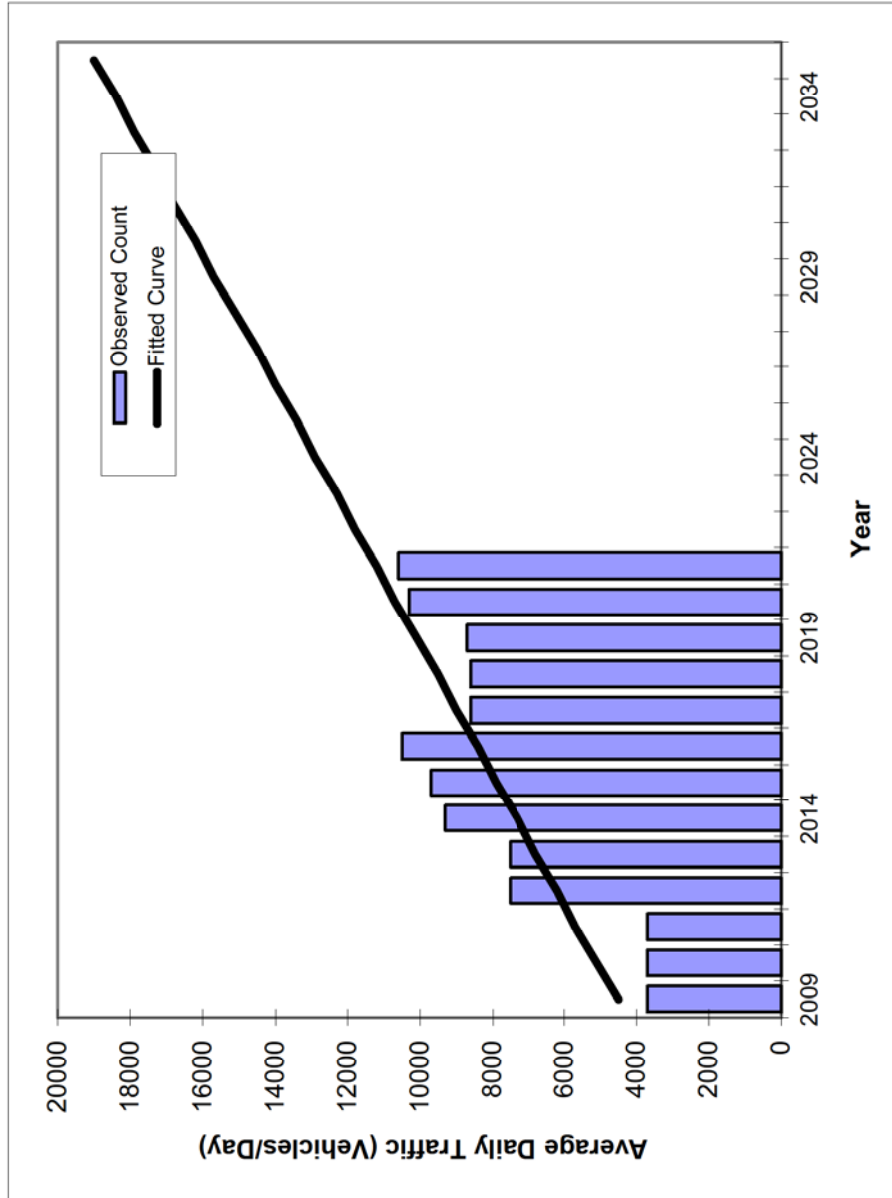
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

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County:	Sumter (18)
Station #:	7003
Highway:	0

FIN#	1234
Location	1



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	3700	4500
2010	3700	5100
2011	3700	5700
2012	7500	6200
2013	7500	6800
2014	9300	7300
2015	9700	7900
2016	10500	8400
2017	8600	9000
2018	8600	9500
2019	8700	10100
2020	10300	10700
2021	10600	11200
2032 Opening Year Trend		
2032	N/A	17300
2033 Mid-Year Trend		
2033	N/A	17900
2034 Design Year Trend		
2034	N/A	18400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	555
Trend R-squared:	70.32%
Trend Annual Historic Growth Rate:	12.41%
Trend Growth Rate (2021 to Design Year):	4.95%
Printed:	23-Jun-22
Straight Line Growth Option	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0002 - ON US-301, 0.025 MI. N OF CR-272

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	23000 C	N 11500	S 11500	9.00	53.00	11.90
2020	25500 F	N 12500	S 13000	9.00	54.70	12.20
2019	26500 C	N 13000	S 13500	9.00	53.30	12.20
2018	19400 F	N 9700	S 9700	9.00	53.70	12.90
2017	19400 C	N 9700	S 9700	9.00	53.50	12.90
2016	20500 C	N 10000	S 10500	9.00	53.10	12.50
2015	16200 C	N 8000	S 8200	9.00	54.70	11.30
2014	15800 C	N 8000	S 7800	9.00	55.10	11.30
2013	16200 C	N 7900	S 8300	9.00	56.40	13.60
2012	14500 C	N 7300	S 7200	9.00	56.30	10.70
2011	13500 C	N 6800	S 6700	9.00	51.30	10.70
2010	15100 C	N 8000	S 7100	9.85	55.51	14.40
2009	14500 C	N 7400	S 7100	9.88	55.48	12.20
2008	15100 C	N 7600	S 7500	10.19	54.63	12.20
2007	15100 C	N 7700	S 7400	10.14	54.93	12.20
2006	15200 C	N 8100	S 7100	10.01	55.17	14.60

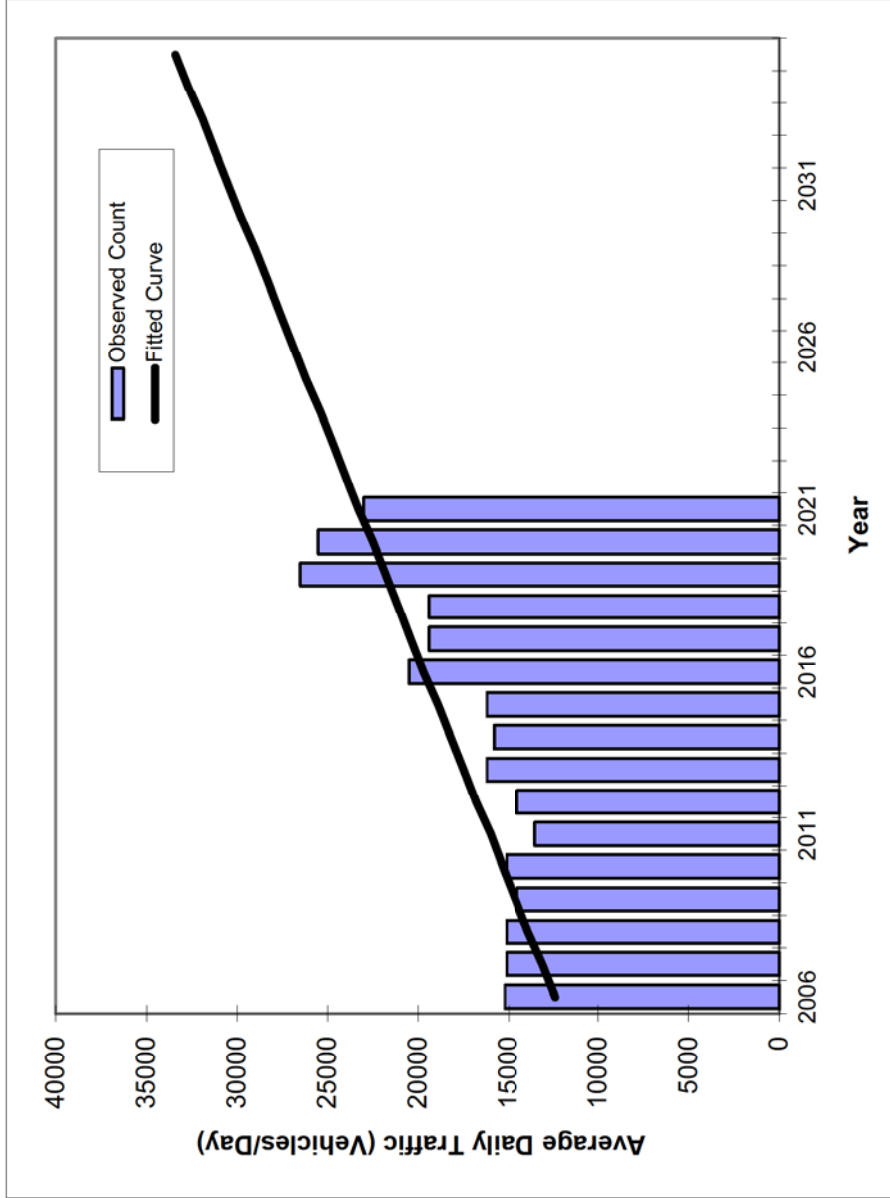
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Traffic Trends - V03.a

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FIN#	1234
Location	1

County:	Sumter (18)
Station #:	0002
Highway:	0



** Annual Trend Increase:	723
Trend R-squared:	70.37%
Trend Annual Historic Growth Rate:	5.86%
Trend Growth Rate (2021 to Design Year):	3.10%
Printed:	23-Jun-22
Straight Line Growth Option	

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2006	15200	12400
2007	15100	13100
2008	15100	13900
2009	14500	14600
2010	15100	15300
2011	13500	16000
2012	14500	16800
2013	16200	17500
2014	15800	18200
2015	16200	18900
2016	20500	19700
2017	19400	20400
2018	19400	21100
2019	26500	21800
2020	25500	22500
2021	23000	23300
2032 Opening Year Trend		
2032	N/A	31200
2033 Mid-Year Trend		
2033	N/A	31900
2034 Design Year Trend		
2034	N/A	32700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 7002 - CR-472, 0.095 MI W OF CR-115A (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	5000 F	E 2700	W 2300	9.00	53.00	3.00
2020	4800 C	E 2600	W 2200	9.00	54.70	3.00
2019	5400 S	E 2900	W 2500	9.00	53.30	12.40
2018	5400 F	E 2900	W 2500	9.00	53.70	12.40
2017	5400 C	E 2900	W 2500	9.00	53.50	12.40
2016	5400 S	E 2800	W 2600	9.00	53.10	2.50
2015	5000 F	E 2600	W 2400	9.00	54.70	2.50
2014	4800 C	E 2500	W 2300	9.00	55.10	2.50
2013	4600 F	E 2300	W 2300	9.00	56.40	4.30
2012	4600 C	E 2300	W 2300	9.00	56.30	4.30
2010	3300 F	E 1700	W 1600	9.85	55.51	17.30
2009	3300 C	E 1700	W 1600	9.88	55.48	17.00

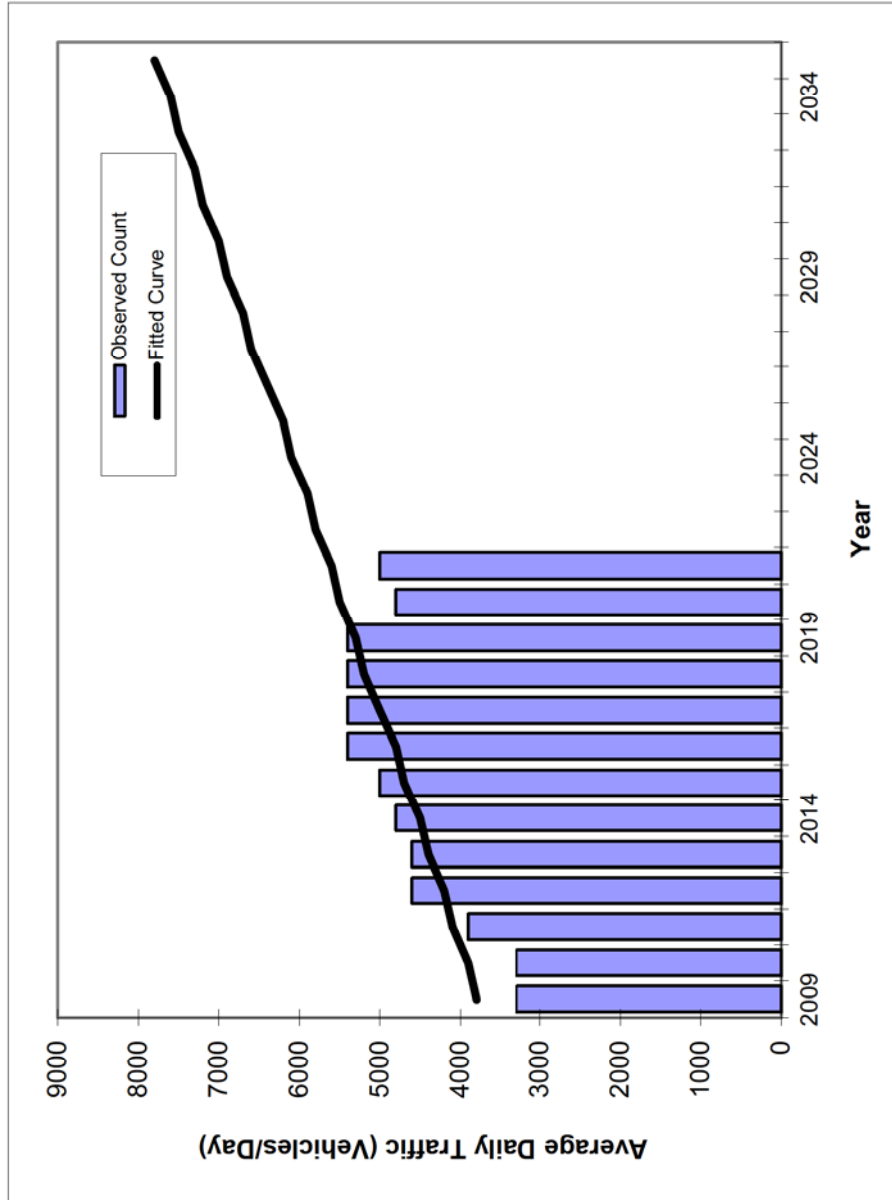
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

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County:	Sumter (18)
Station #:	7002
Highway:	0

FIN#	1234
Location	1



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	3300	3800
2010	3300	3900
2011	3900	4100
2012	4600	4200
2013	4600	4400
2014	4800	4500
2015	5000	4700
2016	5400	4800
2017	5400	5000
2018	5400	5200
2019	5400	5300
2020	4800	5500
2021	5000	5600
2032 Opening Year Trend		
2032	N/A	7300
2033 Mid-Year Trend		
2033	N/A	7500
2034 Design Year Trend		
2034	N/A	7600
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	155
Trend R-squared:	65.32%
Trend Annual Historic Growth Rate:	3.95%
Trend Growth Rate (2021 to Design Year):	2.75%
Printed:	30-Jun-22
Straight Line Growth Option	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0206 - ON US-301, 0.119 MI. S OF CR-472E (RC)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	26500 F	N 13500	S 13000	9.00	53.00	7.60
2020	25500 C	N 13000	S 12500	9.00	54.70	7.60
2019	26500 F	N 13500	S 13000	9.00	53.30	11.00
2018	26500 C	N 13500	S 13000	9.00	53.70	11.00
2017	26000 C	N 13500	S 12500	9.00	53.50	21.40
2016	23500 C	N 12000	S 11500	9.00	53.10	9.70
2015	21500 C	N 11000	S 10500	9.00	54.70	16.00
2014	20500 C	N 10500	S 10000	9.00	55.10	10.30
2013	19600 C	N 9700	S 9900	9.00	56.40	16.10
2012	17500 C	N 8900	S 8600	9.00	56.30	9.20
2011	16300 F	N 8300	S 8000	9.00	51.30	12.80
2010	16300 C	N 8300	S 8000	9.85	55.51	12.80
2009	15800 C	N 8000	S 7800	9.88	55.48	21.20
2008	16600 C	N 8000	S 8600	10.19	54.63	21.20
2007	14900 C	N 7500	S 7400	10.14	54.93	16.00
2006	15900 C	N 8000	S 7900	10.01	55.17	16.10

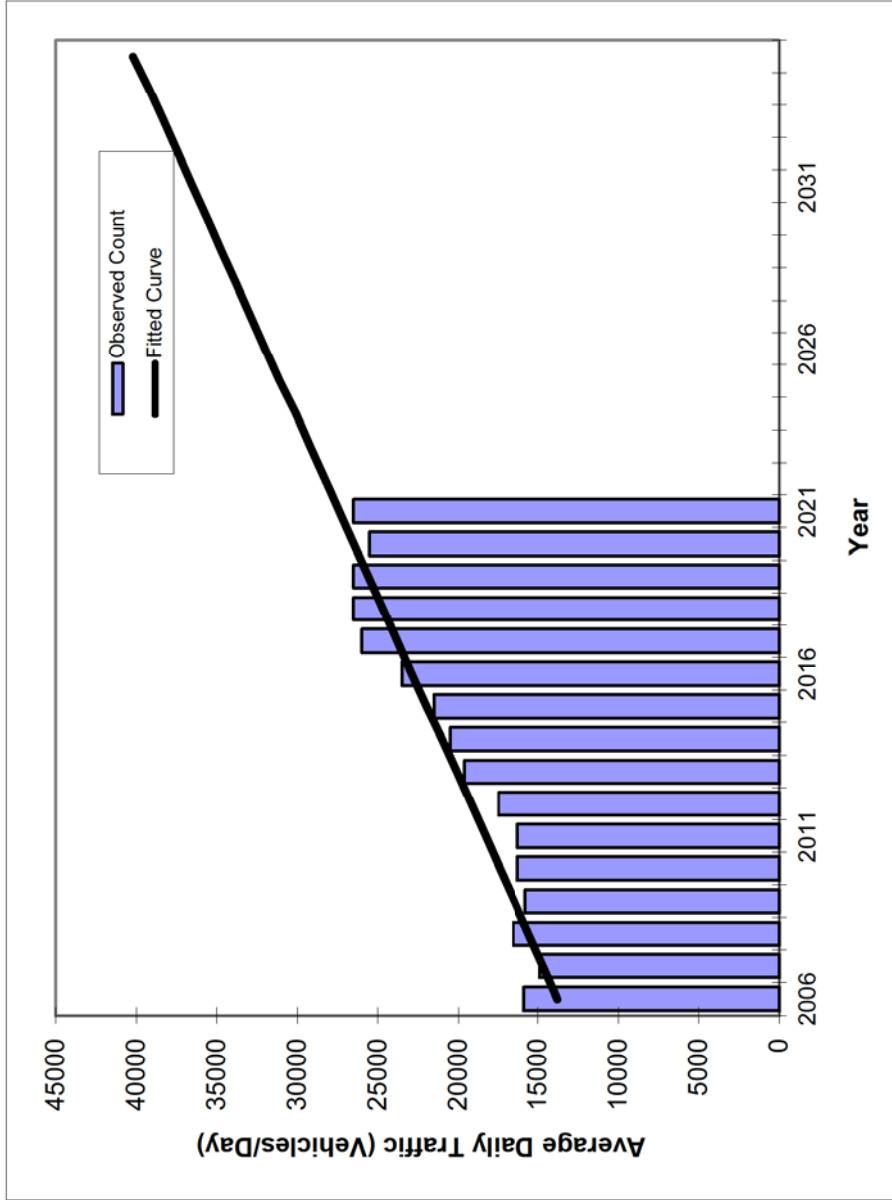
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

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FIN#	1234
Location	1

County:	Sumter (18)
Station #:	0206
Highway:	0



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2006	15900	13800
2007	14900	14700
2008	16600	15600
2009	15800	16500
2010	16300	17400
2011	16300	18300
2012	17500	19200
2013	19600	20100
2014	20500	21000
2015	21500	22000
2016	23500	22900
2017	26000	23800
2018	26500	24700
2019	26500	25600
2020	25500	26500
2021	26500	27400
2032 Opening Year Trend		
2032	N/A	37400
2033 Mid-Year Trend		
2033	N/A	38300
2034 Design Year Trend		
2034	N/A	39200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	910
Trend R-squared:	91.40%
Trend Annual Historic Growth Rate:	6.57%
Trend Growth Rate (2021 to Design Year):	3.31%
Printed:	30-Jun-22
Straight Line Growth Option	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 7004 - CR-466, 1100 FT E OF US-301 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	16400 F	E 8200	W 8200	9.00	53.00	6.90
2020	16000 C	E 8000	W 8000	9.00	54.70	6.90
2019	14500 S	E 8500	W 6000	9.00	53.30	6.30
2018	14300 F	E 8400	W 5900	9.00	53.70	6.30
2017	14300 C	E 8400	W 5900	9.00	53.50	6.30
2016	22000 S	E 11000	W 11000	9.00	53.10	4.00
2015	20000 F	E 10000	W 10000	9.00	54.70	4.00
2014	19300 C	E 9600	W 9700	9.00	55.10	4.00
2013	16900 F	E 9000	W 7900	9.00	56.40	5.70
2012	17100 C	E 9100	W 8000	9.00	56.30	5.70
2011	11400 F	E 6300	W 5100	9.00	51.30	19.90
2010	11400 C	E 6300	W 5100	9.85	55.51	17.30
2009	12000 C	E 6100	W 5900	9.88	55.48	17.00

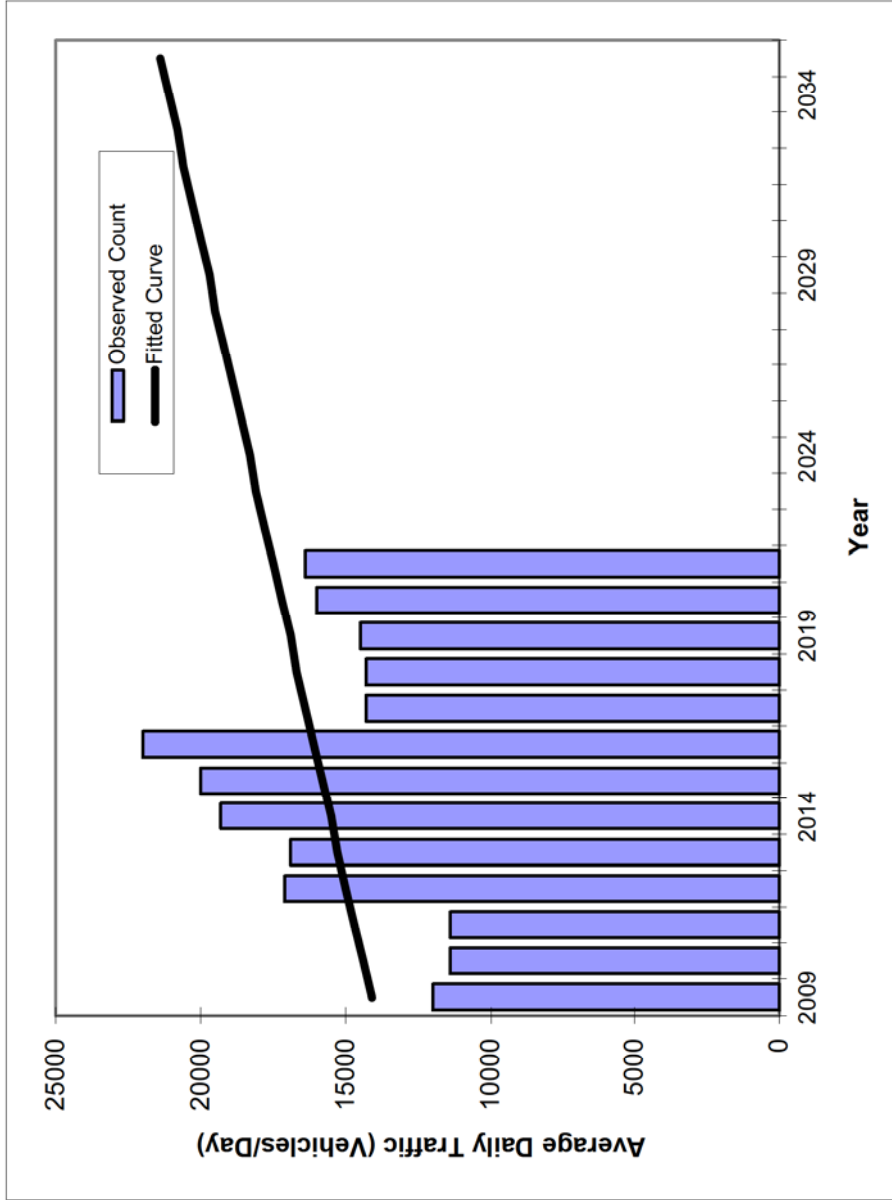
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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

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County:	Sumter (18)
Station #:	7004
Highway:	0

FIN#	1234
Location	1



Year	Traffic (ADT/AADT)	Trend**
2009	12000	14100
2010	11400	14400
2011	11400	14700
2012	17100	15000
2013	16900	15300
2014	19300	15500
2015	20000	15800
2016	22000	16100
2017	14300	16400
2018	14300	16700
2019	14500	16900
2020	16000	17200
2021	16400	17500
2032 Opening Year Trend		
2032	N/A	20600
2033 Mid-Year Trend		
2033	N/A	20800
2034 Design Year Trend		
2034	N/A	21100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	280
Trend R-squared:	10.87%
Trend Annual Historic Growth Rate:	2.01%
Trend Growth Rate (2021 to Design Year):	1.58%
Printed:	23-Jun-22
Straight Line Growth Option	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0100 - ON US-301, 0.182 MI. N OF CR-466 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	20500 C	N 10500	S 10000	9.00	53.00	11.90
2020	18500 F	N 9300	S 9200	9.00	54.70	16.00
2019	19400 C	N 9800	S 9600	9.00	53.30	10.50
2018	19900 F	N 10500	S 9400	9.00	53.70	11.90
2017	19900 C	N 10500	S 9400	9.00	53.50	14.70
2016	18000 C	N 8900	S 9100	9.00	53.10	11.90
2015	16200 C	N 8200	S 8000	9.00	54.70	12.20
2014	16000 C	N 7900	S 8100	9.00	55.10	10.90
2013	15400 C	N 7700	S 7700	9.00	56.40	12.80
2012	14300 C	N 7300	S 7000	9.00	56.30	11.90
2011	14100 C	N 6800	S 7300	9.00	51.30	11.80
2010	13900 C	N 7200	S 6700	9.85	55.51	11.20
2009	13700 C	N 7000	S 6700	9.88	55.48	11.10
2008	13500 C	N 6300	S 7200	10.19	54.63	12.60
2007	12400 C	N 6400	S 6000	10.14	54.93	11.10
2006	13700 C	N 6600	S 7100	10.01	55.17	12.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

FIN#

1234

Location

1

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County:

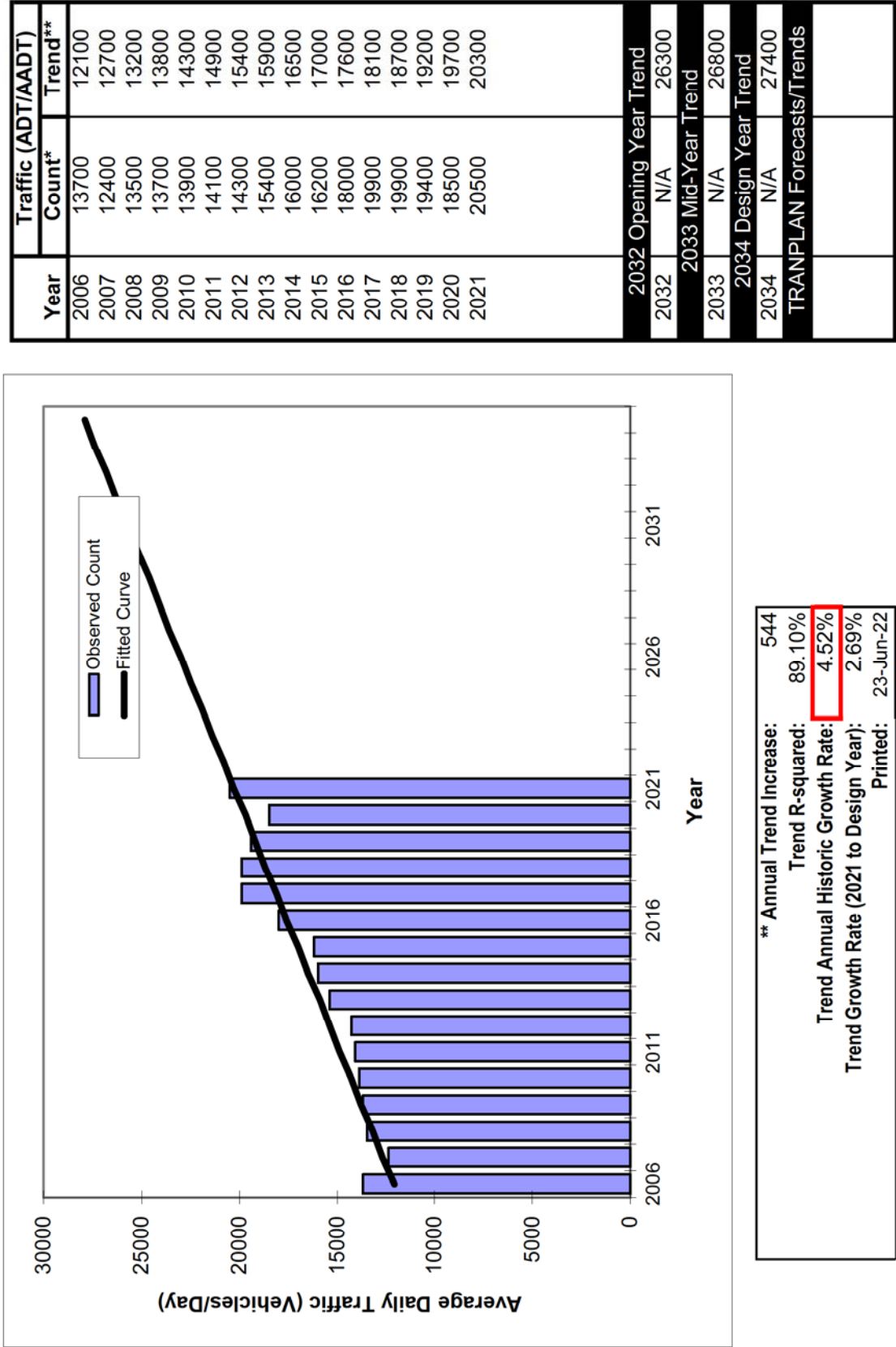
Sumter (18)

Station #:

0100

Highway:

0



*Axle-Adjusted

** Annual Trend Increase:	544
Trend R-squared:	89.10%
Trend Annual Historic Growth Rate:	4.52%
Trend Growth Rate (2021 to Design Year):	2.69%
Printed:	23-Jun-22
Straight Line Growth Option	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0210 - ON US-301, 0.100 MI. S OF CR-466 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	26500 C	N 14000	S 12500	9.00	53.00	11.90
2020	30500 F	N 16000	S 14500	9.00	54.70	16.00
2019	32000 C	N 17000	S 15000	9.00	53.30	10.50
2018	23500 F	N 12500	S 11000	9.00	53.70	11.90
2017	23500 C	N 12500	S 11000	9.00	53.50	14.70
2016	21500 C	N 11000	S 10500	9.00	53.10	11.90
2015	20100 C	N 11000	S 9100	9.00	54.70	12.20
2014	20300 C	N 10500	S 9800	9.00	55.10	10.90
2013	18800 C	N 10000	S 8800	9.00	56.40	12.80
2012	17100 C	N 9100	S 8000	9.00	56.30	11.90
2011	17200 C	N 8600	S 8600	9.00	51.30	11.80
2010	16100 C	N 8200	S 7900	9.85	55.51	11.20
2009	15000 C	N 7100	S 7900	9.88	55.48	11.10
2008	15100 C	N 7300	S 7800	10.19	54.63	12.60
2007	15900 C	N 8000	S 7900	10.14	54.93	11.10
2006	12500 C	N 6400	S 6100	10.01	55.17	12.80

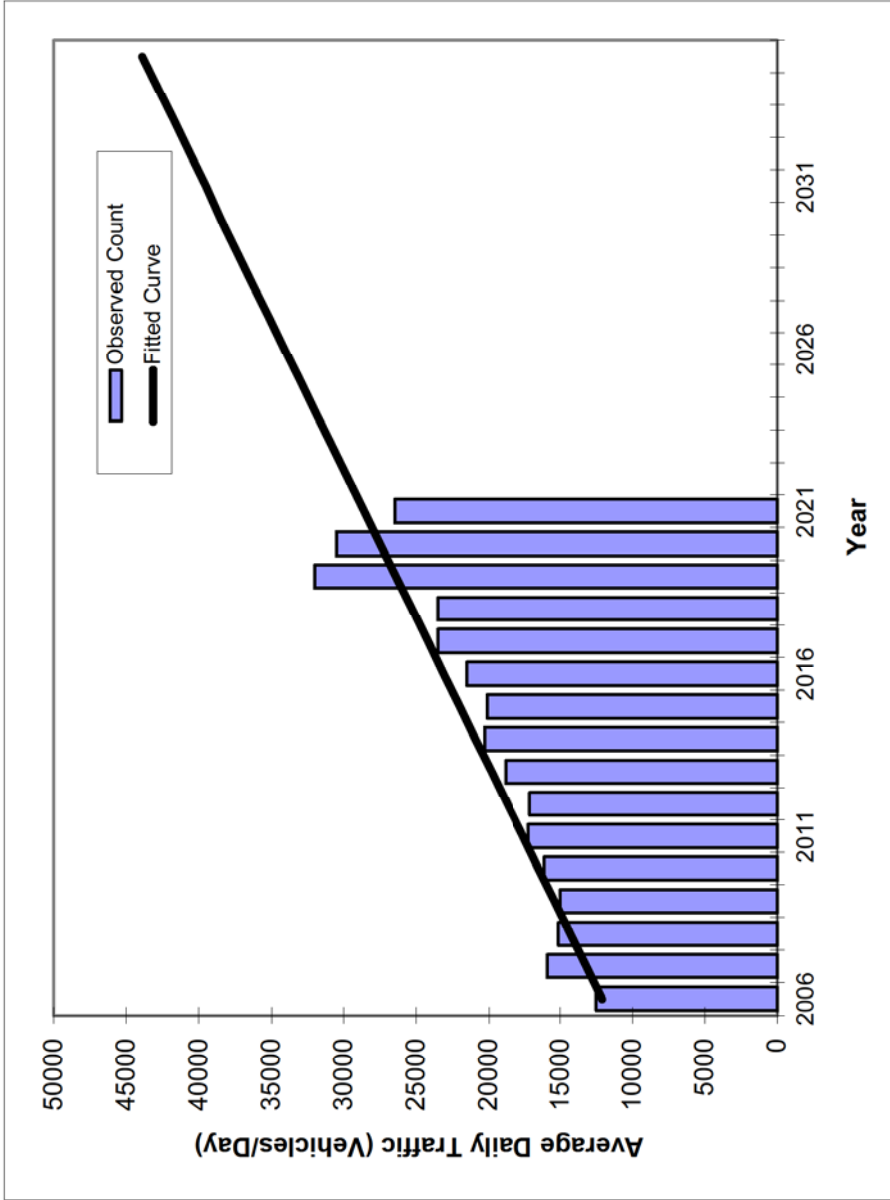
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

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County:	Sumter (18)
Station #:	0210
Highway:	0

FIN#	1234
Location	1



** Annual Trend Increase:	1,097
Trend R-squared:	85.90%
Trend Annual Historic Growth Rate:	9.09%
Trend Growth Rate (2021 to Design Year):	3.82%
Printed:	23-Jun-22
Straight Line Growth Option	

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2006	12500	12100
2007	15900	13200
2008	15100	14300
2009	15000	15400
2010	16100	16500
2011	17200	17600
2012	17100	18700
2013	18800	19800
2014	20300	20900
2015	20100	22000
2016	21500	23100
2017	23500	24200
2018	23500	25300
2019	32000	26400
2020	30500	27500
2021	26500	28600
2032 Opening Year Trend		
2032	N/A	40600
2033 Mid-Year Trend		
2033	N/A	41700
2034 Design Year Trend		
2034	N/A	42800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 8274 - CR 104/101 MPO #120 HPMS 21

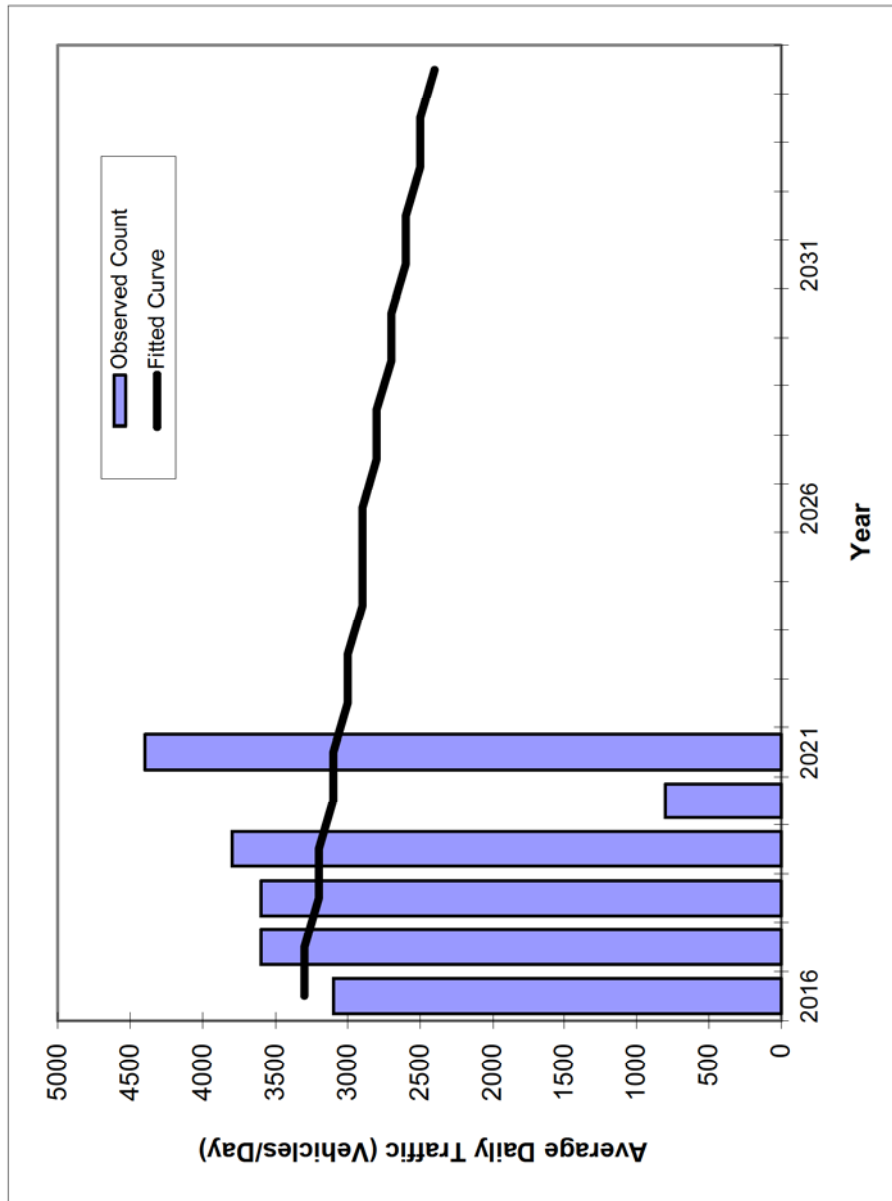
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	4400 C	N 2200	S 2200	9.00	53.00	17.70
2020	750 C	N 400	S 350	9.00	54.70	20.20
2019	3800 C	N 1900	S 1900	9.00	53.30	22.00
2018	3600 F	N 1800	S 1800	9.00	53.70	20.00
2017	3600 C	N 1800	S 1800	9.00	53.50	20.10
2016	3100 C	N 1500	S 1600	9.00	53.10	20.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

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FIN#	1234	County:	Sumter (18)
Location	1	Station #:	8274
		Highway:	0



Year	Traffic (ADT/AADT)	Trend**
2016	3100	3300
2017	3600	3300
2018	3600	3200
2019	3800	3200
2020	800	3100
2021	4400	3100
2032 Opening Year Trend	2600	
2032	N/A	2600
2033 Mid-Year Trend	2500	
2033	N/A	2500
2034 Design Year Trend	2500	
2034	N/A	2500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	-49
Trend R-squared:	0.52%
Trend Annual Historic Growth Rate:	-1.21%
Trend Growth Rate (2021 to Design Year):	-1.49%
Printed:	23-Jun-22
Straight Line Growth Option	

Appendix G

Background Tables

US 301 at CR 462 (Signalized)

Growth Rate Data - US 301 at CR 462			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 462	12.41%	12.41%	1.248
US 301	5.86%	5.86%	1.117

AM Peak Hour Background Traffic Volumes - US 301 at CR 462														
Scenario	CR 462					CR 462					US 301			
	Eastbound					Westbound					Northbound			
	Left	Thru	Right	Thru	Right	Left	Thru	Right	U Turn	Left	Thru	Right	Left	Right
Observed Turning Movement Counts	-	-	-	-	-	50	-	-	8	-	789	113	297	752
Existing (Peak Season) Turning Movements	-	-	-	-	-	50	-	-	8	-	781	112	294	744
Background Turning Movements (2024)*	73	88	59	88	59	62	38	408	9	32	873	125	328	831
<i>Oxford Crossing (all phases) - Build-out Year 2023**</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Twisted Oaks - Build-out Year - 2024</i>	27	55	46	55	46	0	19	0	0	16	0	0	0	10
<i>Total Committed Project Trips</i>	27	55	46	55	46	0	19	0	0	16	0	0	0	10
Background Turning Movements plus Committed Project Trips	100	143	105	143	105	62	57	408	9	48	873	125	328	831
Peak Hour Factor (Int total = 0.95)						0.91					0.91			
Truck Percentages						5%					6%			
Pedestrian Volumes						0					0			

PM Peak Hour Background Traffic Volumes - US 301 at CR 462														
Scenario	CR 462					CR 462					US 301			
	Eastbound					Westbound					Northbound			
	Left	Thru	Right	Thru	Right	Left	Thru	Right	U Turn	Left	Thru	Right	Left	Right
Observed Turning Movement Counts	-	-	-	-	-	66	-	-	24	-	922	29	207	837
Existing (Peak Season) Turning Movements	-	-	-	-	-	65	-	-	24	-	913	29	205	829
Background Turning Movements (2024) *	81	97	48	97	48	81	125	511	27	104	1020	32	229	926
<i>Oxford Crossing (all phases) - Build-out Year 2023</i>	0	0	0	0	0	0	0	21	0	0	134	0	16	100
<i>Twisted Oaks - Build-out Year - 2024</i>	19	38	32	38	32	0	65	0	0	54	0	0	0	32
<i>Total Committed Project Trips</i>	19	38	32	38	32	0	65	21	0	54	134	0	16	100
Background Turning Movements plus Committed Project Trips	100	135	80	135	80	81	190	532	27	158	1154	32	245	94
Peak Hour Factor (Int total = 0.92)						0.88					0.84			
Truck Percentages						5%					5%			
Pedestrian Volumes						0					0			

*Background trips from the west leg of CR 462 are assumed using information included in Twisted Oaks TIA provided by Sumter County
 **AM project trips not included in Oxford Crossing TIA provided by Sumter County.

US 301 at CR 472 (CR 216) (Signalized)

Growth Rate Data - US 301 at CR 472			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 216	N/A	2.00%	1.040
CR 472	3.95%	3.95%	1.079
US 301	6.57%	6.57%	1.131

AM Peak Hour Background Traffic Volumes - US 301 at CR 472 (CR 216)												
Scenario	CR 216			CR 472			US 301			US 301		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	38	23	53	68	39	51	26	813	80	97	731	47
Existing (Peak Season) Turning Movements	38	23	52	67	39	50	26	805	79	96	724	47
Background Turning Movements (2024)	40	24	54	72	42	54	29	911	89	109	819	53
Oxford Crossing (all phases) - Build-out Year 2023*	0	0	0	0	0	0	0	0	0	0	0	0
Twisted Oaks - Build-out Year - 2024	0	18	0	0	6	0	0	27	0	0	10	0
The Keys at Wildwood II - Build-out 2023	0	0	0	19	0	27	0	0	6	8	0	0
DQ Grill and Chill - Build-out Year - Fall 2022	23	4	23	0	4	0	24	0	0	0	0	25
Total Committed Project Trips	23	22	23	19	10	27	24	27	6	8	10	25
Background Turning Movements plus Committed Project Trips	63	46	77	91	52	81	53	938	95	117	829	78
Peak Hour Factor (Int total = 0.97)	0.86			0.88			0.92			0.94		
Truck Percentages	5%			9%			3%			4%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - US 301 at CR 472 (CR 216)												
Scenario	CR 216			CR 472			US 301			US 301		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	72	35	45	75	33	71	65	1181	80	75	729	91
Existing (Peak Season) Turning Movements	71	35	45	74	33	70	64	1169	79	74	722	90
Background Turning Movements (2024)	74	36	47	80	36	76	72	1323	89	84	817	102
Oxford Crossing (all phases) - Build-out Year 2023	0	0	0	0	0	100	24	92	16	107	140	0
Twisted Oaks - Build-out Year - 2024	0	13	0	0	22	0	0	19	0	0	32	0
The Keys at Wildwood II - Build-out 2023	0	0	0	10	0	15	0	0	18	25	0	0
DQ Grill and Chill - Build-out Year - Fall 2022	19	3	18	0	4	0	19	0	0	0	0	20
Total Committed Project Trips	19	16	18	10	26	115	43	111	34	132	172	20
Background Turning Movements plus Committed Project Trips	93	52	65	90	62	191	115	1434	123	216	989	122
Peak Hour Factor (Int total = 0.94)	0.93			0.88			0.96			0.89		
Truck Percentages	7%			10%			3%			3%		
Pedestrian Volumes	0			0			0			0		

*AM project trips not included in TIA provided by Sumter County.

AM Peak Hour Background Traffic Volumes - CR 216 Access		
Scenario	CR 216	CR 216
	Eastbound	Westbound
Observed Turning Movement Counts	114	112
Existing (Peak Season) Turning Movements	113	112
Background Turning Movements (2024)	118	124
Total Committed Project Trips	68	59
Background Turning Movements plus Committed Project Trips	186	183
Peak Hour Factor (Int total = 0.87)	0.86	0.88
Truck Percentages	5%	9%
Pedestrian Volumes	0	0

PM Peak Hour Background Traffic Volumes - CR 216 Access		
Scenario	CR 216	CR 216
	Eastbound	Westbound
Observed Turning Movement Counts	152	189
Existing (Peak Season) Turning Movements	151	187
Background Turning Movements (2024)	157	210
Total Committed Project Trips	53	89
Background Turning Movements plus Committed Project Trips	210	299
Peak Hour Factor (Int total = 0.91)	0.93	0.88
Truck Percentages	7%	10%
Pedestrian Volumes	0	0

AM Peak Hour Background Traffic Volumes - US 301 Access		
Scenario	US HWY 301	US HWY 301
	Northbound	Southbound
Observed Turning Movement Counts	902	875
Existing (Peak Season) Turning Movements	893	867
Background Turning Movements (2024)	1005	981
Total Committed Project Trips	77	43
Background Turning Movements plus Committed Project Trips	1082	1024
Peak Hour Factor (Int total = 0.93)	0.92	0.94
Truck Percentages	3%	4%
Pedestrian Volumes	0	0

PM Peak Hour Background Traffic Volumes - US 301 Access		
Scenario	US HWY 301	US HWY 301
	Northbound	Southbound
Observed Turning Movement Counts	1324	895
Existing (Peak Season) Turning Movements	1310	886
Background Turning Movements (2024)	1473	1003
Total Committed Project Trips	245	324
Background Turning Movements plus Committed Project Trips	1718	1327
Peak Hour Factor (Int total = 0.93)	0.96	0.89
Truck Percentages	3%	3%
Pedestrian Volumes	0	0

US 301 at CR 110

Growth Rate Data - US 301 at CR 472			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 110	N/A	2.00%	1.040
US 301	6.57%	6.57%	1.131

AM Peak Hour Background Traffic Volumes - US 301 at CR 110														
Scenario	CR 110		CR 110		US 301				US 301					
	Eastbound		Westbound		Northbound				Southbound					
	Right		Right		U-turn	Left	Thru	Right	U-turn	Left	Thru	Right		
Observed Turning Movement Counts	2		9		19	0	856	9	11	6	845	1		
Existing (Peak Season) Turning Movements	2		9		19	0	847	9	11	6	837	1		
Background Turning Movements (2024)	2		9		21	0	958	10	12	7	947	1		
Peak Hour Factor (Int total =.95)	0.25		0.75		0.9				0.95					
Truck Percentages	0%		0%		3%				3%					
Pedestrian Volumes	0		0		0				0					

AM Peak Hour Background Traffic Volumes - US 301 at CR 110														
Scenario	CR 110		CR 110		US 301				US 301					
	Eastbound		Westbound		Northbound				Southbound					
	Right		Right		U-turn	Left	Thru	Right	U-turn	Left	Thru	Right		
Observed Turning Movement Counts	4		17		17	2	1255	15	8	9	830	2		
Existing (Peak Season) Turning Movements	4		17		17	2	1242	15	8	9	822	2		
Background Turning Movements (2024)	4		18		19	2	1405	17	9	10	930	2		
Peak Hour Factor (Int total = .96)	0.5		0.71				0.99				0.92			
Truck Percentages	0%		0%				2%				3%			
Pedestrian Volumes	0		0				0				0			

US 301 at CR 466 (Signalized)

Growth Rate Data - US 301 at CR 466			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 466	2.01%	2.01%	1.040
North US 301	4.52%	4.52%	1.090
South US 301	9.09%	9.09%	1.182

AM Peak Hour Background Traffic Volumes - US 301 at CR 466														
Scenario	CR 466				CR 466				US 301				US 301	
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Observed Turning Movement Counts	140	274	172	190	456	191	174	493	192	160	525	132		
	139	271	170	188	451	189	172	488	190	158	520	131		
	145	282	177	196	469	197	203	577	225	172	567	143		
Oxford Crossing (all phases) - Build-out Year 2023*	0	0	0	0	0	0	0	0	0	0	0	0		
The Keys at Wildwood I - Build-out Year 2024	0	0	0	0	0	9	0	4	0	27	11	2		
Total Committed Project Trips	0	0	0	0	0	9	0	4	0	27	11	2		
Background Turning Movements plus Committed Project Trips	145	282	177	196	469	206	203	581	225	199	578	145		
Peak Hour Factor (Int total = 0.99)	0.94			0.92			0.93			0.95				
Truck Percentages	1%			1%			3%			2%				
Pedestrian Volumes	1			0			0			2				

CR 216 at CR 209 (Stop Controlled)

Growth Rate Data - CR 216 at CR 209			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 216	N/A	2.00%	1.040
CR 209	-1.21%	1.00%	1.020

AM Peak Hour Background Traffic Volumes - CR 216 at CR 209									
Scenario	CR 216			CR 209			CR 209		
	Westbound			Northbound			Southbound		
	Left	Thru	Right	Thru	Right	Left	Thru	Left	Thru
Observed Turning Movement Counts	12	1	47	120	23	48	109	48	109
Existing (Peak Season) Turning Movements	12	1	47	119	23	48	108	48	108
Background Turning Movements (2024)	12	1	49	121	23	49	110	49	110
<i>Twisted Oaks - Build-out Year - 2024</i>	6	0	0	19	18	0	7	0	7
<i>Total Committed Project Trips</i>	6	0	0	19	18	0	7	0	7
Background Turning Movements plus Committed Project Trips	18	1	49	140	41	49	117	49	117
Peak Hour Factor (Int total = 0.91)	0.75			0.72			0.77		
Truck Percentages	8%			5%			6%		
Pedestrian Volumes	0			0			0		

PM Peak Hour Background Traffic Volumes - CR 216 at CR 209									
Scenario	CR 216			CR 209			CR 209		
	Westbound			Northbound			Southbound		
	Left	Thru	Right	Thru	Right	Left	Thru	Left	Thru
Observed Turning Movement Counts	44	1	79	100	31	49	81	49	81
Existing (Peak Season) Turning Movements	44	1	78	99	31	49	80	49	80
Background Turning Movements (2024)	46	1	81	101	32	50	82	50	82
<i>Twisted Oaks - Build-out Year - 2024</i>	22	0	0	12	13	0	21	0	21
<i>Total Committed Project Trips</i>	22	0	0	12	13	0	21	0	21
Background Turning Movements plus Committed Project Trips	68	1	81	113	45	50	103	50	103
Peak Hour Factor (Int total = 0.92)	0.91			0.89			0.79		
Truck Percentages	2%			5%			7%		
Pedestrian Volumes	0			0			0		

Appendix H

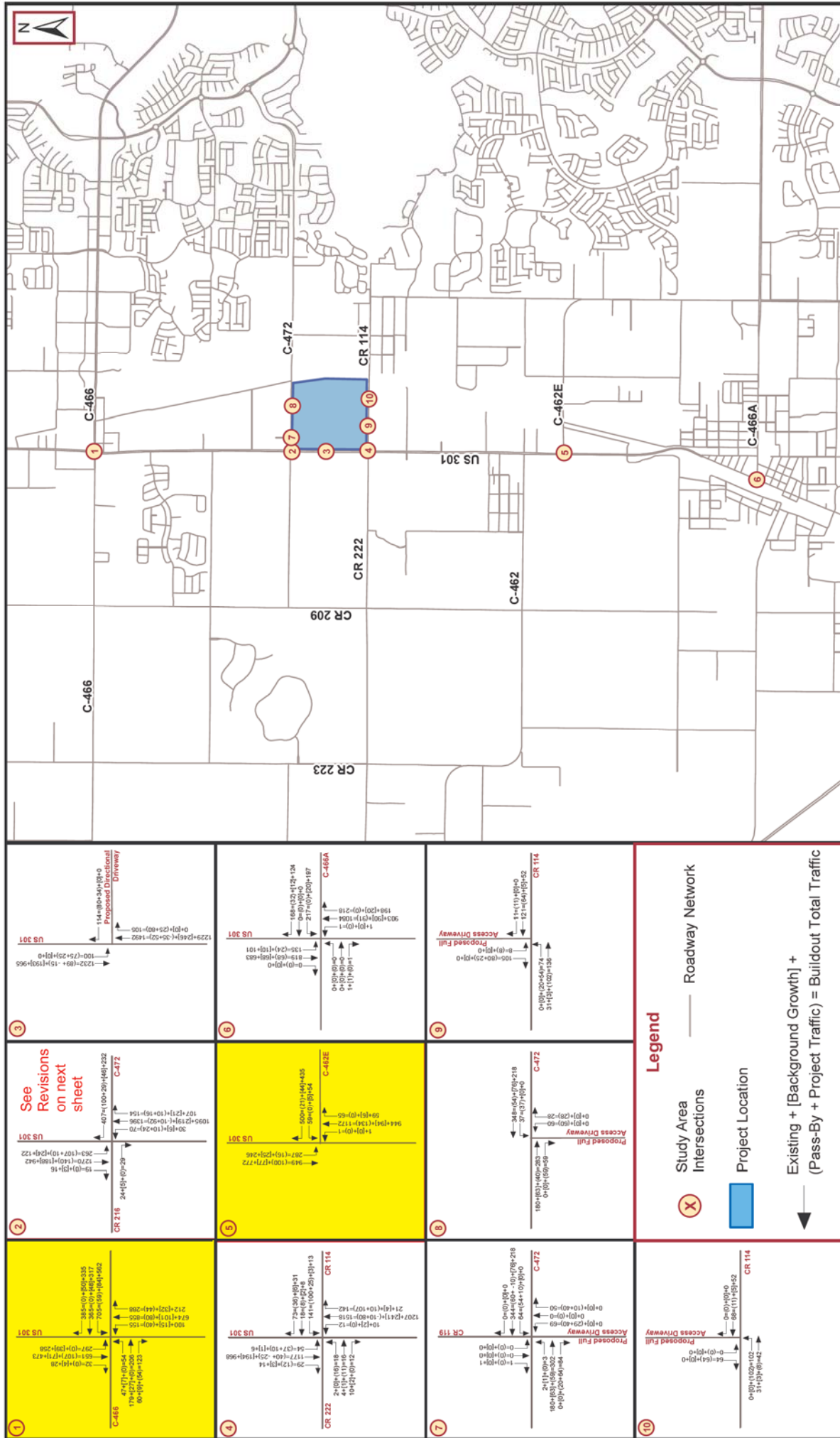
Committed Trips

Oxford Crossing

Table 4 – Future Buildout PM Peak Hour Roadway Segment Analysis

Roadway	From	To	Peak Hour Directional Service Capacity ¹	Future Year 2023 Non-Project PM Peak Hour Traffic Volumes ²		% Assign ³	PM Peak Hour Project Traffic		Future Year 2023 Buildout PM Peak Hour Traffic Volumes ⁴				LOS	
				NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
C-466	CR 229 CR 209	CR 209 US 301	603 750	329 336	446 517	5.0% 8.0%	27 43	20 32	47 356	466 549	0.59 0.51	0.77 0.73	C D	C D
CR 472 / Rainey Trail	US 301 CR 117	CR 117 Lynn Haven Lane Buena Vista Blvd	675 675	386 420 420	307 386 409	16.0% 11.0% 8.0%	64 44 32	86 59 43	150 464 452	393 445 452	0.67 0.69 0.67	0.58 0.66 0.67	D D D	D D D
CR 114	US 301 CR 117	CR 117 CR 121	675 675	35 35	58 58	8.0% 2.0%	32 8	43 11	67 43	101 69	0.10 0.06	0.15 0.10	C C	C C
US 301	C-44A C-466A (Cleveland Ave) C-462 (S) C-462 (N) CR 222 C-472 C-466 CR 204	C-466A (Cleveland Ave) C-462 (S) C-462 (N) CR 222 C-472 C-466 Marion Co Boundary	2,000 2,000 1,740 2,000 2,000 2,000 2,000	942 1,110 1,159 1,159 1,446 1,517 1,321 1,398	961 894 897 897 1,073 1,021 803 768	17.5% 24.0% 29.0% 35.0% 40.0% 45.0% 20.0% 19.5%	94 128 155 187 214 179 80 78	70 96 115 139 159 241 107 104	164 224 270 326 373 420 187 187	1,031 990 1,012 1,036 1,232 1,262 910 872	0.52 0.62 0.76 0.67 0.83 0.85 0.70 0.74	0.52 0.50 0.58 0.52 0.62 0.63 0.46 0.44	C C C C C C C C	C C C C C C C C

Note:
 1. Peak Hour / Peak Directional Service Volumes are reported from the Sumter County Transportation Management System Segment Report (June 2015). Existing Traffic Volumes are from FDOT and Sumter County published data sources.
 2. Future non-project traffic volumes are the summation of the existing PM peak hour volumes and background growth.
 3. Project trip assignment was based on the average percentage along the study roadway segment.
 4. Future buildout traffic volumes are the summation of the non-project traffic volumes and project traffic volumes.



Kimley»Horn © 2018 Kimley-Horn and Associates, Inc. 101 E Silver Springs Blvd., Suite 400, Ocala, FL 34470 Phone: 352-2438-3000 Fax: 352-2438-3001 www.kimley-horn.com CA 00000696		FIGURE 2 - PM PEAK HOUR BUILDOUT PROJECT TRAFFIC VOLUMES	
Not to Scale		April 2018	
Project No: 142200001		Page 13	

INTERSECTION VOLUME DEVELOPMENT

US 301 @ C-472
PM Peak Hour

Case	US 301 Northbound			US 301 Southbound			CR 216 Eastbound			C-472 Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
4/4/18 Observed Volumes	30	1,095	107	122	942	16	0	0	24	0	0	232
Peak Season Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2018 Peak Season Volumes	30	1,095	107	122	942	16	0	0	24	0	0	232
Growth Factor	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
2023 Peak Season Volumes	36	1,314	128	146	1,130	19	0	0	29	0	0	278
2023 Non-Project Traffic	36	1,314	128	146	1,130	19	0	0	29	0	0	278
Project Assignment	6.0% OUT	23.0% OUT	3.0% IN	20.0% IN	28.0% IN & OUT	0.0% --	0.0% --	0.0% --	0.0% --	0.0% --	0.0% --	25.0% OUT
Project Traffic (Net New Trips)	24	92	16	107	140	0	0	0	0	0	0	100
Pass-By Traffic	10	-10	10	10	0	0	0	0	0	0	0	29
Total Build-Out Volumes	70	1,396	154	263	1,270	19	0	0	29	0	0	407

k:\occr_cw\142200001 - oxford crossings tia\analysis\calcs_oxfordcrossings++.xlsx\Int.#2

4/17/2018

Raw-To-Peak Season Factor: 1.00
Applied Growth Rate: 4.00%
Existing Year: 2018
Build-Out Year: 2023
Growth Factor: 1.20

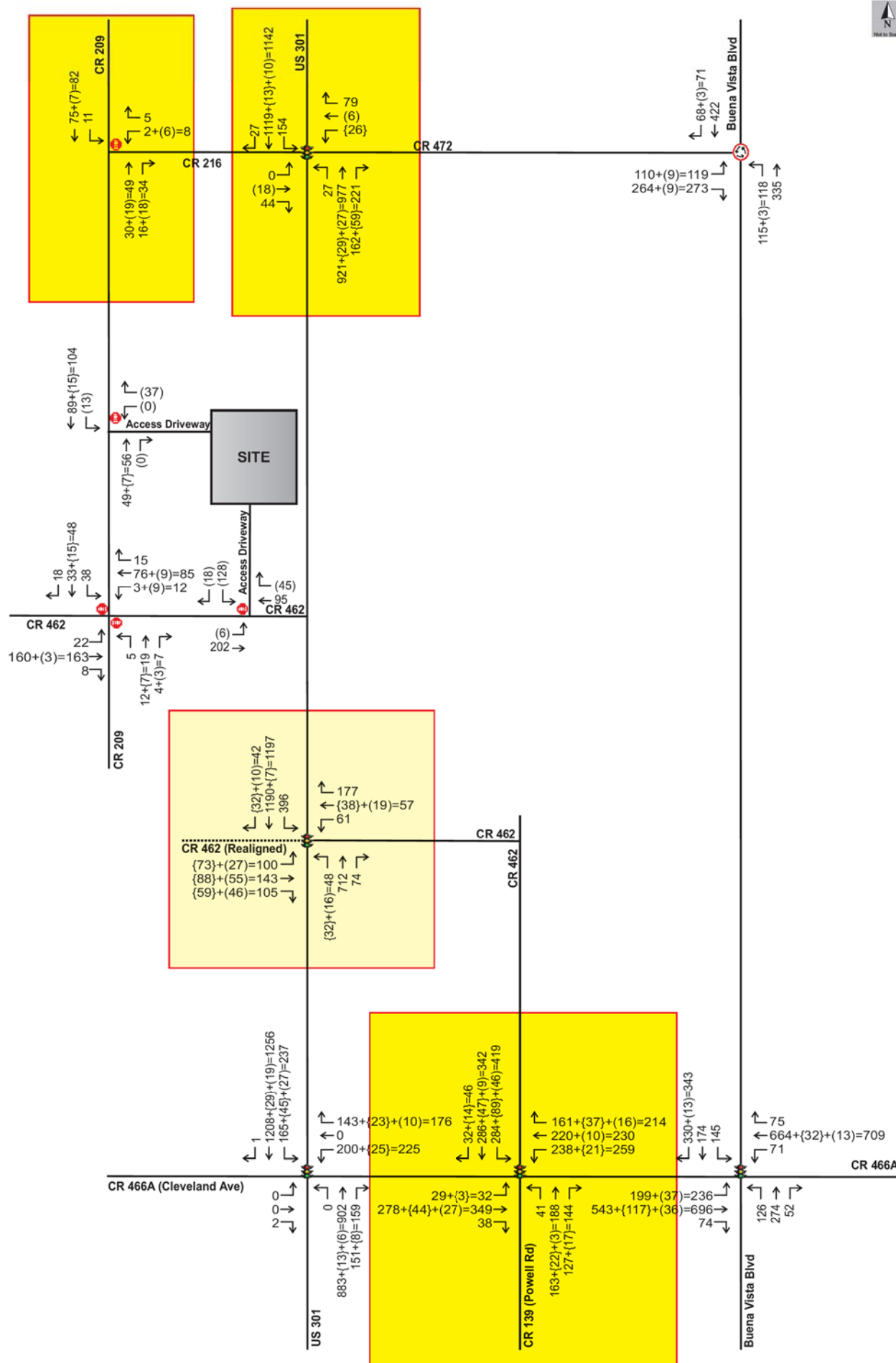
Twisted Oak

Table 6
Projected Roadway Segment Capacity Analysis- PM Peak Hour

Roadway Segment	# of		LOS	PH Dir	AGR	Dir	Vested Trips	2024 Backg'd			Project		Projected Conditions		
	Lns	Std						Cap	%	Vol	LOS	V/C	Dist	Trips	Vol
CR 462															
CR 209 to US 301/ SR 35	2	D	1,190	1.00%	NB/EB SB/WB	0 0	108 257	C C	0.09 0.22	70%	89 89	197 346	C D	0.17 0.29	
US 301/ SR 35 to CR 131	2	F	1640	1.21%	NB/EB SB/WB	157 175	573 841	B C	0.35 0.51	30%	38 38	611 879	C C	0.37 0.54	
CR 131 to CR 121	2	F	1640	1.21%	NB/EB SB/WB	97 126	513 792	B C	0.31 0.48	30%	38 38	551 830	B C	0.34 0.51	
CR 121 to CR 134	2	F	1640	1.00%	NB/EB SB/WB	124 141	793 655	C C	0.48 0.40	30%	38 38	831 693	C C	0.51 0.42	
CR 134 to CR 466A	2	F	1640	1.00%	NB/EB SB/WB	344 456	1,013 970	D D	0.62 0.59	30%	38 38	1,051 1,008	D D	0.64 0.61	
CR 466A															
US 301/SR 35 to CR 462/CR 139	2	D	825	1.00%	NB/EB SB/WB	227 238	725 753	D D	0.88 0.91	15%	19 19	744 772	D D	0.90 0.94	
CR 462/CR 139 to CR 133 (NE 57th Dr)	4	D	1900	1.00%	NB/EB SB/WB	296 347	1,410 1,521	C C	0.74 0.80	40%	51 51	1,461 1,572	C C	0.77 0.83	
CR 133 (NE 57th Dr) to Buena Vista Blvd	4	D	1900	1.19%	NB/EB SB/WB	198 236	1,478 1,582	C C	0.78 0.83	40%	51 51	1,529 1,633	C C	0.80 0.86	
CR 472															
US 301/SR 35 to CR 117	2	D	713	1.00%	NB/EB SB/WB	188 112	475 320	D C	0.67 0.45	10%	13 13	488 333	D C	0.68 0.47	
CR 117 to Lynn Haven Ln	2	D	713	1.00%	NB/EB SB/WB	65 83	346 470	C D	0.49 0.66	10%	13 13	359 483	D D	0.50 0.68	
Lynn Haven Ln to Buena Vista Blvd	2	D	675	1.00%	NB/EB SB/WB	65 83	407 361	D D	0.60 0.53	10%	13 13	420 374	D D	0.62 0.55	
CR 209															
CR 462 E to CR 216	2	D	616	1.00%	NB/EB SB/WB	21 16	99 69	C C	0.16 0.11	20%	25 25	124 94	C C	0.20 0.15	
CR 216															
CR 209 to US 301/SR 35	2	D	675	1.00%	NB/EB SB/WB	0 0	5 29	C C	0.01 0.04	10%	13 13	18 42	C C	0.03 0.06	

Source: 2014/2015 Sumter County TMS Report, Sumter County 2020 Annual Traffic Counts, and Sumter County 2019 CMP Database
Background traffic includes vested trips from seven (7) committed developments, as provided by Sumter County, and 50% of traffic generated by Twisted Oaks Pointe

The capacity analysis reveals that all the study roadway segments are projected to continue to operate within their adopted capacities at the project buildout.



Background + {Committed} + {Project} = Total

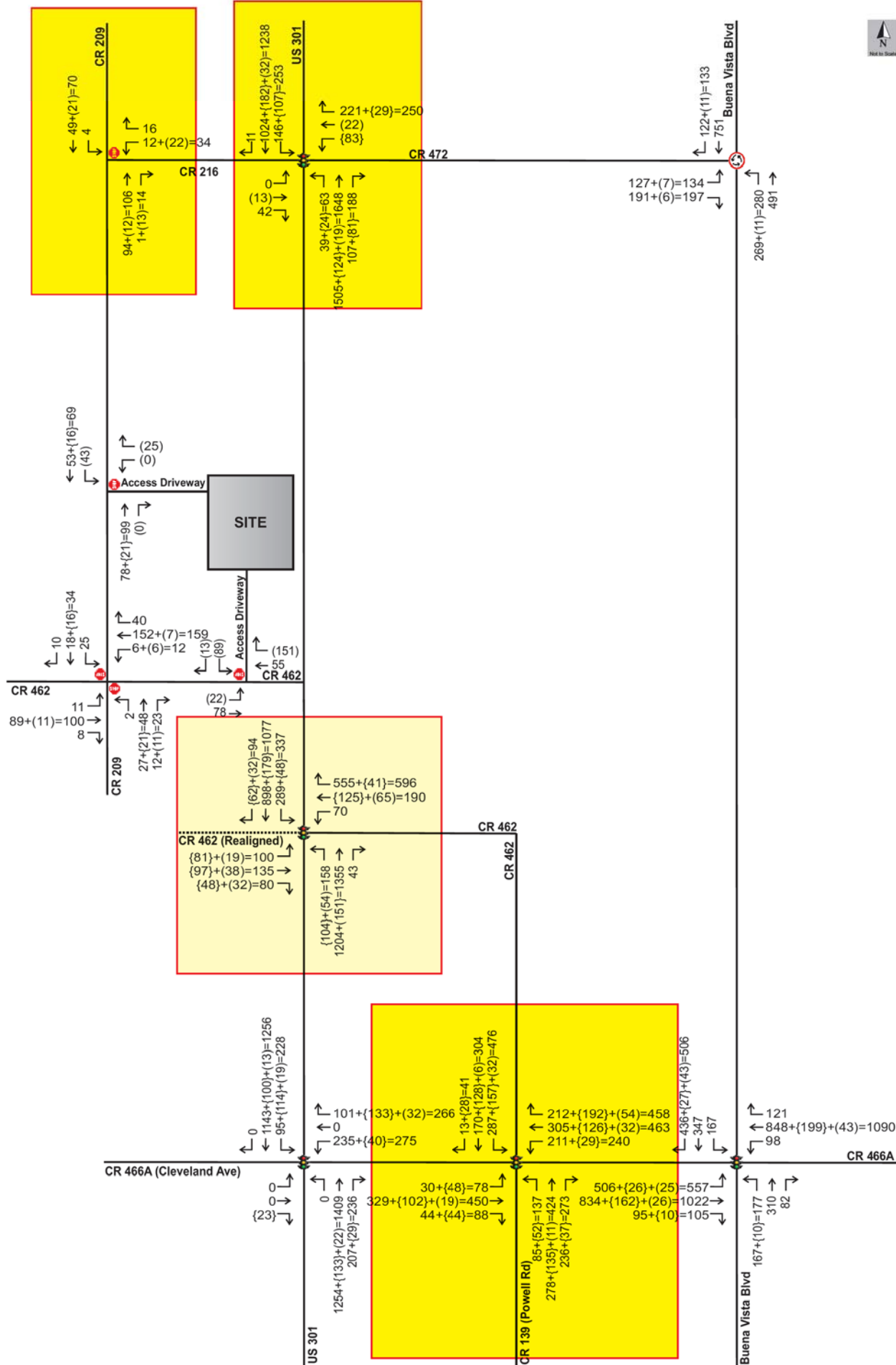


Projected AM Peak Hour Intersection Volumes

Highfield at Twisted Oaks
21184.1 v2.0

Figure

6



Highfield at Twisted Oaks
21184.1 v2.0

7

The Keys at Wildwood I

TABLE 2
STUDY NETWORK

Roadway	From	To	Lanes	Two-Way Capacity (1)	Percent Project Traffic	Project Traffic (PM Peak)	Percent Consumed	Study Network?
US 301	CR466	Project Access	4 LD	3,580	67.0%	68	1.9%	Yes (2)
	Project Access	CR204	4 LD	3,580	33.0%	34	0.9%	Yes (2)
CR466	CR209	US 301	2 LU	1,197	2.9%	3	0.3%	No
	US 301	CR105	4 LD	3,222	44.0%	45	1.4%	No

(1) Based on 2020 FDOT Capacity Tables.

(2) Abutting roadway included in the Analysis.

LEGEND

12/12 = AM/PM PEAK HOUR TRAFFIC



05/09/22

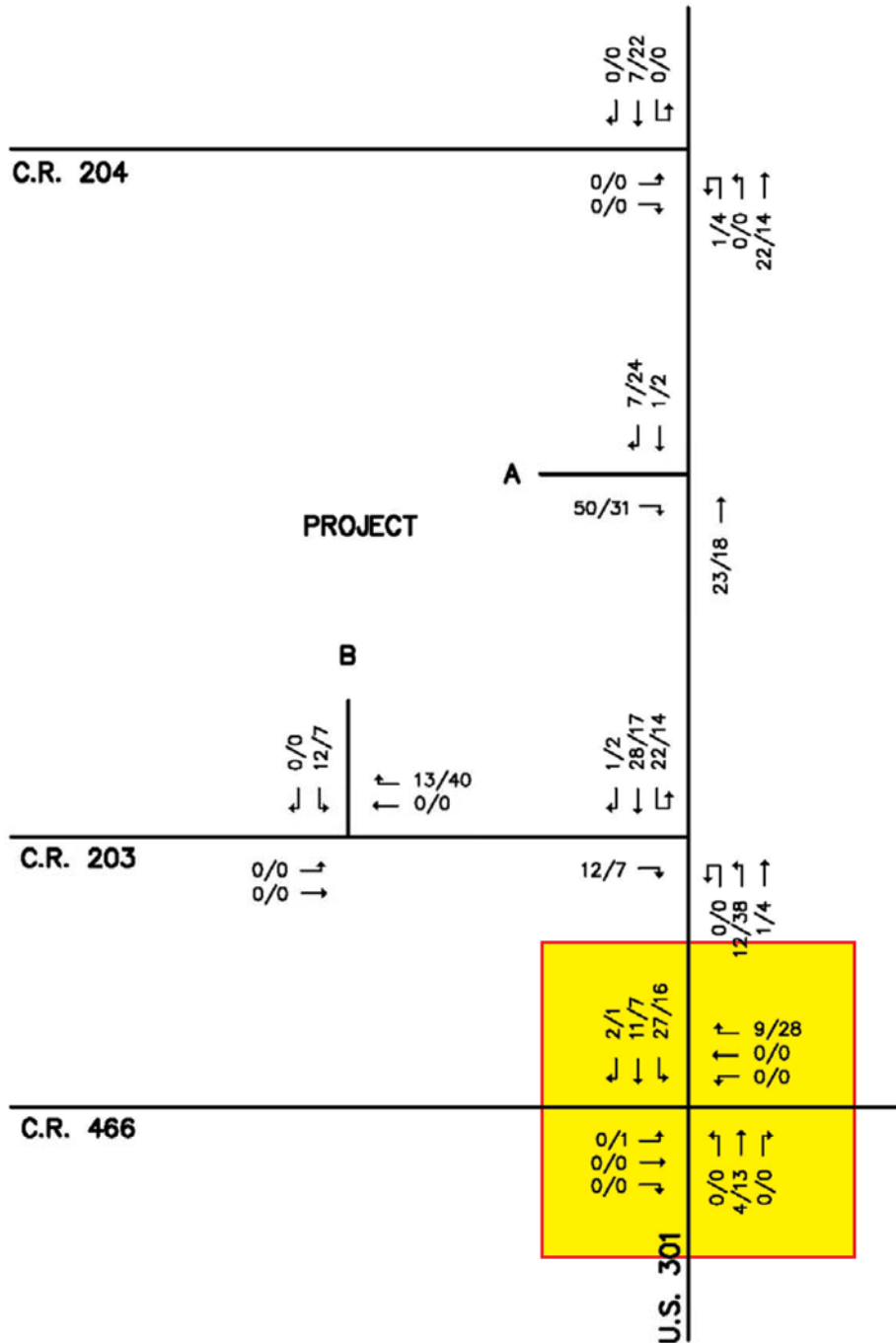


FIGURE 2
PROJECT TRAFFIC



The Keys at Wildwood II

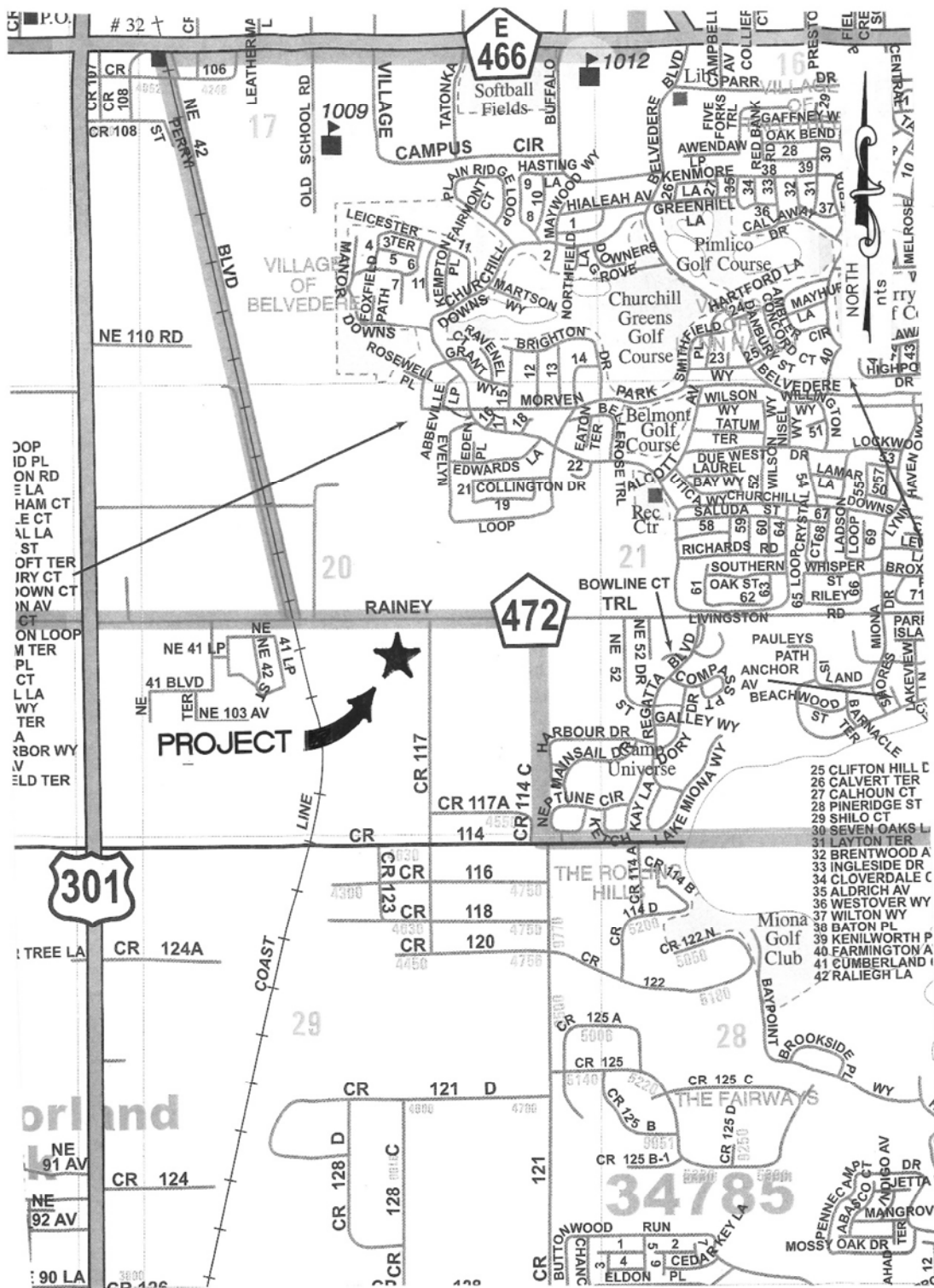


FIGURE 1
PROJECT LOCATION



TABLE 2
STUDY NETWORK

Roadway	From	To	Lanes	Two-Way Capacity (1)	Percent Project Traffic	Project Traffic (PM Peak)	Percent Consumed	Study Network?
CR 472	US 301	CR117	2 LU	1,197	38.9%	68	5.7%	Yes
	CR117	Lynn Haven Ln	2 LU	1,197	43.4%	77	6.3%	Yes
	Lynn Haven Ln	Buena Vista Blvd	2 LU	1,197	37.3%	66	5.5%	Yes
US 301	CR222	CR472	4 LD	3,580	16.3%	29	0.8%	No
	CR472	CR466	4 LD	3,580	22.6%	40	1.1%	No
Buena Vista Blvd	Temberry Forest Dr	CR472	4 LD	3,222	10.5%	18	1.5%	No
	CR472	Belvedere Blvd	4 LD	3,222	26.6%	47	0.6%	No
CR 117	CR472	Project	2 LU	1,197	82.3%	145	12.1%	Yes
	Project	CR 114	2 LU	1,197	17.7%	31	2.6%	Yes(2)

(1) Based on 2020 FDOT Capacity Tables.
(2) Abutting roadway included in the Analysis.

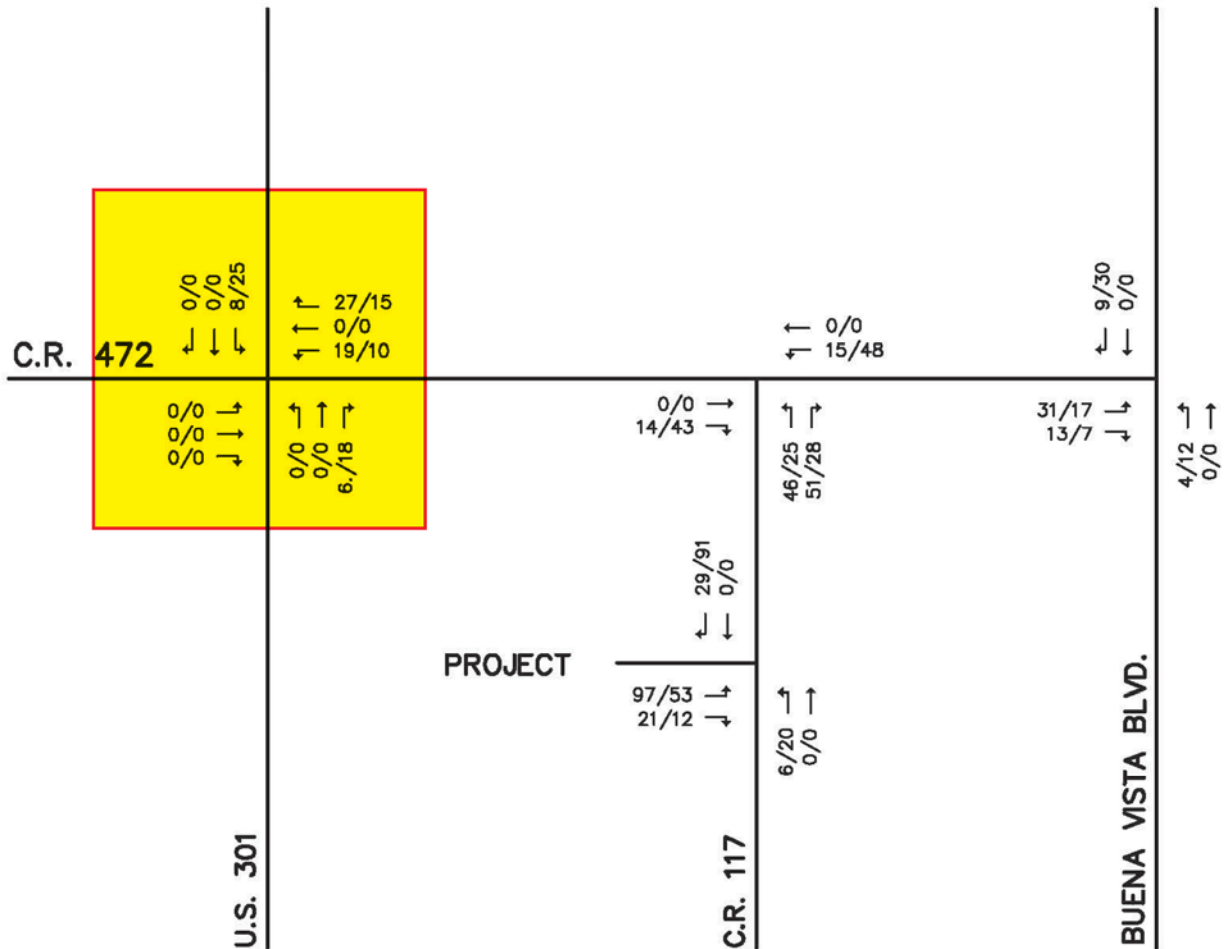


09/21/21

NORTH
nts

LEGEND

12/12 = AM/PM PEAK HOUR TRAFFIC

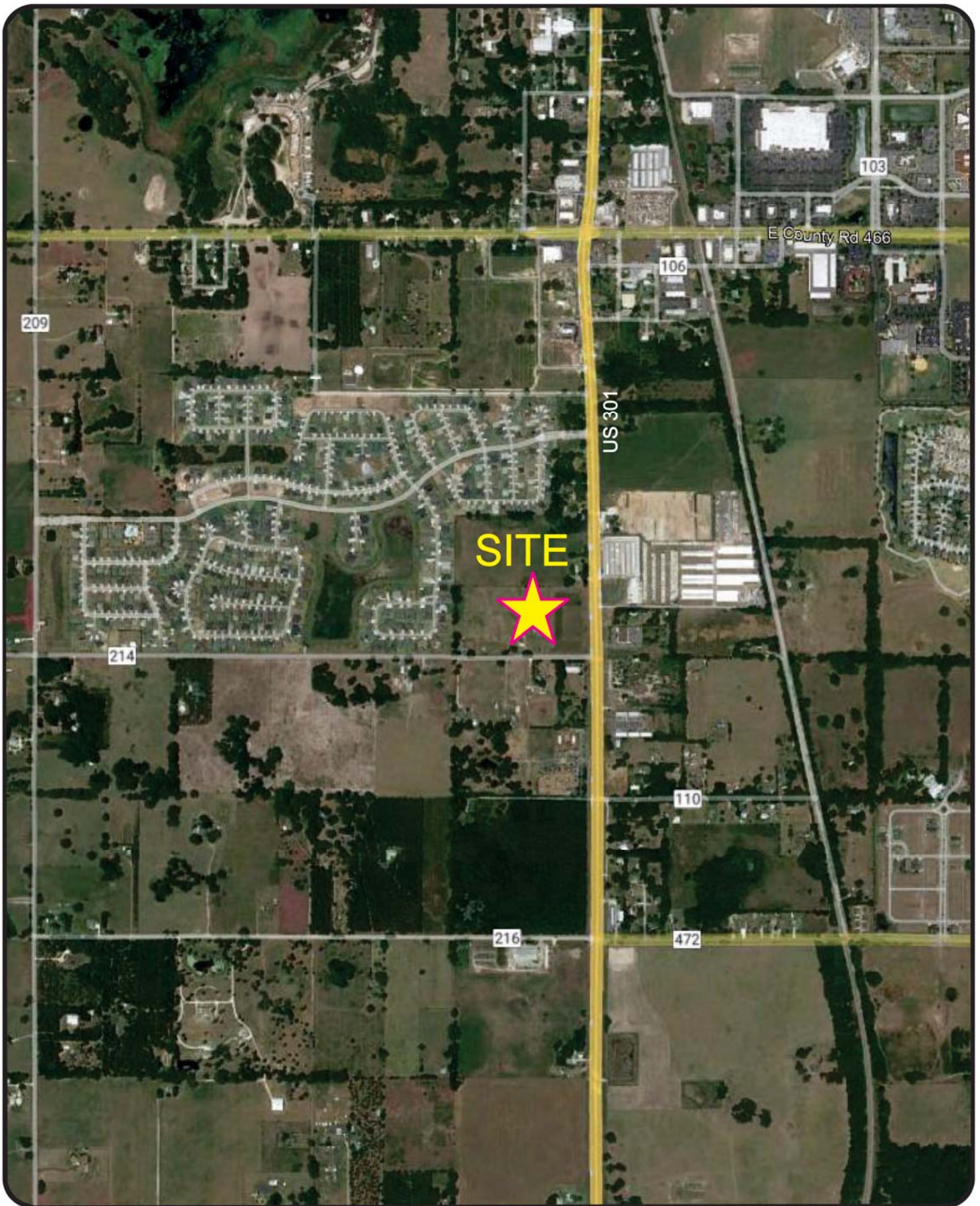


Where is the intersection with CR 114. Please include

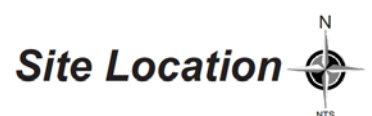
FIGURE 2
PROJECT TRAFFIC



Wildwood Storage Facility



Wildwood Storage Facility
Project № 5614
Figure 1



PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were determined for the project's buildout year in 2024 by expanding existing traffic with a growth factor and adding the approved Oxford Residential trips. The growth factor was based upon a trends analysis of daily traffic volumes on US 301 which indicated an annual growth rate of 3.0% representing a two-year growth factor of 1.06. The trends analysis chart is included in **Appendix D**.

Roadway Segment Analysis

The analysis of projected traffic conditions to the abutting roadway segments is summarized in **Table 4**. The table shows that the roadway segments will continue to operate satisfactorily with trips from the proposed development and from the Oxford Residential development added.

Table 4
Projected Roadway Segment Analysis

Roadway Segments	Lns	Adopted		2-Way Peak Hour Volume				V/C Ratio
		LOS	Capacity	Background*	Oxford Residential	Project	Total	
A.M. PEAK HOUR								
US 301								
C-472 to C-466	4LD	D	3,580	2,318	22	4	2,344	0.66
CR 214								
Adjacent to the Site	2U	D	1,197	71	0	8	79	0.07
P.M. PEAK HOUR								
US 301								
C-472 to C-466	4LD	D	3,580	2,763	29	7	2,799	0.78
CR 214								
Adjacent to the Site	2U	D	1,197	49	0	12	61	0.05

*Existing x 1.06

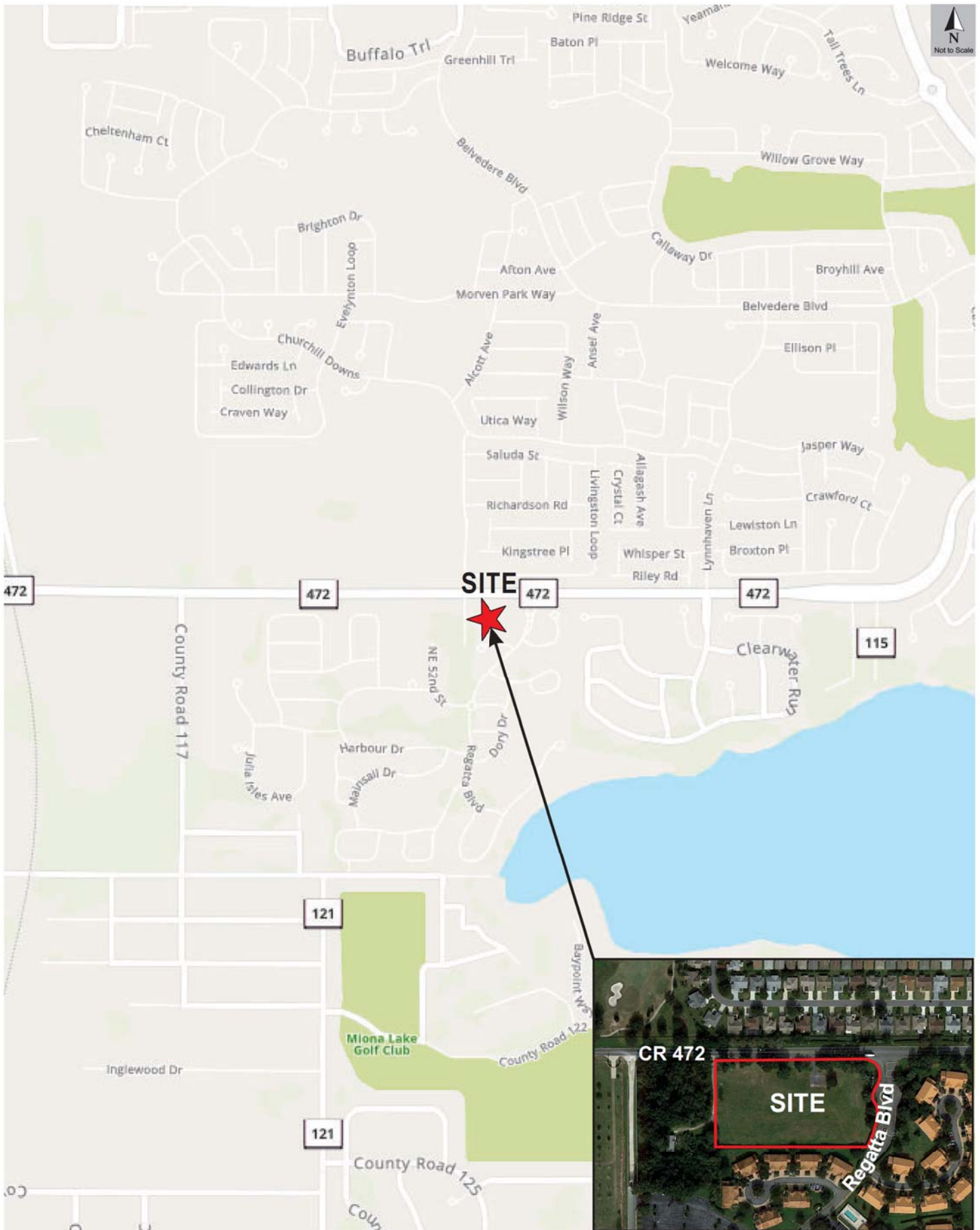


Oxford Residential

SITE IS CURRENTLY BUILT-OUT
SO COMMITTED TRIPS WERE
CAPTURED WITH TURNING
MOVEMENT COUNTS.



Stonegate Lakeside Landing



4.0 PROJECTED CONDITIONS ANALYSIS

An analysis of background and projected conditions was conducted to determine the impact of the proposed development on roadway segment capacity, as well as the proposed access connections and intersections to the site. The project buildout year for the analysis is 2022.

4.1 Background Traffic Projection

Projected background traffic growth for the buildout year 2022 was calculated based on historical growth trends experienced within the study area. The growth rate was established based on historical traffic volume (AADT) obtained from *Sumter County Annual Traffic Counts 2020 Volumes Summary*. A 3.71% annual growth rate was applied to the existing volumes. The growth rate trend analysis is included in **Appendix I**.

4.2 Projected Roadway Segment Capacity

Projected roadway conditions were analyzed by comparing the projected traffic volumes on the study segments to their capacities obtained from the *Sumter County TMS Segment Report - 2014/15 Level of Service*. The total projected traffic volume is composed of background traffic and project trips.

Table 4 summarizes the roadway segment capacity analysis. The projected traffic analysis reveals that the study roadway segment will continue to operate at an acceptable LOS.

Table 4
Projected Roadway Segment Capacity Analysis

Road Name	#	LOS	LOS	AGR	Background 2022			% Dist	Project Trips		Total Volume		
	LNS	Std	Cap		NB/EB	SB/WB	LOS		NB/EB	SB/WB	NB/EB	SB/WB	LOS
CR 472													
CR 117 to Lynn Haven Lane	2	D	675	3.71%	353	287	D	50%	7	10	360	297	D

AGR denotes Annual Growth Rate

Intersections are outside of the Terwilliger Study Area.

Dairy Queen Grill and Chill

Table 1: Trip Generation Potential

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through	2,612 SF	1,230	105	54	51	85	44	41
Pass-By Traffic	Daily AM PM							
Pass-By Capture (Sumter County)	20% 20% 20%	246	21	11	10	17	9	8
10% of Adjacent Street Traffic	10%	2,682	196	98	98	216	108	108
	<i>Subtotal</i>	246	21	11	10	17	9	8
Driveway Volumes		1,230	105	54	51	85	44	41
TOTAL NET NEW TRIPS		984	84	43	41	68	35	33
Note: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 10th Edition Fast-Food Restaurant with Drive-Through Window [ITE 934] Daily $T = 470.95 \times (X)$; (X is SF/1000); (50% in, 50% out) AM Peak Hour of Adjacent Street $T = 40.19 \times (X)$; (X is SF/1000); (51% in, 49% out) PM Peak Hour of Generator $T = 32.67 \times (X)$; (X is SF/1000); (52% in, 48% out)								

STUDY AREA

Sumter County guidelines require that roadway segments adjacent to the proposed development, as well as roadway segments having 3% or greater impact or 70 peak hour two-way trips shall be included in the study area. The only roadway segment having a greater than 3% impact is the adjacent roadway segment of CR 216 between the site driveway and US 301. The project has a less than 1% de minimis impact on all other adjacent roadway segments. No roadway segments have greater than 70 net new PM peak hour two-way project trips.

Table 2: Project Traffic Significance

Roadway From To		Functional Classification	Area Type	Adopted LOS	# of Lanes	Peak Hour Directional Service Capacity ¹	PM Peak Hour Project Traffic			Percent Project Impact ⁴
							% Assign	NB/EB	SB/WB	
CR 216										
CR 209	Site	Local	U	D	2	540	2.0%	1	1	0.2%
Site	US 301	Local	U	D	2	540	98.0%	32	34	6.3%
US 301										
CR 222	C-472	Principal Arterial	U	D	4	2,000	44.0%	15	15	0.8%
C-472	C-466	Principal Arterial	U	D	4	2,000	46.0%	15	16	0.8%

K:\OCA_Civil\142889000-Wildwood DQ TIA\calcs\Traffic calculations_rev200604.xlsx\Roadway Impact

Note 1: Peak Hour Directional Service Capacity was obtained from the 2013 FDOT Quality/Level of Service Tables.

Note 2: The percent impact was calculated as the maximum project traffic in one direction divided by the peak hour service capacity.

The Sumter County guidelines require major intersections within significantly impacted roadway segments and within 1,000 feet of the site to be evaluated. The intersection of CR 216 at US 301 is the only intersection that meets this criterion. The study will focus on the analysis of the adjacent roadway segments, intersection of CR 216 at US 301, and the proposed driveway connection on CR 216.



June 4, 2020

Mr. Steven Cohoon
Sumter County Public Works
319 E Anderson Ave.
Bushnell, FL 33513

**RE: Dairy Queen US 301 at CR 216 –TIA methodology;
Kimley-Horn Project No. 142889000**

Dear Mr. Cohoon:

A traffic impact analysis was provided to the City of Wildwood in April 2020 to support a zoning and conceptual site plan submittal for a proposed Dairy Queen located in the southwest corner of the intersection of US 301 and CR 216. Sumter County provided comments on the TIA and requested that a methodology be submitted for review and approval prior to resubmittal of the updated TIA. Below is our proposed methodology for review and approval.

PROJECT TRAFFIC

Trip generation potential for the proposed development was calculated based upon equations contained in the ITE *Trip Generation Manual*, 10th Edition. Pass-by capture listed in the ITE *Trip Generation Handbook*, 3rd Edition is 49% for the AM peak hour and 50% for the PM peak hour. Sumter County guidelines require the pass-by capture to be limited to 20% of the total gross trips. Therefore, a 20% pass-by capture was applied although this will result in higher net new trips than are anticipated based on ITE methodologies. The calculated pass-by capture was checked against the existing traffic on the adjacent section of US 301 and found to be less than 10%.

The proposed development has the potential to generate 984 daily, 84 AM peak hour (43 entering, 41 exiting), and 68 PM peak hour (35 entering, 33 exiting) net new external trips. Table 1 illustrates the trip generation calculations for the site.

The trip distribution for the site was determined based on the existing traffic distribution at the intersection of US 301 and CR 216. The cardinal trip distribution used for the net new trips is as follows:

- 2 percent to the west along CR 216
- 8 percent to the east to CR 472
- 46 percent to the north along US 301
- 44 percent to the south along US 301

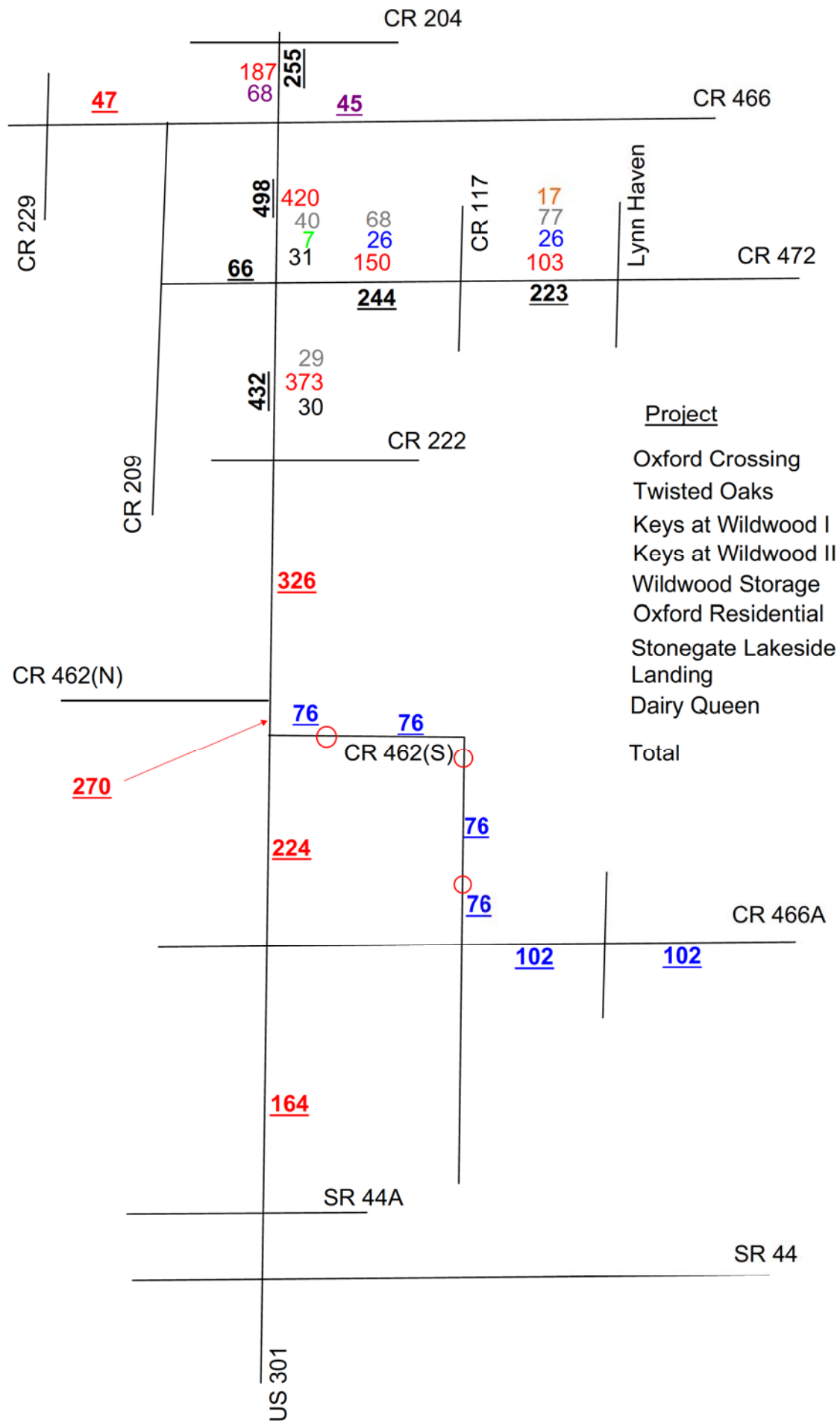
The pass-by traffic distribution along US 301 was 51% to the north and 49% to the south, since all pass-by traffic was assumed to come from US 301. The pass-by traffic from US 301 was also evaluated along CR 216 fronting the project driveway.

The site is proposed to have one driveway onto CR 216 and no direct access to US 301.

		AM		PM		
		IN	OUT	IN	OUT	
		54	51	44	41	
to/from west	0.02	1	1	1	1	
to/from east	0.08	4	4	4	3	
to/from north	0.46	25	23	20	19	
to/from south	0.44	24	23	19	18	
	AM					
	EBL	EBT	EBR	WBT	NBL	SBR
	23	4	23	4	24	25
	PM					
	EBL	EBT	EBR	WBT	NBL	SBR
	19	3	18	4	19	20

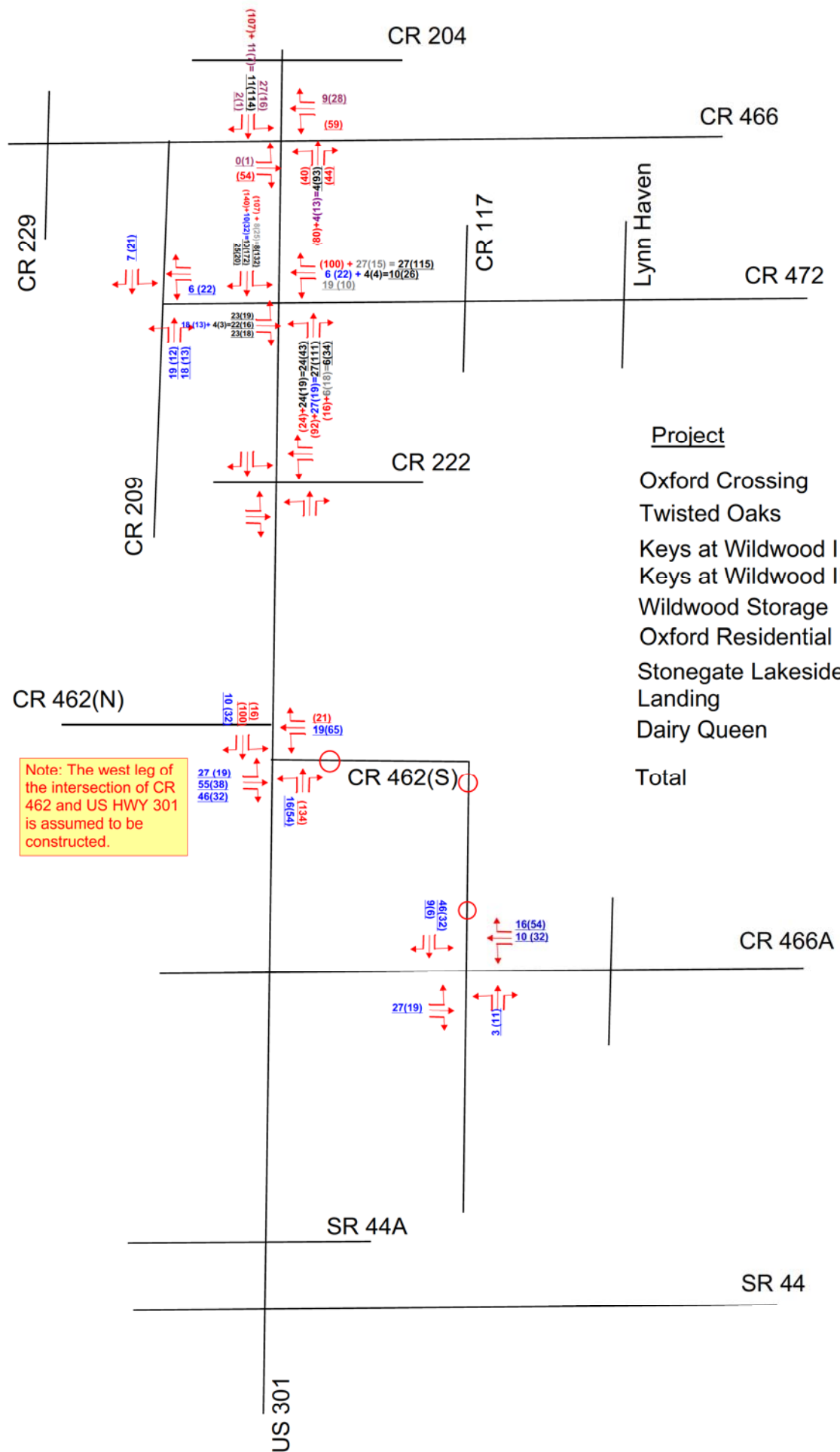
Committed trips from Dairy Queen at CR 216 and HWY 301

Combined Committed Trips



Project

Oxford Crossing	##
Twisted Oaks	##
Keys at Wildwood I	##
Keys at Wildwood II	##
Wildwood Storage	##
Oxford Residential	N/A
Stonegate Lakeside	##
Landing	##
Dairy Queen	##
Total	##



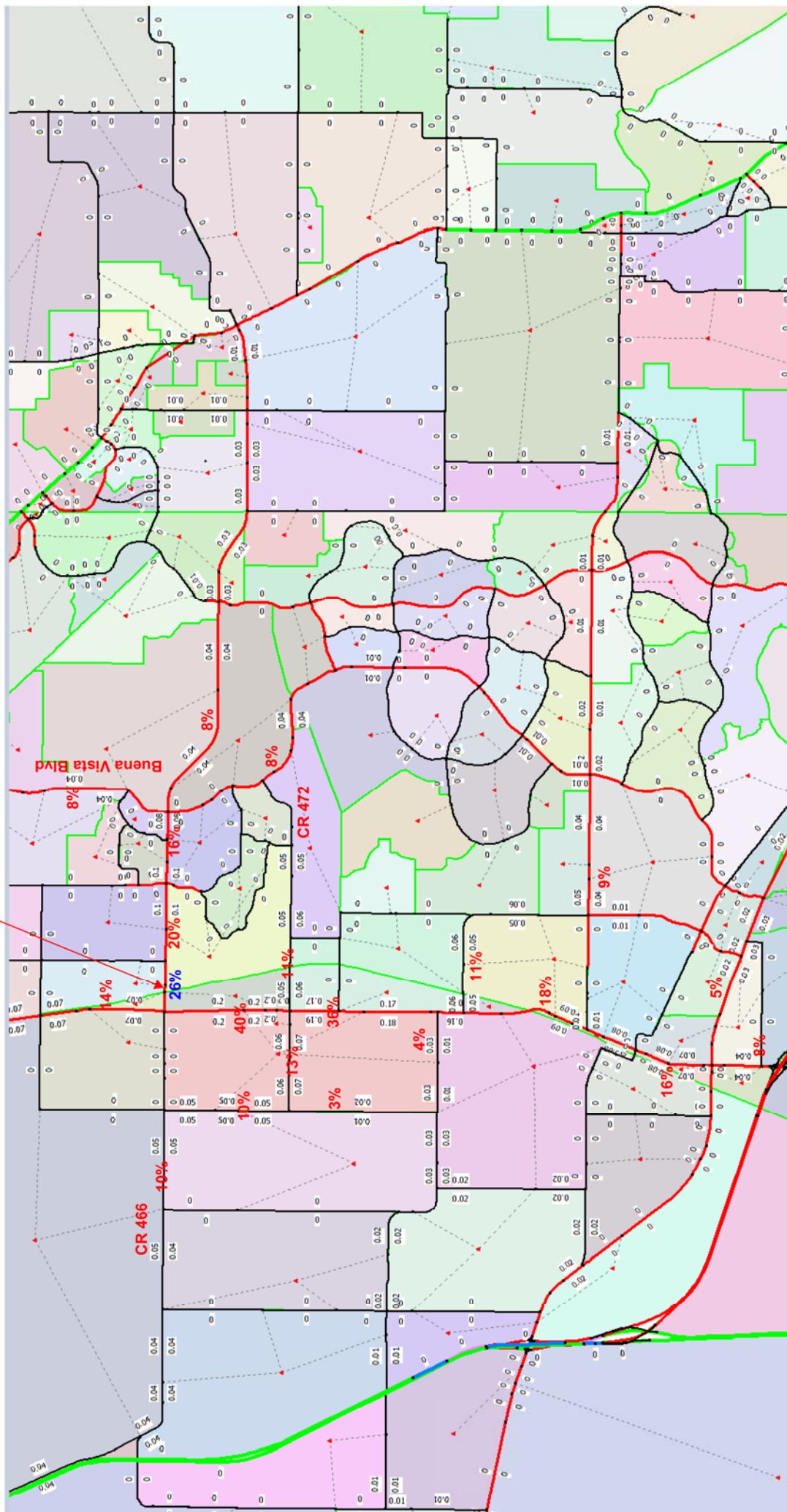
Project

Oxford Crossing	##
Twisted Oaks	##
Keys at Wildwood I	##
Keys at Wildwood II	##
Wildwood Storage	##
Oxford Residential	N/A
Stonegate Lakeside	##
Landing	##
Dairy Queen	##
Total	##

Appendix I

Trip Distribution

Calculations



Appendix J

Straight Line Diagram

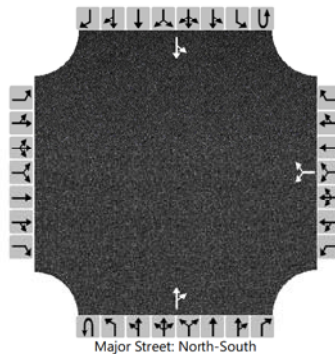
Appendix K Synchro and HCS Reports

AM Existing

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Deborah Cueva	Intersection	CR 216 @ CR 209
Agency/Co.	CHW	Jurisdiction	Alachua County
Date Performed	6/22/2022	East/West Street	CR 216
Analysis Year	2022	North/South Street	CR 209
Time Analyzed	AM Peak	Peak Hour Factor	0.91
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		47			119	23		48	108	
Percent Heavy Vehicles (%)						8		8						6		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.48		6.28						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.57		3.37						2.25		

Delay, Queue Length, and Level of Service

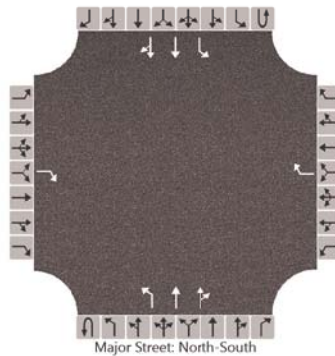
Flow Rate, v (veh/h)						65								53		
Capacity, c (veh/h)						808								1400		
v/c Ratio						0.08								0.04		
95% Queue Length, Q ₉₅ (veh)						0.3								0.1		
Control Delay (s/veh)						9.8								7.7		
Level of Service (LOS)						A								A		
Approach Delay (s/veh)					9.8								2.6			
Approach LOS					A											

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Deborah Cueva	Intersection	US HWY 301 @ CR 110
Agency/Co.	CHW	Jurisdiction	Alachua County
Date Performed	6/22/2022	East/West Street	CR 110
Analysis Year	2022	North/South Street	US HWY 301
Time Analyzed	AM Peak	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				2				9	19	0	847	9	11	6	837	1
Percent Heavy Vehicles (%)				0				0	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.46	4.16			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.53	2.23			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				2				9		20				18		
Capacity, c (veh/h)				570				562		391				454		
v/c Ratio				0.00				0.02		0.05				0.04		
95% Queue Length, Q ₉₅ (veh)				0.0				0.1		0.2				0.1		
Control Delay (s/veh)				11.3				11.5		14.7				13.2		
Level of Service (LOS)				B				B		B				B		
Approach Delay (s/veh)	11.3				11.5				0.3				0.3			
Approach LOS	B				B											

AM Existing
3: US 301 & E County Rd 462

11/29/2022

							
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	50	327	8	781	112	294	744
Future Volume (vph)	50	327	8	781	112	294	744
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	0	230	190		0	320	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	0.95
Ped Bike Factor							
Frt		0.850		0.981			
Flt Protected	0.950		0.950			0.950	
Satd. Flow (prot)	1719	1538	1703	3341	0	1736	3471
Flt Permitted	0.950		0.346			0.175	
Satd. Flow (perm)	1719	1538	620	3341	0	320	3471
Right Turn on Red		Yes			Yes		
Satd. Flow (RTOR)		315		25			
Link Speed (mph)	40			45			45
Link Distance (ft)	4681			2521			5356
Travel Time (s)	79.8			38.2			81.2
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	6%	6%	6%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Adj. Flow (vph)	55	359	9	858	123	320	809
Shared Lane Traffic (%)							
Lane Group Flow (vph)	55	359	9	981	0	320	809
Turn Type	Prot	Perm	pm+pt	NA		pm+pt	NA
Protected Phases	4		1	6		5	2
Permitted Phases		4	6			2	
Detector Phase	4	4	1	6		5	2
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	11.0	34.0		11.0	25.0
Total Split (s)	21.0	21.0	17.0	45.0		17.0	45.0
Total Split (%)	25.3%	25.3%	20.5%	54.2%		20.5%	54.2%
Maximum Green (s)	15.0	15.0	11.0	38.0		11.0	38.0
Yellow Time (s)	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	7.0		6.0	7.0
Lead/Lag			Lead	Lag		Lead	Lag
Lead-Lag Optimize?			Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0		3.0	3.0

AM Peak Existing 2:49 pm 06/20/2022 Baseline

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AM Existing
3: US 301 & E County Rd 462

11/29/2022



Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	Min		None	Min
Walk Time (s)	7.0	7.0		7.0			
Flash Dont Walk (s)	26.0	26.0		20.0			
Pedestrian Calls (#/hr)	0	0		0			
Act Effct Green (s)	9.0	9.0	32.4	25.5		43.7	41.0
Actuated g/C Ratio	0.14	0.14	0.50	0.39		0.67	0.63
v/c Ratio	0.23	0.74	0.02	0.74		0.70	0.37
Control Delay	29.7	16.3	5.0	20.3		18.7	7.6
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay	29.7	16.3	5.0	20.3		18.7	7.6
LOS	C	B	A	C		B	A
Approach Delay	18.1			20.1			10.7
Approach LOS	B			C			B
Queue Length 50th (ft)	19	15	1	156		37	56
Queue Length 95th (ft)	57	105	6	256		#193	176
Internal Link Dist (ft)	4601			2441			5276
Turn Bay Length (ft)		230	190			320	
Base Capacity (vph)	407	605	548	2014		460	2260
Starvation Cap Reductn	0	0	0	0		0	0
Spillback Cap Reductn	0	0	0	0		0	0
Storage Cap Reductn	0	0	0	0		0	0
Reduced v/c Ratio	0.14	0.59	0.02	0.49		0.70	0.36

Intersection Summary

Area Type: Other

Cycle Length: 83

Actuated Cycle Length: 65.2

Natural Cycle: 85

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.74

Intersection Signal Delay: 15.6

Intersection LOS: B

Intersection Capacity Utilization 61.4%

ICU Level of Service B

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: US 301 & E County Rd 462

Ø1	Ø2	Ø4
17 s	45 s	21 s
Ø5	Ø6	
17 s	45 s	

AM Existing
4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	23	52	67	39	50	26	805	79	96	724	47
Future Volume (vph)	38	23	52	67	39	50	26	805	79	96	724	47
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	400		0	380		400	380		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.897			0.915				0.850		0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1623	0	1656	1595	0	1752	3505	1568	1736	3440	0
Flt Permitted	0.692			0.701			0.343			0.225		
Satd. Flow (perm)	1252	1623	0	1222	1595	0	633	3505	1568	411	3440	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		60			43				158			8
Link Speed (mph)		40			45			55			55	
Link Distance (ft)		5272			10370			3976			1158	
Travel Time (s)		89.9			157.1			49.3			14.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.86	0.86	0.86	0.88	0.88	0.88	0.92	0.92	0.92	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	5%	9%	9%	9%	3%	3%	3%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	44	27	60	76	44	57	28	875	86	102	770	50
Shared Lane Traffic (%)												
Lane Group Flow (vph)	44	87	0	76	101	0	28	875	86	102	820	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	44.5	44.5		44.1	44.1		13.1	31.6	31.6	13.1	31.6	
Total Split (s)	39.0	39.0		39.0	39.0		15.5	67.0	67.0	34.0	85.5	
Total Split (%)	27.9%	27.9%		27.9%	27.9%		11.1%	47.9%	47.9%	24.3%	61.1%	
Maximum Green (s)	31.5	31.5		32.3	32.3		7.8	59.5	59.5	25.9	77.9	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.6	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

AM Peak Existing 2:49 pm 06/20/2022 Baseline

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AM Existing
4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0		7.0	
Flash Dont Walk (s)	30.0	30.0		30.0	30.0			17.0	17.0		17.0	
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	
Act Effct Green (s)	9.5	9.5		10.3	10.3		28.3	23.9	23.9	32.8	30.6	
Actuated g/C Ratio	0.16	0.16		0.17	0.17		0.46	0.39	0.39	0.54	0.50	
v/c Ratio	0.23	0.29		0.37	0.33		0.07	0.64	0.12	0.26	0.47	
Control Delay	29.2	14.8		31.4	19.8		6.4	18.8	0.6	7.7	12.5	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	29.2	14.8		31.4	19.8		6.4	18.8	0.6	7.7	12.5	
LOS	C	B		C	B		A	B	A	A	B	
Approach Delay		19.6			24.8			16.8			11.9	
Approach LOS		B			C			B			B	
Queue Length 50th (ft)	15	9		26	19		4	142	0	14	71	
Queue Length 95th (ft)	45	45		70	64		13	233	3	36	203	
Internal Link Dist (ft)		5192			10290			3896			1078	
Turn Bay Length (ft)	200			400			380		400	380		
Base Capacity (vph)	692	924		692	922		458	3198	1444	860	3422	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.06	0.09		0.11	0.11		0.06	0.27	0.06	0.12	0.24	

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 61

Natural Cycle: 90

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.64

Intersection Signal Delay: 15.6

Intersection LOS: B

Intersection Capacity Utilization 56.5%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472

 Ø1	 Ø2	 Ø4
34 s	67 s	39 s
 Ø5	 Ø6	 Ø8
15.5 s	85.5 s	39 s

AM Existing
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	139	271	170	188	451	189	172	488	190	158	520	131
Future Volume (vph)	139	271	170	188	451	189	172	488	190	158	520	131
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor	1.00					0.98					1.00	
Frt			0.850			0.850			0.850		0.970	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1787	1881	1599	3467	1881	1599	1752	3505	1568	1770	3417	0
Flt Permitted	0.950			0.950			0.163			0.319		
Satd. Flow (perm)	1784	1881	1599	3467	1881	1574	301	3505	1568	594	3417	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			148			115			204		17	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)	2					2	1					1
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.92	0.92	0.92	0.93	0.93	0.93	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	3%	3%	3%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	148	288	181	204	490	205	185	525	204	166	547	138
Shared Lane Traffic (%)												
Lane Group Flow (vph)	148	288	181	204	490	205	185	525	204	166	685	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

AM Peak Existing 2:49 pm 06/20/2022 Baseline

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AM Existing
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	19.0
Pedestrian Calls (#/hr)		0	0		2	2		0	0		1	1
Act Effct Green (s)	17.5	50.2	50.2	14.5	47.4	47.4	53.4	37.1	37.1	51.4	35.6	35.6
Actuated g/C Ratio	0.12	0.34	0.34	0.10	0.33	0.33	0.37	0.25	0.25	0.35	0.24	0.24
v/c Ratio	0.69	0.44	0.28	0.59	0.80	0.35	0.68	0.59	0.37	0.50	0.81	0.81
Control Delay	81.9	41.4	10.3	72.9	57.4	19.2	42.7	51.5	7.4	34.5	59.7	59.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	81.9	41.4	10.3	72.9	57.4	19.2	42.7	51.5	7.4	34.5	59.7	59.7
LOS	F	D	B	E	E	B	D	D	A	C	E	E
Approach Delay		42.0			52.2			39.9			54.8	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	140	211	21	100	432	62	121	241	0	107	330	330
Queue Length 95th (ft)	#256	357	90	158	#670	151	186	322	65	168	433	433
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	250	648	648	923	701	659	428	1632	839	491	1591	1591
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.44	0.28	0.22	0.70	0.31	0.43	0.32	0.24	0.34	0.43	0.43

Intersection Summary

Area Type: Other

Cycle Length: 197.4

Actuated Cycle Length: 145.7

Natural Cycle: 110

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.81

Intersection Signal Delay: 47.5

Intersection LOS: D

Intersection Capacity Utilization 83.2%

ICU Level of Service E

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466

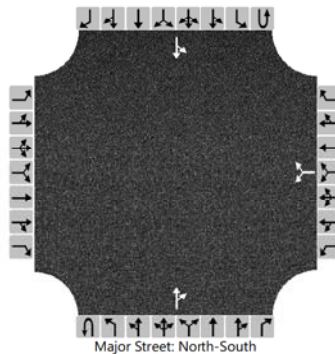
 Ø1	 Ø2	 Ø3	 Ø4
37.3 s	73.3 s	26.8 s	60 s
 Ø5	 Ø6	 Ø7	 Ø8
36.9 s	73.7 s	45.7 s	41.1 s

PM Existing

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Deborah Cueva	Intersection	CR 216 @ CR 209
Agency/Co.	CHW	Jurisdiction	Alachua County
Date Performed	6/22/2022	East/West Street	CR 216
Analysis Year	2022	North/South Street	CR 209
Time Analyzed	PM Peak	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						44		78			99	31		49	80	
Percent Heavy Vehicles (%)						2		2						7		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.17		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.26		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						133								53		
Capacity, c (veh/h)						802								1411		
v/c Ratio						0.17								0.04		
95% Queue Length, Q ₉₅ (veh)						0.6								0.1		
Control Delay (s/veh)						10.4								7.7		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					10.4								3.1			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

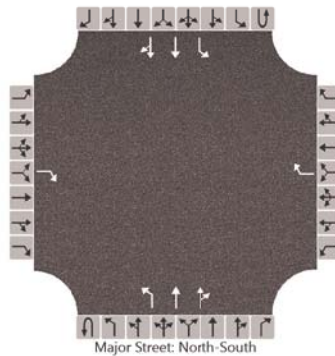
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				4				17	17	2	1242	15	8	9	822	2
Percent Heavy Vehicles (%)				0				0	2	2			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.44	4.14			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.52	2.22			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				4				18		20				18		
Capacity, c (veh/h)				580				414		428				295		
v/c Ratio				0.01				0.04		0.05				0.06		
95% Queue Length, Q ₉₅ (veh)				0.0				0.1		0.1				0.2		
Control Delay (s/veh)				11.3				14.1		13.8				18.0		
Level of Service (LOS)				B				B		B				C		
Approach Delay (s/veh)	11.3				14.1				0.2				0.4			
Approach LOS	B				B											

							
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	65	409	24	913	29	205	829
Future Volume (vph)	65	409	24	913	29	205	829
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	0	230	190		0	320	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	0.95
Ped Bike Factor							
Frt		0.850		0.995			
Flt Protected	0.950		0.950			0.950	
Satd. Flow (prot)	1719	1538	1719	3421	0	1736	3471
Flt Permitted	0.950		0.325			0.127	
Satd. Flow (perm)	1719	1538	588	3421	0	232	3471
Right Turn on Red		Yes			Yes		
Satd. Flow (RTOR)		280		5			
Link Speed (mph)	40			45			45
Link Distance (ft)	4681			2521			5356
Travel Time (s)	79.8			38.2			81.2
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.88	0.88	0.84	0.84	0.84	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	5%	5%	5%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Adj. Flow (vph)	74	465	29	1087	35	216	873
Shared Lane Traffic (%)							
Lane Group Flow (vph)	74	465	29	1122	0	216	873
Turn Type	Prot	Perm	pm+pt	NA		pm+pt	NA
Protected Phases	4		1	6		5	2
Permitted Phases		4	6			2	
Detector Phase	4	4	1	6		5	2
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	11.0	34.0		11.0	25.0
Total Split (s)	21.0	21.0	17.0	45.0		17.0	45.0
Total Split (%)	25.3%	25.3%	20.5%	54.2%		20.5%	54.2%
Maximum Green (s)	15.0	15.0	11.0	38.0		11.0	38.0
Yellow Time (s)	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	7.0		6.0	7.0
Lead/Lag			Lead	Lag		Lead	Lag
Lead-Lag Optimize?			Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0		3.0	3.0

PM Existing 221128
3: US 301 & E County Rd 462

11/28/2022



Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	Min		None	Min
Walk Time (s)	7.0	7.0		7.0			
Flash Dont Walk (s)	26.0	26.0		20.0			
Pedestrian Calls (#/hr)	0	0		0			
Act Effct Green (s)	14.0	14.0	37.5	30.4		47.4	42.4
Actuated g/C Ratio	0.19	0.19	0.51	0.41		0.64	0.57
v/c Ratio	0.23	0.90	0.07	0.80		0.60	0.44
Control Delay	30.0	36.0	5.8	24.0		17.5	11.0
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay	30.0	36.0	5.8	24.0		17.5	11.0
LOS	C	D	A	C		B	B
Approach Delay	35.2			23.5			12.3
Approach LOS	D			C			B
Queue Length 50th (ft)	30	86	4	236		36	94
Queue Length 95th (ft)	69	#268	11	278		106	197
Internal Link Dist (ft)	4601			2441			5276
Turn Bay Length (ft)		230	190			320	
Base Capacity (vph)	354	539	509	1790		376	2039
Starvation Cap Reductn	0	0	0	0		0	0
Spillback Cap Reductn	0	0	0	0		0	0
Storage Cap Reductn	0	0	0	0		0	0
Reduced v/c Ratio	0.21	0.86	0.06	0.63		0.57	0.43

Intersection Summary

Area Type: Other

Cycle Length: 83

Actuated Cycle Length: 74.1

Natural Cycle: 85

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.90

Intersection Signal Delay: 21.4

Intersection LOS: C

Intersection Capacity Utilization 62.3%

ICU Level of Service B

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: US 301 & E County Rd 462

Ø1	Ø2	Ø4
17 s	45 s	21 s
Ø5	Ø6	
17 s	45 s	

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	71	35	45	74	33	70	64	1169	79	74	722	90
Future Volume (vph)	71	35	45	74	33	70	64	1169	79	74	722	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	400		0	380		400	380		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.916			0.898				0.850		0.983	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1687	1627	0	1641	1551	0	1752	3505	1568	1752	3445	0
Flt Permitted	0.681			0.701			0.264			0.140		
Satd. Flow (perm)	1209	1627	0	1211	1551	0	487	3505	1568	258	3445	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		48			80				111			13
Link Speed (mph)		40			45			55				55
Link Distance (ft)		5272			10370			3976			1158	
Travel Time (s)		89.9			157.1			49.3			14.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.88	0.88	0.88	0.96	0.96	0.96	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	3%	3%	3%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	76	38	48	84	38	80	67	1218	82	83	811	101
Shared Lane Traffic (%)												
Lane Group Flow (vph)	76	86	0	84	118	0	67	1218	82	83	912	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	44.5	44.5		44.5	44.5		13.1	31.6	31.6	13.1	31.6	
Total Split (s)	45.0	45.0		45.0	45.0		20.0	50.0	50.0	25.0	55.0	
Total Split (%)	37.5%	37.5%		37.5%	37.5%		16.7%	41.7%	41.7%	20.8%	45.8%	
Maximum Green (s)	37.5	37.5		38.3	38.3		12.3	42.5	42.5	16.9	47.4	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.6	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0		7.0	
Flash Dont Walk (s)	30.0	30.0		30.0	30.0			17.0	17.0		17.0	
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	
Act Effct Green (s)	10.6	10.6		11.5	11.5		42.0	37.2	37.2	42.4	37.6	
Actuated g/C Ratio	0.14	0.14		0.15	0.15		0.56	0.50	0.50	0.57	0.50	
v/c Ratio	0.44	0.32		0.45	0.39		0.17	0.70	0.10	0.29	0.53	
Control Delay	41.8	20.6		41.0	17.5		6.5	18.6	1.7	8.2	14.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	41.8	20.6		41.0	17.5		6.5	18.6	1.7	8.2	14.8	
LOS	D	C		D	B		A	B	A	A	B	
Approach Delay		30.6			27.3			16.9			14.2	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	36	17		39	17		10	235	0	12	152	
Queue Length 95th (ft)	82	60		86	63		26	365	14	30	232	
Internal Link Dist (ft)		5192			10290			3896			1078	
Turn Bay Length (ft)	200			400			380		400	380		
Base Capacity (vph)	643	887		657	878		518	2112	989	522	2284	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.12	0.10		0.13	0.13		0.13	0.58	0.08	0.16	0.40	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 75

Natural Cycle: 100

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.70

Intersection Signal Delay: 17.5

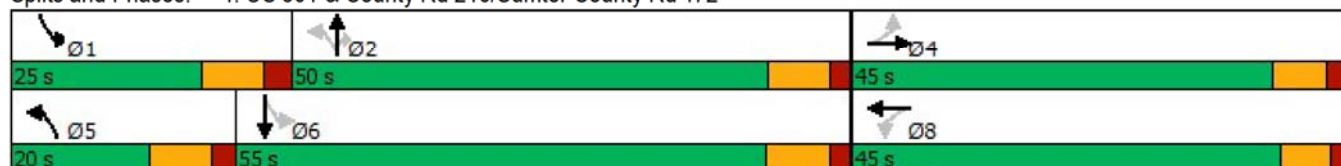
Intersection LOS: B

Intersection Capacity Utilization 66.3%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



PM Existing 221128
5: US 301 & Country Rd 466/County Rd 466

11/28/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	271	316	174	118	301	122	222	775	227	149	499	107
Future Volume (vph)	271	316	174	118	301	122	222	775	227	149	499	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98			
Frt			0.850			0.850			0.850		0.974	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3414	0
Flt Permitted	0.950			0.950			0.216			0.160		
Satd. Flow (perm)	1752	1845	1546	3427	1863	1583	402	3539	1558	295	3414	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			142			111			244		14	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	291	340	187	127	324	131	239	833	244	160	537	115
Shared Lane Traffic (%)												
Lane Group Flow (vph)	291	340	187	127	324	131	239	833	244	160	652	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

PM Peak Existing 2:44 pm 07/06/2022

Synchro 11 Report
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PM Existing 221128
5: US 301 & Country Rd 466/County Rd 466

11/28/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	19.0
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	0
Act Effct Green (s)	20.5	40.5	40.5	11.1	31.3	31.3	58.7	40.9	40.9	52.9	37.6	37.6
Actuated g/C Ratio	0.15	0.30	0.30	0.08	0.23	0.23	0.43	0.30	0.30	0.39	0.28	0.28
v/c Ratio	1.10	0.62	0.33	0.46	0.76	0.29	0.68	0.78	0.38	0.58	0.68	0.68
Control Delay	138.3	49.3	13.5	68.9	62.5	13.1	33.4	49.9	6.1	31.8	47.7	47.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	138.3	49.3	13.5	68.9	62.5	13.1	33.4	49.9	6.1	31.8	47.7	47.7
LOS	F	D	B	E	E	B	C	D	A	C	D	D
Approach Delay		72.8			52.8			38.8			44.5	44.5
Approach LOS		E			D			D			D	D
Queue Length 50th (ft)	~286	256	28	55	265	14	124	344	0	79	257	257
Queue Length 95th (ft)	#644	454	108	109	445	75	218	511	64	147	397	397
Internal Link Dist (ft)		5162			10565			5355			3884	3884
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	264	549	560	983	746	700	494	1770	901	465	1704	1704
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.10	0.62	0.33	0.13	0.43	0.19	0.48	0.47	0.27	0.34	0.38	0.38

Intersection Summary

Area Type: Other

Cycle Length: 197.4

Actuated Cycle Length: 136.1

Natural Cycle: 110

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.10

Intersection Signal Delay: 50.3

Intersection LOS: D

Intersection Capacity Utilization 83.9%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466

 Ø1	 Ø2	 Ø3	 Ø4
37.3 s	73.3 s	26.8 s	60 s
 Ø5	 Ø6	 Ø7	 Ø8
36.9 s	73.7 s	45.7 s	41.1 s

PM Peak Existing 2:44 pm 07/06/2022

Synchro 11 Report
Page 10

AM Background

HCS7 Two-Way Stop-Control Report

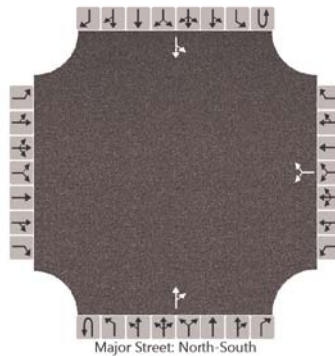
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	CR 216 @ CR 209
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	CR 209
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						18		49			140	41		49	117	
Percent Heavy Vehicles (%)						8		8						6		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.48		6.28						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.57		3.37						2.25		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						74								54		
Capacity, c (veh/h)						747								1350		
v/c Ratio						0.10								0.04		
95% Queue Length, Q ₉₅ (veh)						0.3								0.1		
Control Delay (s/veh)						10.3								7.8		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					10.3								2.5			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

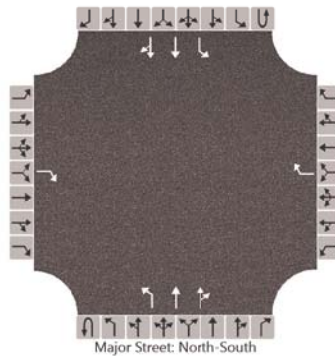
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				2				9	21	0	958	10	12	7	947	1
Percent Heavy Vehicles (%)				0				0	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.46	4.16			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.53	2.23			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				2				9		22				20		
Capacity, c (veh/h)				522				514		329				391		
v/c Ratio				0.00				0.02		0.07				0.05		
95% Queue Length, Q ₉₅ (veh)				0.0				0.1		0.2				0.2		
Control Delay (s/veh)				11.9				12.1		16.7				14.7		
Level of Service (LOS)				B				B		C				B		
Approach Delay (s/veh)	11.9				12.1				0.4				0.3			
Approach LOS	B				B											

AM Background
3: US 301 & E County Rd 462

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	100	143	105	62	57	427	9	48	889	125	383	877
Future Volume (vph)	100	143	105	62	57	427	9	48	889	125	383	877
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%				0%			0%
Storage Length (ft)	235		400	400		230		190		0	320	
Storage Lanes	2		1	1		2		2		0	2	
Taper Length (ft)	25			25				25			25	
Lane Util. Factor	0.97	0.95	1.00	1.00	1.00	0.88	0.95	0.97	0.95	0.95	0.97	0.95
Ped Bike Factor												
Frt			0.850			0.850			0.982			
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	3433	3539	1583	1719	1863	2707	0	3411	3344	0	3367	3471
Flt Permitted	0.950			0.654				0.950			0.950	
Satd. Flow (perm)	3433	3539	1583	1183	1863	2707	0	3411	3344	0	3367	3471
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			166			469			11			
Link Speed (mph)		30			40				45			45
Link Distance (ft)		2474			2616				2521			5356
Travel Time (s)		56.2			44.6				38.2			81.2
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.91	0.92	0.91	0.91	0.92	0.91	0.91	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	5%	2%	5%	6%	2%	6%	6%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			0%
Adj. Flow (vph)	109	155	114	68	62	469	10	52	977	137	416	953
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	155	114	68	62	469	0	62	1114	0	416	953
Turn Type	Prot	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA		Prot	NA
Protected Phases	3	8		7	4		1	1	6		5	2
Permitted Phases			8	4		4						
Detector Phase	3	8	8	7	4	4	1	1	6		5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	39.0	11.0	39.0	39.0	11.0	11.0	34.0		11.0	25.0
Total Split (s)	39.0	67.0	67.0	11.0	39.0	39.0	11.0	11.0	48.0		19.0	56.0
Total Split (%)	26.9%	46.2%	46.2%	7.6%	26.9%	26.9%	7.6%	7.6%	33.1%		13.1%	38.6%
Maximum Green (s)	33.0	61.0	61.0	5.0	33.0	33.0	5.0	5.0	41.0		13.0	49.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	7.0		6.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0

AM Background 2:49 pm 06/20/2022 Baseline

Synchro 11 Report
Page 5

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	42
Future Volume (vph)	42
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	400
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	158
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.92
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	46
Shared Lane Traffic (%)	
Lane Group Flow (vph)	46
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	25.0
Total Split (s)	56.0
Total Split (%)	38.6%
Maximum Green (s)	49.0
Yellow Time (s)	5.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0

AM Background

3: US 301 & E County Rd 462

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	None	None	None	None	None	Min		None	Min
Walk Time (s)		7.0	7.0		7.0	7.0			7.0			
Flash Dont Walk (s)		26.0	26.0		26.0	26.0			20.0			
Pedestrian Calls (#/hr)		0	0		0	0			0			
Act Effct Green (s)	8.5	15.2	15.2	14.4	9.4	9.4		5.0	41.1		13.0	51.4
Actuated g/C Ratio	0.09	0.16	0.16	0.15	0.10	0.10		0.05	0.42		0.13	0.53
v/c Ratio	0.36	0.28	0.29	0.33	0.34	0.68		0.35	0.78		0.92	0.52
Control Delay	45.8	38.3	3.7	34.0	46.4	9.6		51.7	29.4		69.8	17.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	45.8	38.3	3.7	34.0	46.4	9.6		51.7	29.4		69.8	17.3
LOS	D	D	A	C	D	A		D	C		E	B
Approach Delay		30.0			16.2				30.6			32.2
Approach LOS		C			B				C			C
Queue Length 50th (ft)	33	46	0	33	36	0		19	302		132	202
Queue Length 95th (ft)	61	76	17	67	77	49		42	430		#242	295
Internal Link Dist (ft)		2394			2536				2441			5276
Turn Bay Length (ft)	235		400	400		230		190			320	
Base Capacity (vph)	1169	2229	1058	203	635	1231		176	1422		452	1839
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.09	0.07	0.11	0.33	0.10	0.38		0.35	0.78		0.92	0.52

Intersection Summary

Area Type: Other

Cycle Length: 145

Actuated Cycle Length: 97

Natural Cycle: 145

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.92

Intersection Signal Delay: 28.7

Intersection LOS: C

Intersection Capacity Utilization 68.7%

ICU Level of Service C

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: US 301 & E County Rd 462

 Ø1	 Ø2	 Ø3	 Ø4
11 s	56 s	39 s	39 s
 Ø5	 Ø6	 Ø7	 Ø8
19 s	48 s	11 s	67 s



Lane Group	SBR
Minimum Gap (s)	3.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	Min
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	51.4
Actuated g/C Ratio	0.53
v/c Ratio	0.05
Control Delay	0.1
Queue Delay	0.0
Total Delay	0.1
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	400
Base Capacity (vph)	913
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.05
Intersection Summary	

AM Background

4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	63	46	77	91	52	81	53	938	95	117	829	78
Future Volume (vph)	63	46	77	91	52	81	53	938	95	117	829	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	400		0	380		400	380		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.906			0.909				0.850		0.987	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1639	0	1656	1584	0	1752	3505	1568	1736	3426	0
Flt Permitted	0.661			0.666			0.246			0.166		
Satd. Flow (perm)	1196	1639	0	1161	1584	0	454	3505	1568	303	3426	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		56			52				158		11	
Link Speed (mph)		40			45			55			55	
Link Distance (ft)		5272			10370			3976			1158	
Travel Time (s)		89.9			157.1			49.3			14.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.86	0.86	0.86	0.88	0.88	0.88	0.92	0.92	0.92	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	5%	9%	9%	9%	3%	3%	3%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	73	53	90	103	59	92	58	1020	103	124	882	83
Shared Lane Traffic (%)												
Lane Group Flow (vph)	73	143	0	103	151	0	58	1020	103	124	965	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	38.0	38.0		38.0	38.0		12.7	31.4	31.4	13.1	31.4	
Total Split (s)	39.0	39.0		39.0	39.0		15.5	67.0	67.0	34.0	85.5	
Total Split (%)	27.9%	27.9%		27.9%	27.9%		11.1%	47.9%	47.9%	24.3%	61.1%	
Maximum Green (s)	31.5	31.5		32.3	32.3		7.8	59.5	59.5	25.9	78.0	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.5	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.5	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0		7.0	
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0		16.0	
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	
Act Effct Green (s)	12.9	12.9		13.7	13.7		37.0	30.2	30.2	41.2	35.3	
Actuated g/C Ratio	0.17	0.17		0.18	0.18		0.49	0.40	0.40	0.55	0.47	
v/c Ratio	0.36	0.44		0.49	0.46		0.17	0.73	0.14	0.39	0.60	
Control Delay	35.0	23.6		38.3	24.7		8.1	22.7	1.1	10.6	18.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	35.0	23.6		38.3	24.7		8.1	22.7	1.1	10.6	18.0	
LOS	D	C		D	C		A	C	A	B	B	
Approach Delay		27.5			30.2			20.1			17.1	
Approach LOS		C			C			C			B	
Queue Length 50th (ft)	29	35		42	39		9	197	0	21	175	
Queue Length 95th (ft)	76	95		105	106		28	328	9	52	285	
Internal Link Dist (ft)		5192			10290			3896			1078	
Turn Bay Length (ft)	200			400			380		400	380		
Base Capacity (vph)	520	744		517	735		369	2835	1298	698	3243	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.14	0.19		0.20	0.21		0.16	0.36	0.08	0.18	0.30	

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 75.2

Natural Cycle: 85

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.73

Intersection Signal Delay: 20.4

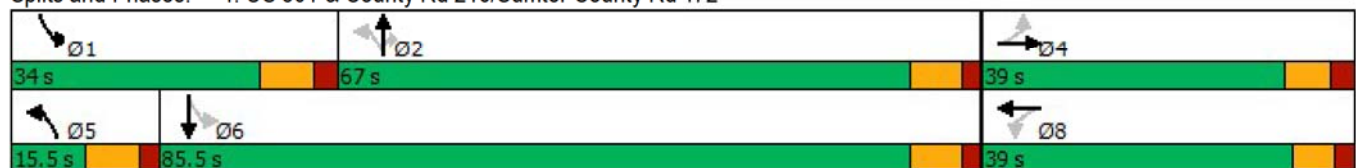
Intersection LOS: C

Intersection Capacity Utilization 69.4%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



AM Background
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	282	177	196	469	206	203	581	225	199	578	145
Future Volume (vph)	145	282	177	196	469	206	203	581	225	199	578	145
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor	1.00					0.98					1.00	
Frt			0.850			0.850			0.850		0.970	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1787	1881	1599	3467	1881	1599	1752	3505	1568	1770	3417	0
Flt Permitted	0.950			0.950			0.128			0.235		
Satd. Flow (perm)	1784	1881	1599	3467	1881	1574	236	3505	1568	438	3417	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			147			121			242		17	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)	2					2	1					1
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.92	0.92	0.92	0.93	0.93	0.93	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	3%	3%	3%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	154	300	188	213	510	224	218	625	242	209	608	153
Shared Lane Traffic (%)												
Lane Group Flow (vph)	154	300	188	213	510	224	218	625	242	209	761	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

AM Background
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	19.0
Pedestrian Calls (#/hr)		0	0		2	2		0	0		1	1
Act Effct Green (s)	18.2	55.3	55.3	15.4	52.6	52.6	60.9	42.2	42.2	60.0	41.4	41.4
Actuated g/C Ratio	0.11	0.35	0.35	0.10	0.33	0.33	0.38	0.26	0.26	0.38	0.26	0.26
v/c Ratio	0.75	0.46	0.29	0.64	0.82	0.37	0.82	0.67	0.41	0.66	0.85	0.85
Control Delay	92.9	46.0	12.4	80.0	62.7	21.8	60.7	56.7	7.0	40.4	64.8	64.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	92.9	46.0	12.4	80.0	62.7	21.8	60.7	56.7	7.0	40.4	64.8	64.8
LOS	F	D	B	E	E	C	E	E	A	D	E	E
Approach Delay		47.4			56.9			46.4			59.5	
Approach LOS		D			E			D			E	
Queue Length 50th (ft)	159	244	29	114	500	80	157	315	0	144	398	398
Queue Length 95th (ft)	#296	408	106	172	#804	180	258	399	70	206	501	501
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	226	652	650	834	634	610	387	1474	800	438	1439	1439
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.68	0.46	0.29	0.26	0.80	0.37	0.56	0.42	0.30	0.48	0.53	0.53

Intersection Summary

Area Type: Other

Cycle Length: 197.4

Actuated Cycle Length: 159.4

Natural Cycle: 110

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.85

Intersection Signal Delay: 52.8

Intersection LOS: D

Intersection Capacity Utilization 88.1%

ICU Level of Service E

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466

 Ø1	 Ø2	 Ø3	 Ø4
37.3 s	73.3 s	26.8 s	60 s
 Ø5	 Ø6	 Ø7	 Ø8
36.9 s	73.7 s	45.7 s	41.1 s

PM Background

HCS7 Two-Way Stop-Control Report

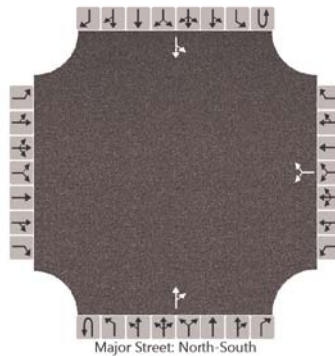
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	CR 216 @ CR 209
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	CR 209
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						68		81			113	45		50	103	
Percent Heavy Vehicles (%)						2		2						7		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.17		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.26		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						162								54		
Capacity, c (veh/h)						736								1375		
v/c Ratio						0.22								0.04		
95% Queue Length, Q ₉₅ (veh)						0.8								0.1		
Control Delay (s/veh)						11.3								7.7		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					11.3								2.7			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

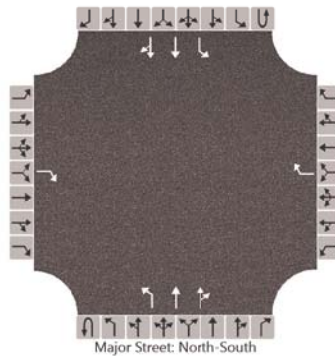
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				4				18	19	2	1405	17	9	10	930	2
Percent Heavy Vehicles (%)				0				0	2	2			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.44	4.14			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.52	2.22			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				4				19		22				20		
Capacity, c (veh/h)				533				363		362				233		
v/c Ratio				0.01				0.05		0.06				0.08		
95% Queue Length, Q ₉₅ (veh)				0.0				0.2		0.2				0.3		
Control Delay (s/veh)				11.8				15.4		15.6				21.9		
Level of Service (LOS)				B				C		C				C		
Approach Delay (s/veh)	11.8				15.4				0.2				0.4			
Approach LOS	B				C											

PM Background
3: US 301 & E County Rd 462

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	100	135	80	81	190	597	27	158	1208	32	283	1058
Future Volume (vph)	100	135	80	81	190	597	27	158	1208	32	283	1058
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%				0%			0%
Storage Length (ft)	235		400	400		230		190		0	320	
Storage Lanes	2		1	1		2		2		0	2	
Taper Length (ft)	25			25				25			25	
Lane Util. Factor	0.97	0.95	1.00	1.00	1.00	0.88	0.95	0.97	0.95	0.95	0.97	0.95
Ped Bike Factor												
Frt			0.850			0.850			0.996			
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	3433	3539	1583	1719	1863	2707	0	3417	3424	0	3367	3471
Flt Permitted	0.950			0.586				0.950			0.950	
Satd. Flow (perm)	3433	3539	1583	1060	1863	2707	0	3417	3424	0	3367	3471
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			120			405			2			
Link Speed (mph)		30			40				45			45
Link Distance (ft)		2474			2616				2521			5356
Travel Time (s)		56.2			44.6				38.2			81.2
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.88	0.92	0.88	0.84	0.92	0.84	0.84	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	5%	2%	5%	5%	2%	5%	5%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			0%
Adj. Flow (vph)	109	147	87	92	207	678	32	172	1438	38	298	1114
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	147	87	92	207	678	0	204	1476	0	298	1114
Turn Type	Prot	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA		Prot	NA
Protected Phases	3	8		7	4		1	1	6		5	2
Permitted Phases			8	4		4						
Detector Phase	3	8	8	7	4	4	1	1	6		5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	39.0	39.0	39.0	39.0	11.0	11.0	34.0		11.0	25.0
Total Split (s)	15.0	27.0	27.0	20.0	32.0	32.0	24.0	24.0	74.0		24.0	74.0
Total Split (%)	10.3%	18.6%	18.6%	13.8%	22.1%	22.1%	16.6%	16.6%	51.0%		16.6%	51.0%
Maximum Green (s)	9.0	21.0	21.0	14.0	26.0	26.0	18.0	18.0	67.0		18.0	67.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	7.0		6.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0

PM Background 2:44 pm 07/06/2022

Synchro 11 Report
Page 5

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	94
Future Volume (vph)	94
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	400
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	113
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.92
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	102
Shared Lane Traffic (%)	
Lane Group Flow (vph)	102
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	25.0
Total Split (s)	74.0
Total Split (%)	51.0%
Maximum Green (s)	67.0
Yellow Time (s)	5.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0

PM Background
3: US 301 & E County Rd 462

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	None	None	None	None	None	Min		None	Min
Walk Time (s)		7.0	7.0		7.0	7.0			7.0			
Flash Dont Walk (s)		26.0	26.0		26.0	26.0			20.0			
Pedestrian Calls (#/hr)		0	0		0	0			0			
Act Effct Green (s)	8.5	19.4	19.4	32.6	21.7	21.7		13.5	62.4		16.2	65.0
Actuated g/C Ratio	0.06	0.14	0.14	0.24	0.16	0.16		0.10	0.46		0.12	0.48
v/c Ratio	0.50	0.29	0.26	0.30	0.69	0.87		0.59	0.93		0.74	0.66
Control Delay	72.2	54.6	5.4	41.9	66.6	35.1		66.8	45.4		70.1	29.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	72.2	54.6	5.4	41.9	66.6	35.1		66.8	45.4		70.1	29.4
LOS	E	D	A	D	E	D		E	D		E	C
Approach Delay		47.7			42.4				48.0			35.6
Approach LOS		D			D				D			D
Queue Length 50th (ft)	52	64	0	66	183	150		96	675		140	403
Queue Length 95th (ft)	86	101	23	112	273	224		137	705		193	511
Internal Link Dist (ft)		2394			2536				2441			5276
Turn Bay Length (ft)	235		400	400		230		190			320	
Base Capacity (vph)	233	576	358	351	366	857		465	1736		458	1792
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.47	0.26	0.24	0.26	0.57	0.79		0.44	0.85		0.65	0.62

Intersection Summary

Area Type: Other

Cycle Length: 145

Actuated Cycle Length: 134.2

Natural Cycle: 145

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.93

Intersection Signal Delay: 42.6

Intersection LOS: D

Intersection Capacity Utilization 77.5%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 3: US 301 & E County Rd 462

 Ø1	 Ø2	 Ø3	 Ø4
24 s	74 s	15 s	32 s
 Ø5	 Ø6	 Ø7	 Ø8
24 s	74 s	20 s	27 s



Lane Group	SBR
Minimum Gap (s)	3.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	Min
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	65.0
Actuated g/C Ratio	0.48
v/c Ratio	0.12
Control Delay	3.3
Queue Delay	0.0
Total Delay	3.3
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	28
Internal Link Dist (ft)	
Turn Bay Length (ft)	400
Base Capacity (vph)	872
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.12
Intersection Summary	

PM Background

4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	93	52	65	90	62	191	115	1434	123	216	989	122
Future Volume (vph)	93	52	65	90	62	191	115	1434	123	216	989	122
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	400		0	380		400	380		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.917			0.887				0.850		0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1687	1628	0	1641	1532	0	1752	3505	1568	1752	3449	0
Flt Permitted	0.308			0.676			0.145			0.083		
Satd. Flow (perm)	547	1628	0	1168	1532	0	267	3505	1568	153	3449	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		55			137				128			13
Link Speed (mph)		40			45			55				55
Link Distance (ft)		5272			10370			3976			1158	
Travel Time (s)		89.9			157.1			49.3			14.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.88	0.88	0.88	0.96	0.96	0.96	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	3%	3%	3%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	100	56	70	102	70	217	120	1494	128	243	1111	137
Shared Lane Traffic (%)												
Lane Group Flow (vph)	100	126	0	102	287	0	120	1494	128	243	1248	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	45.5	45.5		45.5	45.5		12.7	30.5	30.5	13.1	30.5	
Total Split (s)	45.0	45.0		45.0	45.0		20.0	50.0	50.0	25.0	55.0	
Total Split (%)	37.5%	37.5%		37.5%	37.5%		16.7%	41.7%	41.7%	20.8%	45.8%	
Maximum Green (s)	37.5	37.5		38.3	38.3		12.3	42.5	42.5	16.9	47.5	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.5	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.5	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0		7.0	
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0		16.0	
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	
Act Effct Green (s)	17.5	17.5		18.4	18.4		51.4	43.0	43.0	61.4	48.4	
Actuated g/C Ratio	0.18	0.18		0.19	0.19		0.53	0.44	0.44	0.63	0.50	
v/c Ratio	1.02	0.37		0.47	0.72		0.44	0.97	0.17	0.76	0.73	
Control Delay	138.6	23.5		42.3	29.5		14.8	45.2	4.5	38.5	23.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	138.6	23.5		42.3	29.5		14.8	45.2	4.5	38.5	23.8	
LOS	F	C		D	C		B	D	A	D	C	
Approach Delay		74.4			32.9			40.2			26.2	
Approach LOS		E			C			D			C	
Queue Length 50th (ft)	~65	39		57	88		24	474	0	91	299	
Queue Length 95th (ft)	#156	90		107	173		60	#783	38	#219	494	
Internal Link Dist (ft)		5192			10290			3896			1078	
Turn Bay Length (ft)	200			400			380		400	380		
Base Capacity (vph)	212	666		464	691		340	1545	762	380	1739	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.47	0.19		0.22	0.42		0.35	0.97	0.17	0.64	0.72	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 97.5

Natural Cycle: 130

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.02

Intersection Signal Delay: 36.0

Intersection LOS: D

Intersection Capacity Utilization 96.6%

ICU Level of Service F

Analysis Period (min) 15

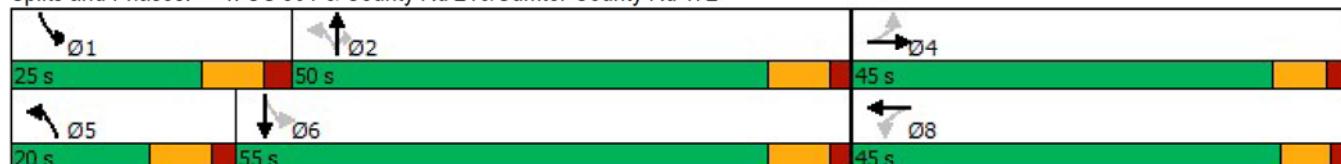
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



PM Background
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	329	235	182	313	155	302	1009	312	178	658	118
Future Volume (vph)	283	329	235	182	313	155	302	1009	312	178	658	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98			
Frt			0.850			0.850			0.850		0.977	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3424	0
Flt Permitted	0.950			0.950			0.143			0.079		
Satd. Flow (perm)	1752	1845	1546	3427	1863	1583	266	3539	1558	146	3424	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			168			136			274		11	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	304	354	253	196	337	167	325	1085	335	191	708	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	354	253	196	337	167	325	1085	335	191	835	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

PM Background 2:44 pm 07/06/2022

Synchro 11 Report
Page 11

PM Background
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	19.0
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	0
Act Effct Green (s)	20.5	41.8	41.8	15.2	36.8	36.8	83.2	57.9	57.9	74.3	53.1	53.1
Actuated g/C Ratio	0.12	0.25	0.25	0.09	0.22	0.22	0.51	0.35	0.35	0.45	0.32	0.32
v/c Ratio	1.39	0.76	0.49	0.62	0.81	0.36	0.89	0.87	0.46	0.71	0.75	0.75
Control Delay	252.5	70.5	22.4	83.6	77.7	15.5	61.4	59.2	11.0	57.3	54.6	54.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	252.5	70.5	22.4	83.6	77.7	15.5	61.4	59.2	11.0	57.3	54.6	54.6
LOS	F	E	C	F	E	B	E	E	B	E	D	D
Approach Delay	117.9			64.6			50.3			55.1		
Approach LOS	F			E			D			E		
Queue Length 50th (ft)	~452	367	77	108	358	28	229	565	44	145	420	420
Queue Length 95th (ft)	#784	556	189	174	520	101	#481	802	153	260	574	574
Internal Link Dist (ft)	5162			10565			5355			3884		
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	218	468	518	811	616	614	417	1461	804	373	1412	1412
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.39	0.76	0.49	0.24	0.55	0.27	0.78	0.74	0.42	0.51	0.59	0.59

Intersection Summary

Area Type: Other

Cycle Length: 197.4

Actuated Cycle Length: 164.4

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.39

Intersection Signal Delay: 67.8

Intersection LOS: E

Intersection Capacity Utilization 94.3%

ICU Level of Service F

Analysis Period (min) 15

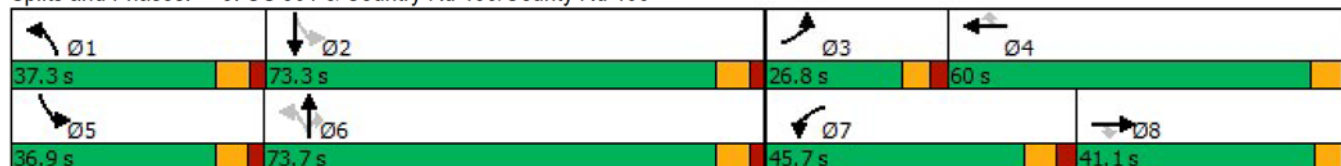
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



AM Build-out

HCS7 Two-Way Stop-Control Report

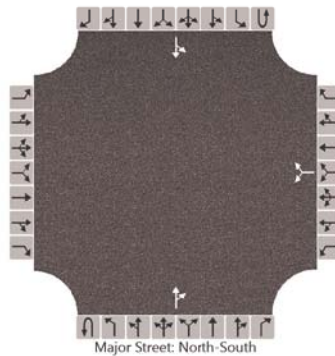
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	CR 216 @ CR 209
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	CR 209
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						21		60			140	43		55	117	
Percent Heavy Vehicles (%)						8		8						6		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.48		6.28						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.57		3.37						2.25		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						89								60		
Capacity, c (veh/h)						743								1347		
v/c Ratio						0.12								0.04		
95% Queue Length, Q ₉₅ (veh)						0.4								0.1		
Control Delay (s/veh)						10.5								7.8		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					10.5								2.7			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

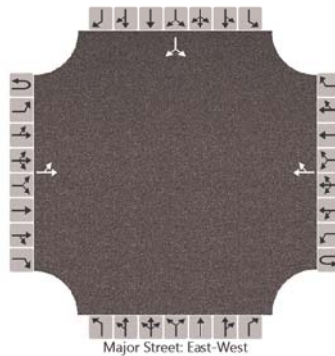
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	CR 216 @ Access Point A
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	Access Point A
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		8	186				183	21						69		14
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9													90	
Capacity, c (veh/h)		1347													609	
v/c Ratio		0.01													0.15	
95% Queue Length, Q ₉₅ (veh)		0.0													0.5	
Control Delay (s/veh)		7.7													11.9	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.4												11.9			
Approach LOS													B			

HCS Two-Way Stop-Control Report

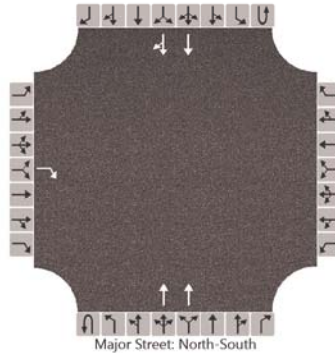
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US 301 @ Access Point B
Jurisdiction	Alachua County
East/West Street	Access Point B
North/South Street	US HWY 301
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				18							1131				1030	14
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				20												
Capacity, c (veh/h)				466												
v/c Ratio				0.04												
95% Queue Length, Q ₉₅ (veh)				0.1												
Control Delay (s/veh)				13.1												
Level of Service (LOS)				B												
Approach Delay (s/veh)	13.1															
Approach LOS	B															

HCS Two-Way Stop-Control Report

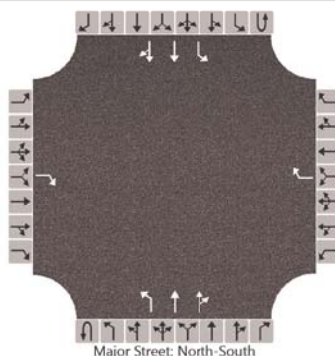
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				8				9	25	2	1001	10	12	7	958	12
Percent Heavy Vehicles (%)				0				0	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.46	4.16			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.53	2.23			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				8				9		28				20		
Capacity, c (veh/h)				513				497		327				367		
v/c Ratio				0.02				0.02		0.09				0.05		
95% Queue Length, Q ₉₅ (veh)				0.0				0.1		0.3				0.2		
Control Delay (s/veh)				12.1				12.4		17.1				15.4		
Level of Service (LOS)				B				B		C				C		
Approach Delay (s/veh)	12.1				12.4				0.4				0.3			
Approach LOS	B				B				A				A			

AM Buildout
3: US 301 & E County Rd 462

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	100	143	105	62	57	434	9	48	901	125	395	899
Future Volume (vph)	100	143	105	62	57	434	9	48	901	125	395	899
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%				0%			0%
Storage Length (ft)	235		400	400		230		190		0	320	
Storage Lanes	2		1	1		2		2		0	2	
Taper Length (ft)	25			25				25			25	
Lane Util. Factor	0.97	0.95	1.00	1.00	1.00	0.88	0.95	0.97	0.95	0.95	0.97	0.95
Ped Bike Factor												
Frt			0.850			0.850			0.982			
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	3433	3539	1583	1719	1863	2707	0	3411	3344	0	3367	3471
Flt Permitted	0.950			0.654				0.950			0.950	
Satd. Flow (perm)	3433	3539	1583	1183	1863	2707	0	3411	3344	0	3367	3471
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			166			477			10			
Link Speed (mph)		30			40				45			45
Link Distance (ft)		2474			2616				2521			5356
Travel Time (s)		56.2			44.6				38.2			81.2
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.91	0.92	0.91	0.91	0.92	0.91	0.91	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	5%	2%	5%	6%	2%	6%	6%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			0%
Adj. Flow (vph)	109	155	114	68	62	477	10	52	990	137	429	977
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	155	114	68	62	477	0	62	1127	0	429	977
Turn Type	Prot	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA		Prot	NA
Protected Phases	3	8		7	4		1	1	6		5	2
Permitted Phases			8	4		4						
Detector Phase	3	8	8	7	4	4	1	1	6		5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	39.0	11.0	39.0	39.0	11.0	11.0	34.0		11.0	25.0
Total Split (s)	39.0	67.0	67.0	11.0	39.0	39.0	11.0	11.0	48.0		19.0	56.0
Total Split (%)	26.9%	46.2%	46.2%	7.6%	26.9%	26.9%	7.6%	7.6%	33.1%		13.1%	38.6%
Maximum Green (s)	33.0	61.0	61.0	5.0	33.0	33.0	5.0	5.0	41.0		13.0	49.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	7.0		6.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0

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AM Buildout
3: US 301 & E County Rd 462

11/29/2022

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	42
Future Volume (vph)	42
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	400
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	158
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.92
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	46
Shared Lane Traffic (%)	
Lane Group Flow (vph)	46
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	25.0
Total Split (s)	56.0
Total Split (%)	38.6%
Maximum Green (s)	49.0
Yellow Time (s)	5.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0

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AM Buildout
3: US 301 & E County Rd 462

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	None	None	None	None	None	Min		None	Min
Walk Time (s)		7.0	7.0		7.0	7.0			7.0			
Flash Dont Walk (s)		26.0	26.0		26.0	26.0			20.0			
Pedestrian Calls (#/hr)		0	0		0	0			0			
Act Effct Green (s)	8.5	15.2	15.2	14.4	9.4	9.4		5.0	41.1		13.0	51.4
Actuated g/C Ratio	0.09	0.16	0.16	0.15	0.10	0.10		0.05	0.42		0.13	0.53
v/c Ratio	0.36	0.28	0.29	0.33	0.34	0.69		0.35	0.79		0.95	0.53
Control Delay	45.8	38.2	3.7	33.9	46.4	9.6		51.7	29.9		74.9	17.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	45.8	38.2	3.7	33.9	46.4	9.6		51.7	29.9		74.9	17.6
LOS	D	D	A	C	D	A		D	C		E	B
Approach Delay		30.0			16.1				31.0			34.0
Approach LOS		C			B				C			C
Queue Length 50th (ft)	33	46	0	33	36	0		19	308		137	209
Queue Length 95th (ft)	62	76	17	67	77	50		42	439		#253	305
Internal Link Dist (ft)		2394			2536				2441			5276
Turn Bay Length (ft)	235		400	400		230		190			320	
Base Capacity (vph)	1169	2229	1058	203	634	1236		176	1421		452	1839
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.09	0.07	0.11	0.33	0.10	0.39		0.35	0.79		0.95	0.53

Intersection Summary

Area Type: Other

Cycle Length: 145

Actuated Cycle Length: 97

Natural Cycle: 145

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.95

Intersection Signal Delay: 29.6

Intersection LOS: C

Intersection Capacity Utilization 69.3%

ICU Level of Service C

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: US 301 & E County Rd 462

 Ø1	 Ø2	 Ø3	 Ø4
11 s	56 s	39 s	39 s
 Ø5	 Ø6	 Ø7	 Ø8
19 s	48 s	11 s	67 s



Lane Group	SBR
Minimum Gap (s)	3.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	Min
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	51.4
Actuated g/C Ratio	0.53
v/c Ratio	0.05
Control Delay	0.1
Queue Delay	0.0
Total Delay	0.1
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	400
Base Capacity (vph)	913
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.05
Intersection Summary	

AM Buildout
4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	95	54	106	91	57	82	69	943	95	11	120	839
Future Volume (vph)	95	54	106	91	57	82	69	943	95	11	120	839
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%				0%
Storage Length (ft)	200		0	400		0	380		400		380	
Storage Lanes	1		0	1		0	1		1		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.95	1.00	0.95
Ped Bike Factor												
Frt		0.901			0.912				0.850			0.987
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1719	1630	0	1656	1590	0	1752	3505	1568	0	1738	3426
Flt Permitted	0.657			0.638			0.238				0.160	
Satd. Flow (perm)	1189	1630	0	1112	1590	0	439	3505	1568	0	293	3426
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		65			48				158			11
Link Speed (mph)		40			45			55				55
Link Distance (ft)		5272			10370			3976				1158
Travel Time (s)		89.9			157.1			49.3				14.4
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.86	0.86	0.86	0.88	0.88	0.88	0.92	0.92	0.92	0.92	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	5%	9%	9%	9%	3%	3%	3%	2%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%				0%
Adj. Flow (vph)	110	63	123	103	65	93	75	1025	103	12	128	893
Shared Lane Traffic (%)												
Lane Group Flow (vph)	110	186	0	103	158	0	75	1025	103	0	140	976
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4			8		5	2		1	1	6
Permitted Phases	4			8			2		2	6	6	
Detector Phase	4	4		8	8		5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	5.0	16.0
Minimum Split (s)	45.5	45.5		45.5	45.5		12.7	31.4	31.4	13.1	13.1	31.4
Total Split (s)	39.0	39.0		39.0	39.0		15.5	67.0	67.0	34.0	34.0	85.5
Total Split (%)	27.9%	27.9%		27.9%	27.9%		11.1%	47.9%	47.9%	24.3%	24.3%	61.1%
Maximum Green (s)	31.5	31.5		32.3	32.3		7.8	59.5	59.5	25.9	25.9	77.9
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	5.6
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.5	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5		8.1	7.6
Lead/Lag							Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

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Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.95
Ped Bike Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.94
Growth Factor	100%
Heavy Vehicles (%)	4%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	83
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	

AM Buildout
4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None		None	None		None	Min	Min	None	None	Min
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0			7.0
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0			16.0
Pedestrian Calls (#/hr)	0	0		0	0			0	0			0
Act Effct Green (s)	15.0	15.0		15.8	15.8		38.8	31.6	31.6		43.5	37.0
Actuated g/C Ratio	0.19	0.19		0.20	0.20		0.49	0.40	0.40		0.55	0.47
v/c Ratio	0.49	0.52		0.47	0.45		0.22	0.73	0.14		0.44	0.61
Control Delay	39.2	25.8		38.1	25.5		9.3	24.2	1.2		12.1	19.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay	39.2	25.8		38.1	25.5		9.3	24.2	1.2		12.1	19.1
LOS	D	C		D	C		A	C	A		B	B
Approach Delay		30.8			30.4			21.3				18.2
Approach LOS		C			C			C				B
Queue Length 50th (ft)	47	51		44	45		13	212	0		26	192
Queue Length 95th (ft)	112	128		108	118		37	357	8		63	308
Internal Link Dist (ft)		5192			10290			3896				1078
Turn Bay Length (ft)	200			400			380		400		380	
Base Capacity (vph)	491	712		471	701		353	2722	1252		669	3169
Starvation Cap Reductn	0	0		0	0		0	0	0		0	0
Spillback Cap Reductn	0	0		0	0		0	0	0		0	0
Storage Cap Reductn	0	0		0	0		0	0	0		0	0
Reduced v/c Ratio	0.22	0.26		0.22	0.23		0.21	0.38	0.08		0.21	0.31

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 79.4

Natural Cycle: 90

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.73

Intersection Signal Delay: 21.9

Intersection LOS: C

Intersection Capacity Utilization 72.5%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472

 Ø1	 Ø2	 Ø4
34 s	67 s	39 s
 Ø5	 Ø6	 Ø8
15.5 s	85.5 s	39 s



Lane Group	SBR
Minimum Gap (s)	
Time Before Reduce (s)	
Time To Reduce (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

AM Buildout
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Future Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98			
Frt			0.850			0.850			0.850		0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3428	0
Flt Permitted	0.950			0.950			0.131			0.077		
Satd. Flow (perm)	1752	1845	1546	3427	1863	1583	244	3539	1558	142	3428	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			168			136			295		11	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	304	354	253	237	337	167	325	1102	366	191	730	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	354	253	237	337	167	325	1102	366	191	857	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

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Synchro 11 Report
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AM Buildout
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	19.0
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	0
Act Effct Green (s)	20.4	40.1	40.1	17.3	37.1	37.1	84.8	59.0	59.0	74.6	53.4	53.4
Actuated g/C Ratio	0.12	0.24	0.24	0.10	0.22	0.22	0.51	0.36	0.36	0.45	0.32	0.32
v/c Ratio	1.41	0.79	0.50	0.66	0.81	0.36	0.89	0.88	0.49	0.72	0.77	0.77
Control Delay	258.5	75.6	23.5	83.3	77.9	15.5	64.1	59.4	11.5	59.3	56.0	56.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	258.5	75.6	23.5	83.3	77.9	15.5	64.1	59.4	11.5	59.3	56.0	56.0
LOS	F	E	C	F	E	B	E	E	B	E	E	E
Approach Delay		122.1			65.6			50.5			56.6	
Approach LOS		F			E			D			E	
Queue Length 50th (ft)	~458	378	79	132	363	28	239	577	51	149	440	440
Queue Length 95th (ft)	#784	567	193	203	520	101	#501	#821	171	262	594	594
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	215	446	501	803	610	610	407	1446	811	368	1399	1399
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.41	0.79	0.50	0.30	0.55	0.27	0.80	0.76	0.45	0.52	0.61	0.61

Intersection Summary

Area Type: Other

Cycle Length: 197.4

Actuated Cycle Length: 165.7

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.41

Intersection Signal Delay: 68.9

Intersection LOS: E

Intersection Capacity Utilization 94.9%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466

 Ø1	 Ø2	 Ø3	 Ø4
37.3 s	73.3 s	26.8 s	60 s
 Ø5	 Ø6	 Ø7	 Ø8
36.9 s	73.7 s	45.7 s	41.1 s

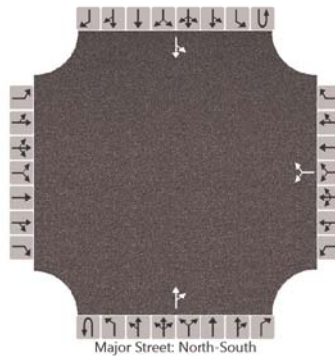
PM Build-out

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Deborah Cueva	Intersection	CR 216 @ CR 209
Agency/Co.	CHW	Jurisdiction	Alachua County
Date Performed	6/22/2022	East/West Street	CR 216
Analysis Year	2022	North/South Street	CR 209
Time Analyzed	PM Peak	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Buildout		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						71		92			113	49		65	103	
Percent Heavy Vehicles (%)						2		2						7		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.17		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.26		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						177								71		
Capacity, c (veh/h)						718								1370		
v/c Ratio						0.25								0.05		
95% Queue Length, Q ₉₅ (veh)						1.0								0.2		
Control Delay (s/veh)						11.6								7.8		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					11.6								3.3			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

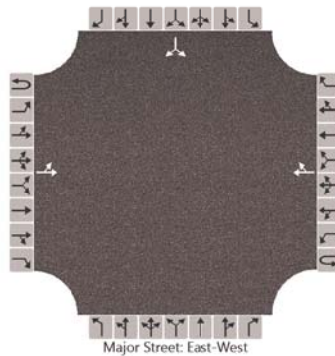
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	CR 216 @ Access Point A
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	Access Point A
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		19	210				299	52						71		14
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21													92	
Capacity, c (veh/h)		1177													469	
v/c Ratio		0.02													0.20	
95% Queue Length, Q ₉₅ (veh)		0.1													0.7	
Control Delay (s/veh)		8.1													14.6	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.8												14.6			
Approach LOS													B			

HCS Two-Way Stop-Control Report

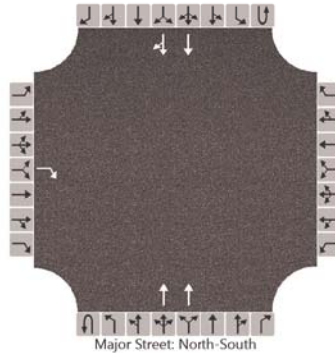
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US 301 @ Access Point B
Jurisdiction	Alachua County
East/West Street	Access Point B
North/South Street	US HWY 301
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				18							1779				1333	38
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				20												
Capacity, c (veh/h)				356												
v/c Ratio				0.05												
95% Queue Length, Q ₉₅ (veh)				0.2												
Control Delay (s/veh)				15.7												
Level of Service (LOS)				C												
Approach Delay (s/veh)	15.7															
Approach LOS	C															

HCS Two-Way Stop-Control Report

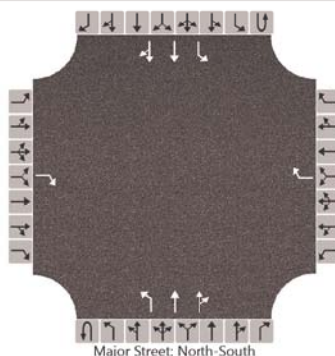
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				10				18	28	10	1449	17	9	10	959	31
Percent Heavy Vehicles (%)				0				0	2	2			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.44	4.14			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.52	2.22			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				10				19		40				20		
Capacity, c (veh/h)				510				351		362				219		
v/c Ratio				0.02				0.05		0.11				0.09		
95% Queue Length, Q ₉₅ (veh)				0.1				0.2		0.4				0.3		
Control Delay (s/veh)				12.2				15.8		16.2				23.1		
Level of Service (LOS)				B				C		C				C		
Approach Delay (s/veh)	12.2				15.8				0.4				0.4			
Approach LOS	B				C				A				A			

AM Buildout
3: US 301 & E County Rd 462

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	100	135	80	81	190	613	27	158	1239	32	295	1081
Future Volume (vph)	100	135	80	81	190	613	27	158	1239	32	295	1081
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%				0%			0%
Storage Length (ft)	235		400	400		230		190		0	320	
Storage Lanes	2		1	1		2		2		0	2	
Taper Length (ft)	25			25				25			25	
Lane Util. Factor	0.97	0.95	1.00	1.00	1.00	0.88	0.95	0.97	0.95	0.95	0.97	0.95
Ped Bike Factor												
Frt			0.850			0.850			0.996			
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	3433	3539	1583	1719	1863	2707	0	3417	3424	0	3367	3471
Flt Permitted	0.950			0.588				0.950			0.950	
Satd. Flow (perm)	3433	3539	1583	1064	1863	2707	0	3417	3424	0	3367	3471
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			120			403			2			
Link Speed (mph)		30			40				45			45
Link Distance (ft)		2474			2616				2521			5356
Travel Time (s)		56.2			44.6				38.2			81.2
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.88	0.92	0.88	0.84	0.92	0.84	0.84	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	5%	2%	5%	5%	2%	5%	5%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			0%
Adj. Flow (vph)	109	147	87	92	207	697	32	172	1475	38	311	1138
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	147	87	92	207	697	0	204	1513	0	311	1138
Turn Type	Prot	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA		Prot	NA
Protected Phases	3	8		7	4		1	1	6		5	2
Permitted Phases			8	4		4						
Detector Phase	3	8	8	7	4	4	1	1	6		5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	39.0	39.0	39.0	39.0	11.0	11.0	34.0		11.0	25.0
Total Split (s)	15.0	27.0	27.0	20.0	32.0	32.0	24.0	24.0	74.0		24.0	74.0
Total Split (%)	10.3%	18.6%	18.6%	13.8%	22.1%	22.1%	16.6%	16.6%	51.0%		16.6%	51.0%
Maximum Green (s)	9.0	21.0	21.0	14.0	26.0	26.0	18.0	18.0	67.0		18.0	67.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	7.0		6.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0

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AM Buildout
3: US 301 & E County Rd 462

11/29/2022

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	94
Future Volume (vph)	94
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	400
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	113
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.92
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	102
Shared Lane Traffic (%)	
Lane Group Flow (vph)	102
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	25.0
Total Split (s)	74.0
Total Split (%)	51.0%
Maximum Green (s)	67.0
Yellow Time (s)	5.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0

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AM Buildout
3: US 301 & E County Rd 462

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	None	None	None	None	None	Min		None	Min
Walk Time (s)		7.0	7.0		7.0	7.0			7.0			
Flash Dont Walk (s)		26.0	26.0		26.0	26.0			20.0			
Pedestrian Calls (#/hr)		0	0		0	0			0			
Act Effct Green (s)	8.5	19.9	19.9	33.2	22.3	22.3		13.6	64.0		16.5	66.9
Actuated g/C Ratio	0.06	0.15	0.15	0.24	0.16	0.16		0.10	0.47		0.12	0.49
v/c Ratio	0.51	0.28	0.26	0.30	0.68	0.89		0.60	0.94		0.77	0.67
Control Delay	73.2	55.0	5.3	42.1	66.7	38.5		67.9	47.8		72.7	29.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	73.2	55.0	5.3	42.1	66.7	38.5		67.9	47.8		72.7	29.7
LOS	E	D	A	D	E	D		E	D		E	C
Approach Delay		48.2			44.7				50.2			36.6
Approach LOS		D			D				D			D
Queue Length 50th (ft)	52	64	0	66	183	163		97	712		148	420
Queue Length 95th (ft)	86	101	23	112	273	240		137	735		202	527
Internal Link Dist (ft)		2394			2536				2441			5276
Turn Bay Length (ft)	235		400	400		230		190			320	
Base Capacity (vph)	229	568	354	349	358	846		455	1700		448	1775
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.48	0.26	0.25	0.26	0.58	0.82		0.45	0.89		0.69	0.64

Intersection Summary

Area Type: Other

Cycle Length: 145

Actuated Cycle Length: 136.6

Natural Cycle: 145

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.94

Intersection Signal Delay: 44.3

Intersection LOS: D

Intersection Capacity Utilization 78.7%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 3: US 301 & E County Rd 462

 Ø1	 Ø2	 Ø3	 Ø4
24 s	74 s	15 s	32 s
 Ø5	 Ø6	 Ø7	 Ø8
24 s	74 s	20 s	27 s



Lane Group	SBR
Minimum Gap (s)	3.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	Min
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	66.9
Actuated g/C Ratio	0.49
v/c Ratio	0.12
Control Delay	3.2
Queue Delay	0.0
Total Delay	3.2
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	28
Internal Link Dist (ft)	
Turn Bay Length (ft)	400
Base Capacity (vph)	865
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.12
Intersection Summary	

AM Buildout
4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	126	61	94	90	74	195	155	1447	123	11	219	999
Future Volume (vph)	126	61	94	90	74	195	155	1447	123	11	219	999
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%				0%
Storage Length (ft)	200		0	400		0	380		400		380	
Storage Lanes	1		0	1		0	1		1		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.95	1.00	0.95
Ped Bike Factor												
Frt		0.909			0.891				0.850			0.984
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1687	1614	0	1641	1539	0	1752	3505	1568	0	1753	3449
Flt Permitted	0.340			0.631			0.117				0.083	
Satd. Flow (perm)	604	1614	0	1090	1539	0	216	3505	1568	0	153	3449
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		67			116				127			13
Link Speed (mph)		40			45			55				55
Link Distance (ft)		5272			10370			3976				1158
Travel Time (s)		89.9			157.1			49.3				14.4
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.88	0.88	0.88	0.96	0.96	0.96	0.92	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	3%	3%	3%	2%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%				0%
Adj. Flow (vph)	135	66	101	102	84	222	161	1507	128	12	246	1122
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	167	0	102	306	0	161	1507	128	0	258	1259
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4			8		5	2		1	1	6
Permitted Phases	4			8			2		2	6	6	
Detector Phase	4	4		8	8		5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	5.0	16.0
Minimum Split (s)	45.5	45.5		45.5	45.5		12.7	30.5	30.5	13.1	13.1	30.6
Total Split (s)	45.0	45.0		45.0	45.0		20.0	50.0	50.0	25.0	25.0	55.0
Total Split (%)	37.5%	37.5%		37.5%	37.5%		16.7%	41.7%	41.7%	20.8%	20.8%	45.8%
Maximum Green (s)	37.5	37.5		38.3	38.3		12.3	42.5	42.5	16.9	16.9	47.4
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	5.6
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.5	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5		8.1	7.6
Lead/Lag							Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

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Synchro 11 Report
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Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	122
Future Volume (vph)	122
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.95
Ped Bike Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.89
Growth Factor	100%
Heavy Vehicles (%)	3%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	137
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	

AM Buildout

4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None		None	None		None	Min	Min	None	None	Min
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0			7.0
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0			16.0
Pedestrian Calls (#/hr)	0	0		0	0			0	0			0
Act Effct Green (s)	23.8	23.8		24.6	24.6		52.9	43.1	43.1		62.3	48.0
Actuated g/C Ratio	0.23	0.23		0.23	0.23		0.50	0.41	0.41		0.59	0.46
v/c Ratio	0.99	0.40		0.40	0.68		0.63	1.05	0.18		0.82	0.79
Control Delay	116.7	22.6		38.2	29.9		29.5	69.9	5.2		47.7	30.6
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay	116.7	22.6		38.2	29.9		29.5	69.9	5.2		47.7	30.6
LOS	F	C		D	C		C	E	A		D	C
Approach Delay		64.7			32.0			61.7				33.5
Approach LOS		E			C			E				C
Queue Length 50th (ft)	92	57		59	119		41	~607	0		116	372
Queue Length 95th (ft)	#196	115		106	202		130	#891	42		#283	#607
Internal Link Dist (ft)		5192			10290			3896				1078
Turn Bay Length (ft)	200			400			380		400		380	
Base Capacity (vph)	218	626		402	641		296	1437	717		353	1599
Starvation Cap Reductn	0	0		0	0		0	0	0		0	0
Spillback Cap Reductn	0	0		0	0		0	0	0		0	0
Storage Cap Reductn	0	0		0	0		0	0	0		0	0
Reduced v/c Ratio	0.62	0.27		0.25	0.48		0.54	1.05	0.18		0.73	0.79

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 105

Natural Cycle: 130

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.05

Intersection Signal Delay: 48.3

Intersection LOS: D

Intersection Capacity Utilization 100.4%

ICU Level of Service G

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472

 Ø1	 Ø2	 Ø4
25 s	50 s	45 s
 Ø5	 Ø6	 Ø8
20 s	55 s	45 s



Lane Group	SBR
Minimum Gap (s)	
Time Before Reduce (s)	
Time To Reduce (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

AM Buildout
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Future Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%		0%		0%		0%		0%		0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98			
Frt			0.850			0.850			0.850		0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3428	0
Flt Permitted	0.950			0.950			0.131			0.077		
Satd. Flow (perm)	1752	1845	1546	3427	1863	1583	244	3539	1558	142	3428	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			168			136			295		11	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	304	354	253	237	337	167	325	1102	366	191	730	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	354	253	237	337	167	325	1102	366	191	857	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

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AM Buildout
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	19.0
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	0
Act Effct Green (s)	20.4	40.1	40.1	17.3	37.1	37.1	84.8	59.0	59.0	74.6	53.4	53.4
Actuated g/C Ratio	0.12	0.24	0.24	0.10	0.22	0.22	0.51	0.36	0.36	0.45	0.32	0.32
v/c Ratio	1.41	0.79	0.50	0.66	0.81	0.36	0.89	0.88	0.49	0.72	0.77	0.77
Control Delay	258.5	75.6	23.5	83.3	77.9	15.5	64.1	59.4	11.5	59.3	56.0	56.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	258.5	75.6	23.5	83.3	77.9	15.5	64.1	59.4	11.5	59.3	56.0	56.0
LOS	F	E	C	F	E	B	E	E	B	E	E	E
Approach Delay	122.1			65.6			50.5			56.6		
Approach LOS	F			E			D			E		
Queue Length 50th (ft)	~458	378	79	132	363	28	239	577	51	149	440	440
Queue Length 95th (ft)	#784	567	193	203	520	101	#501	#821	171	262	594	594
Internal Link Dist (ft)	5162			10565			5355			3884		
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	215	446	501	803	610	610	407	1446	811	368	1399	1399
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.41	0.79	0.50	0.30	0.55	0.27	0.80	0.76	0.45	0.52	0.61	0.61

Intersection Summary

Area Type: Other

Cycle Length: 197.4

Actuated Cycle Length: 165.7

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.41

Intersection Signal Delay: 68.9

Intersection LOS: E

Intersection Capacity Utilization 94.9%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466

 Ø1	 Ø2	 Ø3	 Ø4
37.3 s	73.3 s	26.8 s	60 s
 Ø5	 Ø6	 Ø7	 Ø8
36.9 s	73.7 s	45.7 s	41.1 s

PM Build-out with Improvements

PM Buildout with Timing Improvements
4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	126	61	94	90	74	195	155	1447	123	11	219	999
Future Volume (vph)	126	61	94	90	74	195	155	1447	123	11	219	999
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%				0%
Storage Length (ft)	475		0	400		0	450		400		380	
Storage Lanes	1		0	1		0	1		1		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.95	1.00	0.95
Ped Bike Factor												
Frt		0.909			0.891				0.850			0.984
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1687	1614	0	1641	1539	0	1752	3505	1568	0	1753	3449
Flt Permitted	0.337			0.614			0.141				0.067	
Satd. Flow (perm)	598	1614	0	1061	1539	0	260	3505	1568	0	124	3449
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		61			106				128			16
Link Speed (mph)		40			45			55				55
Link Distance (ft)		5272			10370			3976				1158
Travel Time (s)		89.9			157.1			49.3				14.4
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.88	0.88	0.88	0.96	0.96	0.96	0.92	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	3%	3%	3%	2%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%				0%
Adj. Flow (vph)	135	66	101	102	84	222	161	1507	128	12	246	1122
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	167	0	102	306	0	161	1507	128	0	258	1259
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4			8		5	2		1	1	6
Permitted Phases	4			8			2		2	6	6	
Detector Phase	4	4		8	8		5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	5.0	16.0
Minimum Split (s)	45.5	45.5		45.5	45.5		12.7	30.5	30.5	13.1	13.1	30.6
Total Split (s)	37.0	37.0		37.0	37.0		15.0	61.0	61.0	22.0	22.0	68.0
Total Split (%)	30.8%	30.8%		30.8%	30.8%		12.5%	50.8%	50.8%	18.3%	18.3%	56.7%
Maximum Green (s)	29.5	29.5		30.3	30.3		7.3	53.5	53.5	13.9	13.9	60.4
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	5.6
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.5	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5		8.1	7.6
Lead/Lag							Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

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PM Buildout with Timing Improvements
4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	122
Future Volume (vph)	122
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.95
Ped Bike Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.89
Growth Factor	100%
Heavy Vehicles (%)	3%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	137
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	

PM Buildout with Timing Improvements
4: US 301 & County Rd 216/Sumter County Rd 472

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None		None	None		None	Min	Min	None	None	Min
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0			7.0
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0			16.0
Pedestrian Calls (#/hr)	0	0		0	0			0	0			0
Act Effct Green (s)	27.8	27.8		28.6	28.6		59.6	52.5	52.5		72.8	59.4
Actuated g/C Ratio	0.24	0.24		0.24	0.24		0.51	0.45	0.45		0.62	0.51
v/c Ratio	0.96	0.39		0.40	0.67		0.72	0.96	0.17		0.96	0.72
Control Delay	110.2	26.5		42.6	34.0		32.5	47.4	3.9		78.1	25.3
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay	110.2	26.5		42.6	34.0		32.5	47.4	3.9		78.1	25.3
LOS	F	C		D	C		C	D	A		E	C
Approach Delay		63.9			36.2			42.9				34.3
Approach LOS		E			D			D				C
Queue Length 50th (ft)	102	67		66	140		48	585	0		150	383
Queue Length 95th (ft)	#230	132		118	233		#100	#754	35		#316	458
Internal Link Dist (ft)		5192			10290			3896				1078
Turn Bay Length (ft)	475			400			450		400		380	
Base Capacity (vph)	151	452		274	476		225	1601	786		270	1787
Starvation Cap Reductn	0	0		0	0		0	0	0		0	0
Spillback Cap Reductn	0	0		0	0		0	0	0		0	0
Storage Cap Reductn	0	0		0	0		0	0	0		0	0
Reduced v/c Ratio	0.89	0.37		0.37	0.64		0.72	0.94	0.16		0.96	0.70

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 117.3

Natural Cycle: 130

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.96

Intersection Signal Delay: 40.6

Intersection LOS: D

Intersection Capacity Utilization 100.4%

ICU Level of Service G

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472

 Ø1	 Ø2	 Ø4
22 s	61 s	37 s
 Ø5	 Ø6	 Ø8
15 s	68 s	37 s



Lane Group	SBR
Minimum Gap (s)	
Time Before Reduce (s)	
Time To Reduce (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

PM Buildout with Timing Improvements
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Future Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98	1.00		
Frt			0.850			0.850			0.850		0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3428	0
Flt Permitted	0.950			0.950			0.093			0.113		
Satd. Flow (perm)	1752	1845	1547	3429	1863	1583	173	3539	1560	208	3428	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			253			257			366		14	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	304	354	253	237	337	167	325	1102	366	191	730	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	354	253	237	337	167	325	1102	366	191	857	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	33.0	48.0	48.0	20.0	35.0	35.0	29.0	54.0	54.0	18.0	43.0	
Total Split (%)	23.6%	34.3%	34.3%	14.3%	25.0%	25.0%	20.7%	38.6%	38.6%	12.9%	30.7%	
Maximum Green (s)	26.2	41.9	41.9	12.3	28.2	28.2	21.7	46.7	46.7	11.1	35.7	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

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PM Buildout with Timing Improvements
5: US 301 & Country Rd 466/County Rd 466

11/29/2022

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	None
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	19.0
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	0
Act Effct Green (s)	25.6	40.4	40.4	12.0	27.1	27.1	64.5	46.5	46.5	47.0	35.5	35.5
Actuated g/C Ratio	0.19	0.29	0.29	0.09	0.20	0.20	0.47	0.34	0.34	0.34	0.26	0.26
v/c Ratio	0.94	0.66	0.40	0.79	0.92	0.32	0.98	0.92	0.48	0.98	0.96	0.96
Control Delay	92.4	49.4	6.1	81.4	85.6	1.7	85.2	57.9	5.4	97.1	72.0	72.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	92.4	49.4	6.1	81.4	85.6	1.7	85.2	57.9	5.4	97.1	72.0	72.0
LOS	F	D	A	F	F	A	F	E	A	F	E	E
Approach Delay		51.7			65.4			52.1			76.6	
Approach LOS		D			E			D			E	
Queue Length 50th (ft)	275	280	0	110	302	0	247	510	0	123	403	403
Queue Length 95th (ft)	#454	392	64	#173	#479	0	#450	#647	72	#288	#542	#542
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	332	560	646	305	380	528	331	1197	770	194	897	897
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.92	0.63	0.39	0.78	0.89	0.32	0.98	0.92	0.48	0.98	0.96	0.96

Intersection Summary

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 138.1

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.98

Intersection Signal Delay: 59.9

Intersection LOS: E

Intersection Capacity Utilization 94.9%

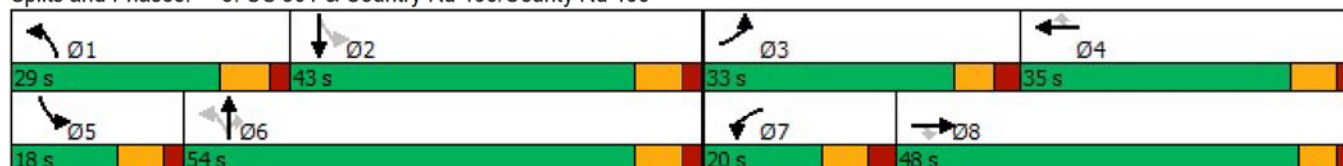
ICU Level of Service F

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



Appendix L Programmed Improvements

US HWY 301/CR 472

April 18, 2022

Steven Cohoon
Assistant Director – Planning
319 E. Anderson Ave.
Bushnell, FL 33513

Chad Lingenfelter, AICP, PTP, RSP
Traffic Services Manager
Florida Department of Transportation – District Five
719 South Woodland Blvd.
Deland, FL 32720

Programed Improvements to
identify:

Right turn lane on CR 114

Improvements on CR 216 (related to
DQ development - left turn lane and
through/right)
left turn lane on C 472 WB and right
turn lane on US 301 NB at C 472.

Committed trips to include:
Oxford Crossings (all phases)
Twisted Oaks
The Keys at Wildwood I
The Keys at wildwood II
Wildwood Storage Facility
Oxford Residential
Stonegate Lakeside Landing
DQ Grill and Chill

Re: Traffic Impact Analysis Methodology, Terwilliger Multi-Family and Retail Development, Wildwood, FL

Dear Steven, Chad,

CHW is preparing a Traffic Impact Analysis (TIA) for the proposed Multi-Family Development located on the northwest corner of US HWY 301 and CR 216 in Sumter County. A site location map is provided in **Attachment A**.

This site proposes approximately 70,000 KSF Shopping Plaza and 250 units.

The project proposes the following access as provided in **Attachment A**:

- A connection to US HWY 301 along the north side of the property aligned with the existing directional median opening
- A right-in/right-out connection to US HWY 301 between CR 216 and the directional median opening
- One or two full access points on CR 216

One access point would be considered. Please provide justification for the need of an additional connection on CR 216 in addition to the one proposed on US 301

According to the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, this site requires a Major TIA based on the trips exceeding 1,000 ADT.

Please review the methodology and either provide comment for the purposes of modification/clarification or provide acceptance.

US HWY 301/CR 462

2. The proposed work at the US 301/C 462 intersection will be generally per the Traffic Impact Analysis for Twisted Oak Pointe, prepared by Traffic and Mobility Consultants. The proposed work includes the following:
 - a. Addition of a second southbound left-turn lane.
 - b. Addition of a southbound right-turn lane.
 - c. Addition of a second northbound left-turn lane and extension of the existing northbound left-turn lane.
 - d. Addition of an eastbound through lane on C 462 and re-striping of existing travel lanes.
 - e. Replacement of existing signal strain poles with traffic signal mast arms.
 - f. The proposed work will also include the addition of a directional median at the intersection of C 462E and US 301.
 - g. The work will connect to the developer driven improvements on the west side of the intersection of US 301 and C 462.
 - h. In addition to the improvements detailed in the TIA, the work will include the design of a single or dual westbound right turn lane(s).

Appendix M Roadway Segment Level of Service Analysis Documentatoin

COUNTY: 18
STATION: 0210
DESCRIPTION: ON US-301, 0.100 MI. S OF CR-466 (RVL)
START DATE: 07/14/2021
START TIME: 0430

TIME	DIRECTION: N				TOTAL	DIRECTION: S				TOTAL	COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH			
0000	23	22	18	24	87	22	22	18	14	76	163	
0100	14	17	13	15	59	7	15	15	9	46	105	
0200	15	13	14	12	54	12	10	11	12	45	99	
0300	10	10	10	12	42	19	15	21	18	73	115	
0400	13	13	23	29	78	29	27	29	53	138	216	
0500	37	26	54	43	160	70	103	128	139	440	600	
0600	91	90	121	129	431	170	186	222	221	799	1230	
0700	159	215	205	248	827	208	222	248	216	894	1721	
0800	225	188	224	236	873	192	198	205	158	753	1626	
0900	176	199	224	196	795	196	166	170	172	704	1499	
1000	212	186	241	241	880	194	168	208	206	776	1656	
1100	230	233	249	245	957	209	233	213	184	839	1796	
1200	264	257	266	234	1021	193	260	196	212	861	1882	
1300	251	249	279	281	1060	232	183	188	147	750	1810	
1400	246	274	280	284	1084	224	201	203	276	904	1988	
1500	308	301	299	294	1202	263	244	261	219	987	2189	
1600	314	346	253	318	1231	213	188	176	208	785	2016	
1700	318	367	314	266	1265	218	202	210	168	798	2063	
1800	274	209	176	151	810	199	148	153	138	638	1448	
1900	133	170	117	110	530	122	105	107	108	442	972	
2000	90	113	98	81	382	121	118	112	87	438	820	
2100	83	73	84	73	313	74	67	70	61	272	585	
2200	60	49	43	40	192	52	30	32	28	142	334	
2300	32	39	30	26	127	32	36	17	23	108	235	
24-HOUR TOTALS:					14460						12708	27168

PEAK VOLUME INFORMATION				COMBINED DIRECTIONS			
DIRECTION: N		DIRECTION: S		DIRECTION: S		DIRECTION: S	
HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME
A.M.	715	893	899	715	1771	715	1771
P.M.	1645	1317	1044	1445	2236	1445	2236
DAILY	1645	1317	1044	1445	2236	1445	2236

COUNTY: 18
STATION: 0210
DESCRIPTION: ON US-301, 0.100 MI. S OF CR-466 (RVL)
START DATE: 07/15/2021
START TIME: 0430

TIME	DIRECTION: N				TOTAL	DIRECTION: S				TOTAL	COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH			
0000	21	27	21	23	92	16	20	19	21	76	168	
0100	19	20	13	16	68	19	12	19	25	75	143	
0200	16	9	17	9	51	20	14	15	10	59	110	
0300	8	12	8	14	42	14	19	14	27	74	116	
0400	11	16	32	34	93	29	37	53	45	164	257	
0500	27	46	42	65	180	73	109	121	128	431	611	
0600	54	82	136	127	399	160	182	209	224	775	1174	
0700	165	216	216	205	802	197	237	278	262	974	1776	
0800	239	213	196	188	836	183	194	204	256	837	1673	
0900	205	185	207	218	815	183	193	191	188	755	1570	
1000	218	269	254	237	978	185	172	198	191	746	1724	
1100	190	244	272	248	954	184	190	212	234	820	1774	
1200	240	273	264	257	1034	231	159	240	250	880	1914	
1300	244	223	288	257	1012	212	198	235	238	883	1895	
1400	293	286	315	265	1159	221	219	213	215	868	2027	
1500	304	266	305	290	1165	210	216	228	236	890	2055	
1600	357	289	318	312	1276	269	238	238	229	974	2250	
1700	315	359	255	257	1186	200	232	254	222	908	2094	
1800	273	229	178	187	867	237	178	163	137	715	1582	
1900	160	175	140	150	625	181	171	156	112	620	1245	
2000	128	120	108	101	457	152	104	109	81	446	903	
2100	86	94	94	96	370	140	112	77	75	404	774	
2200	67	62	51	43	223	82	50	44	48	224	447	
2300	58	58	43	41	200	49	40	31	17	137	337	
24-HOUR TOTALS:												
					14884						13735	28619

PEAK VOLUME INFORMATION			
DIRECTION: N		DIRECTION: S	
HOURLY	VOLUME	HOURLY	VOLUME
A.M.	715	715	1836
P.M.	1630	1600	2250
DAILY	1630	1600	2250

USED FOR ROADWAY SEGMENT US 301 from C - 472 to C - 466

Station 0210 Average = (2,236 + 2,250) / 2 = 2,243

COUNTY: 18
STATION: 0002
DESCRIPTION: ON US-301, 0.025 MI. N OF CR-272
START DATE: 07/27/2021
START TIME: 0415

DIRECTION: N					DIRECTION: S					COMBINED	
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	19	24	8	18	69	11	14	7	8	40	109
0100	23	13	15	18	69	16	10	13	14	53	122
0200	13	5	19	13	50	16	13	12	16	57	107
0300	13	10	7	19	49	11	13	18	23	65	114
0400	16	17	17	33	83	22	27	35	46	130	213
0500	26	38	48	46	158	55	85	116	132	388	546
0600	70	80	94	133	377	136	168	176	227	707	1084
0700	141	177	186	190	694	200	242	281	275	998	1692
0800	163	153	188	138	642	205	222	222	225	874	1516
0900	148	169	165	166	648	162	165	199	154	680	1328
1000	194	185	226	217	822	210	211	231	226	878	1700
1100	209	180	196	199	784	167	201	190	203	761	1545
1200	210	178	190	191	769	169	209	197	221	796	1565
1300	176	195	212	201	784	170	213	172	195	750	1534
1400	197	193	205	211	806	173	196	190	201	760	1566
1500	200	210	227	222	859	190	188	191	187	756	1615
1600	244	258	233	226	961	193	189	147	198	727	1688
1700	282	293	230	249	1054	182	184	185	168	719	1773
1800	214	123	135	124	596	151	135	109	99	494	1090
1900	128	86	88	96	398	102	80	103	76	361	759
2000	66	70	63	78	277	72	59	69	59	259	536
2100	80	52	44	32	208	42	47	46	31	166	374
2200	42	40	27	42	151	42	40	26	18	126	277
2300	27	31	22	11	91	28	22	17	17	84	175
24-HOUR TOTALS:					11399						11629 23028

PEAK VOLUME INFORMATION					COMBINED DIRECTIONS		
DIRECTION: N		DIRECTION: S			HOUR	VOLUME	DIRECTIONS
HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME		
A.M.	715	716	1003	715	715	1719	
P.M.	1700	1054	801	1230	1645	1780	
DAILY	1700	1054	1003	715	1645	1780	
TRUCK PERCENTAGE 14.33					9.49		11.89

CLASSIFICATION SUMMARY DATABASE														
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14
N	35	6705	3026	111	698	122	68	208	363	52	8	0	3	0
S	61	8964	1494	108	424	95	19	135	296	22	1	0	4	0
														15 TOTTRK TOTVOL
														0 1633 11399
														6 1104 11629

COUNTY:	18
STATION:	0002
DESCRIPTION:	ON U
START DATE:	07/2
START TIME:	0415

TIME	DIRECTION: N				TOTAL	DIRECTION: S				TOTAL	COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH			
0000	26	26	22	19	93	10	15	19	9	53	146	
0100	11	11	11	11	44	16	14	10	13	53	97	
0200	13	19	16	13	61	11	14	9	16	50	111	
0300	9	11	14	16	50	11	13	18	18	60	110	
0400	13	11	15	21	60	16	32	38	45	131	191	
0500	23	38	43	66	170	46	90	113	119	368	538	
0600	72	82	105	131	390	148	175	176	211	710	1100	
0700	160	169	157	162	648	185	249	238	277	949	1597	
0800	176	162	169	148	655	226	218	204	211	859	1514	
0900	174	135	151	164	624	188	169	183	162	702	1326	
1000	149	177	177	167	670	172	194	194	179	739	1409	
1100	175	194	182	192	743	164	176	162	178	680	1423	
1200	204	209	196	224	833	191	192	190	207	780	1613	
1300	182	175	190	205	752	208	179	168	179	734	1486	
1400	193	193	234	186	806	160	200	198	208	762	1568	
1500	199	237	238	213	887	202	214	197	208	821	1708	
1600	250	237	344	319	1150	193	228	206	269	896	2046	
1700	353	297	247	194	1091	282	158	184	141	765	1856	
1800	195	165	139	192	608	145	153	111	80	489	1097	
1900	123	120	91	99	426	86	76	81	81	324	750	
2000	72	79	81	60	292	76	69	53	51	249	541	
2100	65	56	51	38	210	53	38	43	30	164	374	
2200	43	36	37	29	145	44	34	25	15	118	263	
2300	27	30	17	17	91	26	39	22	14	101	192	
24-HOUR TOTALS:					11499						11557	23056

	DIRECTION: N		PEAK VOLUME INFORMATION		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	DIRECTION: S VOLUME	HOUR	DIRECTIONS VOLUME
A.M.	745	669	715	990	715	1654
P.M.	1630	1313	1615	985	1615	2238
DAILY	1630	1313	715	990	1615	2238

TRUCK PERCENTAGE	14.07
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9.65

11.85

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	25	6829	3027	96	682	144	58	234	368	33	3	0	0	0	0	1618	11499
S	50	9019	1371	95	396	114	22	172	291	19	1	4	1	0	2	1115	11557

GENERATED BY SPS 5.0.55P

USED FOR ROADWAY SEGMENT US 301 from
C - 462 N to CR 222

Station 0002 Average = $(1,780 + 2,238) / 2 = 2,009$

USED FOR ROADWAY SEGMENT US 301 from
CR 222 to C - 472

Station 0210 and 0002 Average =
 $(2,243 + 2,009) / 2 = 2,126$

Page 1 of 3

Segment ID	ROADNAME	FROM	TO	NUMBER OF LANES	AREA TYPE	MAINTAINING AGENCY	JURISDICTION	FUNCTIONAL CLASSIFICATION	TDOT STANDARD CAPACITY	LOS	EVACUATION ROUTE	LOS CODE	PEAK HOUR DIRECTION CAPACITIES										2015 LEVEL OF SERVICE			
													A	B	C	D	E	ADT	PM HOUR TOTAL	ERNB	V/C RATIO	LOS	WBSB	V/C RATIO	LOS	
15400001	SR 471	POLK COUNTY BOUNDARY	SR 50	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	71	0.17	B	
15400002	SR 471	SR 51	SR 721	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	141	0.33	C	
15400003	SR 471	SR 51	SR 721	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	141	0.33	C	
15400004	SR 471	SR 78A	SR 78B (S)	2U	R	STATE	WILFISTER	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400005	SR 471	SR 78B (S)	SR 478 (N)	2U	R	STATE	WILFISTER	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400006	SR 471	SR 78B (S)	SR 478 (N)	2U	R	STATE	WILFISTER	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400007	SR 471	SR 722	SR 471	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400008	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400009	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400010	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400011	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400012	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400013	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400014	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400015	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400016	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400017	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400018	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400019	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400020	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400021	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400022	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400023	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400024	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400025	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400026	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400027	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400028	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400029	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400030	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400031	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400032	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400033	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400034	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400035	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400036	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400037	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400038	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400039	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400040	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400041	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400042	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400043	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400044	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400045	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400046	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400047	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400048	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400049	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400050	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400051	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400052	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400053	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400054	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400055	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500	430	740	1400	1877	125	54	0.13	B	360	0.86	C	
15400056	SR 471	SR 476	SR 476	2U	R	STATE	UNINCORPORATED SIMLER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2B01	0	2500</												

Source: Sumter County 2014 Traffic Counts Program and FDOT 2013 Traffic Information DVD Notes. The following segments were under construction during data collection: C-466A (from US 301/SR 35 to C-462/CR 139), C-476B (from SW 95th Av to C-476W), CR 727 (from SR 50 to CR 721) and CR 728 (from C-466 to Lake County Boundary). Traffic volumes for this segment was taken from the Sumter County 2013 Traffic Counts Program with a 2% growth rate.

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's
Urbanized Areas¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes				E	
2	Undivided	*	1,510	1,600	**	4	4,130	5,640	7,070	7,420	
4	Divided	*	3,420	3,580	**	6	6,200	8,450	10,510	11,150	
6	Divided	*	5,250	5,390	**	8	8,270	11,270	13,960	14,850	
8	Divided	*	7,090	7,210	**	10	10,350	14,110	17,310	18,580	
						12	11,600	16,550	20,950	23,200	
Class II (35 mph or slower posted speed limit)						US 301/SR 35					
Lanes	Median	B	C	D	E	Lanes				E	
2	Undivided	*	660	1,330	1,410	4	4,130	5,640	7,070	7,690	
4	Divided	*	1,310	2,920	3,040	6	6,200	8,450	10,510	11,530	
6	Divided	*	2,090	4,500	4,590	8	8,270	11,270	13,960	15,380	
8	Divided	*	2,880	6,060	6,130	10	10,350	14,110	17,310	19,220	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lanes					
Non-State Signalized Roadways						Present in Both Directions					
						+ 1,800					
Median & Turn Lane Adjustments						Ramp Metering					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		+ 5%					
2	Divided	Yes	No	+5%							
2	Undivided	No	No	-20%							
Multi	Undivided	Yes	No	-5%							
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment						UNINTERRUPTED FLOW HIGHWAYS					
Multiply the corresponding two-directional volumes in this table by 0.6						Lanes	Median	B	C	D	E
						2	Undivided	1,050	1,620	2,180	2,930
						4	Divided	3,270	4,730	5,960	6,780
						6	Divided	4,910	7,090	8,950	10,180
BICYCLE MODE ²						Uninterrupted Flow Highway Adjustments					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Lanes	Median	Exclusive left lanes	Adjustment factors		
Paved						2	Divided	Yes	+5%		
Shoulder/Bicycle						Multi	Undivided	Yes	-5%		
Lane Coverage						Multi	Undivided	No	-25%		
0-49%											
50-84%											
85-100%											
PEDESTRIAN MODE ²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
0-49%											
50-84%											
85-100%											
BUS MODE (Scheduled Fixed Route) ³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage											
0-84%											
85-100%											

CR 216/CR 462:
1600 - (1600 X 10%)
- (1600 X 20%) =
1,120

US 301/SR 35

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

²Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

³Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
<https://www.fdot.gov/planning/systems/>

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

²Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

³Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
<https://www.fdot.gov/planning/systems/>

Committed Trips										
			Oxford Crossing	Twisted Oaks	The Keys at Wildwood I	The Keys at Wildwood II	Wildwood Storage Facility	Stonegate Lakeside Landing	DQ Grill and Chill	Total
CR 216	CR 209	US 301/SR 35							66	66
US 301/SR 35	CR 222	C - 472	373	26		29			30	458
US 301/SR 35	C - 472	C - 466	420	26		40	7		31	524
US 301/SR 35	C - 466	CR 204	187		68					255
Growth Rates										
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor (from TMC, TMC volumes from 2022)	2024 Growth Factor (from FDOT Online, volumes from 2021)						
US 301	5.86%	5.86%	1.117	1.176						
CR 216	N/A	2.00%	1.040	1.060						
US 301	6.57%	6.57%	1.131	1.197						
South US 301	9.09%	9.09%	1.182	1.273						

Appendix N

Signal Timings



EAGLE EPAC TIMING SHEET

CONTROLLER SETTINGS

COORDINATION SETTINGS

Travel Direction

NBL

SBT/L

EBL

WBT

SBL

NBT

WBL

EBT

Mvmt.	Timing Function	Min Initial	Green Passage	Max I	Green II	Yellow Clear	All Red	Walk	F.D.W.	Recall	Det. Func	Total Split	Dial 1 AVC	Dial 2/AM	Dial 3/PM
1		6	3.0	30	30	5.1	22				Lock	37.3			37.3
2		15	3.0	66	78	5.1	22	7	19	min	Non Lock	73.3	Cycle Length 179.2		73.3
3		8	3.0	20	14	4.1	27				Lock	26.8			26.8
4		8	3.0	35	80	4.8	20	7	23		Non Lock	41.8			60
5		10	3.0	30	44	4.8	21				Lock	36.9			36.9
6		15	3.0	47	46	5.1	22	7	20	min	Non Lock	54.3	Cycle Length 178		73.7
7		8	3.0	38	63	4.8	29				Lock	45.7			45.7
8		8	3.0	35	28	4.1	20	7	26		Non Lock	41.1			41.1

5003
INTERSECTION:
US 301 & CR 466

DATE: June 2019

Off Set

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↩	↩	↩	↩	↩	↩	↩	↩	↩	↩	↩	↩
Traffic Volume (vph)	110	39	95	183	71	235	88	871	292	268	890	77
Future Volume (vph)	110	39	95	183	71	235	88	871	292	268	890	77
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	5%	5%	5%	4%	4%	4%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	116	41	100	193	75	247	93	917	307	282	937	81
Shared Lane Traffic (%)												
Lane Group Flow (vph)	116	141	0	193	322	0	93	917	307	282	1018	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	12.5	12.5		11.7	11.7		12.7	23.5	23.5	13.1	23.6	
Total Split (s)	39.0	39.0		39.0	39.0		15.5	67.0	67.0	34.0	85.5	
Total Split (%)	27.9%	27.9%		27.9%	27.9%		11.1%	47.9%	47.9%	24.3%	61.1%	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.6	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
v/c Ratio	0.53	0.26		0.51	0.56		0.38	0.78	0.49	0.83	0.71	
Control Delay	45.3	16.5		39.2	26.2		17.2	37.0	15.6	43.0	28.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	45.3	16.5		39.2	26.2		17.2	37.0	15.6	43.0	28.2	
Queue Length 50th (ft)	64	29		104	115		28	286	73	118	292	
Queue Length 95th (ft)	#168	97		227	262		50	396	163	223	358	
Internal Link Dist (ft)		2181			3932			7677			6422	
Turn Bay Length (ft)							430		114	430		
Base Capacity (vph)	219	544		376	575		251	1995	960	501	2583	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.53	0.26		0.51	0.56		0.37	0.46	0.32	0.56	0.39	

Intersection Summary

Cycle Length: 140

Actuated Cycle Length: 105.9

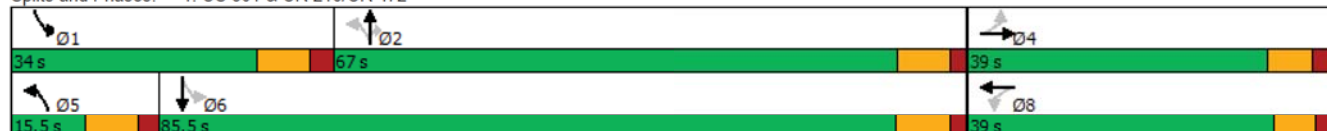
Natural Cycle: 80

Control Type: Actuated-Uncoordinated

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: US 301 & CR 216/CR 472



SIGNAL TIMINGS PROVIDED BY SUMTER COUNTY

HCM 6th Signalized Intersection Summary
1: US 301 & CR 216/CR 472

2023 Volume Projection
Timing Plan: AM Peak Hour

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱		↰	↱		↰	↱	↱	↰	↱	↱
Traffic Volume (veh/h)	110	39	95	183	71	235	88	871	292	268	890	77
Future Volume (veh/h)	110	39	95	183	71	235	88	871	292	268	890	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1826	1826	1826	1841	1841	1841	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	116	41	91	193	75	231	93	917	274	282	937	76
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	4	4	4	3	3	3	3	3	3
Cap, veh/h	214	150	332	365	118	363	266	1178	525	346	1368	111
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30	0.05	0.33	0.33	0.13	0.41	0.41
Sat Flow, veh/h	1048	505	1120	1238	397	1223	1767	3526	1572	1767	3302	268
Grp Volume(v), veh/h	116	0	132	193	0	306	93	917	274	282	500	513
Grp Sat Flow(s), veh/h/ln	1048	0	1624	1238	0	1621	1767	1763	1572	1767	1763	1807
Q Serve(g_s), s	10.3	0.0	6.0	13.5	0.0	15.7	3.3	22.4	13.4	9.5	22.2	22.2
Cycle Q Clear(g_c), s	26.0	0.0	6.0	19.5	0.0	15.7	3.3	22.4	13.4	9.5	22.2	22.2
Prop In Lane	1.00		0.69	1.00		0.75	1.00		1.00	1.00		0.15
Lane Grp Cap(c), veh/h	214	0	482	365	0	481	266	1178	525	346	730	749
V/C Ratio(X)	0.54	0.00	0.27	0.53	0.00	0.64	0.35	0.78	0.52	0.81	0.68	0.68
Avail Cap(c_a), veh/h	249	0	535	416	0	547	320	2193	978	600	1436	1472
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.4	0.0	25.8	33.2	0.0	29.2	20.4	28.7	25.7	20.6	22.9	22.9
Incr Delay (d2), s/veh	2.1	0.0	0.3	1.2	0.0	2.0	0.8	1.1	0.8	4.7	1.1	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.8	0.0	4.0	7.1	0.0	10.0	2.3	13.5	8.2	6.8	13.0	13.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.6	0.0	26.1	34.4	0.0	31.2	21.2	29.8	26.5	25.3	24.1	24.0
LnGrp LOS	D	A	C	C	A	C	C	C	C	C	C	C
Approach Vol, veh/h		248			499			1284			1295	
Approach Delay, s/veh		33.8			32.4			28.5			24.3	
Approach LOS		C			C			C			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	20.2	39.6		35.9	12.6	47.2		35.9				
Change Period (Y+Rc), s	* 8.1	* 7.6		* 7.5	* 7.7	7.6		* 7.5				
Max Green Setting (Gmax), s	* 26	* 60		* 32	* 7.8	77.9		* 32				
Max Q Clear Time (g_c+I1), s	11.5	24.4		28.0	5.3	24.2		21.5				
Green Ext Time (p_c), s	0.6	7.6		0.4	0.0	6.6		1.8				
Intersection Summary												
HCM 6th Ctrl Delay			27.8									
HCM 6th LOS			C									
Notes												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												

SIGNAL TIMINGS PROVIDED BY SUMTER COUNTY

	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	201	46	82	313	46	227	144	1007	287	275	1007	111
Future Volume (vph)	201	46	82	313	46	227	144	1007	287	275	1007	111
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	5%	5%	5%	4%	4%	4%	4%	4%	4%	3%	3%	3%
Adj. Flow (vph)	209	48	85	326	48	236	150	1049	299	286	1049	116
Shared Lane Traffic (%)												
Lane Group Flow (vph)	209	133	0	326	284	0	150	1049	299	286	1165	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	12.5	12.5		11.7	11.7		12.7	23.5	23.5	13.1	23.6	
Total Split (s)	45.0	45.0		45.0	45.0		20.0	50.0	50.0	25.0	55.0	
Total Split (%)	37.5%	37.5%		37.5%	37.5%		16.7%	41.7%	41.7%	20.8%	45.8%	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.6	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
v/c Ratio	0.89	0.25		0.89	0.45		0.64	0.87	0.47	0.89	0.83	
Control Delay	75.8	15.3		64.4	10.8		32.0	42.9	17.7	59.1	36.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	75.8	15.3		64.4	10.8		32.0	42.9	17.7	59.1	36.1	
Queue Length 50th (ft)	150	31		233	37		53	392	91	165	415	
Queue Length 95th (ft)	#289	79		#393	110		118	483	174	#333	518	
Internal Link Dist (ft)		2181			3932			7677			6422	
Turn Bay Length (ft)							430		114	430		
Base Capacity (vph)	276	613		431	703		271	1353	691	336	1515	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.76	0.22		0.76	0.40		0.55	0.78	0.43	0.85	0.77	

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 110.8

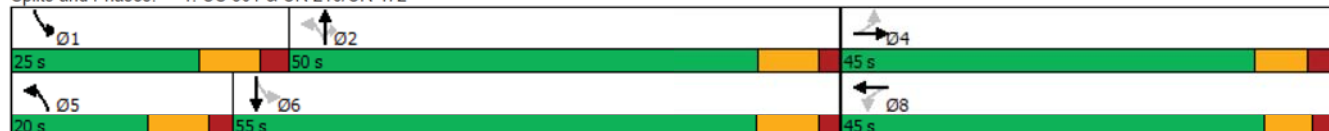
Natural Cycle: 90

Control Type: Actuated-Uncoordinated

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: US 301 & CR 216/CR 472



SIGNAL TIMINGS PROVIDED BY SUMTER COUNTY

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	201	46	82	313	46	227	144	1007	287	275	1007	111
Future Volume (veh/h)	201	46	82	313	46	227	144	1007	287	275	1007	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1826	1826	1826	1841	1841	1841	1841	1841	1841	1856	1856	1856
Adj Flow Rate, veh/h	209	48	76	326	48	220	150	1049	267	286	1049	111
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	3	3	3
Cap, veh/h	275	210	333	406	95	435	242	1184	528	314	1282	136
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.07	0.34	0.34	0.13	0.40	0.40
Sat Flow, veh/h	1085	637	1008	1247	287	1317	1753	3497	1560	1767	3217	340
Grp Volume(v), veh/h	209	0	124	326	0	268	150	1049	267	286	575	585
Grp Sat Flow(s),veh/h/ln	1085	0	1644	1247	0	1604	1753	1749	1560	1767	1763	1794
Q Serve(g_s), s	22.1	0.0	6.3	29.5	0.0	15.4	6.3	32.6	15.7	12.7	33.4	33.5
Cycle Q Clear(g_c), s	37.5	0.0	6.3	35.7	0.0	15.4	6.3	32.6	15.7	12.7	33.4	33.5
Prop In Lane	1.00		0.61	1.00		0.82	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	275	0	543	406	0	529	242	1184	528	314	703	715
V/C Ratio(X)	0.76	0.00	0.23	0.80	0.00	0.51	0.62	0.89	0.51	0.91	0.82	0.82
Avail Cap(c_a), veh/h	275	0	543	410	0	535	301	1294	577	345	727	740
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.0	0.0	27.9	40.8	0.0	31.0	26.2	35.9	30.3	28.9	30.8	30.8
Incr Delay (d2), s/veh	11.7	0.0	0.2	10.9	0.0	0.8	2.6	7.3	0.8	25.9	7.1	7.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.9	0.0	4.4	15.0	0.0	9.8	4.7	20.1	9.5	11.5	20.6	20.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.7	0.0	28.1	51.7	0.0	31.7	28.8	43.2	31.1	54.7	37.9	37.9
LnGrp LOS	E	A	C	D	A	C	C	D	C	D	D	D
Approach Vol, veh/h	333			594			1466			1446		
Approach Delay, s/veh	46.7			42.7			39.5			41.2		
Approach LOS	D			D			D			D		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	23.0	46.5		45.4	16.1	53.4		45.4				
Change Period (Y+Rc), s	* 8.1	* 7.6		* 7.5	* 7.7	7.6		* 7.5				
Max Green Setting (Gmax), s	* 17	* 43		* 38	* 12	47.4		* 38				
Max Q Clear Time (g_c+I1), s	14.7	34.6		39.5	8.3	35.5		37.7				
Green Ext Time (p_c), s	0.2	4.3		0.0	0.1	5.2		0.2				
Intersection Summary												
HCM 6th Ctrl Delay	41.3											
HCM 6th LOS	D											
Notes												

SIGNAL TIMINGS PROVIDED BY SUMTER COUNTY

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Individual Project Order (IPO) 36 with Kimley-Horn and Associates, Inc. and Sumter County Board of County Commissioners (BOCC) for C 466 Corridor Signal Retiming Implementation.

REQUESTED ACTION: Staff Recommends Approval

Meeting Type: Regular Meeting

DATE OF MEETING: 11/22/2022

CONTRACT: ☐ N/A

Vendor/Entity: Kimley-Horn and Associates, Inc.

Effective Date: 10/01/2022

Termination Date: 09/30/2023

Managing Division / Dept: Construction Design

BUDGET IMPACT: \$29,558.00

FUNDING SOURCE: Secondary Trust Fund

Type: Annual

EXPENDITURE ACCOUNT: 106-340-541-6331

HISTORY/FACTS/ISSUES:

On 08/22/2022, the BOCC entered an agreement for IPO 32 with Kimley-Horn for the collection and analyzation of traffic data along the C 466 corridor to assist with signal retimings. Under IPO 36, Kimley-Horn will use the traffic data collected and analyzed during IPO 32 to develop and implement traffic signal coordination timings for seven intersections along the C 466 corridor. Kimley-Horn will also prepare a before and after study to document changes in travel time and delays from implementing the coordinated signal timings. The before and after study will use travel-time data collected with Bluetooth readers deployed by the County within the corridor.

Attachment:

IPO 36 C 466 Corridor Signal Retiming Implementation

Prepared by: Matthew Tadlock

ProWritingAid Check ☒

APPROVED

November 22, 2022

INDIVIDUAL PROJECT ORDER NUMBER 36

Describing a specific agreement between Kimley-Horn and Associates, Inc. ("Kimley-Horn"), and Board of Sumter County Commissioners ("the County") in accordance with the terms of the Master Agreement for Continuing Professional Services dated September 22, 2020, which is incorporated herein by reference.

Identification of Project:

Project: C 466 Corridor Signal Retiming Implementation

Client: Board of Sumter County Commissioners

Project Manager: Amber L. Gartner, P.E.

Project Understanding:

1. The County has recently installed ATMS equipment along the C 466 corridor.
2. The County has requested the development and implementation of traffic signal coordination timings for the following 7 intersections along the C 466 corridor (the "Project") in Sumter County, Florida.
 - C 466 at CR 105
 - C 466 at CR 103
 - C 466 at Tatanka Terrace
 - C 466 at Belvedere Boulevard
 - C 466 at Preston Drive
 - C 466 at Southern Trace
 - C 466 at Buena Vista Boulevard
3. Traffic data collection and processing for the signal timing coordination were conducted under a prior IPO.
4. This IPO includes effort to develop traffic signal coordination timings within the Project area, implementation and fine tuning of the traffic signal coordination timings in the field, and preparation of a before and after study to document changes in travel time and delays from the implementation.
5. Kimley-Horn will utilize VIBE as a subconsultant to perform work defined within this IPO.

Specific Scope of Basic Services:

Task 1 – Traffic Signal Coordination Timings Development and Implementation

1. Up to six traffic signal coordination timings plans will be developed for weekday morning, mid-day, afternoon, and evening periods, as well as for weekend on-peak and off-peak periods. This includes modeling each period in Synchro, as well as running SimTraffic.
2. The recommended traffic signal coordination timings plans will be programmed into the traffic controllers for each subject intersection for each period. The traffic operations will be observed for the intersections within the Project for each time period and the coordination timings will be fine-

tuned in the field as necessary. New signal timings sheets will be provided based on the final timings implemented.

3. Kimley-Horn will prepare a Before and After study to document the changes in travel times and delays due to the implementation of the coordinated signal timings. The Before and After Study will use travel-time data collected with Bluetooth readers deployed by the County within the corridor.

Schedule:

Kimley-Horn will provide our services as expeditiously as practicable with the goal of meeting a mutually agreeable schedule.

Method of Compensation:

Kimley-Horn will perform the services described in the Scope of Services for a lump sum fee of \$29,558.00. A more detailed breakdown by Task is provided below and in the attached Table A.

Services provided under this will be invoiced monthly. All invoices will include a description of services provided.

Attachments: Table A

BOARD OF SUMTER COUNTY COMMISSIONERS

KIMLEY-HORN AND ASSOCIATES, INC.

BY: Craig A. Estep
 TITLE: Chairman
 DATE: 11/22/22

BY: Amber L. Gartner, PE
 TITLE: Vice President
 DATE: November 10, 2022

G:\New Business\Public Sector\Sumter County\2022\CR 466 Corridor Retiming Coordination\IPO 36_CR 466 Corridor Retiming Implementation_221110.docx



**TABLE A
FEE ESTIMATE FOR PROFESSIONAL SERVICES**

PROJECT: IPO 36 - C 466 CORRIDOR SIGNAL RETIMING IMPLEMENTATION	FILE NO.
CLIENT: BOARD OF SUMTER COUNTY COMMISSIONERS	DATE: 11/10/2022
KHA PM: AMBER L GARTNER, PE	
BASIS FOR ESTIMATE: 2022 APPROVED RATES PER RFQ 030-0-2020/RS	

TASK NO.	DESCRIPTION	DIRECT LABOR (MAN-HOURS)								
		Principal Engineer	Sr. Engineer Project Manager	Senior Engineer	Project Engineer	Engineering Intern	Support Staff	LABOR HOURS	SUB (\$)	LABOR TOTAL
		\$252	\$218	\$168	\$151	\$118	\$78	—	—	—
1.1	Traffic Signal Coordination Timings Development	4.0	4.0	24.0	12.0	20.0	4.0	68.0		\$ 10,396
1.2	Traffic Signal Coordination Timings Implementation and Fine Tuning	2.0	6.0	8.0	18.0	30.0	4.0	68.0		\$ 9,726
1.3	Before and After LOS Report	4.0	3.0	32.0	6.0	10.0	4.0	59.0		\$ 9,436
TOTALS		10.0	13.0	64.0	36.0	60.0	12.0	195.0	\$ -	\$ 29,558.00

**SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Individual Project Order #29 with Kimley-Horn and Associates, Inc. and Sumter County Board of County Commissioners (BOCC) for the Design Services of Capacity Improvements along US 301 at C 472, C 462 (north), and C 462 (south) (Staff Recommends Approval).

REQUESTED ACTION: Staff Recommends Approval

Meeting Type: Regular Meeting

DATE OF MEETING: 7/26/2022

CONTRACT: ☐ N/A

Vendor/Entity: Kimley-Horn and Associates, Inc.

Effective Date: 10/1/2020

Termination Date: 9/30/2022

Managing Division / Dept: Construction Design

BUDGET IMPACT: \$526,630.00

FUNDING SOURCE: SC Road Const. Dist. Impact Fund

Type: Annual

EXPENDITURE ACCOUNT: 153-344-541-6384

HISTORY/FACTS/ISSUES:

On September 22, 2020, the BOCC entered into a contract with Kimley-Horn and Associates, Inc. through RFQ 030-0-2020/RS Sumter County Continuing Engineering Services. On June 28, 2022, the BOCC entered a Road Impact Fee Credit Agreement with KL Twisted Oaks, LLC. which detailed certain capacity improvements associated with the development. In addition to improvements detailed in the agreement, Sumter County has identified needed capacity improvements, not associated with the KL Twisted Oaks, LLC., at the intersection of US 301 and C 472. Attached for BOCC review and approval is Individual Project Order #29. Under this project, Kimley-Horn and Associates, Inc. will provide design services for:

The proposed work at the US 301/C 472 intersection:

- Addition of an exclusive westbound left-turn lane along C 472.
- Addition of an exclusive northbound right-turn lane along US 301.
- Adjustments to traffic signal heads.

The proposed work at the US 301/C 462 intersection:

- Addition of a second southbound left-turn lane.
- Addition of a southbound right-turn lane.
- Addition of a second northbound left-turn lane and extension of the existing northbound left-turn lane.
- Addition of an eastbound through lane on C 462 and re-striping of existing travel lanes.
- Replacement of existing signal strain poles with traffic signal mast arms.
- The proposed work will also include the addition of a directional median at the intersection of C 462E and US 301.
- The work will connect to the KL Twisted Oaks, LLC. driven improvements on the west side of the intersection of US 301 and C 462.
- Design of single or dual westbound right turn lane(s), not associated with KL Twisted Oaks, LLC, at the intersection of C 462 and US 301. This concept will be used for future capacity improvements if the needed right-of-way is donated to the BOCC.

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

The engineering design component will also include survey, geotechnical, subsurface utility engineering, and permitting services.

Attachments:

IPO 29 Kimley-Horn

Prepared by: **Steven Cohoon**

ProWritingAid Check ☒

APPROVED

July 26, 2022

INDIVIDUAL PROJECT ORDER NUMBER 29

Describing a specific Agreement between Kimley-Horn and Associates, Inc. (ENGINEER), and Board of Sumter County Commissioners (BOARD) in accordance with the terms of the Master Agreement for Continuing Professional Services dated September 22, 2020, which is incorporated herein by reference.

Identification of Project:

Project: US 301 Intersection Improvements at C 472 and C 462

Client: Board of Sumter County Commissioners

Project Manager: Mohammad Ansari, P.E.

Project Understanding:

The Project consists of providing field investigation, transportation planning, engineering design and permitting services associated with proposed work at the intersections of C 472 and US 301 and C 462 and US 301. See attached Exhibits A and B for the project areas.

1. The proposed work at the US 301/C 472 Intersection will be generally per the Oxford Crossings Traffic Impact Analysis prepared by LTG Engineering & Planning. The proposed work includes the following:
 - a. Addition of an exclusive westbound left-turn lane along C 472.
 - b. Addition of an exclusive northbound right-turn lane along US 301.
 - c. Adjustments to traffic signal heads.
2. The proposed work at the US 301/C 462 intersection will be generally per the Traffic Impact Analysis for Twisted Oak Pointe, prepared by Traffic and Mobility Consultants. The proposed work includes the following:
 - a. Addition of a second southbound left-turn lane.
 - b. Addition of a southbound right-turn lane.
 - c. Addition of a second northbound left-turn lane and extension of the existing northbound left-turn lane.
 - d. Addition of an eastbound through lane on C 462 and re-striping of existing travel lanes.
 - e. Replacement of existing signal strain poles with traffic signal mast arms.
 - f. The proposed work will also include the addition of a directional median at the intersection of C 462E and US 301.
 - g. The work will connect to the developer driven improvements on the west side of the intersection of US 301 and C 462.
 - h. In addition to the improvements detailed in the TIA, the work will include the design of a single or dual westbound right turn lane(s).
3. Per direction from the BOARD, the improvements at the intersection of C 462 and US 301 will

exclude the signal timing adjustments at the adjacent intersections and the right-in/right-out driveways and associated right-turn lanes along US 301 as outlined in the Traffic Impact Analysis for Twisted Oak Pointe.

4. The engineering design component will also include survey, geotechnical, subsurface utility engineering, and permitting services. Based on coordination with the BOARD, there are two Consultants working within the Project area: one on the south side of C 472 and one on the west side of US 301 at C 462. Design coordination will be required between the ENGINEER and the Consultants for those Projects. The BOARD shall provide As-Built Plans, Signal and Lighting Design Plans and shop drawings for the existing traffic signal at C 472 and US 301.
5. Additional right-of-way needed to accommodate the improvements at the C 462 intersection is expected to be donated to the BOARD.
6. Any additional right-of-way needed for the improvements at the C 472 intersection will be provided by the Oxford Crossings development.
7. This Agreement describes the engineering studies, designs, and permitting tasks that must be provided by others per direction by the BOARD.
8. This Agreement describes several optional services that may be required. Those services are not included in this Agreement. Should they become necessary, an Amendment to this Agreement will be prepared for approval by the BOARD.
9. This Agreement describes the services that are included. Any service not specifically described below would be subject to a scope and fee Amendment to this Agreement.

Specific Scope of Basic Services:

Task 1 – Project Administration

The project administration activities contemplate an approximate twelve-month duration following notice to proceed from the BOARD, not including bidding and post design services. Project administration activities will be provided throughout the Project duration that will include the following:

- A. Project Setup: The ENGINEER will establish base files, a work plan, and a quality control plan.
- B. Kick-off Meeting: The ENGINEER will conduct one kick-off meeting with the BOARD's project team for both intersections. The ENGINEER will circulate meeting minutes to all participants following the kick-off meeting.
- C. Monthly Progress Meetings: On a monthly basis, the ENGINEER will meet with the BOARD's project team to review the progress of work and to conduct project reviews and to coordinate with utility companies and consultants for adjacent projects. The ENGINEER will maintain the design schedule and update the schedule following each progress meeting. For each progress meeting, the ENGINEER will prepare an agenda, meeting minutes, and schedule update.
- D. Utility Conference: The ENGINEER will conduct one utility conference meeting for both intersections with affected utility companies and the BOARD to coordinate utility impacts and relocations after the 60% submittal. The ENGINEER will circulate meeting minutes to all participants following the kick-off meeting.

Task 2 – Surveying and Mapping Services

- A. C 472 at US 301 Intersection Surveying and Mapping Services - The ENGINEER will perform, through a subconsultant, a topographic survey to support the design of the proposed work at the intersection of C 472 and US 301. The survey and mapping scope of services for this Task will consist of the following:
- 1) Perform a topographic survey encompassing all above ground visible improvements within the project area including existing utilities, structures, and pipe inverts. Locate existing topographic elevations at 50 ft. intervals, visible high and low points, and 10 ft outside of the right-of-way.
 - 2) Locate existing property boundary monuments along the right-of-way line.
 - 3) Establish and set two control points for the horizontal control in NAD 83 state plane coordinates and vertical control NAVD 88 from nearby published monuments.
 - 4) Prepare detailed topographic route survey of all surveyed data in PDF and AutoCAD formats.
- B. C 462 at US 301 Intersection Surveying and Mapping Services - The ENGINEER will perform, through a subconsultant, a topographic survey to support the design of the proposed work at the intersection of C 462 and US 301. The survey and mapping scope of services for this Task will consist of the following:
- 1) Perform a topographic survey encompassing all above ground visible improvements within the project area including existing utilities, structures, and pipe inverts. Locate existing topographic elevations at 50 ft. intervals, visible high and low points, and 100 ft west of the existing US 301 right-of-way.
 - 2) Locate existing property boundary monuments along the right-of-way line.
 - 3) Establish and set two control points for the horizontal control in NAD 83 state plane coordinates and vertical control NAVD 88 from nearby published monuments.
 - 4) Prepare detailed topographic route survey of all surveyed data in PDF and AutoCAD formats.
 - 5) Prepare up to two sketches and descriptions for the right-of-way donation and temporary construction easement for parcel no. D32-144, located at the northeast corner of C 462 and US 301.

Task 3 – Subsurface Utility Engineering Services

- A. C 472 at US 301 Intersection Subsurface Utility Engineering - The ENGINEER will provide, through a subconsultant, subsurface utility engineering services within the project area to support the drainage. The subsurface utility engineering scope of services for this Task will consist of the following:
- 1) Verify utility location and characteristics at specific locations within the project area by performing up to 4 utility verification test holes and attempting to expose utilities to confirm

characteristics. At completion of each test hole, utility information will be recorded, utility location will be marked, and the field will be restored as close as possible to its original conditions.

- 2) Provide survey of all utility information, digital CAD files, and test hole data sheets. The survey will be conducted in accordance with the Standards Practice set forth in Rule Chapter 5J-17, F.A.C., pursuant to Section 472.027, F.S.

B. C 462 at US 301 Intersection Subsurface Utility Engineering - The ENGINEER will provide, through a subconsultant, subsurface utility engineering services within the project area to support the drainage and traffic signal design. The subsurface utility engineering scope of services for this Task will consist of the following:

- 1) Verify utility location and characteristics at specific locations within the project area by performing up to 34 utility verification test holes and attempting to expose utilities to confirm characteristics. At completion of each test hole, utility information will be recorded, utility location will be marked, and the field will be restored as close as possible to its original conditions.
- 2) Provide survey of all utility information, digital CAD files, and test hole data sheets. The survey will be conducted in accordance with the Standards Practice set forth in Rule Chapter 5J-17, F.A.C., pursuant to Section 472.027, F.S.

Task 4 – Geotechnical Engineering Services

A. C 472 at US 301 Intersection Geotechnical Explorations - The ENGINEER will provide, through a subconsultant, geotechnical investigations needed for the project. The geotechnical scope of services for this Task will consist of the following:

- 1) Perform 4 borings to a depth of 5 feet within the proposed roadway widening area.
- 2) Perform 3 asphalt roadway cores within the existing roadway pavement area.
- 3) Review the borings to identify each soil type encountered, thickness of the existing asphalt pavement, existing subsoil conditions and provide estimates for season high-water levels.
- 4) Prepare a report that provides all data collected during the field and laboratory services. The report will document the findings and provide opinions of a professional engineer.

B. C 462 at US 301 Intersection Geotechnical Explorations - The ENGINEER will provide, through a subconsultant, geotechnical investigations needed for the project. The geotechnical scope of services for this Task will consist of the following:

- 1) Perform 9 borings to a depth of 5 feet within the proposed roadway widening area.
- 2) Perform 7 asphalt roadway cores within the existing roadway pavement area.
- 3) Perform 4 Standard Penetration Test (SPT) borings to a depth of 25 feet for the proposed signal foundations.
- 4) Review the borings to identify each soil type encountered, thickness of the existing asphalt pavement, existing subsoil conditions and provide estimates for season high-water levels.

- 5) Prepare a report that provides all data collected during the field and laboratory services. The report will document the findings and provide opinions of a professional engineer.

Task 5 – US 301 / C 472 Design and Permitting Services

A. C 472 at US 301 Intersection Traffic Analysis - This task will include the following:

- 1) Review of Traffic Impact Analysis (TIA) submittals for developments adjacent to the intersection of C 472 and US 301, as provided by BOARD, to estimate future AM peak hour and PM peak hour traffic volumes at the intersection.
- 2) Review of the Oxford Crossings – US 301/C 472 Intersection Analysis and subsequent submittals to Sumter County as prepared by LTG Engineering & Planning to confirm the westbound left-turn lane length recommended on C 472.
- 3) Identify any additional improvements for the westbound approach on C 472 at US 301 based on the combined traffic from the TIAs provided by the BOARD for the area.
- 4) Review of access management along C 472 within the project limits and develop recommendations.
- 5) Provide a traffic memorandum to the BOARD detailing the traffic analysis and recommendations.
- 6) This task assumes that an Intersection Control Evaluation (ICE) will not be required by Florida Department of Transportation (FDOT). If an ICE analysis is required, it can be performed as an amendment to this Agreement.

B. C 472 at US 301 Intersection Drainage Analysis and Design - The stormwater conveyance system modifications will be designed to meet minimum permit requirements of the Southwest Florida Water Management District (SWFWMD), Sumter County and FDOT.

The Agreement assumes that any permitting with the SWFWMD and FDOT regarding the system's drainage retention areas will be handled by other engineering firms in coordination with the BOARD. Other than coordinating the expected increase in impervious area with the other engineering firm, no design, analysis, agency coordination, or permitting is included in this Agreement. It is understood that the design and permitting of these receiving retention areas, by others, will be part of the critical path for the issuance of construction plans for bidding and construction.

- 1) The ENGINEER will design a piping conveyance system that meets the requirements of the BOARD and takes into consideration an agreed upon design storm event and accounts for normal drainage parameters such as conveyance capacity, velocity, and pavement gutter spread.
- 2) The ENGINEER will prepare and provide the design of the conveyance system modifications to the BOARD, SWFWMD and FDOT for permitting.

C. C 472 at US 301 Intersection Roadway Design and Plans – This task will include the following design, analysis, and coordination components.

- 1) The ENGINEER will prepare design plans on 11"x17" sheets depicting the proposed roadway and stormwater improvements. The design plans will be prepared in accordance with the Sumter County Engineering Manual (SCEM) and applicable Land Development Code standards, Florida Greenbook 2018 Edition, as well as the applicable FDOT Standard Plans for Road Construction and the applicable FDOT Standard Specifications for Road & Bridge Construction. The design plans will consist of the following sheets:
 - a) Cover Sheet
 - b) Summary of Pay Items
 - c) General Notes
 - d) Typical Sections – Typical sections will be developed to illustrate the proposed roadway improvements. A pavement design analysis will be performed based on the traffic analysis and findings documented in the geotechnical report. The proposed pavement sections will be documented on the typical section sheets.
 - e) Roadway Plan and Profile Sheets – These sheets will illustrate the horizontal and vertical construction details associated with the roadway improvements.
 - f) Cross Sections – Roadway cross sections will be developed and shown on these sheets.
 - g) Temporary Traffic Control Phasing Notes and General Notes – General Notes and Phasing notes for the Temporary Traffic Control (TTC) will be provided.
 - h) Temporary Traffic Control Plan View Phasing – Conceptual phasing plan will be provided for the Temporary Traffic Control on this project. Temporary Signalization Plans are not included in this Agreement.
 - i) Erosion Control / SWPPP Plans – Erosion control plans will be prepared depicting site specific erosion control measures, as well as general notes, details, and specifications for additional erosion control measures that may be needed depending on site conditions. It is assumed that these plans will constitute the Storm Water Pollution Prevention Plan (SWPPP) that the contractor will utilize during construction.
 - j) Utility Adjustment Sheets – The ENGINEER will coordinate the proposed design with affected utility companies to minimize utility conflicts. The individual utility owners will designate their existing utilities within the project limits. Based on information provided by the various utility providers in the corridor and existing utility alignments, proposed utility adjustments will be detailed in plan view on this sheet as necessary. The ENGINEER will request, review and coordinate Utility Work Schedules from the utility providers within the project limits.
 - k) Signing and Pavement Marking Plan Sheets – Signing and Pavement Marking Plan sheets will be provided to cover the proposed roadway work.
 - l) Signalization Plans – Signalization Plans for modifications required at the intersection of C 472 and US 301 will be prepared. The Plans will include modifications to traffic signal heads and pedestrian signals. Based on coordination with the BOARD, the previous signal and associated structural design accounted for the modifications which need to be made to the traffic signal heads for this project. Therefore, this Agreement does not include a structural analysis for the

modifications to the traffic signal heads. The plan set will include the following sheets:

- i. Signalization General Notes and Pay Items
- ii. Signalization Plan
- iii. Mast Arm Tabulation
- m) Soil Survey Sheet – Soil Survey Sheet will be prepared to show the soil boring logs provided by the Geotechnical Engineer.
- n) Submittals – The ENGINEER will prepare a preliminary horizontal layout of the proposed improvements for coordination with the BOARD and FDOT. The ENGINEER will utilize comments received from the BOARD and FDOT on the preliminary horizontal layout for use in the 60% design. This layout will not be used for conveying the required right-of-way and/or easements. The ENGINEER will submit design plans at the 60% stage, 90% stage and the Final submittal stage to the BOARD. In addition, the ENGINEER will submit the design plans at 60%, 90% and Final stages to affected utility companies. An electronic copy of all design files will be provided to the BOARD with the Final submittal.
- o) Quantities – The ENGINEER will develop quantities consistent with BOARD preferences and prepare an Opinion of Probable Construction Costs (OPC) document. An OPC with quantities will be submitted with the 60%, 90% and Final plans.
 - i. *Note: The ENGINEER has no control over the cost of labor, materials, equipment, over the Contractor's methods of determining prices, over competitive bidding, or market conditions. Opinions of probable costs provided in accordance with this AGREEMENT are based on the information known at the time the opinions of cost are developed and represent only the ENGINEER's judgment as a design professional familiar with the construction industry. Actual costs for proposals, bids, or actual construction costs will be different.*

D. C 472 at US 301 Intersection Permitting – Permitting associated with the subject improvements will be required through the following agencies:

- 1) SWFWMD Environmental Resource Permit (ERP): The ENGINEER will prepare for and attend a pre-application meeting with SWFWMD staff to confirm the required application type. The ENGINEER will research parameters for the existing pond system prior to this meeting.
 - a) The ENGINEER will prepare the application for this permit and submit to SWFWMD. The ENGINEER will prepare and publish the newspaper advertisements typically required by the SWFWMD. Up to two RAI's will be responded to by the ENGINEER if necessary.
- 2) Sumter County Public Works (SCPW): The ENGINEER will meet with the BOARD after the 60% submittal phase to discuss the comments and responses.
- 3) FDOT: The ENGINEER will prepare for and attend a pre-application meeting FDOT staff

to review the scope of the project. A driveway connection permit and drainage connection permit are expected for the Project. The ENGINEER will prepare the driveway connection permit and coordinate with the BOARD and FDOT. Up to two rounds of comments per application will be responded to if necessary. The drainage connection permit is assumed to be handled by other engineering firms in coordination with the BOARD.

As part of the permit review, the FDOT may likely require review and approval of the traffic impact analysis for the Oxford Crossings development adjacent to the intersection. This Agreement assumes, per direction from the BOARD, that the preparation of that analysis, coordination with FDOT during the permitting process, responding to comments from FDOT regarding that analysis, etc. will all be handled by other consultants.

Task 6 – US 301 / C 462 Design and Permitting Services

A. C 462 at US 301 Intersection Traffic Analysis - This task will include the following:

- 1) A general review of the TIA for Twisted Oak Pointe prepared by Traffic and Mobility Consultants, as provided by the BOARD.
- 2) Use the AM and PM peak hour traffic projections within the TIA for Twisted Oak Pointe, including committed trips of adjacent developments identified in the TIA, to evaluate if a second westbound right-turn lane on C 462 at US 301 is warranted or recommended for improved traffic operations and queuing.
- 3) Identify recommended turn lane length of the westbound right-turn lane(s) on C 462 at US 301.
- 4) Perform an intersection operational analysis to support the FDOT driveway connection permit submittal for the improvements.
- 5) Perform a Stage 1 ICE analysis including completion of CAP-X and SPICE forms published by FDOT.

Note: This task assumes that only a Stage 1 ICE analysis will be required by FDOT. If a Stage 2 or Stage 3 ICE analysis is required, these tasks can be performed as an amendment to this Agreement.

- 6) Prepare a letter report summarizing the traffic operational analysis and recommendations for inclusion with the FDOT driveway connection permit application.

B. C 462 at US 301 Intersection Drainage Analysis and Design - The stormwater conveyance system modifications will be designed to meet minimum permit requirements of the Southwest Florida Water Management District (SWFWMD), Sumter County and FDOT.

Other than what is noted below, the Agreement assumes that any permitting with the SWFWMD and FDOT regarding the system's drainage retention areas will be handled by other engineering firms in coordination with the BOARD. Other than coordinating the expected increase in impervious area with the other engineering firm, no design, analysis, agency coordination, or permitting (whatsoever) is included in this Agreement.

Specifically, the modifications necessary for the existing FDOT pond west of US301 will be fully

handled by other engineering firms in coordination with the BOARD. It is understood that the design and permitting of these receiving retention areas, by others, will be part of the critical path for the issuance of construction plans for bidding and construction.

- C. The stormwater system will be designed to meet minimum permit requirements of SWFWMD, Sumter County and FDOT.
- 1) Locations of the drainage basins and outfalls will be determined by the ENGINEER, and coordinated with the BOARD, based on the corridor topography, geotechnical conditions, as-built plans, and existing permits.
 - 2) The ENGINEER will design a piping conveyance system that meets the requirements of the BOARD and takes into consideration an agreed upon design storm event and accounts for normal drainage parameters such as conveyance capacity, velocity, and pavement gutter spread.
 - 3) Modification of existing watershed models that may exist at the County or the SWFWMD is not included in the scope of work of this Agreement.
 - 4) The ENGINEER will analyze the existing FDOT stormwater pond located just north of CR130 which serves US 301 to determine if the additional impervious area from project can be accommodated. If it is found that the existing stormwater pond does not have sufficient capacity for the additional impervious area, then the ENGINEER will coordinate with the BOARD on the needed additional scope of work to modify this pond. This Agreement does not include modifications to the existing FDOT stormwater pond and does not include designing new stormwater ponds if needed.
 - 5) The ENGINEER will analyze the existing Sumter County stormwater pond which serves the portion of C 462 east of US 301 to determine if the additional impervious area generated from this project can be accommodated. If it is found that the existing stormwater pond does not have sufficient capacity for the additional impervious area, then the ENGINEER will coordinate with the BOARD on the proposed modifications to this pond.
 - 6) The ENGINEER will prepare and provide the Drainage Design Report to the BOARD, SWFWMD and FDOT for permitting.
 - 7) The ENGINEER will provide a summary memo to the BOARD that estimates the impervious surface that will be proposed for the buildout improvement to existing C 462 north of and adjacent to the Twisted Oaks project between CR 209 and US301. The BOARD will provide the desired buildout section to the ENGINEER for our use. In addition, the ENGINEER will provide a high-level review of the C 462 topography to include a logical collection point for the runoff, and a design elevation for the Twisted Oaks developer to use as they design their stormwater collection system. The summary memo described in this task will be provided to the BOARD for its use in coordinating its development agreement(s) with the Twisted Oaks developer.
- D. C 462 at US 301 Intersection Roadway Design and Plans - This task will include the following design, analysis, and coordination components.
- 1) Based on the results of the traffic analysis work, the ENGINEER will prepare an access

management plan for the segment of C 462 east of US 301 and west of the CSX railroad tracks. The BOARD will review this plan with the adjacent property owners.

- 2) The ENGINEER will prepare design plans on 11"x17" sheets depicting the proposed roadway and stormwater improvements. The design plans will be prepared in accordance with the Sumter County Engineering Manual (SCEM) and applicable Land Development Code standards, Florida Greenbook 2018 Edition, as well as the applicable FDOT Standard Plans for Road Construction and the applicable FDOT Standard Specifications for Road & Bridge Construction. The design plans will consist of the following sheets:
 - a) Cover Sheet
 - b) General Notes
 - c) Summary of Pay Items
 - d) Typical Sections – Typical sections will be developed to illustrate the proposed roadway improvements. A pavement design analysis will be performed based on findings documented in the geotechnical report. The proposed pavement sections will be documented on the typical section sheets.
 - e) Roadway Plan and Profile Sheets – These sheets will illustrate the horizontal and vertical construction details associated with the roadway improvements.
 - f) Cross Sections – Roadway cross sections will be developed and shown on these sheets.
 - g) Temporary Traffic Control Phasing Notes and General Notes – General Notes and Phasing notes for the Temporary Traffic Control (TTC) will be provided.
 - h) Temporary Traffic Control Plan View Phasing – Conceptual phasing plan will be provided for the Temporary Traffic Control on this project. Temporary Signalization Plans are not included in this Agreement.
 - i) Erosion Control/SWPPP Plans – Erosion control plans will be prepared depicting site specific erosion control measures, as well as general notes, details, and specifications for additional erosion control measures that may be needed depending on site conditions. It is assumed that these plans will constitute the Storm Water Pollution Prevention Plan (SWPPP) that the contractor will utilize during construction.
 - j) Utility Adjustment Sheets – The ENGINEER will coordinate the proposed design with affected utility companies to minimize utility conflicts. The individual utility owners will designate their existing utilities within the project limits. Based on information provided by the various utility providers in the corridor and existing utility alignments, proposed utility adjustments will be detailed in plain view on this sheet as necessary. The ENGINEER will request, review and coordinate Utility Work Schedules from the utility providers within the project limits.
 - k) Signing and Pavement Marking Plan Sheets – Signing and Pavement Marking Plan sheets will be provided to cover the proposed roadway work.
 - l) Signalization Plans – Signalization Plans for the intersection of C 462 and US 301 will be prepared. The Plans will include installation of new traffic signal mast arms

and pedestrian signals. The plan set will include the following sheets:

- i. Signalization General Notes
- ii. Signalization Quantities and Pay Items
- iii. Signalization Plan
- iv. Mast Arm Tabulation
- v. Mast Arm Assemblies Data Table
- vi. Mast Arm Soil Boring Data Sheet

The signalization plan will specify the phasing and initial timings, vehicular signal displays, conduits and pull boxes, and pedestrian displays and detector stations, if appropriate. A subsurface utility exploration (SUE) will be performed to designate vertical and horizontal positions for utilities near the proposed mast arms. The SUE will be performed by a subconsultant to the ENGINEER. A structural analysis will be performed to determine the appropriate size of mast arms, and dimensions of the foundation. The mast arms and poles will be consistent with Sumter County mast arm aesthetics. Alternate foundation designs such as spread footers are not included in this Agreement. The structural analysis will be summarized in a calculations book provided with the FDOT permit submittal.

- m) Soil Survey Sheets – Soil Survey Sheets will be prepared to show the soil boring logs provided by the Geotechnical Engineer.
- n) Submittals – The ENGINEER will prepare a preliminary horizontal layout of the proposed improvements for coordination with the BOARD and FDOT. The ENGINEER will utilize comments received from the BOARD and FDOT on the preliminary horizontal layout for use in the 60% design. This layout will not be used for conveying the required right-of-way and/or easements. The ENGINEER will submit design plans at the 60% stage, 90% stage and the Final submittal stage to the BOARD. In addition, the ENGINEER will submit the design plans at 60%, 90% and Final stages to affected utility companies. An electronic copy of all design files will be provided to the BOARD with the Final submittal.
- o) Quantities – The ENGINEER will develop quantities consistent with BOARD preferences and prepare an Opinion of Probable Construction Costs (OPC) document. An OPC with quantities will be submitted with the 60%, 90% and Final plans.
 - i. *Note: The ENGINEER has no control over the cost of labor, materials, equipment, over the Contractor's methods of determining prices, over competitive bidding, or market conditions. Opinions of probable costs provided in accordance with this AGREEMENT are based on the information known at the time the opinions of cost are developed and represent only the ENGINEER's judgment as a design professional familiar with the construction industry. Actual costs for proposals, bids, or actual construction costs will be different.*

- E. C 462 at US 301 Intersection Permitting - Permitting associated with the subject improvements will be required through the following agencies:

- 1) SWFWMD Environmental Resource Permit (ERP): The ENGINEER will prepare for and attend a pre-application meeting with SWFWMD staff to confirm the required application type. The ENGINEER will research parameters for the existing pond system prior to this meeting.

The ENGINEER will prepare the application for this permit and submit to SWFWMD. The ENGINEER will prepare and publish the newspaper advertisements typically required by the SWFWMD. Up to two RAI's will be responded to by the ENGINEER if necessary.

- 2) Sumter County Public Works (SCPW): The ENGINEER will meet with the BOARD after the 60% submittal phase to discuss the comments and responses.
- 3) FDOT: The ENGINEER will prepare for and attend a pre-application meeting FDOT staff to review the scope of the project. A driveway connection permit and drainage connection permit are expected for the Project. The ENGINEER will prepare the applications for these permits and coordinate with the BOARD and FDOT. Up two rounds of comments per application will be responded to if necessary.
- 4) As part of the permit review, the FDOT may likely require review and approval of the traffic impact analysis for the Twisted Oaks development adjacent to the intersection. This Agreement assumes, per direction from the BOARD, that the preparation of that analysis, coordination with FDOT during the permitting process, responding to comments from FDOT regarding that analysis, etc. will all be handled by other consultants.

Task 7 –Permit Application Fee Allowance

- A. At the request of the BOARD, Kimley-Horn has included an amount to be utilized as a governmental permit fee expense reimbursement. Up to the amount noted, Kimley-Horn will provide application fee checks to the permit agencies noted in the above Scope of Services. Because this Task is an estimate only, if for any reason any fees beyond the amount noted are required for the Project, the BOARD will execute a contract amendment for those additional amounts prior to Kimley-Horn expending the funds.
- B. At this time, we expect the following permit application fees to be needed for this Project, at each intersection:
 - 1) Two SWFWMD Permit Applications (one for each intersection)
 - 2) Newspaper Publication Fees associated with SWFWMD Permitting

Task 8 – Optional Services

Under this Task Kimley-Horn will perform optional design and permitting services that are not expected to be necessary but could become necessary or if desired by the BOARD. Should any of the listed Optional Services become necessary a separate scope and fee Amendment to this Agreement will prepared for review by the BOARD.

- A. C 472 at US 301 Intersection Design Variation Package (Optional Services) - Based on coordination with FDOT District V, this project may require a Design Variation Package to be prepared and submitted to FDOT for not meeting their deflection through an intersection criterion. The ENGINEER will meet with the BOARD prior to the 60% submittal to review the proposed design

and to determine if the project meets FDOT's design criteria for deflection through an intersection. If this criterion cannot be met, then a Design Variation Package will be prepared in accordance with the FDOT Design Manual and submitted to FDOT for review and approval. The ENGINEER will respond to one round of comments on the Design Variation Package.

- B. C 472 at US 301 Intersection Lighting Design and Plans (Optional Services) - The intersection of C 472 and US 301 currently has existing roadway lighting. Based on coordination with FDOT District V during permitting, FDOT may require the BOARD to evaluate the east leg of the intersection to meet their intersection lighting criteria due to the proposed widening. If required, the ENGINEER will perform a lighting photometric analysis for the east leg of the intersection and determine modifications or additions to light poles. The ENGINEER will document the lighting analysis in a Lighting Design Analysis Report and will submit to FDOT for approval. The ENGINEER will coordinate with the power company for any modifications or additions to light poles and prepare Lighting Plans accordingly. The ENGINEER will respond to one round of comments from FDOT on the Lighting Design Analysis Report and Lighting Plans.
- C. C 462 at US 301 Intersection Lighting Design and Plans (Optional Services) - The intersection of C 462 and US 301 currently does not have existing roadway lighting. Based on coordination with FDOT District V during permitting, FDOT may require the BOARD to provide lighting at the intersection. If required, the ENGINEER will perform a lighting photometric analysis for the intersection to meet criteria in the FDOT Design Manual and prepare Lighting Plans accordingly. The ENGINEER will document the lighting analysis in a Lighting Design Analysis Report and will submit to FDOT for approval. The ENGINEER will coordinate with the power company for the light poles to be added at the intersection. The ENGINEER will respond to two rounds of comments from FDOT on the Lighting Design Analysis Report and Lighting Plans.
- D. C 472 at US 301 Intersection Surveying and Mapping Services (Optional Services) - Based on the traffic analysis and coordination with the adjacent developer, survey limits may need to be extended along C 472 to support the design. If required, the topographic survey will be extended by 600 feet and the topographic route survey will be updated.
- E. C 462 at US 301 Intersection Surveying and Mapping Services (Optional Services)
 - 1) Based on coordination with FDOT, survey limits may need to be extended along US 301 to support the design. If required, the topographic survey will be extended by 500 feet both north and south of US 301 and the topographic route survey will be updated.
 - 2) The existing stormwater pond which serves C 462 may need to be modified to accommodate the additional impervious area. If required, the topographic survey will be updated to include the stormwater pond and associated pipes and structures.

Schedule:

The design and permitting tasks will be completed within a mutually agreeable schedule. A schedule will be presented at the kickoff meeting and will be maintained and updated throughout the execution of the Project.

Additional Services if Required:

Services requested that are not specifically included in this Agreement will be provided under a new and

separate task order Agreement or can be performed on an hourly basis upon written authorization.

Method of Compensation:

The ENGINEER will perform the services described in Tasks 1 - 7 of the Scope of Services for a lump sum fee of \$526,630.00. A permit fee allowance is included in Task 7 to provide permit application fees on behalf of the BOARD. If additional permit fees are required above the \$8,000.00 provided by this task, those will be provided directly by the BOARD.

Task 8 describes optional service tasks and are not included in this Agreement.

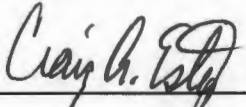
A breakdown by Task is provided in the attached Table A.

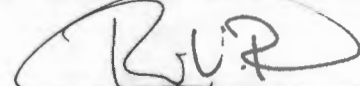
Services provided under this will be invoiced monthly. All invoices will include a description of services provided.

Attachments: Table A; Exhibits A and B

BOARD OF SUMTER COUNTY COMMISSIONERS

KIMLEY-HORN AND ASSOCIATES, INC.

BY: 
CHAIRMAN

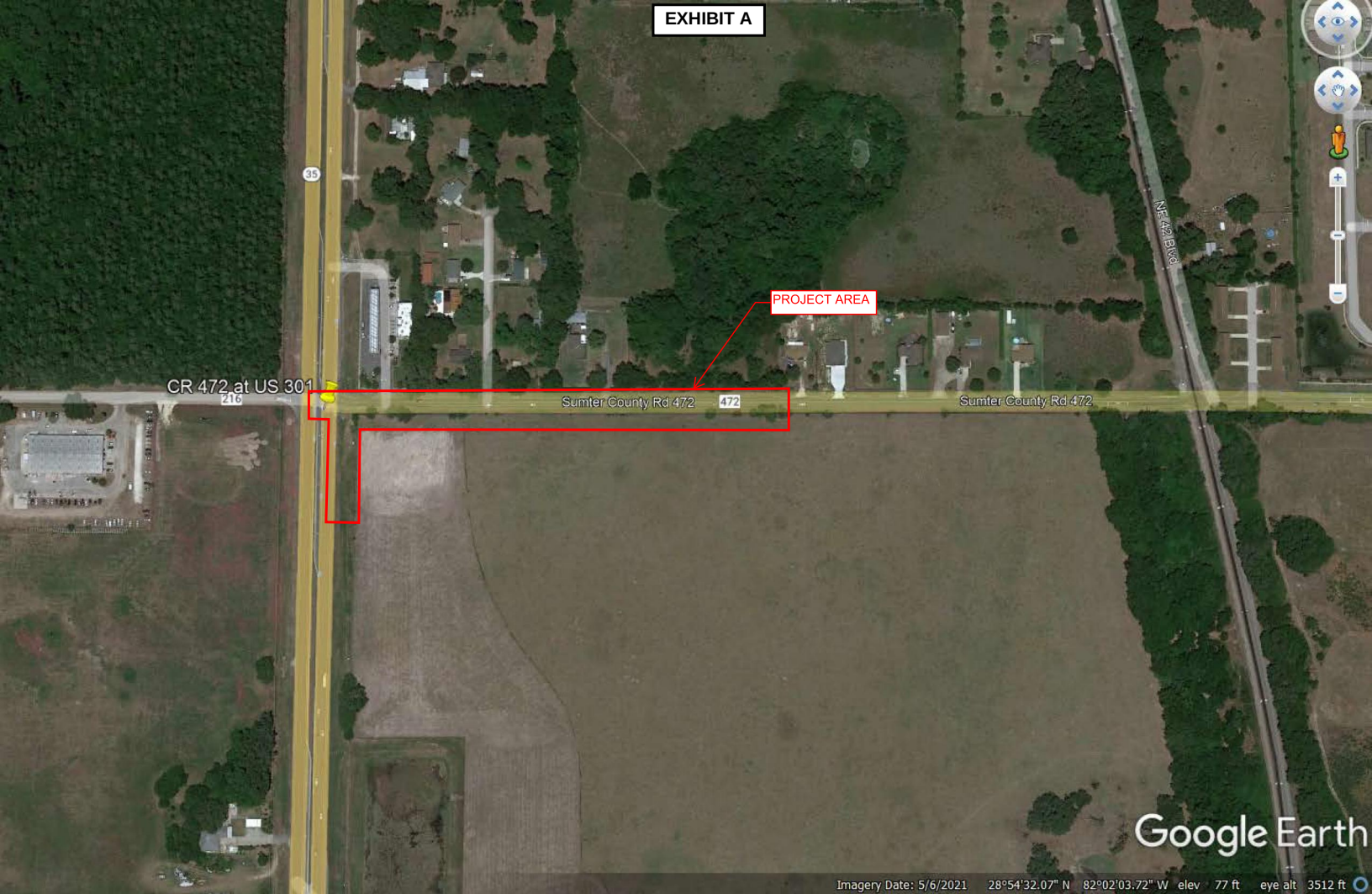
BY: 
Richard V. Busche, PE

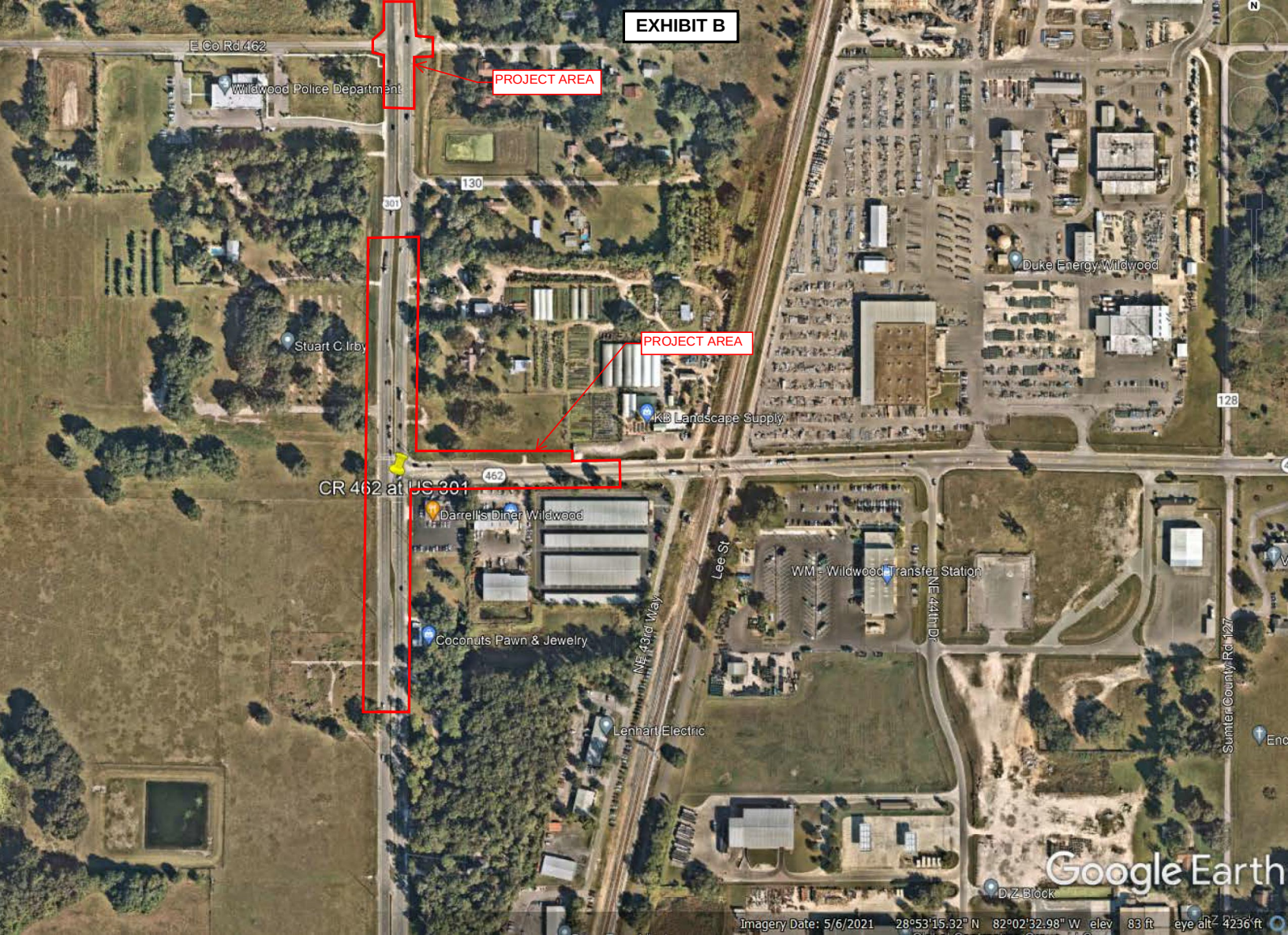
TITLE: _____

TITLE: Senior Vice President

DATE: 7/26/22

DATE: July 18, 2022

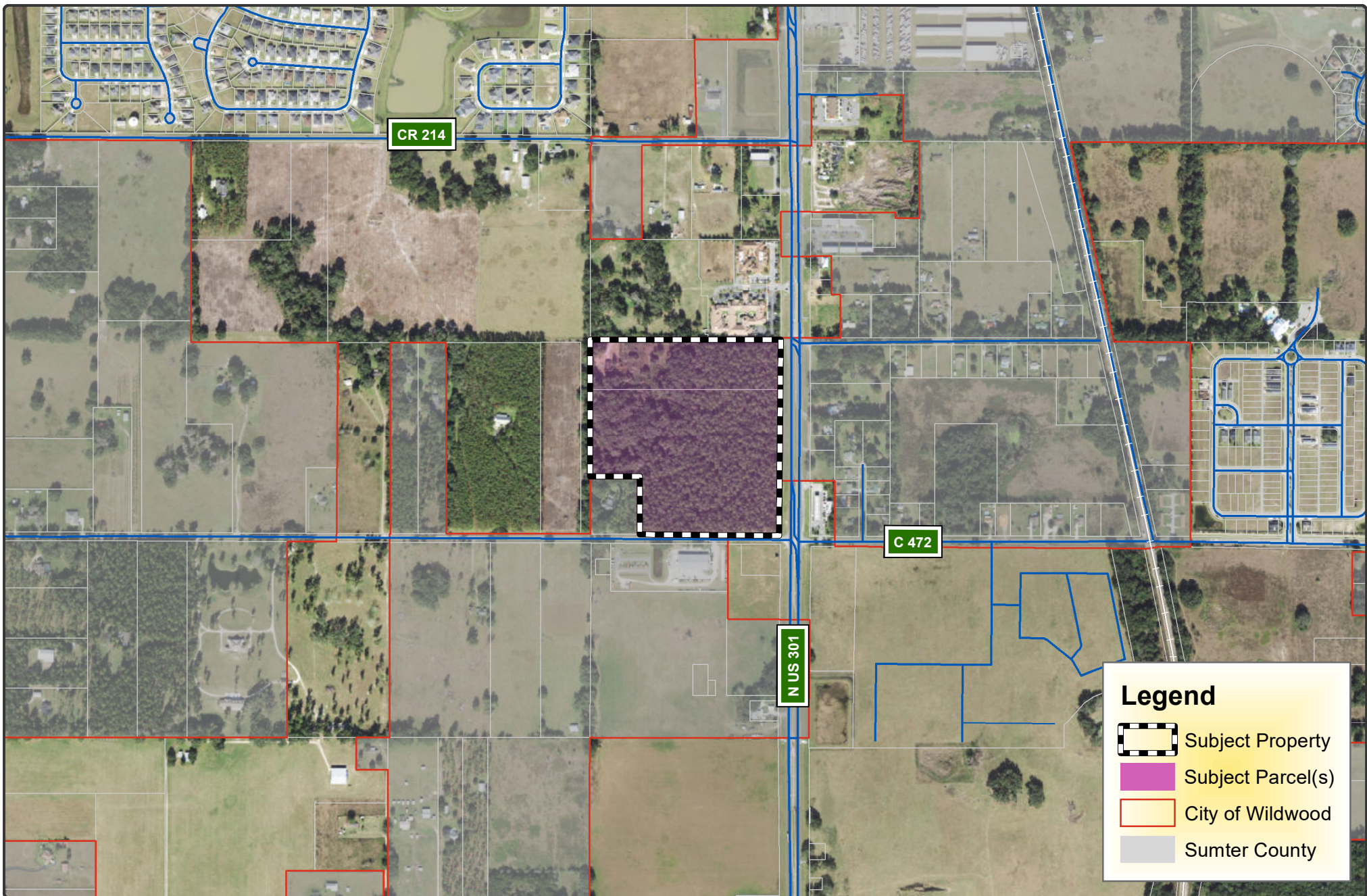




**TABLE A
FEE ESTIMATE FOR PROFESSIONAL SERVICES**

PROJECT: US 301 INTERSECTION IMPROVEMENTS AT C 472 AND C 462	FILE NO. IPO 29
CLIENT: SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS	DATE: JULY 2022
KH PM: MOHAMMAD ANSARI, P.E.	
BASIS FOR ESTIMATE: APPROVED RATES PER RFQ 030-0-2020/RS	

TASK NO.	DESCRIPTION	DIRECT LABOR (MAN-HOURS)										
		Principal Engineer	Sr. Engineer Project Manager	Senior Engineer	Project Engineer	Engineering Intern	Senior Designer	CAD Draftsperson	Support Staff	LABOR HOURS	SUB (\$)	LABOR TOTAL
		\$ 225.00	\$ 195.00	\$ 150.00	\$ 135.00	\$ 105.00	\$ 130.00	\$ 85.00	\$ 70.00	--	--	--
1	PROJECT ADMINISTRATION		24		60	20			10	114		\$ 15,580
2	SURVEYING AND MAPPING SERVICES		4		4			4		12	\$ 58,200	\$ 59,860
3	SUBSURFACE UTILITY ENGINEERING		4		4			4		12	\$ 34,500	\$ 36,160
4	GEOTECHNICAL EXPLORATIONS		2		4			4		10	\$ 7,550	\$ 8,820
5	US 301 / C 472 DESIGN AND PERMITTING											
5A	C 472 AT US 301 INTERSECTION TRAFFIC ANALYSIS		10		10	45			5	70		\$ 8,375
5B	C 472 AT US 301 INTERSECTION DRAINAGE ANALYSIS & DESIGN	6	20	10	40	60	10	20	8	174		\$ 22,010
5C	C 472 AT US 301 INTERSECTION ROADWAY DESIGN & PLANS	15	80	20	220	140	30	50	30	585		\$ 76,625
5D	C 472 AT US 301 INTERSECTION PERMITTING	8	40		40	30		16	10	144		\$ 20,210
6	US 301 / C 462 DESIGN AND PERMITTING											
6A	C 462 AT US 301 INTERSECTION TRAFFIC ANALYSIS		20		20	50			5	95		\$ 12,200
6B	C 462 AT US 301 INTERSECTION DRAINAGE ANALYSIS & DESIGN	8	40	16	60	80	16	20	8	248		\$ 32,840
6C	C 462 AT US 301 INTERSECTION ROADWAY DESIGN & PLANS	40	210	40	450	410	100	140	40	1430		\$ 187,450
6D	C 462 AT US 301 INTERSECTION PERMITTING	10	80	10	80	50		20	20	270		\$ 38,500
7	PERMIT APPLICATION FEE ALLOWANCE										\$ 8,000	\$ 8,000
8	OPTIONAL SERVICES (NOT INCLUDED)											
TOTALS		87	534	96	992	885	156	278	136	3164	\$ 108,250.00	\$ 526,630.00



ORDINANCE NO. O2022-XX

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY HWY 301/216, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the first application for the Wildwood Place Planned Development Agreement was filed with the City of Wildwood on or about June 6, 2022;
the City now wishes to enact Ordinance O2022-XX in its entirety;

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by CHW on behalf of HWY 301/216, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this [DAY] day of [MONTH], 2022³. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on [MONTH DAY], 2022 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Wildwood Place Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on June 6, 2022 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.

5th DRAFT: January 31, 2022

- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 34.75 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).
- F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) ~~3.3(B)(3)~~ of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Developer has applied for a Planned Development of the lands described in "Exhibit A".

B.

That the zoning districts of the subject land described in "Exhibit A" are classified as "R-4: ~~Medium High Density Residential~~" and "C-3: ~~General Commercial — Highway~~" on the City of Wildwood Zoning Map.

C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated June 3, 2022 and revised on DAY MONTH November 2, 2022 is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1. The conceptual development plan illustrates general location of the following land uses:
 - a. ~~Multi-family Residential-residential~~ uses
 - a-b. Single-family attached residential uses
 - b-c. Commercial retail and office uses
 - e-d. Stormwater Management Facility (SMF) (master planned, shared by all uses)
 - d-e. Transportation systems and parking facilities
 - e-f. Existing potable water and sanitary sewer locations
2. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements, or market conditions that shall determine specific commercial retail and/or office end users. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. ~~The Project is currently undeveloped.~~ The Project shall be developed in a single phase or in two (2) phases. If two (2) phases, the first phase will include Land Use Area A (~~multi-family residential~~) and primary and/or shared infrastructure, including the master SMF and internal drives. ~~while the second phase~~. Phase 2 development will be the remainder of Land Use Area B (commercial) ~~at an unknown time~~.

1) TYPE OF DEVELOPMENT.

1. Phasing Schedule:

Phase	Timeframe
1	<u>5 years</u> <u>24 months</u>
2	<u>15 years</u>

The following shall apply:

~~3.2. Land Use Breakdown.~~ Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Total (Acres)	Percentage of Total Site
Multi-Family Residential	<u>25.00</u>	<u>72%</u>
<u>Commercial Retail & Office</u>	<u>9.75</u>	<u>28%</u>
<u>Open Space</u>	<u>6.95</u>	<u>20%</u>
<u>Total Site</u>	<u>34.75</u>	<u>100%</u>

Open space consists of 20% of the total site area, which equals ±6.95 acres.

4.3. Maximum Development Potential. Commercial and ~~Industrial-Residential~~ development shall not exceed the following:

Multi-Family Residential	Commercial
-------------------------------------	------------

Commented [RT1]: Market conditions will dictate commercial/office end users. Therefore, it is important to allow modifications to meet their unique site layout needs while adhering to City LDR requirements.

Commented [RR2R1]: We don't need to know specific commercial retail or office end users for the PD agreement. This plan is conceptual in nature and we understand details may change.

Commented [j3]: Please justify the original timeframe of 5 years when the agreement dictates significant construction within 24 months of execution of agreement.

Commented [RT4R3]: OK. Clarification is that significant construction must begin within 24 months, not construction completed within 24 months.

Commented [j5]: These calculations are off.

The numbers add up to 41.7 acres and 120% of the total site.

Commented [RT6R5]: Open Space is contained within both the residential and commercial area. Table revised for clarity.

Density, max. (unit/acre):	12
No. of dwelling units, max.:	300
Living area, min. (square feet):	600

No. of square feet, max.:	110,000
Floor Area Ratio, max.:	±0.26
Lot area and lot width, min.:	None

5.4. Signage. The Developer will construct signage meeting the City's Land Development Regulations and Design District Standards.

C-D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director's, or designee's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable.

1. Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. Said agreement(s) shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

D-F. ~~Permitted, Conditional, and Special Exception~~ principal Uses. ~~Principal uses~~ permitted, Conditional, and Special Exception include all permitted uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the respective R-4 (~~Medium High Density Residential~~) and C-3 (~~General Commercial—Highway~~) zoning districts shall be permitted within the project. Additional permitted uses in the C-3 zoning district may include the following Special Exception uses:

1. Independent living facility (ILF)
2. Community residential home with 7 or more residents
3. Assisted living facility (ALF)
4. Nursing home
5. Private or nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories
6. Public buildings owned, operated, and used by a government entity such as city hall, city hall annexes, police and fire stations, libraries, post office, and other similar uses
- ~~7. Outdoor storage facilities for RVs, boats, campers, vehicles, machinery, equipment, or other similar items~~
- ~~8. Tower and wireless communication services~~

E-G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district

Commented [RR7]: It is best to name the special exception uses you want allowed in the development. For example, RV parks is a special exception in C-3. The City is not in favor of RV parks within the city limits and has changed the code requirements recently to reflect this. In addition, the city has recently changed code requirements for internet cafes to locate in C-3 as a conditional use to discourage that use in a commercial district.

standards prescribed in Chapter 3 of the Land Development Regulations for the ~~R-4 and C-3 M-1 (Industrial)~~ zoning districts on land designated as such and shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-3 (General Commercial – Highway) zoning district on land designated as such.

Building setbacks for both internal and external property lines shall be as follows:

Multi-family Residential		Commercial	
Front, min.	N/A	Front, min.	25'
Rear, min.	N/A	Rear, min.	15'
Side, min.	N/A	Side, min.	15'
Building Separation	10'	Accessory Structures	
		Rear and Side, min.	8'

~~1. Signage. The Developer may construct signage meeting the City's Land Development Regulations.~~

~~2. Landscaping Standards. All trees, shrubs, hedges, ground cover, lawn grasses, berms and other landscaping treatments existing on the Property shall be preserved to the maximum extent practicable, as determined by the Developer. The Developer shall install additional landscaping to meet the applicable landscape standards.~~

F.H. Design District Standards. Due to the Project's location within the Highway Design District, the Project will meet applicable City of Wildwood's Design District Standards.

G.I. Recreation and Open Space. The Project shall maintain a minimum of 20% (6.95 acres) open space.

~~1. Parks and Recreation. Amenities. The following amenities are planned for the Project:~~

- ~~a. Amenity building~~
- ~~b. Pool~~
- ~~c. Dog Park~~
- ~~d. Pavilions~~

~~1. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other qualifying common areas. Open space may also include recreation areas and amenities, even amenities or area enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights of way, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.~~

2. **Buffers.** The Project shall establish and maintain the following buffers:

Direction	Width (Ft)
North	20

East	None, exempt per Design District Standards (DDS) Chapter 1(A)(4)
South	20, Land Use Area A only
West	None

~~The Project shall maintain the Buffers and shall contain landscape material in accordance with the Design District Standards. No buffer is required between the residential and commercial uses PD Land Use Areas is required but may be provided to serve as open space. All trees, shrubs, hedges, ground cover, lawn grasses, berms and other landscaping treatments existing on the Property shall be preserved to the maximum extent practicable, as determined by the Developer. The Developer shall install additional landscaping to meet the applicable landscape standards. Existing trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).~~

Commented [RR8]: Please revise this language to meet the definition of buffer in the LDRs, acknowledge the standards in LDR Sec. 6.10 and acknowledge that a tree permit will be required.

Commented [RT9R8]: Addressed

3. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

Amenities. The following amenities are planned for the Project:

- ~~a. Amenity building.~~
- ~~a. Pool~~
- ~~a. Dog Park~~
- ~~a. Pavilions~~

H.J. Environmental Considerations. An ecological site assessment was conducted in April 2022 by Modica & Associates, Inc. (M&A) ~~and is attached hereto as Exhibit C. The intent of this Ecological Assessment was to preliminarily evaluate on-site habitats and vegetative communities, to identify the presence or potential for presence of protected wildlife species, to identify potential environmentally related development constraints associated with the property, and to outline regulatory permitting requirements for the property, specifically pertaining to ecological resources.~~ No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation. No further assessment is warranted based on said site assessment.

Commented [j10]: Please verify that this statement is correct.

Commented [RT11R10]: Verified by April 2022 M&A report

I.K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project ~~shall be will-connected to the City's Potable Water and Sanitary Sewer systems Wastewater prior to any certificates of occupancy being issued~~ issuance of any Certificate of Occupancy. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued.

if available. Reuse water is not currently available to the Project ~~and shall may not be required.~~

Commented [RR12]: Per utilities, reuse may be required in the future

Commented [RT13R12]: Understood; note on PD Plan also revised

2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
3. Stormwater. The Project utilizes a master Stormwater Management Facility (SMF) that serves both the residential and commercial uses, increasing efficiency of the system and reducing the land area necessary to serve each use individually. The SMF shall be designed in accordance with to City Land Development Regulation (LDR), § Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.
4. Underground Utilities. All ~~utilities~~ on site utilities shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall ~~assure~~ ensure that any utilities within any public utility easement serving lands other than the Project shall be underground.
5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare.
6. Easements. A 20'-wide public utility easement (per O.R.B. 1692, PG. 276) is located along the US 301 and CR 216 frontages.
7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on (DATE) August 8, 2022 by CHW and attached hereto as Exhibit C, improvements to the project driveways are warranted. The responsibility to fund the improvements listed in Section ~~K-L~~ of this ordinance, will be the responsibility of the Developer.

J-L. Access, Parking, and Transportation.

1. Access. ~~The~~ Project's main commercial area access is centrally located on US 301 with through access to the ~~multi-family~~ residential area. One (1) additional commercial access is at the site's north end on US 301 at a directional median opening and another full access one on CR 216. The Project's primary access to the ~~multi-family~~ residential area is located on the southern boundary of the Property on CR 216. Driveway permits for access on US 301 and CR 216 will be obtained from Florida Department of Transportation (FDOT) and Sumter County, respectively.
2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.
- 2.3. Cross and shared access. Cross and shared access will be provided within the site both north-south (commercial uses) and east-west (residential and commercial uses). Cross Vehicular cross access to the vacant adjacent property properties (both west and north) is not possible due to the gated residential community and master stormwater management facility along the Project's entire western boundary and along the entire shared northern boundary. A pedestrian connection to Commercial FLU property to the north may be permitted.

Commented [RR14]: Will need finalized TIA to confirm

Commented [RT15R14]: Revised to reflect the TIA

Commented [RR16]: Vacant property is along the western boundary. Is cross access possible along the undeveloped property to the north?

Commented [RT17R16]: Unfortunately not. The vacant parcel to the north is adjacent to the residential portion and shared SMF.

Commented [RR18R16]: The stormwater facility should be clearly marked on the concept plan. Can a stub out be provided to the undeveloped property to the north with a gate to allow for future cross access? Property to the north has a commercial FLU. This would allow residents to access a future commercial development without using 301.

Commented [RT19R16]: Pedestrian connection only may be permitted.

a. Transportation System Improvements. The TIA accepted on [DATE] November 13, 2022 includes the following conclusions and recommendations:

This analysis demonstrated that the proposed access connections on US HWY 301 meet FDOT spacing standards, that the roadway segments will continue to operate under capacity through build-out, and that the intersections with the improvements recommended below will operate acceptably.

Based on this analysis, the following transportation improvement are recommended to support the Wildwood Place development:

- Adjust the PM maximum green signal times for the PM peak scenario to match the signal times provided in Table 6, at the US HWY 301/CR 216(CR 472) intersection. This improvement reduces the v/c ratio, of the northbound through movement, to below 1.0.
- Widen, repave, and stripe CR 216 in accordance with FDOT Greenbook Standards, from the proposed west access to the improved portion of CR 216 where the eastbound turn-lane was recently constructed to support the DQ Grill and Chill site.

Based on the analysis, multiple deficiencies at the US HWY 301/CR 466 intersection occur during the existing and background scenarios. Because these deficiencies occur during the existing and background conditions, and are not due to the addition of project trips, the developer should not be responsible for the improvements. The following improvements, at the US HWY 301/CR 466 intersection, are recommended to Sumter County and FDOT, in order to remove these deficiencies:

- Adjust the PM maximum green signal times for the PM peak scenario to match the signal times provided in Table 7, at the US HWY 301/CR 466 intersection. This improvement reduces the queue lengths for the eastbound left and northbound left movements and reduces the v/c ratio of the eastbound left movement to below 1.0.
- Extend the eastbound left-turn lane so that it ties into the two-way/left-turn lane further to the west.
- Extend the northbound left-turn lane so that it abuts the southbound left-turn lane to the south.

Developer is responsible for constructing this improvement during Phase 1 of the Development.

4. Internal vehicular circulation. Internal vehicular circulation will be provided by single- or double-loaded parking drive aisles, not roadways.

5. Parking. Commercial parking shall be shared by patrons/tenants within the Project while residential parking shall be gated and used exclusively by Project residents and property management staff. Parking areas may be considered Common Area as provided below in section 3.4M.

The minimum number of parking spaces required for residential uses:

Ordinance
PD O2022-XX Wildwood Place PD
Page 8

Commented [RR20]: Will the main entrance off 301 have a roadway name? How will addresses be assigned?

Commented [RT21R20]: Addressing will be off US 301 for both nonresidential and residential uses. There will be no internal roadways.

- a. Multi-family: 1.5 spaces per dwelling unit
- b. Single-family attached: 2 spaces per dwelling unit. Parking garages and driveways shall count to meet this requirement.

Commented [RT22]: Attached units are anticipated to have at least a single-car parking garage to count towards the parking requirement.

The minimum number of parking spaces required for commercial uses:

- a. Retail Use Less Than 100,000 square feet of GFA: four (4) spaces per 1,000 square feet Gross Floor Area (GFA)
- b. Office: three (3) spaces per 1,000 square feet of GFA

All other uses shall meet LDR Table 6-12 requirements. Single-family attached parking may be met with garages and associated driveways.

~~3.1. Internal vehicular circulation. Internal vehicular circulation will be provided by single or double loaded parking drive aisles, not roadways.~~

~~External Transportation System Improvements. The TIA approved on [DATE] recommends [INSERT RECOMMENDATIONS] modifications to the following intersections:~~

- ~~US HWY 301/CR 462 Intersection~~
- ~~US HWY 301/CR 216 (CR 472) intersection~~
- ~~US HWY 301/CR 466 intersection~~

~~Developer is responsible for constructing this improvement during Phase 1 of the Development.~~

4.6. Pedestrian Facilities. The Project shall contain sidewalk connections between internal uses within the Project, parking areas, and to external public facilities as requested during development.

~~K. Energy and Water Conservation. Water and energy conservation measures taken may include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. The Florida Energy Conservation Code 2017 edition and the Florida Plumbing Code 2020 edition will be used in the design of the project, or the then-current edition of such codes at the time of building permit submission if such codes have been updated between the Effective Date of this Agreement and such time, will be used in the design of the project. Specific measures are uncertain currently due to both production and supply issues that have caused wide fluctuations in cost and availability. Determinations will be made during development plan review when price and availability are timed with construction.~~

L.M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or

5th DRAFT: January 31, 2022

assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

M.N. **Enforcement of Rules and Regulations.** For the maintenance of the common areas referenced in Section 3. MN above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

N.O. **Impact Fees.** The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

O.P. **Expiration of Planned Development Agreement.** Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 2022.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

ED WOLF, MAYOR

ATTEST: _____
Susan Patterson, City Clerk

| 5th DRAFT: January 31, 2022

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

DRAFT

Exhibit A

LEGAL DESCRIPTION: (BY SURVEYOR)

(PER TITLE COMMITMENT NUMBER NCS-1111573-ORL, DATED JANUARY 18, 2022)

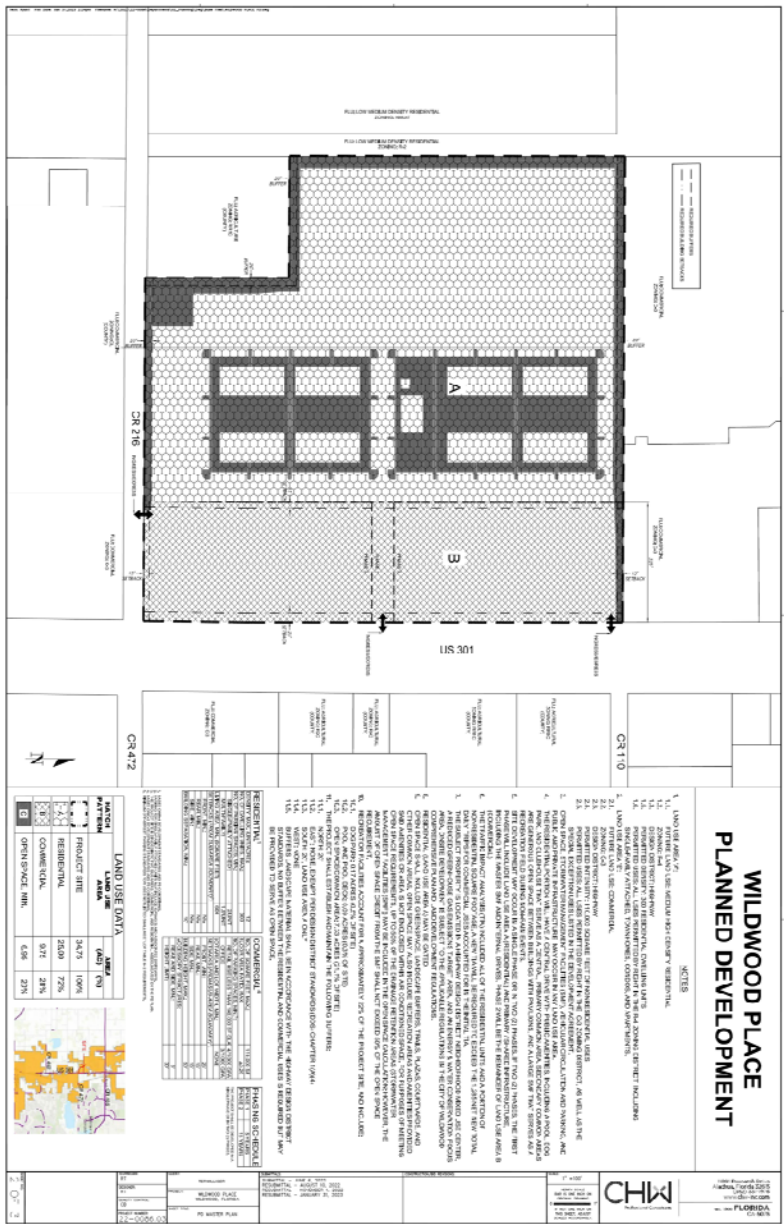
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

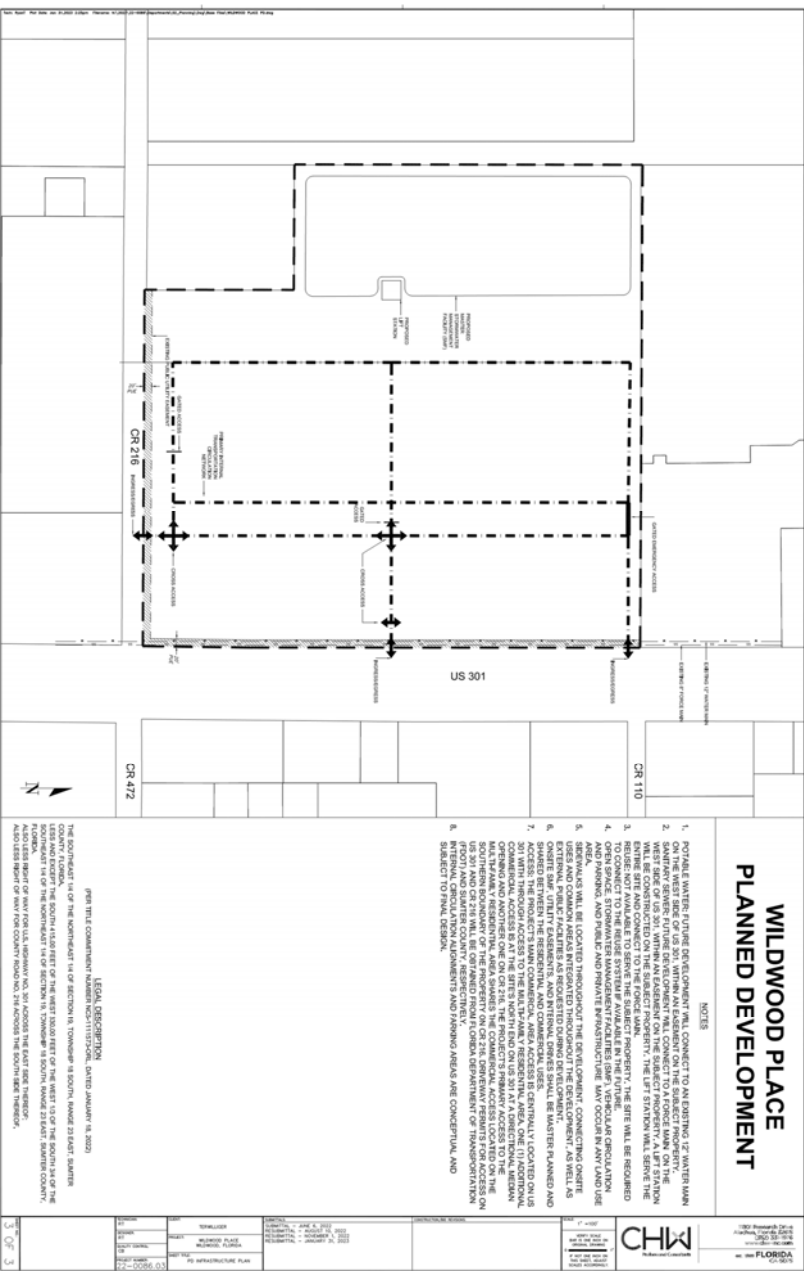
LESS AND EXCEPT THE SOUTH 415.00 FEET OF THE WEST 330.00 FEET OF THE WEST 1/3 OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS RIGHT OF WAY FOR U.S. HIGHWAY NO. 301 ACROSS THE EAST SIDE THEREOF;

ALSO LESS RIGHT OF WAY FOR COUNTY ROAD NO. 216 ACROSS THE SOUTH SIDE THEREOF.

Exhibit B





DRAFT

Exhibit C

[INSERT TIA]

DRAFT

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 4, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for O2023-9. The parcel is generally located at the northwest intersection of US 301 and CR 216.

Case #	PD 2206-001 Wildwood Place
Parcel(s)	D19-014 and D19-043
Applicant	Ryan Thompson
Owner	HWY 301/216 LLC

Under Land Development Regulation (LDR) § 8.2(E), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed planned development amendments.

Based upon the testimony, evidence and information presented as to the criteria set forth in LDR § 8.2(G), the Special Magistrate recommends approval of the planned development amendment.

The Special Magistrate gives a favorable recommendation of Ordinance O2023-9 to the City Commission for final determination.

Dated: April 4, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PD 2301-001 Trailwinds Village Planned Development Amendment

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	PD 2301-001 Trailwinds Village Planned Development Amendment
Ordinance #	O2023-13
Applicant/Owner	Word Family LLC
Property Location	Along the intersection of Trailwinds Blvd and Wilds Loop
Parcel Number(s)	G04LRI-002
Date	3/8/2023

Word Family, LLC seeks approval from the City Commission for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved on February 28, 2022. The owner would like to amend the western buffer requirement for parcel G04LRI-002, to match surrounding parcels G04LCO-001, G04LOF-001, and G04LOF-002. Approval of this amendment will restate Ordinance O2020-1 in its entirety, with the sole modification being the change of the western buffer from 20' to 5' for parcel G04LRI-002.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

- (1) That the proposed change is consistent with the comprehensive plan;**
The proposed amendment is consistent with the comprehensive plan and is consistent with the intent of this Future Land Use designation. This change would follow Policy 1.2.8.b. within the 2050 Comprehensive plan, as it promotes compact design principles within a Planned Development.
- (2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;**
The proposed change will not adversely affect public facilities. The buffer requirement modification will not add additional units or facilities that would result in a change to existing functions.
- (3) That changed or changing conditions makes the passage of the proposed amendment necessary;**

Changing conditions make the proposed amendment necessary. The applicant is proposing the amendment to bring the parcel into alignment with neighboring parcels.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

There is no expected change to traffic due to this amendment.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdictions.

Special Magistrate recommends approval and a favorable recommendation of Ordinance O2023-13.

A handwritten signature in black ink that reads "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja,
Planner, Development Services Department

ORDINANCE NO. O2023-13

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WORD FAMILY LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Word Family LLC Planned Development Application was filed on October 31 2011;

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2012-07 on February 27, 2012;

WHEREAS, said Ordinance was recorded April 11, 2012, in OR. Book 2433, Page 689, Public Records of Sumter County, Florida;

WHEREAS, the first Word Family LLC Planned Development Amendment Application was filed on September 30, 2013;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2014-18 on April 28, 2014, thereby amending and restating Ordinance O2012—07 in its entirety;

WHEREAS, said Ordinance was recorded May 19, 2014, in OR. Book 2779, Page 657, Public Records of Sumter County, Florida;

WHEREAS, the second Word Family LLC Planned Development Amendment Application was filed on August 31, 2015;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2015-44 on October 26, 2015, thereby amending and restating Ordinance O2014-18 In its entirety;

WHEREAS, said Ordinance was recorded November 5, 2015, in OR. Book 3031, Page 367, Public Records of Sumter County, Florida;

WHEREAS, the third Word Family LLC Planned Development Amendment Application, was filed on September 30, 2016;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2017-01 on January 9, 2017, thereby amending and restating Ordinance O2015-44 in its entirety;

WHEREAS, the fourth Word Family LLC Planned Development Amendment Application was filed on July 26, 2017;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2017-50 on September 25, 2017, thereby amending and restating Ordinance O2017-01 in its entirety;

WHEREAS, the fifth Word Family LLC Planned Development Amendment Application was filed on November 21, 2019;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2020-1 on January 27, 2020, thereby amending and restating Ordinance O2017-50 in its entirety;

WHEREAS, the sixth Word Family LLC Planned Development Amendment Application was filed on January 5, 2022;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2022-8 on February 28, 2022, thereby amending and restating Ordinance O2020-1 in its entirety;

WHEREAS, the seventh Word Family LLC Planned Development Amendment Application was filed on January 17, 2023;

WHEREAS, it is the intention of the City for this amendment and restatement to supersede Ordinance O2022-8.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by Word Family LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this ____ day of _____ 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; - the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____ 2023; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Word Family LLC Planned Development Amendment Application (hereinafter referred to as the "Project") was duly and properly filed herein on September 30, 2013;
- B. That the second Word Family LLC Planned Development Amendment Application was duly and properly filed on August 31, 2015;
- C. That the third Word Family LLC Planned Development Amendment Application was duly and properly filed on September 30, 2016;
- D. That the fourth Word Family LLC Planned Development Amendment Application was duly and properly filed on July 26, 2017;
- E. That the fifth Word Family LLC Planned Development Amendment Application was duly and properly filed on November 21, 2019;
- F. That the sixth Word Family LLC Planned Development Amendment Application was duly and properly filed on January 5, 2022;
- G. That the seventh Word Family LLC Planned Development Amendment Application was duly and properly filed on January 17, 2023;
- H. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule;
- I. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations;
- J. That the Developer intends to develop a Project consisting; of 165.4 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto
- K. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and
- L. That the City has complied with the due notice requirements of subsection 3.3(C)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Mixed Use Planned Development (MUPD) of the lands described in "Exhibit A";

- B. That the zoning district of the subject land described in “Exhibit A” is classified as Central Mixed Use (CMU) on the City of Wildwood Zoning Map;
- C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood;
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by JBrown Professional Group, Inc. dated January 2022, as amended, is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
 - 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Residential: Assisted Living Facility (ALF) and Independent Living Facility (ILF);
 - b. Commercial Office and Medical Office;
 - c. Commercial Sales and Retail; and
 - d. Recreational (Parks)

- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity requirements in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in a single phase in accordance with the conceptual development plan and this Section.

- 1) Residential Development. The residential component of the Project shall contain a mix of two (2) or more housing types. Assisted Living Facilities and Independent Living Facilities each count as one (1) housing type. Conversions of ALF beds and ILF units to other residential units are permitted. Three (3) ALF beds shall equal one (1) residential unit. One (1) ILF unit shall equal one (1) residential unit.
- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential (ALF and ILF)	33.1
Commercial and Medical Office	12.2
Commercial Sales and Retail	73.8
Recreation	12.4
Total	131.5

Note: There are 33.9 acres within the nonresidential areas that consist of drainage retention areas, open space, and right-of-way, for a total project acreage of 165.4+/- acres.

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Residential		462 (ALF beds) 296 (dwelling units)
Office	151,500	

Retail	572,750	
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- 4) Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the following Table provided doing so does not exceed Development of Regional Impact thresholds for the Regional Activity Center, as established by F.S. § 380.06(2)(d) and Chapter 28-24, Florida Administrative Code. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 9th Edition.

		Change To						
		Residential, Condo/ Townhome (Per Unit)	Residential, Apartment/ Multi-Family (Per Unit)	Residential, ACLF (Per Bed)	Residential, ILF (Per Unit)	Commercial Sales (1,000 SF)	General Office (1,000 SF)	Medical Office (1,000 SF)
C h a n g e F r o m	Residential, Condo/ Townhome (Per Unit)	N/A	1.701	0.616	0.762	8.505	4.219	10.039
	Residential, Apartment/ Multi-Family (Per Unit)	0.588	N/A	0.362	0.448	5.001	2.480	5.902
	Residential, ACLF (Per Bed)	1.625	5.763	N/A	1.239	13.818	6.854	16.310
	Residential, ILF (Per Unit)	1.312	2.231	0.807	N/A	11.155	5.533	13.167
	Commercial Sales (1,000 SF)	0.118	0.200	0.072	0.090	N/A	0.496	1.180
	General Office (1,000 SF)	0.237	0.403	0.146	0.181	2.016	N/A	2.380
	Medical Office (1,000 SF)	0.100	0.169	0.061	0.076	0.847	0.420	N/A

As development needs arise, amendments to the land use (trip) equivalency matrix may be carried out through approval of an updated matrix incorporated as an exhibit to the Planned Development Agreement.

“Exhibit E” - “Traffic Memorandum” amends the land use (trip) equivalency matrix to include “hospital” use through traffic impact equivalency. Section 3(F)(7) identifies “hospitals” as a permitted use. Additionally, “Exhibit E” updates the equivalency factors to the PM peak—hour trips rates from 10th Edition of the ITE Trip Generation Manual. In the event of any inconsistency between the terms of this Planned Development Agreement and language set forth in “Exhibit E”, the inconsistency shall be resolved by giving precedence to this Planned Development Agreement.

5) Signage.

- a. The Project may contain up to four (4) Shopping/Office Center signs. The signs shall be located within the landscaped medians at the project entrances at C-466A.
- b. The Shopping/Office Center signs shall be monument signs and shall consist of one (1) Type A sign and three (3) Type B signs as shown on “Exhibit C.”
- c. All other signage, including directional and occupant identification, is required to meet the City’s Design District Standards for signage.
- d. Monument signage setback for parcels CO-5 through CO-11 along CR 466A is reduced from 10' to 5' due to substantial elevation change based on the elevation of CR 466A.

D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever ‘Chapter is applicable:

- 1) Developer’s Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer’s Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

F. Principal Uses. The following uses shall be allowed within the Project.

- 1) All permitted; principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the CMU zoning district.
- 2) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses. However, the outside storage of goods must be:
 - a. Located contiguous either behind or flanking the principal structure;
 - b. Enclosed by a screen or other similar material; and
 - c. Architecturally compatible with the principal structure.
- 3) Indoor shooting range and gun shop, including the sale, rental, and repair/service; of firearms, ammunition, and other shooting accessories and sporting goods. The indoor gun range shall be designed to contain projectiles, debris and pollution within the building through the use of baffles, backstops, HVAC systems, soundproofing, or other barriers. Noise levels measured at the property line shall not exceed sixty (60) dBA. Parking requirements shall be 1 parking space per shooting lane, plus 4 spaces per 1,000 sq. ft. of retail sales and office area, plus 10 spaces per instructional classroom, if any.
- 4) Single and multi-story Indoor self-storage facility. No outdoor storage of RVs, boats, campers, vehicles, other similar equipment and items is allowed unless completely enclosed and screened by a wall that is architecturally compatible with the principal structure.
- 5) Temporary sales/leasing office (modular building or trailer).
- 6) Service Repair Center or Golf Cart Sales shall be permitted as long as the subject lot(s) comply with the following requirements:
 - a. The use and all associated activities must be in completely enclosed building.
 - b. Additional buffering and screening may be required.
- 7) Medical facilities, hospitals, and urgent care centers which shall not require a separate Conditional Use approval. Parking requirements for hospitals shall be two (2) spaces per bed.

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.

H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design District Standards pursuant to Section 6.12 of the Land Development Regulations.

I. Recreation and Open Space. The Project shall maintain a minimum of 15% open space.

1) Parks and Recreation. The Project shall contain a minimum of 9.5 acres of parks which may include both passive and active recreation parks.

2) Buffers.

a. The Project shall contain a 25' perimeter landscape buffer along CR 466A and along the northern boundary where it abuts platted single-family subdivision lots within The Villages of Sumter. The buffer is intended to protect the privacy and well-being of the adjacent homes within The Villages and to mitigate potential visual and noise impacts of the Project. The buffer will be continuous and contain canopy and understory trees as well as a 3' tall hedge in conformance with the buffer detail sections incorporated into this Ordinance as part of "Exhibit B."

b. The width of the perimeter buffer described above may be reduced to 20' on eastern and western property lines, along NE 57th Drive, and on the northern property line where the property does not border a home within The Villages. The perimeter buffer along the western boundary of parcels G04LCO-001, G04LOF-001, G04LOF-002, and G04LRI-002 shall be 5' as long as the proposed uses are similar to the adjacent uses.

c. The Project will also contain 10' wide interior buffers in instances where there is a change of land use and along both sides of internal roadways (public and private) as depicted on "Exhibit B" and the typical internal roadway section as depicted on "Exhibit B".

d. Any on-site booster pumps, tanks, or lift stations needed to serve the Project shall be screened, buffered and located outside of the perimeter buffer.

3) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within air conditioned space. For purposes of meeting

open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include rights-of-way, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Consideration.

- 1) Gopher Tortoise Survey. As stated in the Preliminary Protected Species Assessment submitted with the Planned Development Application, a gopher tortoise survey is required 90 days prior to any construction activities taking place. If tortoises are found on the Project, a relocation permit from the Florida Fish and Wildlife Conservation Commission may be required.
- 2) Wetlands. The Project contains a 0.36 acre wetland as shown on the conceptual development plan. A 15' minimum, 25' average buffer is required along the preserved wetland. The wetland and associated wetland buffer may be utilized as a passive recreation park.

K. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services.
- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, Section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities' easement serving lands other than the Planned Development shall be underground.

- 5) Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light, and glare.
- 6) Transportation Concurrency: There is sufficient roadway capacity available to accommodate the Project at buildout. The responsibility to fund the improvements listed in Section L of this ordinance, in part or whole, will be the responsibility of the Applicant/Developer.

L. Access and Transportation

1) Access.

- a. CR 466A. CR 466A is owned, operated, and maintained by Sumter County. Eight (8) access points to the Project may be permitted along CR 466A if approved by Sumter County.
- b. CR 133. To ensure the traffic generated by the Project does not adversely impact the existing residents along CR 133, the Project shall construct an internal roadway parallel to CR 133 as indicated on the conceptual development plan as shown in "Exhibit B" unless superseded by a future agreement. This internal roadway shall be buffered from CR 133 as described herein.
- c. NE 57th Drive. NE 57th Drive is an unimproved road that currently provides ingress and egress to several homes along CR 133 (north of the Project). The Project shall ensure two (2) access points to CR 133 are provided along the Project's internal roadways as shown on the conceptual development plan.
- d. Interconnectivity to the West. The Project is required to provide one (1) road stub-out for future connection through the adjoining property to the west for future connectivity to C-462 as shown on the conceptual development plan. The Developer shall cooperate with the adjoining property owner and/or owner's agent or assign to effect the required interconnection points.
- e. The Developer will comply with terms of the Site Plan Access Review Memorandum of Understanding dated September 16, 2015 and attached as "Exhibit D", unless otherwise deemed necessary and agreed to in writing by both parties.
- f. Secondary Driveway #6 shall be minimum distance of 260' from primary driveway measured from the Western most curb of the

primary driveway to the Eastern most curb of the proposed secondary driveway.

- g. Primary Driveway #4 shall be a right in/right-out with a left in directional median opening. Upon the vertical development of the residential Tract R-1, the directional median opening shall be converted to full access median opening.

2) Transportation System Improvements. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. These improvements were identified in the Traffic Impact Analysis submitted with the Planned Development amendment application.

- a. The Developer shall construct a second westbound turn lane on CR 466A to Powell Road in order to maintain a level of service (LOS) "C" at the intersection of CR 462/Powell Road and CR 466A.
- b. The Developer shall construct left and right turn deceleration lanes at all site access points to ensure safe and efficient operations to and from the Project.
- c. The Developer shall install a traffic signal at the main access point to the Project (Primary Driveway #2 on the conceptual development plan) prior to the Project reaching 40% of buildout.
- d. The Developer shall upgrade the traffic signal at the CR 466A/Pinellas Place intersection (if approved by Sumter County) if the Developer constructs the off-site access connection to the Project.
- e. The Developer acknowledges that C-466A and C-462 are receiving transportation system improvements by Sumter County that are not yet complete. At 40% of the Project buildout, the Developer is required to conduct a Traffic Impact Study to re-evaluate the Project's traffic impacts. Additional mitigation may be required as determined by the study.

3) Internal Roadways and Multi-Use Trails.

- a. Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed in accordance with the conceptual development plan and the typical

roadway section incorporated into this Ordinance as part of "Exhibit B."

- b. The Project shall provide a system of multi-use trails and sidewalks that encourage walking and bicycling within the development as shown on the conceptual development plan as part of "Exhibit B." One side of the road shall contain an 8' wide (minimum) multi-use path which may be reduced to 5' south of the frontage road to provide a transition to the sidewalk along CR 466A.
- c. Golf carts. Golf carts may be allowed to utilize the multi-use paths or internal roadways within the Project pending final engineering approval at the time of site plan. The Developer is aware that golf carts are not allowed to access or cross CR 466A per the regulations of Sumter County.

M. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer, its successors and/or assigns, shall provide Guidelines to the City for approval. not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Significant construction has begun within the Project boundary (as legally described in "Exhibit A"). This project is considered active and has no expiration date.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 2023.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ED WOLF, MAYOR

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

EXHIBIT A

TRAILWINDS VILLAGE - LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST; AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR COUNTY ROAD 466-A.

AND

THE NORTHERLY 50.00 FEET OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR COUNTY ROAD 462.

AND

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, THENCE WEST 210 FEET TO THE POINT OF BEGINNING. ALL IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTH 420 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA, LESS THE WEST 210 FEET THEREOF.

EXHIBIT B

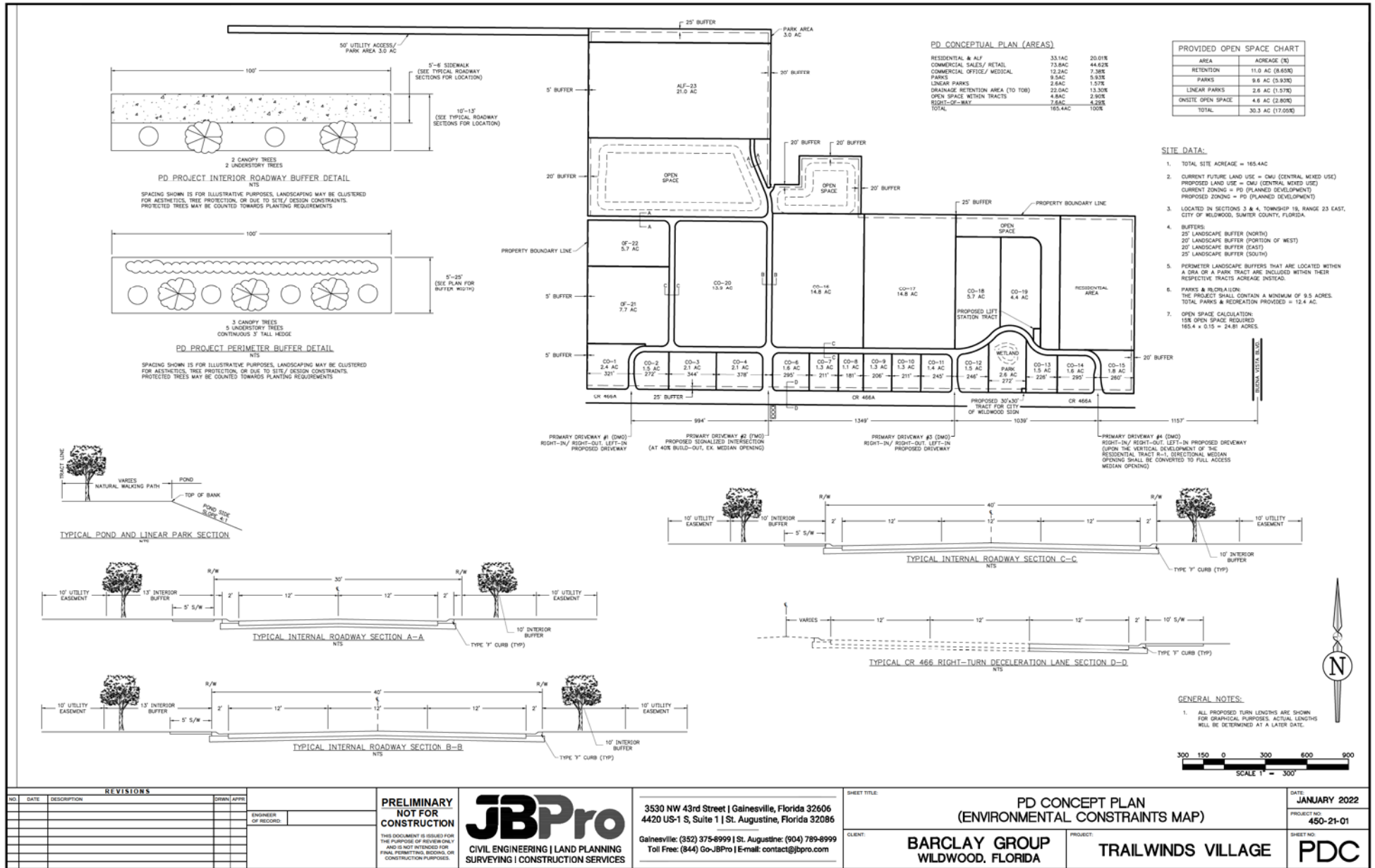
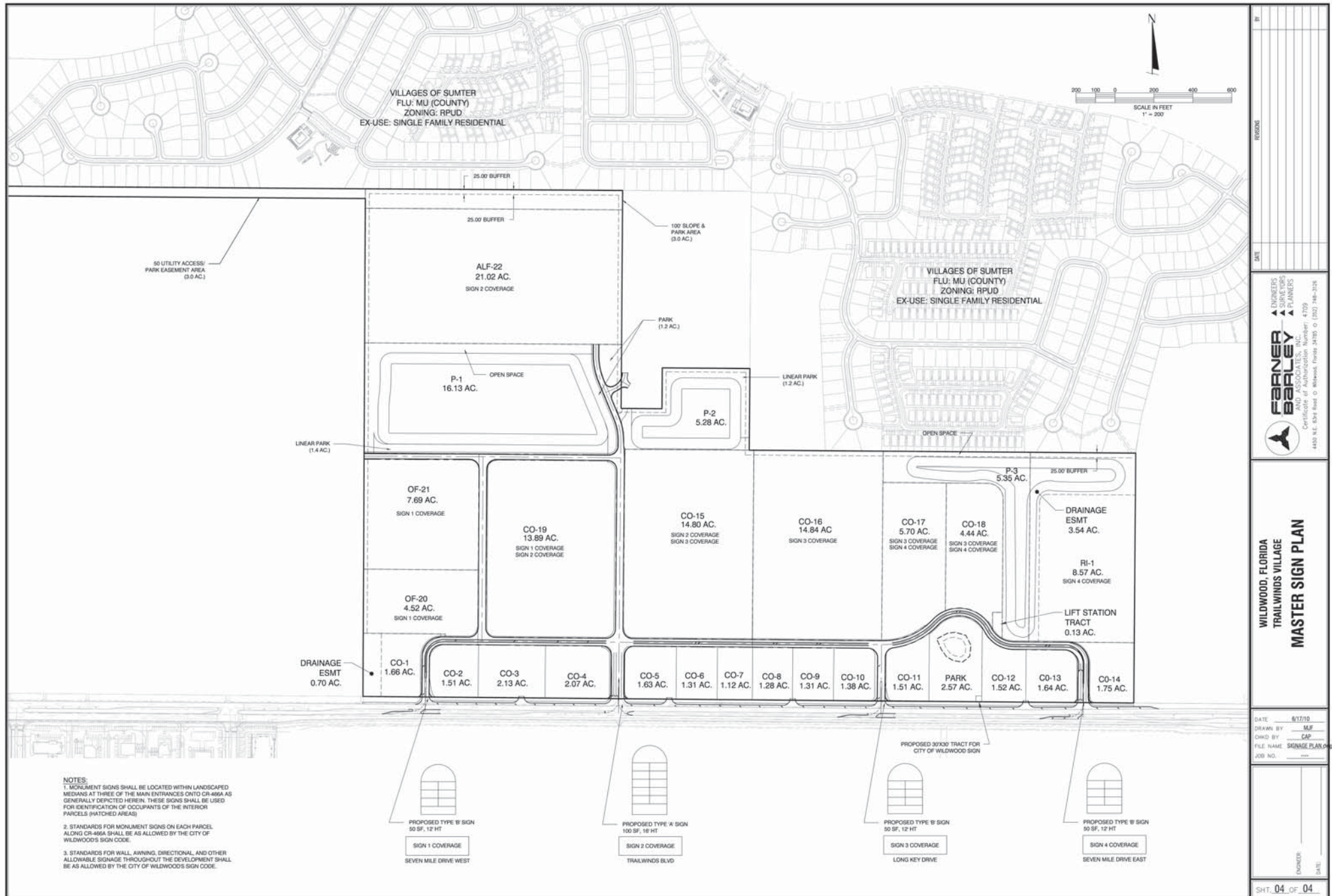


EXHIBIT "C"





MEMORANDUM OF UNDERSTANDING

Date: September 16, 2015

To: Richard Baier, P.E. - Sumter County Department of Public Works
Esle Oxendine - Sumter County Department of Public Works

From: Jane A. Caldera, P.E. - TRUCKIN TRAFFIC, LLC

Copy To: Chris Potts, P.E. - Farner Barley
Jerry Hart - Barclay Group

Subject: Trailwinds Village PUD
Site Access Plan Review

The purpose of the memorandum is to document the results of the master site access plan review for Trailwinds Village.

After the initial review meeting held between the Barclay Group development team and Public County Department for Public Works staff, and several follow up discussions, the Master Site Access Plan for Trailwinds Village as shown on Attachment A, and described below was mutually agreed to.

- Four (4) right in/out driveways will be permitted.
- Two (2) directional median openings will be permitted. These directional median openings will be designed to prohibit SB left turn movements.
- One (1) full median opening that will be signalized when the developer can demonstrate that traffic signal warrants are met.
- One (1) directional median opening that will be modified to a full median opening, when the 10 acre residential development tract (R-1) is constructed; based on the following conditions.
 - 1) Upon the vertical development of the residential tract R-1 the developer will provide the County with a Letter of Credit and or Bond
 - 2) Once this median opening is converted to a full median opening, the developer will have 12 months to conduct a traffic signal warrant study to demonstrate that traffic signal warrants are met. If traffic signal warrants are met the developer will be allowed to signalization this driveway, if signal warrants are not met, then the developer will convert this driveway back to a directional median opening.

w/ Attachment A

ATTACHMENT A

(to Memo of Understanding, dated 9/16/2015)

MASTER SITE ACCESS PLAN TRAILWINDS VILLAGE PUD

Legend

- Right In/Out Driveway
- Directional Median Opening
- Full Median Opening / Traffic Signal
- Directional Median Opening, with special conditions

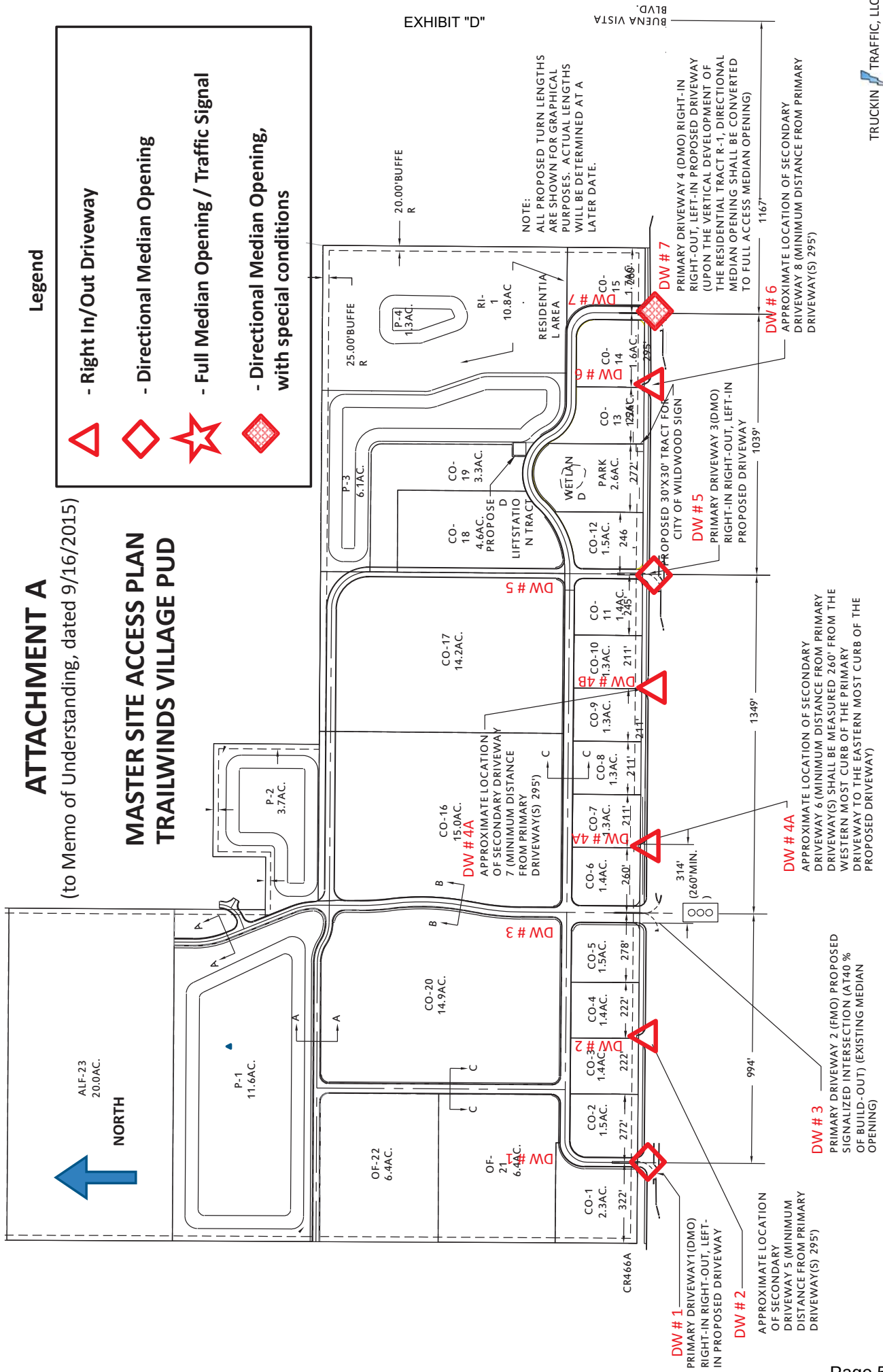


EXHIBIT "D"

BUENA VISTA BLVD.



TRAFFIC MEMORANDUM

Date: December 20, 2019

To: Melanie Peavy, AICP - City of Wildwood, Development Services Director

From: Jane A. Caldera, P.E. - TRUCKIN TRAFFIC, LLC

Copy To: Chris Potts, P.E. - Farner Barley
Jerry Hart - Barclay Group

Subject Trailwinds Village PD Modification December 2019 Traffic Impact Analysis



The purpose of this memorandum is to evaluate the traffic impacts associated with the proposed development plan for the Trailwinds Village PD Modification 2019; to document that the trip generation estimates from the previously approved Traffic Impact Analysis (dated 8/31/2015) are not exceeded.

The development program that the approved 2015 Traffic Impact Analysis was based on is listed below.

Commercial/Retail/Service
Shopping Center - 572,750 SF

Office
General Office - 31,500 SF
Medical Office - 120,000 SF

Residential
Apartments - 332 DU
Assisted Living - 462 BEDS

The development program associated with the 2019 PD Modification is summarized below.

Commercial/Retail/Service
Shopping Center - 285,001 SF

Office
General Office - 95,630 SF
Medical Office - 120,000 SF

Residential
Apartments - 425 DU
Assisted Living - 125 BEDS

Medical
Hospital - 300 BEDS

Detailed trip generation estimates for the 2019 PD development plan were performed. **Attachment A** to this memorandum contains the detailed trip generation calculations for the 2109 PD development plan.

Table 1 below compares the approved trips from the 2015 Traffic Impact Analysis to the new trip estimates for the 2019 development plan. As shown in Table 1, the 2019 PD development plan will generate less trips than the previously approved development plan.

TABLE 1
TRIP GENERATION COMPARISON SUMMARY
TRAILWINDS VILLAGE PD

DESCRIPTION	Total Trips 2-Way (vph)	External Trips 2-Way (vph)	Net-New Trips 2-Way (vph)
2015 APPROVED DEVELOPMENT PLAN	2,712	2,360	2,092
2019 PROPOSED DEVELOPMENT PLAN	2,542	2,212	1,904
Net Change (Approved - Proposed)	170 LESS TRIPS	148 LESS TRIPS	188 LESS TRIPS

Attachment B to this memorandum contains the relevant pages from the approved 2015 Traffic Impact Analysis.

The number of trips associated with current development plan (i.e. open businesses, under construction, or in the design and permitting phase) are listed in Table 2. The purpose of Table 2 is to provide a table that "tracks" the trips linked with current development plan.

TABLE 2 - TRIP TRACKING
TRAILWINDS VILLAGE PD - APPROVED DEVELOPMENTS

Land-Use	ITE Land-Use Category	ITE Land-Use (Code)	Indep. Variable	ITE Rate or Eqn. (1)	Size (2)	Total 2-Way (vph)	Internal Trips (vph)	Net External (vph)	Pass-By 2-Way (vph)	Net-New 2-Way (vph)
PROPOSED DEVELOPMENT										
Commercial/ Retail/Service	Shopping Center	820 ITE /E	SQUARE FEET	4.14	238,001	1,032	134	898	269	629
Office	General Office	710 ITE/R	SQUARE FEET	1.15	15,630	18	2	16	0	16
Office	Medical-Office	720 ITE /R	SQUARE FEET	3.46	0	0	0	0	0	0
Residential	Apartments (Framework)	220 ITE /R	DWELL UNITS	0.56	425	238	31	207	0	207
Residential	Assisted Living (Legacy)	254 ITE /R	BEDS	0.26	125	33	4	28	0	28
Medical	Hospital	610 ITE /R	BEDS	1.89	0	0	0	0	0	0
Total						1,321	172	1,149	269	880

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 10th Edition.

Date Prepared: 12/20/2019

(2) Reflects the current development plan (i.e. open businesses, under construction, or in the design and permitting phase)

Trailwinds Village PD Modification December 2019 Traffic Impact Analysis

The Land Use (Trip) Equivalency Matrix was also updated to reflect new land-use equivalency factors based on the PM peak-hour trips rates from the ITE Trip Generation Manual, 10th Edition. Table 2 contains the updated land-use equivalency factors. Please note, the land-use descriptions for the residential components were revised to match up with the ITE 10th ED land-use descriptions.

Table 3
Land Use (Trip) Equivalency Matrix

Land-Use			CHANGE TO								
			Residential, Multi Family/Low-Rise	Residential, Multi Family/Mid-Rise	Residential, IL-Senior Adult Housing /Attached	Residential, IL-Congregate Care Facility	Residential, Assisted Living	Commercial Sales	General Office	Medical Office	Hospital
			Dwelling Unit	Dwelling Unit	Dwelling Unit	Dwelling Unit	Bed	1,000 SF	1,000 SF	1,000 SF	Bed
CHANGE FROM	Residential, Multi Family/Low-Rise	Dwelling Unit	1.00	0.79	0.46	0.32	0.46	7.39	2.05	6.18	3.38
	Residential, Multi Family/Mid-Rise	Dwelling Unit	1.27	1.00	0.59	0.41	0.59	9.41	2.61	7.86	4.30
	Residential, IL-Senior Adult Housing /Attached	Dwelling Unit	2.15	1.69	1.00	0.69	1.00	15.92	4.42	13.31	7.27
	Residential, IL-Congregate Care Facility	Dwelling Unit	3.11	2.44	1.44	1.00	1.44	23.00	6.39	19.22	10.50
	Residential, Assisted Living	Bed	2.15	1.69	1.00	0.69	1.00	15.92	4.42	13.31	7.27
	Commercial Sales	1,000 SF	0.14	0.11	0.06	0.04	0.06	1.00	0.28	0.84	0.46
	General Office	1,000 SF	0.49	0.38	0.23	0.16	0.23	3.60	1.00	3.01	1.64
	Medical Office	1,000 SF	0.16	0.13	0.08	0.05	0.08	1.20	0.33	1.00	0.55
	Hospital	Bed	0.30	0.23	0.14	0.10	0.14	2.19	0.61	1.83	1.00

NOTE: THE EQUIVALENCY FACTORS IN THE TABLE ARE BASED ON THE PM PEAK-HOUR TRIPS RATES FROM THE ITE TRIP GENERATION MANUAL, 10th EDITION

Example #1: To convert from Commercial Sales to Medical Office

Take the desired sq.ft. of Medical Office and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales
 20,000 sq.ft. of Medical Office * 1.20 (Commercial Sales equiv. Factor) = 24,000 sq.ft. of Commercial Sales

To add 20,000 sq.ft. of Medical Office, you reduce Commercial Sales by 24,000 sq.ft.

Example #2: To convert from Commercial Sales to Assisted Living Beds

Take the desired Assisted Living Beds and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales
 200 Assisted Living Beds * 0.06 (Commercial Sales equiv. factor) = 12.0 * 1,000 = 12,000 sq.ft. Commercial Sales

To add 200 Assisted Living Beds, you reduce Commercial Sales by 12,000 sq.ft.

In summary, the trip generation estimates associated with the 2019 PD Modification for Trailwinds Village are less than trip generation estimates contained in the previously approved traffic study.

Please feel free to contact me if you have any questions or need additional information to process the Trailwinds Village PD Modification December 2019.

w/ Attachments A and B

ATTACHMENT A

PM PEAK HOUR TRIP GENERATION ESTIMATES TRAILWINDS VILLAGE PD MODIFICATION - 2019

2019 CURRENT PROPOSAL

Land-Use	ITE Land-Use Category	ITE Land-Use (Code)	Indep. Variable	ITE Rate or Eqn. (1)	Size	Total 2-Way (vph)	Trips In (vph)	Trips Out (vph)	Int. Cap. Rate (2)	Internal Trips (vph)	Net External (vph)	Pass-By Capture Rate (3)	Pass-By 2-Way (vph)	Pass-By Trips In (vph)	Pass-By Trips Out (vph)	Net-New 2-Way (vph)	Net-New Trips In (vph)	Net-New Trips Out (vph)
PROPOSED DEVELOPMENT																		
Commercial/ Retail/Service	Shopping Center	820 ITE /E	SQUARE FEET	$\ln(T)=0.74 \cdot \ln(X)+2.89$	285,001	1,179	566	613	13%	153	1,026	30%	308	148	160	718	345	374
Office	General Office	710 ITE/R	SQUARE FEET	1.15	95,630	110	18	92	13%	14	96	0%	0	0	0	96	15	80
Office	Medical-Office	720 ITE /R	SQUARE FEET	3.46	120,000	415	116	299	13%	54	361	0%	0	0	0	361	101	260
Residential	Multi-Family/Low-Rise (Framework)	220 ITE /R	DWELL UNITS	0.56	425	238	150	88	13%	31	207	0%	0	0	0	207	130	77
Residential	Assisted Living (Legacy)	254 ITE /R	BEDS	0.26	125	33	14	18	13%	4	28	0%	0	0	0	28	12	16
Medical	Hospital	610 ITE /R	BEDS	1.89	300	567	159	408	13%	74	493	0%	0	0	0	493	138	355
Total						2,542	1,023	1,519		330	2,212		308	148	160	1,904	742	1,162

EXHIBIT "F"

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 10th Edition.

(2) The Internal Capture Rate was based on the recommended rates from the ITE Trip Generation Handbook, 2nd Edition. For consistency purposes the rate keep at 13%.

(3) The Pass-By Capture Rate was adjusted down from the recommended the ITE Trip Generation Handbook, 2nd Edition rate of 34%, to comply with MPO guideline that states the pass-by rate can not exceed 10% of adjacent street traffic future volume. The pass by check calculations are shown on the lower right corner of this table.

Pass By Capture Rate Check (10% Rule)	
Adj street 2-way total volume	3,056 vph
10% of adj street volume rule	306 vph
Cap Pass-By Rate at 10% of adj st.	306 vph
Shopping Center External Trips	1,026 vph
Max. Pass-By Rate based on 10% rule	30%

TRAFFIC IMPACT ANALYSIS

TRAILWINDS VILLAGE PUD MODIFICATION (fka Word Property PUD)

C-466A
(East of Powell Road, Northside)

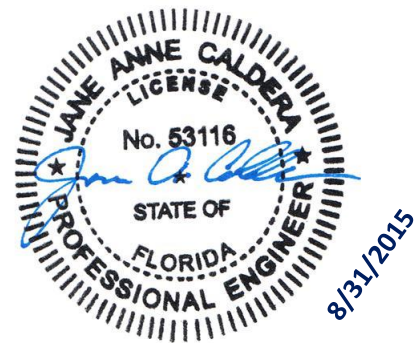
Prepared for:
BGV Limited, LLP

Prepared By:
TRUCKIN TRAFFIC, LLC



Submitted To:
City of Wildwood

August 31, 2015



Jane A. Caldera, P.E.
P.E. # 53116

1. INTRODUCTION

This Traffic Impact Analysis has been prepared to support the Planned Unit Development (PUD) Modification Application for Trailwinds Village (fka Word Property). The property is located on the northside of C-466A, midway between Powell Road and Buena Vista Boulevard. The site is located within city limits of the City of Wildwood. The site location is displayed on Figure 1.

This TIA is an update to the TIA that was prepared in March of 2022¹⁴ the previously approved Trailwinds Village PUD. The Trailwinds Village PUD was approved for the following land-uses in 2014:

Commercial/Retail/Service

Shopping Center - 485,000 s.f.

Office

General Office - 40,000 s.f.

Medical Office - 160,000 s.f.

Residential

Adult Senior Housing (Detached) - 332 d.u.

Assisted Living - 462 beds

The current development program for the Trailwinds Village PUD continues to be a “mixed-use” plan consisting of retail/commercial, office and residential land-uses. The proposed densities for these land-uses are as follows:

Commercial/Retail/Service

Shopping Center - 572,750 s.f.

Office

General Office - 31,500 s.f.

Medical Office - 120,000 s.f.

Residential

Apartments - 332 d.u.

Assisted Living - 462 beds

The buildout Year for the Trailwinds Village PUD is Year 2020.

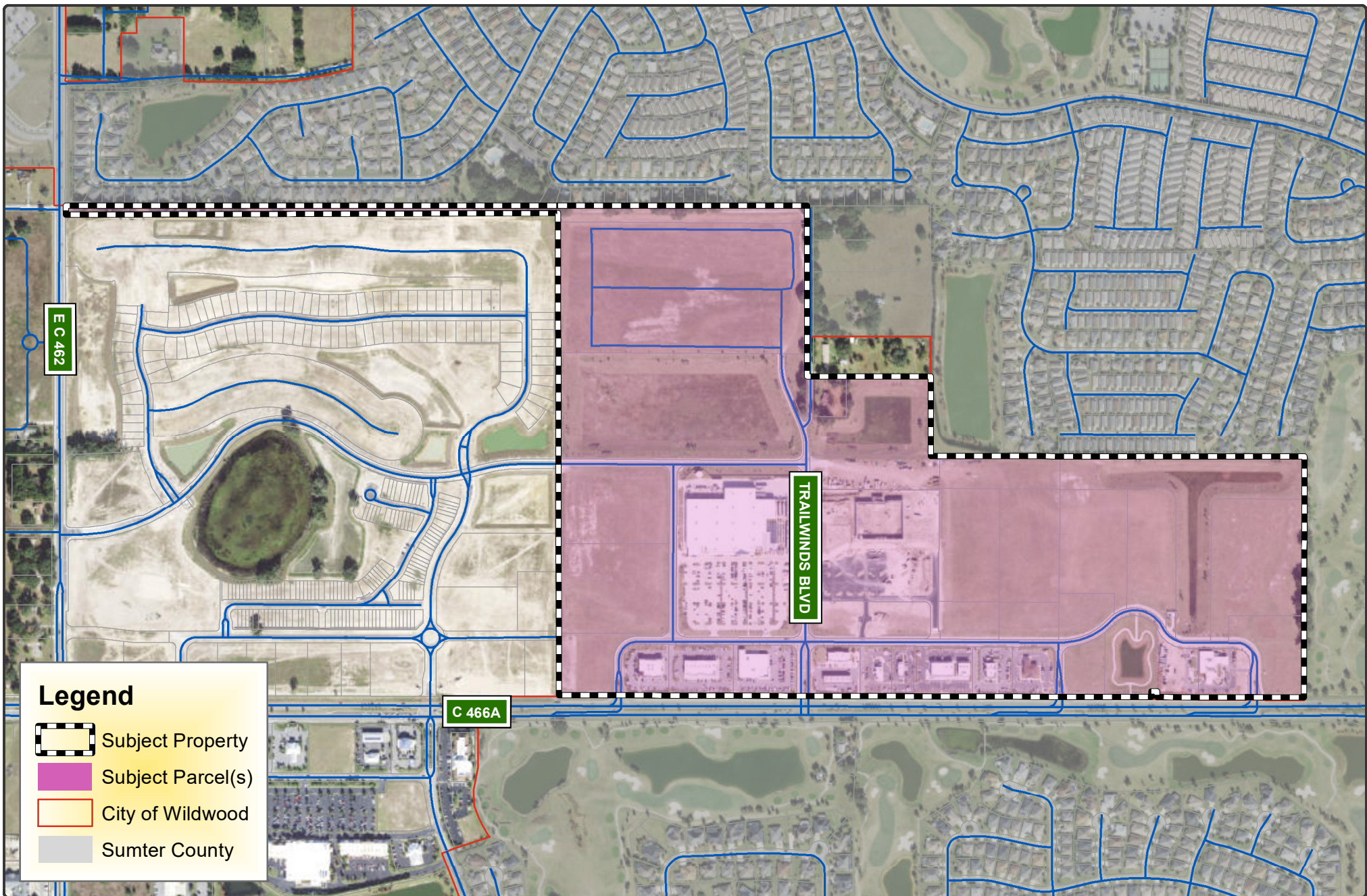
A methodology meeting was held with the City of Wildwood and the Sumter/Lake County MPO on July 27, 2015. At this meeting it was mutually agreed that this updated TIA will follow the same traffic methodology statement that was previously approved.

TABLE 1 - PM PEAK HOUR TRIP GENERATION ESTIMATES

TRAILWINDS VILLAGE PUD MODIFICATION

Land-Use	ITE Land-Use Category	ITE Land-Use (Code)	ITE Indep. Variable	ITE Rate or Eqn. (3)	Size	2-Way (vph)	Trips In (vph)	Trips Out (vph)	Int. Cap. Rate (4)	Int. Trips (vph)	Net Ext. (vph)	Pass-By Capture Rate (5)	Pass-By 2-Way (vph)	Pass-By Trips In (vph)	Pass-By Trips Out (vph)	Net-New 2-Way (vph)	Net-New Trips In (vph)	Net-New Trips Out (vph)
PROPOSED DEVELOPMENT																		
Commercial/Retail/Service Office	Shopping Center	820 ITE /E	SQUARE FEET	$\ln(T) = 0.67 * \ln(x) + 3.31$	572,750	1,929	926	1,003	13%	250	1,679	16%	269	129	140	1,410	677	733
Office	General Office	710 ITE/R	SQUARE FEET	1.49	31,500	47	8	39	13%	6	41	0%	0	0	0	41	7	34
Office	Medical-Dental Office	720 ITE /R	SQUARE FEET	3.57	120,000	428	120	308	13%	56	373	0%	0	0	0	373	104	268
Residential (1)	Apartments	220 ITE /R	DWELL UNITS	0.62	332	206	134	72	13%	27	179	0%	0	0	0	179	116	63
Residential (2)	Assisted Living	254 ITE /R	BEDS	0.22	462	102	45	57	13%	13	88	0%	0	0	0	88	39	50
Total						2,712	1,232	1,479		352	2,360		269	129	140	2,092	944	1,148

- (1) This land-use is intended to be developed as Independent Living.
 (2) This land-use is intended to be a mix of Assisted Living, Skilled Nursing, and Memory Care.
 (3) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 9th Edition.
 (4) The Internal Capture Rate was based on the recommended rates from the ITE Trip Generation Handbook, 2nd Edition.
 (5) The Pass-By Capture Rate was adjusted down from the recommended the ITE Trip Generation Handbook, 2nd Edition rate of 34%, to comply with MPO guideline that states the pass-by rate can not exceed 10% of adjacent street traffic future volume.
 Updated: 8/27/15



ORDINANCE NO. O2023-

**AN ORDINANCE OF THE CITY OF WILDWOOD,
FLORIDA GRANTING A REQUEST FOR A PLANNED
DEVELOPMENT AMENDMENT PURSUANT TO
SECTION 8.6 OF THE LAND DEVELOPMENT
REGULATIONS FOR CERTAIN PROPERTY WITHIN
THE CITY OF WILDWOOD, FLORIDA; OWNED BY
WORD FAMILY LLC; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION;
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Word Family LLC Planned Development Application was filed on October 31 2011;

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2012-07 on February 27, 2012;

WHEREAS, said Ordinance was recorded April 11, 2012, in OR. Book 2433, Page 689, Public Records of Sumter County, Florida;

WHEREAS, the first Word Family LLC Planned Development Amendment Application was filed on September 30, 2013;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2014-18 on April 28, 2014, thereby amending and restating Ordinance O2012—07 in its entirety;

WHEREAS, said Ordinance was recorded May 19, 2014, in OR. Book 2779, Page 657, Public Records of Sumter County, Florida;

WHEREAS, the second Word Family LLC Planned Development Amendment Application was filed on August 31, 2015;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2015-44 on October 26, 2015, thereby amending and restating Ordinance O2014-18 In its entirety;

WHEREAS, said Ordinance was recorded November 5, 2015, in OR. Book 3031, Page 367, Public Records of Sumter County, Florida;

WHEREAS, the third Word Family LLC Planned Development Amendment Application, was filed on September 30, 2016;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2017-01 on January 9, 2017, thereby amending and restating Ordinance O2015-44 in its entirety;

WHEREAS, the fourth Word Family LLC Planned Development Amendment Application was filed on July 26, 2017;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2017-50 on September 25, 2017, thereby amending and restating Ordinance O2017-01 in its entirety;

WHEREAS, the fifth Word Family LLC Planned Development Amendment Application was filed on November 21, 2019;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2020-1 on January 27, 2020, thereby amending and restating Ordinance O2017-50 in its entirety;

WHEREAS, the sixth Word Family LLC Planned Development Amendment Application was filed on January 5, 2022;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2022-8 on February 28, 2022, thereby amending and restating Ordinance O2020-1 in its entirety;

WHEREAS, the seventh Word Family LLC Planned Development Amendment Application was filed on January 17, 2023;

WHEREAS, it is the intention of the City for this amendment and restatement to supersede Ordinance 0202~~20-801~~.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by Word Family LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this ____ day of _____ 202~~32~~. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; - the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____ 202~~32~~; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Word Family LLC Planned Development Amendment Application (hereinafter referred to as the "Project") was duly and properly filed herein on September 30, 2013;

B. That the second Word Family LLC Planned Development Amendment Application was duly and properly filed on August 31, 2015;

C. That the third Word Family LLC Planned Development Amendment Application was duly and properly filed on September 30, 2016;

D. That the fourth Word Family LLC Planned Development Amendment Application was duly and properly filed on July 26, 2017;

E. That the fifth Word Family LLC Planned Development Amendment Application was duly and properly filed on November 21, 2019;

F. That the sixth Word Family LLC Planned Development Amendment Application was duly and properly filed on January 5, 2022;

F.G. [That the seventh Word Family LLC Planned Development Amendment Application was duly and properly filed on January 17, 2023;](#)

G.H. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule;

H.I. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations;

I.J. That the Developer intends to develop a Project consisting; of 165.4 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto

J.K. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and

K.L. That the City has complied with the due notice requirements of subsection 3.3(C)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Mixed Use Planned Development (MUPD) of the lands described in "Exhibit A";
- B. That the zoning district of the subject land described in "Exhibit A" is classified as Central Mixed Use (CMU) on the City of Wildwood Zoning Map;
- C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood;
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in

Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and

- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by JBrown Professional Group, Inc. dated January 2022, as amended, is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
- 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Residential: Assisted Living Facility (ALF) and Independent Living Facility (ILF);
 - b. Commercial Office and Medical Office;
 - c. Commercial Sales and Retail; and
 - d. Recreational (Parks)
 - 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity requirements in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.
- C. Development Program. The Project shall be developed in a single phase in accordance with the conceptual development plan and this Section.
- 1) Residential Development. The residential component of the Project shall contain a mix of two (2) or more housing types. Assisted Living Facilities

and Independent Living Facilities each count as one (1) housing type. Conversions of ALF beds and ILF units to other residential units are permitted. Three (3) ALF beds shall equal one (1) residential unit. One (1) ILF unit shall equal one (1) residential unit.

- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential (ALF and ILF)	33.1
Commercial and Medical Office	12.2
Commercial Sales and Retail	73.8
Recreation	12.4
Total	131.5

Note: There are 33.9 acres within the nonresidential areas that consist of drainage retention areas, open space, and right-of-way, for a total project acreage of 165.4+/- acres.

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Residential		462 (ALF beds) 296 (dwelling units)
Office	151,500	
Retail	572,750	

- 4) Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the following Table provided doing so does not exceed Development of Regional Impact thresholds for the Regional Activity Center, as established by F.S. § 380.06(2)(d) and Chapter 28-24, Florida Administrative Code. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 9th Edition.

		Change To						
		Residential, Condo/ Townhome (Per Unit)	Residential, Apartment/ Multi-Family (Per Unit)	Residential, ACLF (Per Bed)	Residential, ILF (Per Unit)	Commercial Sales (1,000 SF)	General Office (1,000 SF)	Medical Office (1,000 SF)
C h a n g e F r o	Residential, Condo/ Townhome (Per Unit)	N/A	1.701	0.616	0.762	8.505	4.219	10.039
	Residential, Apartment/ Multi-Family (Per Unit)	0.588	N/A	0.362	0.448	5.001	2.480	5.902
	Residential,	1.625	5.763	N/A	1.239	13.818	6.854	16.310

m	ACLF (Per Bed)							
	Residential, ILF (Per Unit)	1.312	2.231	0.807	N/A	11.155	5.533	13.167
	Commercial Sales (1,000 SF)	0.118	0.200	0.072	0.090	N/A	0.496	1.180
	General Office (1,000 SF)	0.237	0.403	0.146	0.181	2.016	N/A	2.380
	Medical Office (1,000 SF)	0.100	0.169	0.061	0.076	0.847	0.420	N/A

As development needs arise, amendments to the land use (trip) equivalency matrix may be carried out through approval of an updated matrix incorporated as an exhibit to the Planned Development Agreement.

“Exhibit E” - “Traffic Memorandum” amends the land use (trip) equivalency matrix to include “hospital” use through traffic impact equivalency. Section 3(F)(7) identifies “hospitals” as a permitted use. Additionally, “Exhibit E” updates the equivalency factors to the PM peak—hour trips rates from 10th Edition of the ITE Trip Generation Manual. In the event of any inconsistency between the terms of this Planned Development Agreement and language set forth in “Exhibit E”, the inconsistency shall be resolved by giving precedence to this Planned Development Agreement.

5) Signage.

- a. The Project may contain up to four (4) Shopping/Office Center signs. The signs shall be located within the landscaped medians at the project entrances at C-466A.
- b. The Shopping/Office Center signs shall be monument signs and shall consist of one (1) Type A sign and three (3) Type B signs as shown on “Exhibit C.”
- c. All other signage, including directional and occupant identification, is required to meet the City’s Design District Standards for signage.
- d. Monument signage setback for parcels CO-5 through CO-11 along CR 466A is reduced from 10' to 5' due to substantial elevation change based on the elevation of CR 466A.

D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever 'Chapter is applicable:

- 1) Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

F. Principal Uses. The following uses shall be allowed within the Project.

- 1) All permitted; principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the CMU zoning district.
- 2) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses. However, the outside storage of goods must be:
 - a. Located contiguous either behind or flanking the principal structure;
 - b. Enclosed by a screen or other similar material; and
 - c. Architecturally compatible with the principal structure.
- 3) Indoor shooting range and gun shop, including the sale, rental, and repair/service; of firearms, ammunition, and other shooting accessories and sporting goods. The indoor gun range shall be designed to contain projectiles, debris and pollution within the building through the use of baffles, backstops, HVAC systems, soundproofing, or other barriers. Noise levels measured at the property line shall not exceed sixty (60) dBA. Parking requirements shall be 1 parking space per shooting lane, plus 4 spaces per 1,000 sq. ft. of retail sales and office area, plus 10 spaces per instructional classroom, if any.
- 4) Single and multi-story Indoor self-storage facility. No outdoor storage of RVs, boats, campers, vehicles, other similar equipment and items is allowed unless completely enclosed and screened by a wall that is architecturally compatible with the principal structure.
- 5) Temporary sales/leasing office (modular building or trailer).
- 6) Service Repair Center or Golf Cart Sales shall be permitted as long as the subject lot(s) comply with the following requirements:

- a. The use and all associated activities must be in completely enclosed building.
 - b. Additional buffering and screening may be required.
- 7) Medical facilities, hospitals, and urgent care centers which shall not require a separate Conditional Use approval. Parking requirements for hospitals shall be two (2) spaces per bed.
- G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.
- H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design District Standards pursuant to Section 6.12 of the Land Development Regulations.
- I. Recreation and Open Space. The Project shall maintain a minimum of 15% open space.
 - 1) Parks and Recreation. The Project shall contain a minimum of 9.5 acres of parks which may include both passive and active recreation parks.
 - 2) Buffers.
 - a. The Project shall contain a 25' perimeter landscape buffer along CR 466A and along the northern boundary where it abuts platted single-family subdivision lots within The Villages of Sumter. The buffer is intended to protect the privacy and well-being of the adjacent homes within The Villages and to mitigate potential visual and noise impacts of the Project. The buffer will be continuous and contain canopy and understory trees as well as a 3' tall hedge in conformance with the buffer detail sections incorporated into this Ordinance as part of "Exhibit B."
 - b. The width of the perimeter buffer described above may be reduced to 20' on eastern and western property lines, along NE 57th Drive, and on the northern property line where the property does not border a home within The Villages. The perimeter buffer along the western boundary of parcels G04LCO-001, G04LOF-001, and G04LOF-002, and G04LRI-002 shall be 5' as long as the proposed uses are similar to the adjacent uses.
 - c. The Project will also contain 10' wide interior buffers in instances where there is a change of land use and along both sides of internal roadways (public and private) as depicted on "Exhibit B"

and the typical internal roadway section as depicted on “Exhibit B”.

- d. Any on-site booster pumps, tanks, or lift stations needed to serve the Project shall be screened, buffered and located outside of the perimeter buffer.
- 3) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include rights-of-way, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Consideration.

- 1) Gopher Tortoise Survey. As stated in the Preliminary Protected Species Assessment submitted with the Planned Development Application, a gopher tortoise survey is required 90 days prior to any construction activities taking place. If tortoises are found on the Project, a relocation permit from the Florida Fish and Wildlife Conservation Commission may be required.
- 2) Wetlands. The Project contains a 0.36 acre wetland as shown on the conceptual development plan. A 15' minimum, 25' average buffer is required along the preserved wetland. The wetland and associated wetland buffer may be utilized as a passive recreation park.

K. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services.
- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.

- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, Section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities' easement serving lands other than the Planned Development shall be underground.
- 5) Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light, and glare.
- 6) Transportation Concurrency: There is sufficient roadway capacity available to accommodate the Project at buildout. The responsibility to fund the improvements listed in Section L of this ordinance, in part or whole, will be the responsibility of the Applicant/Developer.

L. Access and Transportation

- 1) Access.
 - a. CR 466A. CR 466A is owned, operated, and maintained by Sumter County. Eight (8) access points to the Project may be permitted along CR 466A if approved by Sumter County.
 - b. CR 133. To ensure the traffic generated by the Project does not adversely impact the existing residents along CR 133, the Project shall construct an internal roadway parallel to CR 133 as indicated on the conceptual development plan as shown in "Exhibit B" unless superseded by a future agreement. This internal roadway shall be buffered from CR 133 as described herein.
 - c. NE 57th Drive. NE 57th Drive is an unimproved road that currently provides ingress and egress to several homes along CR 133 (north of the Project). The Project shall ensure two (2) access points to CR 133 are provided along the Project's internal roadways as shown on the conceptual development plan.
 - d. Interconnectivity to the West. The Project is required to provide one (1) road stub-out for future connection through the adjoining property to the west for future connectivity to C-462 as shown on the conceptual development plan. The Developer shall cooperate with the adjoining property owner and/or owner's agent or assign to effect the required interconnection points.

- e. The Developer will comply with terms of the Site Plan Access Review Memorandum of Understanding dated September 16, 2015 and attached as "Exhibit D", unless otherwise deemed necessary and agreed to in writing by both parties.
- f. Secondary Driveway #6 shall be minimum distance of 260' from primary driveway measured from the Western most curb of the primary driveway to the Eastern most curb of the proposed secondary driveway.
- g. Primary Driveway #4 shall be a right in/right-out with a left in directional median opening. Upon the vertical development of the residential Tract R-1, the directional median opening shall be converted to full access median opening.

2) Transportation System Improvements. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. These improvements were identified in the Traffic Impact Analysis submitted with the Planned Development amendment application.

- a. The Developer shall construct a second westbound turn lane on CR 466A to Powell Road in order to maintain a level of service (LOS) "C" at the intersection of CR 462/Powell Road and CR 466A.
- b. The Developer shall construct left and right turn deceleration lanes at all site access points to ensure safe and efficient operations to and from the Project.
- c. The Developer shall install a traffic signal at the main access point to the Project (Primary Driveway #2 on the conceptual development plan) prior to the Project reaching 40% of buildout.
- d. The Developer shall upgrade the traffic signal at the CR 466A/Pinellas Place intersection (if approved by Sumter County) if the Developer constructs the off-site access connection to the Project.
- e. The Developer acknowledges that C-466A and C-462 are receiving transportation system improvements by Sumter County that are not yet complete. At 40% of the Project buildout, the Developer is required to conduct a Traffic Impact Study to re-evaluate the Project's traffic impacts. Additional mitigation may be required as determined by the study.

3) Internal Roadways and Multi-Use Trails.

- a. Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed in accordance with the conceptual development plan and the typical roadway section incorporated into this Ordinance as part of "Exhibit B."
- b. The Project shall provide a system of multi-use trails and sidewalks that encourage walking and bicycling within the development as shown on the conceptual development plan as part of "Exhibit B." One side of the road shall contain an 8' wide (minimum) multi-use path which may be reduced to 5' south of the frontage road to provide a transition to the sidewalk along CR 466A.
- c. Golf carts. Golf carts may be allowed to utilize the multi-use paths or internal roadways within the Project pending final engineering approval at the time of site plan. The Developer is aware that golf carts are not allowed to access or cross CR 466A per the regulations of Sumter County.

M. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer, its successors and/or assigns, shall provide Guidelines to the City for approval. not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Significant construction has begun within the Project boundary (as legally described in "Exhibit A"). This project is considered active and has no expiration date.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 202~~3~~².

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ED WOLF, MAYOR

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 4, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for O2023-13. The parcel is generally located along the intersection of Trailwinds Blvd and Wilds Loop.

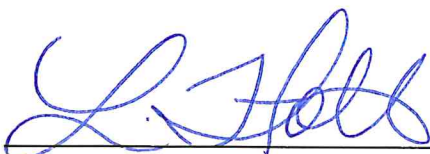
Case #	PD 2301-001 Trailwinds Village Planned Development
Parcel(s)	G04LRI-002
Applicant	Word Family LLC
Owner	Word Family LLC

Under Land Development Regulation (LDR) § 8.2(E), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed planned development amendments.

Based upon the testimony, evidence and information presented as to the criteria set forth in LDR § 8.2(G), the Special Magistrate recommends approval of the planned development amendment.

The Special Magistrate gives a favorable recommendation of Ordinance O2023-13 to the City Commission for final determination.

Dated: April 4, 2023



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Municipal Services Complex Pay App #20 in the Amount of \$113,469.48

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Scorpio is requesting payment #20 in the amount of \$113,469.48. The payment request is for completed work less retainage through January 31, 2023, for the construction of the Municipal Services Complex. The amount requested has been reviewed and approved by the City's Project Architect.

PAYMENT REQUESTION AND CERTIFICATE

TO OWNER:

City of Wildwood Public Works
743 Huey Street
Wildwood, FL 34785

FROM CONTRACTOR:

D.E. Scorpio Corporation
3911 W. Newberry Road
Gainesville, FL 32607

PROJECT:

Wildwood Municipal Services Building
104 N Warfield Avenue
Wildwood, FL 34785
VIA ARCHITECT/ENGINEER:
The Lunz Group
58 Lake Morton Drive
Lakeland, FL 33801

APPLICATION NO.:

20

PERIOD TO:

January 31, 2023

PROJECT NO.:

21018

CONTRACT DATE:



Scorpio.

REQUEST FOR PAYMENT:

1	ORIGINAL CONTRACT SUM	\$3,637,143.00
2	Net change by Change Orders	\$ 43,813.11
3	CONTRACT SUM TO DATE (Line 1 +- 2)	\$3,680,956.11
4	TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$3,619,888.24
5	RETAINAGE:	
a.	5% of Completed Work (Columns D + E on G703)	\$129,525.22
b.	5% of Stored Material (Column F on G703)	
	Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$129,525.22
6	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$3,490,363.02
7	LESS PREVIOUS CERTIFICATES FOR PAY (Line 6 from prior Certificate)	\$3,376,893.54
8	CURRENT PAYMENT DUE	\$113,469.48
9	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$190,593.09

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 218,198.11	\$ (174,385.00)
Total approved this Month	\$ -	\$ -
TOTALS	\$ 218,198.11	\$ (174,385.00)
NET CHANGES by Change Order		\$ 43,813.11

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the (owner) relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR:

By:

Date:

State of: Florida

County of: Alachua

Subscribed and sworn to before
me this 31st day of January

Notary Public:

My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and believe that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED

\$

\$113,469.48

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date: 03/22/2023

ENGINEER:

By:

Date:

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

19
 1/31/23
 January-2023
 FOR PERIOD THE MONTH OF:

A	B	C	D	E	F	G	H	I				
				WORK COMPLETED								
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	BALANCE TO FINISH (G-C)	RETAINAGE (IF VARIABLE RATE) 10.00%
GENERAL CONDITIONS												
01-2000	Lump Sum Staffing & GC's Transfer from Contingency PCCO#004	\$182,417.00 247.50 63,153.90										
	Subtotals		\$245,818.40	\$245,818.40	\$0.00	\$0.00		\$245,818.40	\$245,818.40	100%	\$0.00	\$12,290.92
TRADES												
02-1005	Demolition Transfer from Buyout Savings	46,396.00 7,415.00										
	Subtotals		\$53,811.00	\$53,811.00	\$0.00	\$0.00		\$53,811.00	\$53,811.00	100%	\$0.00	\$0.00
03-1015	Concrete Transfer from Buyout Savings Transfer from Contingency PCCO#001 PCCO#004	145,870.00 71,179.85 9,496.52 11,523.22 37,548.50										
	Subtotals		\$275,618.09	\$275,618.09	\$0.00	\$0.00		\$275,618.09	\$275,618.09	100%	\$0.00	\$0.00
04-1075	Masonry Patch & Repair Transfer to Byout Savings	17,855.00 -17,855.00										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
05-1045	Structural Steel Framing Transfer to Buyout Savings PCCO#004 Transfer from Contingency	62,448.00 8,339.00 2,335.00 1,876.00										
	Subtotals		\$74,998.00	\$74,998.00	\$0.00	\$0.00		\$74,998.00	\$74,998.00	100%	\$0.00	\$0.00
07-1160	Membrane Roofing Transfer from Contingency	0.00 2,440.00										
	Subtotals		\$2,440.00	\$2,440.00	\$0.00	\$0.00		\$2,440.00	\$2,440.00	100%	\$0.00	\$0.00
07-1180	Standing Seam Metal Roofing Transfer from Contingency PCCO#004	6,980.00 7,475.00 3,490.00										
	Subtotals		\$17,945.00	\$10,470.00	\$0.00	\$0.00		\$10,470.00	\$10,470.00	58%	\$7,475.00	\$523.50
08-1005	Doors Frames & Hardware Transfer to Buyout Savings	69,425.00 -12,016.57										
	Subtotals		\$57,408.43	\$57,408.43	\$0.00	\$0.00		\$57,408.43	\$57,408.43	100%	\$0.00	\$2,870.42
08-1185	Overhead Coiling Doors Transfer from Buyout Savings	52,140.00 16,690.00										
	Subtotals		\$68,830.00	\$68,830.00	\$0.00	\$0.00		\$68,830.00	\$68,830.00	100%	\$0.00	\$0.00
08-1250	Storefronts & Curtainwalls Transfer to Buyout Savings PCCO#004	18,600.00 -6,440.00 20,307.50										
	Subtotals		\$32,467.50	\$32,467.50	\$0.00	\$0.00		\$32,467.50	\$32,467.50	100%	\$0.00	\$1,623.38

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

19
 1/31/23
 January-2023
 FOR PERIOD THE MONTH OF:

A	B	C	D	E	F	G	H	I				
				WORK COMPLETED								
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	BALANCE TO FINISH (G-C)	RETAINAGE (IF VARIABLE RATE) 10.00%
09-1010	Metal Studs & Drywall	140,790.00										
	Transfer to Buyout Savings	24,422.49										
	PCCO#001	2,777.00										
	Transfer from Contingency	15,069.80										
	Transfer from ODP Tax Savings	7,606.20										
	Subtotals		\$190,665.49	\$172,292.73	\$18,172.76	\$18,172.76		\$190,465.49	\$190,465.49	100%	\$200.00	\$9,523.27
09-1020	Stucco	13,000.00										
	Transfer from Buyout Savings	1,588.00										
	Transfer from Contingency	38,581.14										
	PCCO#001	2,850.00										
	PCCO#004	2,500.00										
	Subtotals		\$58,519.14	\$56,776.00	\$0.00	\$0.00		\$56,776.00	\$56,776.00	97%	\$1,743.14	\$2,838.80
09-1050	Paintings& Coatings	53,800.00										
	Transfer from Buyout Savings	2,400.00										
	Transfer from Contingency	5,720.00										
	Subtotals		\$61,920.00	\$59,310.00	\$0.00	\$0.00		\$59,310.00	\$59,310.00	96%	\$2,610.00	\$2,965.50
09-1095	Acoustical Ceilings	53,200.00										
	Transfer to Buyout Savings	-4,404.00										
	Subtotals		\$48,796.00	\$48,796.00	\$0.00	\$0.00		\$48,796.00	\$48,796.00	100%	\$0.00	\$0.00
09-1120	Flooring Complete	116,135.00										
	Transfer to Buyout Savings	11,409.00										
	Transfer from Contingency	4,641.00										
	Subtotals		\$132,185.00	\$132,185.00	\$0.00	\$0.00		\$132,185.00	\$132,185.00	100%	\$0.00	\$6,609.25
10-1015	Specialties Package	16,844.00										
	Transfer from Buyout Savings	6,539.00										
	Subtotals		\$23,383.00	\$23,111.00	\$0.00	\$0.00		\$23,111.00	\$23,111.00	99%	\$272.00	\$1,155.55
10-1050	Interior Signage	1,150.00										
	Transfer to Buyout Savings	-49.33										
	Subtotals		\$1,100.67	\$281.90	\$0.00	\$0.00		\$281.90	\$281.90	26%	\$818.77	\$14.10
10-1145	Fire Extinguishers & Cabinets	1,600.00										
	Transfer to Buyout Savings	-1,600.00										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10-1180	Awnings & Canopies	26,050.00										
	Transfer from Buyout Savings	1,200.00										
	Subtotals		\$27,250.00	\$26,575.00	\$0.00	\$0.00		\$26,575.00	\$26,575.00	98%	\$675.00	\$1,328.75
12-1080	Casework/Window Treatments	17,175.00										
	Transfer to Buyout Savings	-2,104.00										
	PCCO#004	4,271.00										
	Subtotals		\$19,342.00	\$19,342.00	\$0.00	\$0.00		\$19,342.00	\$19,342.00	100%	\$0.00	\$967.10
13-1080	Pre-engineered Metal Buildings	201,703.00										
	Transfer from Buyout Savings	-2,342.18										
	Subtotals		\$199,360.82	\$199,360.82	\$0.00	\$0.00		\$199,360.82	\$199,360.82	100%	\$0.00	\$0.00

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

19
 1/31/23
 FOR PERIOD THE MONTH OF: January-2023

A	B	C		D	E		F	G			H	I
					WORK COMPLETED		MATERIALS	TOTAL			BALANCE	RETAINAGE
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	TO FINISH (G-C)	(IF VARIABLE RATE) 10.00%
22-1005	Plumbing Systems	106,400.00										
	Transfer from Buyout Savings	7,920.14										
	Transfer from Contingency	3,104.07										
	Subtotals		\$117,424.21	\$117,424.21	\$0.00	\$0.00		\$117,424.21	\$117,424.21	100%	\$0.00	\$5,871.21
23-1010	HVAC Systems	190,850.00										
	Transfer from Contingency	14,471.11										
	Transfer from Buyout Savings	27,520.71										
	Transfer from Electric	2,503.42										
	Transfer from ODP Tax Savings	2,906.90										
	Subtotals		\$238,252.14	\$229,934.61	\$0.00	\$0.00		\$229,934.61	\$229,934.61	97%	\$8,317.53	\$11,496.73
26-1010	Secondary Electric System	635,863.00										
	Transfer from Contingency	23,043.28										
	Transfer to Buyout Savings	-16,340.94										
	Transfer to HVAC Generator	-2,503.42										
	PCCO#004	-184,898.10										
		2,701.88										
	Subtotals		\$457,865.70	\$454,969.33	\$0.00	\$0.00		\$454,969.33	\$454,969.33	99%	\$2,896.37	\$22,748.47
28-1020	Fire Detection & Alarm	0.00										
	Transfer from Contingency	408.74										
	Subtotals		\$408.74	\$408.74	\$0.00	\$0.00		\$408.74	\$408.74	100%	\$0.00	\$0.00
27-1010	Data Communications	15,372.00										
	Transfer to Buyout Savings	-15,372.00										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
31-1005	Sitework Complete	879,366.00										
	Transfer to Buyout Savings	-116,176.75										
	PCCO#001	48,684.00										
	PCCO#002	25,500.00										
	PCCO#005	19,482.00										
	Transfer from Contingency	15,270.62										
	Subtotals		\$872,125.87	\$839,275.58	\$0.00	\$0.00	\$0.00	\$839,275.58	\$839,275.58	96%	\$32,850.29	\$41,963.78
32-1095	Chain Length Fence & Gates	17,925.00										
	Transfer from Buyout Savings	24,097.00										
	Transfer from Contingency	14,487.00										
	Subtotals		\$56,509.00	\$56,509.00	\$0.00	\$0.00		\$56,509.00	\$56,509.00	100%	\$0.00	\$0.00
32-1170	Landscape & Irrigation	89,975.00										
	Transfer to Buyout Savings	4,714.86										
	Subtotals		\$94,689.86	\$0.00	\$94,689.86	\$94,689.86		\$94,689.86	\$94,689.86	100%	\$0.00	\$4,734.49
BOND, INSURANCE, & FEE												
99-1005	Contingency	200,000.00										
	PCCO#001 Transfer to 03.1015	-11,523.22										
	PCCO#001 Transfer to 09.1010	-2,777.00										
	PCCO#001 Transfer to 09.1020	-41,431.14										
	PCCO#001 Transfer to 31.1005	-48,684.00										
	PCCO#002 Transfer to 31.1005	-25,500.00										
	PCCO#004	75,000.00										
	PCCO#005	-19,482.00										
	Transfer to 03.1015	-9,496.52										

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

19
 1/31/23
 January-2023

A	B	C	D	E		F	G			H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	BALANCE TO FINISH (G-C)	RETAINAGE (IF VARIABLE RATE) 10.00%
					THIS PERIOD	SUBTOTALS						
	Transfer to 07.1160 Transfer to 09.1120 Transfer to 23.1010 Transfer to 26.1010 Transfer to 31.1005 Transfer to 09.1010 Transfer to 32.1095 Transfer to 32.1095 Transfer to 09.1050 Transfer to 01.3165 Transfer to 22.1005 Transfer to 28.1020	-9,915.00 -4,641.00 -14,471.11 -30,895.28 -16,082.00 -15,069.80 -14,487.00 -1,876.00 -5,720.00 -247.50 -2,292.69 -408.74										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0%	\$0.00	\$0.00
99-1010	ODP Tax Savings Transfer to 09.1010 Transfer to 23-1010	10,513.10 -7,606.20 -2,906.90										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
99-1015	Buyout Savings Transfer to 02-1005 Transfer to 03-1015 Transfer from 04-1075 Transfer to 05-1045 Transfer from 08-1005 Transfer to 08-1185 Transfer to 09-1010 Transfer to 09-1020 Transfer to 09-1050 Transfer to 09-1120 Transfer from 09-1120 Transfer to 10-1015 Transfer from 10-1145 Transfer to 10-1180 Transfer to 13-1080 Transfer to 22-1005 Transfer to 23-1010 Transfer from 26-1010 Transfer from 27-1010 Transfer from 31-1005 Transfer to 32.1095 Transfer to 32-1170 Transfer from 12-1080 Transfer from 10-1050 Transfer from 99.1060 Transfer from 99.1045 Transfer from 99.1025	0.00 -8,656.89 -69,937.96 17,855.00 -8,339.00 10,685.09 -16,690.00 -24,422.49 -1,588.00 -2,400.00 -1,792.00 -8,915.00 -6,539.00 1,600.00 -1,200.00 2,342.18 -14,439.14 -9,528.23 16,340.94 15,372.00 124,028.75 -24,097.00 -4,714.86 2,104.00 49.33 9,172.50 3,309.91 399.87										
	Subtotals		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0%	\$0.00	\$0.00
99-1025	Permit Fees Transfer to Buyout	511.00 -399.87										
	Subtotals		\$111.13	\$111.13	\$0.00	\$0.00		\$111.13	\$111.13	100%	\$0.00	\$0.00

REQUEST FOR PAYMENT DETAIL



Scorpio.

PROJECT NAME: Wildwood Municipal Services Building
 OWNER PROJECT NUMBER:
 DES PROJECT NUMBER: 21018

19
 1/31/23
 FOR PERIOD THE MONTH OF: January-2023

A	B	C		D	E		F	G			H	I
				WORK COMPLETED			MATERIALS	TOTAL			BALANCE TO	RETAINAGE
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SUBTOTALS	FROM PREV APPLICATION (D+E)	THIS PERIOD	SUBTOTALS	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE(D+E+F)	SUBTOTALS	G/C %	FINISH (G-C)	(IF VARIABLE RATE) 10.00%
99-1045	Payment & Performance Bond Transfer to Buyout PCCO#004	26,744.00 -3,309.91 1,377.15										
	Subtotals		\$24,811.24	\$24,811.24	\$0.00	\$0.00		\$24,811.24	\$24,811.24	100%	\$0.00	\$0.00
99-1060	Builders Risk Insurance Transfer to Buyout PCCO#004	17,942.00 -9,172.50 616.94										
	Subtotals		\$9,386.44	\$9,386.44	\$0.00	\$0.00		\$9,386.44	\$9,386.44	100%	\$0.00	\$0.00
99-1065	General Liability Insurance PCCO#004	23,125.00 790.58										
	Subtotals		\$23,915.58	\$23,915.58	\$0.00	\$0.00		\$23,915.58	\$23,915.58	100%	\$0.00	\$0.00
99-1085	Overhead & Profit (Fee) PCCO#004	189,492.00 4,105.66										
	Subtotals		\$193,597.66	\$184,137.89	\$6,250.00	\$6,250.00		\$190,387.89	\$190,387.89	98%	\$3,209.77	\$0.00
	Total	\$3,680,956.11	\$3,680,956.11	\$3,500,775.62	\$119,112.62	\$119,112.62	\$0.00	\$3,619,888.24	\$3,619,888.24	98%	\$61,067.87	\$129,525.22

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: **Scorpio.** PROJECT: **Wildwood Municipal Serv. Bldg.**
 3911 W Newberry Road 104 North Warfield Ave
 Gainesville, Florida 32607 Wildwood, Florida 34785
 Phone: (352) 363-6070 Phone: 3523301343

FROM CONTRACTOR: VIA ARCHITECT:
Jago Drywall and Framing 777, Inc.
 6736 NW 16th Street, Gainesville, Florida 32607
 Phone: (352) 727-6468
 CONTRACT FOR: 09-1010 Metal Studs, Drywall & Insulation

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	126,966.00
2. Net change by Change Orders	\$	63,699.49 63699.49
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	190,665.49 190665.49
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	172,292.73 190665.49
5. RETAINAGE:		
a. 10 % of Completed Work	\$	19,066.55 19,066.55
(Column D + E on G703)		
b. 0 % of Stored Material	\$	Included in above
(Column F on G703)		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	19,066.55 19,066.55
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	153,235.19 171598.94
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	153,235.19 155063.46
8. CURRENT PAYMENT DUE	\$	18,283.76 16535.48
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	37,483.30 19,066.55

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved		
in previous months by Owner		
Total approved this Month	63,699.49	
TOTALS	63699.49	\$0.00
NET CHANGES by Change Order	63699.49	63,699.49

AIA DOCUMENT G702

PAGE 1 OF 2

PAGE 8

APPLICATION NO:

8

Distribution to:

☒ OWNER
☐ ARCHITECT

SCORPIO PAY APP / INVOICE REVIEW

☐ REVIEWED ☒ REVIEWED W/
COMMENTS ☐ REVISE AND
RESUBMIT

BY RS DATE 12/27/2022

PROJ # 21018 CODE 09.1010 S

Subscribed and sworn to before me this
 Notary Public:
 My Commission expires:

JOSE I. MORENO

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
 ARCHITECT:

By: _____ Date: _____
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 8

APPLICATION DATE: 10/20/22

PERIOD TO: 10/30/22

ARCHITECT'S PROJECT NO:

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN DORE)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G+C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	<i>Metal Studs and drywall</i>					\$0.00			
	Lay Out	\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00	100.00%	\$0.00	\$350.00
	Metal Framing Matials	\$53,240.00	\$53,240.00	\$0.00	\$0.00	\$53,240.00	100.00%	\$0.00	\$5,324.00
	Metal Framing Labor	\$22,360.00	\$22,360.00	\$0.00	\$0.00	\$22,360.00	100.00%	\$0.00	\$2,236.00
	Installations of Frames	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
	Blocking Materials	\$380.00	\$380.00	\$0.00	\$0.00	\$380.00	100.00%	\$0.00	\$38.00
	Blocking Labor	\$320.00	\$320.00	\$0.00	\$0.00	\$320.00	100.00%	\$0.00	\$32.00
	Drywall Materials	\$17,620.00	\$17,620.00	\$0.00	\$0.00	\$17,620.00	100.00%	\$0.00	\$1,762.00
	Drywall Labor	\$11,770.00	\$11,770.00	\$0.00	\$0.00	\$11,770.00	100.00%	\$0.00	\$1,177.00
	Drywall Finish Materials	\$2,476.00	\$2,476.00	\$0.00	\$0.00	\$2,476.00	100.00%	\$0.00	\$247.60
	Drywall Finish Labor	\$14,800.00	\$14,800.00	\$0.00	\$0.00	\$14,800.00	100.00%	\$0.00	\$1,480.00
	Touch Up	\$500.00	500 \$300.00	0 \$200.00	\$0.00	\$300.00	60.00%	\$0.00	\$50.00
	Change Orders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Doors Infills	\$2,777.00	\$2,777.00	\$0.00	\$0.00	\$2,777.00	100.00%	\$0.00	\$277.70
	Fire Walls	\$37,272.00	\$37,272.00	\$0.00	\$0.00	\$37,272.00	100.00%	\$0.00	\$3,727.20
	Furring of Walls	\$4,503.24	\$4,503.24	\$0.00	\$0.00	\$4,503.24	100.00%	\$0.00	\$450.32
	Walls damaged	\$974.49	\$974.49	\$0.00	\$0.00	\$974.49	100.00%	\$0.00	\$97.45
	Soffit and column Framing at 3 Hr Fire wall	\$5,985.71	\$0.00	5,985.71 \$5,985.71	\$0.00	\$0.00		\$0.00	\$589.57
	installation of 5/16 Hardie board entry soffits	\$2,545.05	\$0.00	\$2,545.05	\$0.00	\$0.00		\$0.00	\$254.50
	installation extra framing drywall and FRP	\$9,642.00	\$0.00	\$9,642.00	\$0.00	\$0.00		\$0.00	\$964.20
	Exterior Doors Installation								
	GRAND TOTALS	\$190,665.49	\$172,292.73 172,492.73	\$18,282.76 18172.76	\$0.00	\$172,292.73 190665.49	90%	\$0.00	\$19,057.54 19,066.55

SCORPIO PAY APP / INVOICE REVIEW

☒ REVIEWED☐ REVIEWED W/
COMMENTS☐ REVISE AND
RESUBMIT

BY RS

DATE 1/31/2023

PROJ # 21018

CODE 32.1170 S

CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

PROJECT:

Wildwood Municipal Serv. Bldg.

VIA ARCHITECT:

APPLICATION NO.:

PERIOD TO:

PROJECT NOS.:

CONTRACT DATE:

Distribution to:

☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR
☐

CONTRACT FOR:

H&J Landscaping Services, Inc.

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 94,689.86
2. Net change by Change Orders \$
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 94,689.86
4. TOTAL COMPLETED & STORED TO DATE \$ 94,689.86
(Column G on G703)
5. RETAINAGE:
- a. 10 % of Completed Work \$ 9468.99
(Columns D + E on G703)
- b. % of Stored Material \$
(Column F on G703)
- Total Retainage (Line 5a + 5b or
Total in Column I of G703) \$
6. TOTAL EARNED LESS RETAINAGE \$ 85,220.87
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$
8. CURRENT PAYMENT DUE \$ 85,220.87
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 9,468.99
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Jessica Spuer

Date:

1.23.21

State of:

County of:

Subscribed and sworn to before
me this day of

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



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APPLICATION FOR PAYMENT

G702-1992

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 1
APPLICATION DATE: 1.23.22
PERIOD TO: 1.30.22
ARCHITECT'S PROJECT NO.: 21018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)		
1.	Irrigation	21,300.-		21,300.-		21,300.-		-	2,130.-
2.	Bahia	9,280.-		9,280.-		9,280.-		-	928.-
3.	landscaping	64,109. ⁸⁶		64,109. ⁸⁶		64,109. ⁸⁶		-	6,410. ⁹⁹
		94,689. ⁸⁶		94,689. ⁸⁶		94,689. ⁸⁶			9,468. ⁹⁹



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G703-1992

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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Memorandum of Agreement (MOA) for Landscaping and Irrigation Maintenance for the Buena Vista Boulevard South Extension

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date: 4/10/2023

Termination Date: 4/10/2023

Managing Division/Department:

BUDGET IMPACT: Increased costs to Public Works budget for roadway maintenance of \$125,000/year

HISTORY/FACTS/ISSUES:

The City of Wildwood and the Sumter County Board of County Commissioners adopted an Interlocal Services Boundary Agreement (ISBA) in April of 2009 concerning the provision of public facilities and services within Wildwood's Joint Planning Area. The Roads Sub-Agreement contained within the ISBA specifies roadway maintenance responsibilities between Wildwood and the County and states, among other things, that Wildwood is responsible for landscape maintenance within the County's Regionally Significant roadways that lie within Wildwood's Joint Planning Area.

The County recently completed the construction of the extension of Buena Vista Boulevard, a Regionally Significant road, from SR 44 southward to Meggison Road. Unlike most roads internal to The Villages development, the irrigated landscaping within this roadway segment is not included within the boundaries of a community development district and therefore is not maintained by a community development district. Pursuant to the ISBA, Wildwood would then be responsible for maintenance.

The parties wish to maintain the high-level landscaping and irrigation found along the roadway. The attached agreement would allow for the Brownwood Community Development District to manage and oversee the maintenance activities. Wildwood would then reimburse the District for the cost.

**MEMORANDUM OF AGREEMENT FOR
LANDSCAPING AND IRRIGATION MAINTENANCE ON
BUENA VISTA BOULEVARD FROM SR 44 TO MEGGISON ROAD**

This Memorandum of Agreement between the municipal government of the City of Wildwood, Florida, 100 North Main Street, Wildwood, Florida 34785, hereafter known as “**Wildwood**” and the Brownwood Community Development District, 984 Old Mill Run, The Villages, Florida 32162, hereafter known as “**District**”.

RECITALS:

WHEREAS, Wildwood is a provider of public facilities and services including but not limited to certain maintenance within public rights-of-way within its municipal boundaries;

WHEREAS, Wildwood and the Sumter County Board of County Commissioners (hereafter known as County) adopted an Interlocal Services Boundary Agreement in April of 2009 concerning the provision of public facilities and services within Wildwood’s Joint Planning Area;

WHEREAS, the Roads Sub-Agreement contained within the Interlocal Services Boundary Agreement specifies roadway maintenance responsibilities between Wildwood and County and states, among other things, that Wildwood is responsible for certain landscape maintenance within the County’s Regionally Significant roadways that lie within Wildwood’s Joint Planning Area;

WHEREAS, County recently completed the construction of the extension of Buena Vista Boulevard, designated as a Regionally Significant road in the Roads Sub-Agreement within the Interlocal Services Boundary Agreement, from SR 44 southward to Meggison Road adjacent to the boundaries of District;

WHEREAS, District was created through Wildwood’s adoption of Ordinance O2012-20 on June 25, 2012 in accordance with Chapter 190, Florida Statutes to establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by section 190.012(2) Florida Statutes, as long as they don’t conflict with systems and facilities provided by Wildwood;

WHEREAS, District maintains aesthetically pleasing landscaping and irrigation systems within public rights-of-way, open space, and other common areas within District’s boundary consistent with other community development districts within The Villages® development;

WHEREAS, the recently constructed segment of Buena Vista Boulevard from SR 44 to Meggison Road is not included within the boundaries of a community development district within The Villages® development;

WHEREAS, District wishes to provide landscaping and irrigation maintenance on Buena Vista Boulevard at a higher level of service than what would be provided by Wildwood under the Interlocal Services Boundary Agreement;

WHEREAS, District and Wildwood wish to enter into an agreement to more clearly define landscaping and irrigation maintenance responsibilities.

NOW, THEREFORE, for and in consideration of the premises, the mutual undertakings and agreements herein contained and assumed, Wildwood and District hereby covenant and agree as follows:

1. Wildwood and District agree that the Recitals set forth above are true and correct.
2. District agrees to maintain the landscaping and irrigation system within the Buena Vista Boulevard public-right-of-way from SR 44 to the roundabout at Meggison Road as shown in Exhibit A.
3. Wildwood agrees to reimburse District for costs associated with landscaping and irrigation maintenance of the segment of Buena Vista Boulevard from SR 44 to Meggison Road beginning March 1, 2023.
4. District shall invoice Wildwood monthly for said costs and Wildwood shall promptly remit payment to District.
5. Effective Date. The Agreement shall become effective upon approval by both parties' Boards with the effective date being the date of the last Board approval.
6. Termination Date. This Agreement shall be effective until April 1, 2032 or shall terminate if the property subject to this Agreement is incorporated into any community development district within The Villages® development. This agreement can be extended by mutual consent of both parties for an additional 10 years after the initial termination date.

IN WITNESS WHEREOF, the parties hereby execute this Agreement as of the date first set forth above.

Witnesses:

**BROWNWOOD COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
special district;

Print Name: Kenny Blocker

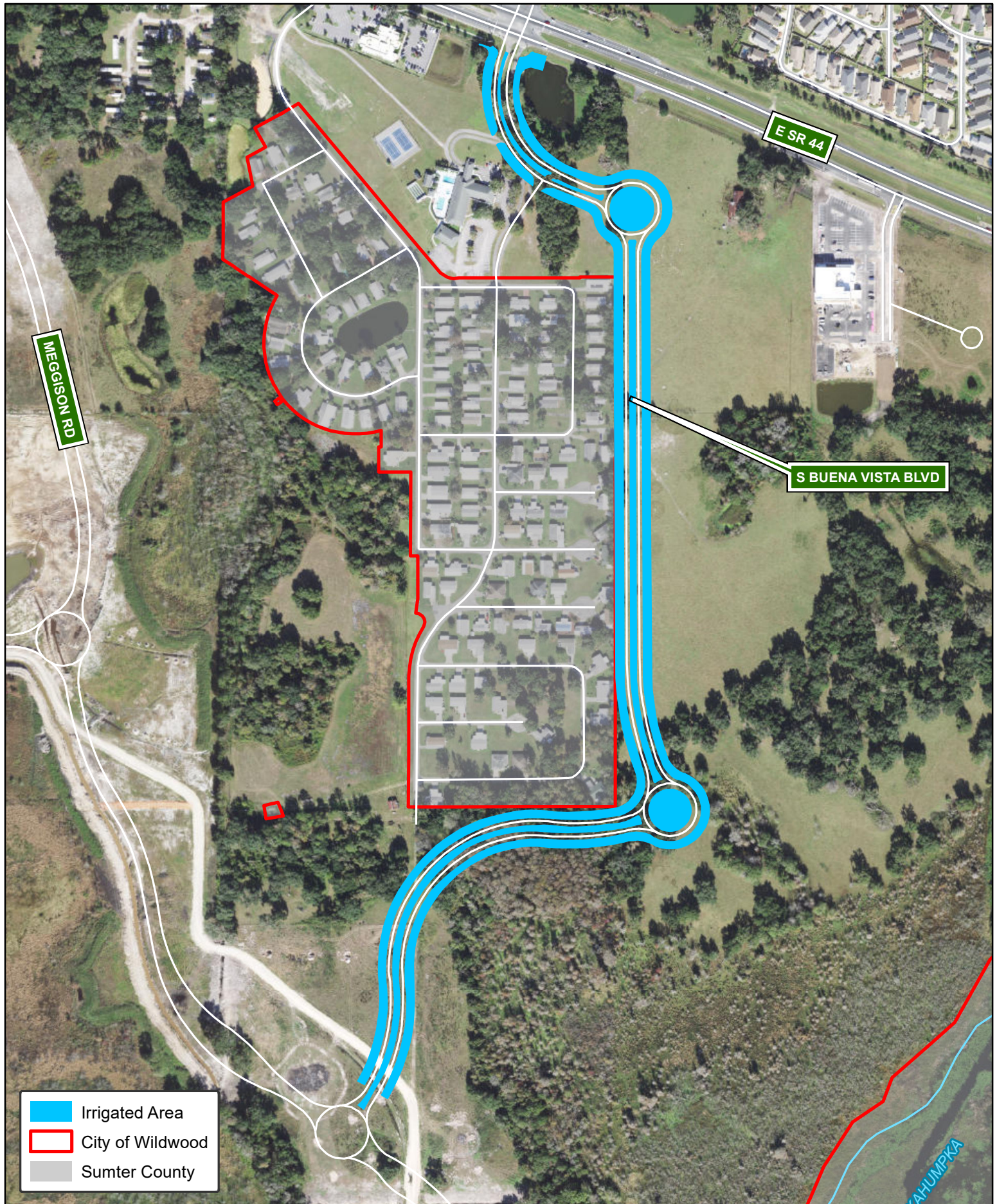
By: _____
Print Name: Lester Coggins
Its: CHAIRMAN

Witnesses:

CITY OF WILDWOOD, a Florida municipal
corporation

Print Name: Susan Patterson

By: _____
Print Name: Ed Wolf
Its: MAYOR



CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



EXHIBIT "A"

MOA FOR LANDSCAPING AND IRRIGATION MAINTENANCE BUENA VISTA BOULEVARD SOUTH EXTENSION

**LOCATION
 MAP**
**MARCH
 2023**

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Temporary Construction Easement Agreement

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Certain improvements to the city's utility system require temporary access to Parcel G05-127, owned by Ed and Irish Wolf.

The attached temporary easement agreement allows city staff and/or contractors to enter the property for purposes of construction activity on adjacent city-owned and maintained utilities. Construction activities may include vehicular or pedestrian access, ingress, egress, material storage, and other general construction purposes.

Termination of the agreement will occur upon completion of construction and be recorded in the public record.

This Instrument Prepared By
and Return to:

Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
601 S. 9th Street
Leesburg, Florida 34748

Property Appraisers Parcel (Folio)
Identification Number(s): G05-127

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (“Agreement”) is entered into as of the ____ day of April, 2023 (“Effective Date”), by and between ED WOLF and IRISH WOLF (“Grantors”), whose mailing address is 1100 Cleveland Ave, Wildwood, Florida 34785 and the CITY OF WILDWOOD, Florida, a Florida Municipal Corporation (“Grantee”), whose mailing address is 100 North Main Street, Wildwood, Florida 34785. Grantors and Grantee may each be referred to in this Agreement as a “Party” or collectively as the “Parties.”

RECITALS

WHEREAS, Grantors are the owners of that certain real property located in Sumter County, Florida designated as Parcel ID No. G05-127(“Grantor Property”);

WHEREAS, Grantee owns and maintains certain utilities located adjacent to Grantor Property;

WHEREAS, Grantee is constructing certain improvements in relation to its utility system (“Improvements”);

WHEREAS, Grantors desire to grant a temporary construction easement in favor of Grantee for purposes of the construction of the Improvements.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, Grantors and Grantee do hereby agree as follows:

1. **Recitals.** The Recitals stated above are true and correct, and their terms and provisions are incorporated herein for all purposes.

2. **Grant of Easement.** Grantors hereby grant to Grantee and Grantee’s assigns, agents, employees, contractors, subcontractors, and vendors, a temporary, non-exclusive construction easement on, over and across the area as more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (the “Temporary Construction Easement Area”) for vehicular and pedestrian access, ingress, egress, materials storage, and general construction purposes, as reasonably necessary for Grantee to construct the Improvements (“Easement”). Promptly after the completion of any work, and except for the Improvements related to the City’s utilities, Grantee shall return the surface of the Temporary Construction

Easement Area to as nearly as practicable, the condition which existed prior to the commencement of such work.

3. **Subject to Existing Matters.** The Easement is conveyed subject to all other easements, licenses and conveyances of record prior to the Effective Date and is further subject to the rights of Grantors to use the Temporary Construction Easement Area at any time, in any manner, and for any purpose, provided, however, that such use by Grantors shall not restrict, be inconsistent or materially interfere with nor prevent the full utilization by Grantee of the rights and privileges granted herein.

4. **Termination of Easement.** Upon Grantee's completion of the construction of the Improvements, Grantee and the Grantors will execute and record a termination of this Agreement, whereupon this Agreement and the Easement granted herein will terminate.

5. **Liens.** Grantee will keep the Grantor Property free and clear of all liens and encumbrances arising from the exercise by Grantee of its rights under this Agreement.

6. **Damage/Destruction.** In the event that the Grantor Property is damaged in whole or in part by Grantee's exercise of its rights granted herein, Grantee shall repair any damage at Grantee's expense.

7. **No Dedication.** No special right of access by the general public to any portion of the Temporary Construction Easement Area is conveyed by this Agreement. Nothing contained in this Agreement shall be deemed to be a gift or dedication to the general public for any use or purpose whatsoever.

8. **Waiver.** No waiver of any of the provisions hereof shall be effective unless it is in writing and signed by the party against whom the waiver is asserted. Any such written waiver shall be applicable only to the specific instance to which it relates and shall not be deemed to be a continuing waiver or waiver of any future matter.

9. **Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions hereof, and this Agreement will be construed in all respects as if such invalid or unenforceable provision were omitted.

10. **Successors/Assigns.** This Agreement and the terms and provisions hereof will run with the land and bind and inure to the benefit of the Parties and their respective legal representatives, and their successors and assigns.

11. **Non-Exclusive.** The easement rights granted herein are non-exclusive in nature.

12. **Entire Agreement and Modification.** This Agreement constitutes the entire agreement between the Parties as to the subject matter of this Agreement. No amendment or modification of this Agreement shall be binding unless in writing and executed by Grantors and Grantee.

13. **Governing Law.** This Agreement shall be interpreted under and governed by the laws of the State of Florida. Venue for any legal proceedings brought pursuant to this Agreement shall be exclusively in Sumter County, Florida.

14. **Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year set forth above.

GRANTORS:

Witness Signature

Ed Wolf

Print/Typed Witness Name

Witness Signature

Print/Typed Witness Name

Witness Signature

Irish Wolf

Print/Typed Witness Name

Witness Signature

Print/Typed Witness Name

STATE OF FLORIDA

COUNTY OF SUMTER

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of April, 2023, by Ed Wolf and Irish Wolf who are personally known to me or ____ who produced their Florida driver's license as identification.

My Commission Expires:

Notary Public Signature

Print/Type Name of Notary

Commission No. _____

GRANTEE:

WITNESSES:

City of Wildwood, a municipal corporation

Witness Name: _____

By: _____
Pamala Harrison-Bivins, Mayor Pro-Tem

(Corporate Seal)

Witness Name: _____

ATTEST: _____
Susan Patterson, City Clerk

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of April, 2023, by Pamala Harrison-Bivins, Mayor Pro-Tem of City of Wildwood, a municipal corporation, on behalf of the corporation, and who ☒ is personally known or ☐ has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission
Expires: _____

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

PARCEL G05-127

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT "A"
SHEET 1 OF 1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 5; THENCE ALONG THE WEST LINE THEREOF RUN N00°01'15"W, 608.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22,874.00 FEET AND A CHORD BEARING AND DISTANCE OF S88°33'58"E, 131.92 FEET TO WHICH A RADIAL LINE BEARS N01°16'08"E; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A PER OFFICIAL RECORDS BOOK 2767, PAGE 686, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°19'50", AN ARC DISTANCE OF 131.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'01", A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S00°00'00"E, 40.00 FEET; THENCE N88°20'59"W, 40.00 FEET; THENCE N00°00'00"E, 40.00 FEET TO THE POINT OF BEGINNING.

COUNTY ROAD 466-A

POINT OF BEGINNING



SOUTHERLY RIGHT OF WAY LINE
OF COUNTY ROAD 466-A
PER ORB 2767, PAGE 686

LINE TABLE

LINE	LENGTH	BEARING
L1	40.00'	S0°00'00"E
L2	40.00'	N88°20'59"W
L3	40.00'	N0°00'00"E

PARCEL: G05-127
OWNER: ED & IRISH WOLF
ORB 136, PAGE 137

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	131.92'	22874.00'	0°19'50"	S88°33'58"E	131.92'
C3	40.00'	22874.00'	0°08'01"	S88°21'02"E	40.00'

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF
THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF
SECTION 5-19-23

3/1/23
DATE

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6912

GENERAL NOTES

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2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE BEARING THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5-19-23, HAVING A BEARING OF N00°01'15"W.



SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

PARCEL G05-127 UTILITY EASEMENT

EXHIBIT "___"
SHEET 1 OF 1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 5; THENCE ALONG THE WEST LINE THEREOF RUN N00°01'15"W, 608.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22,874.00 FEET AND A CHORD BEARING AND DISTANCE OF S88°33'46"E, 134.50 FEET TO WHICH A RADIAL LINE BEARS N01°16'08"E; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A PER OFFICIAL RECORDS BOOK 2767, PAGE 686, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°20'13", AN ARC DISTANCE OF 134.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'23", A DISTANCE OF 22.52 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S00°00'00"E, 14.85 FEET; THENCE N90°00'00"W, 22.45 FEET; THENCE N00°14'19"W, 15.49 FEET TO THE POINT OF BEGINNING.

COUNTY ROAD 466-A

POINT OF BEGINNING

C2
L2

SOUTHERLY RIGHT OF WAY LINE
OF COUNTY ROAD 466-A
PER ORB 2767, PAGE 686

PARCEL: G05-127
OWNER: ED & IRISH WOLF
ORB 136, PAGE 137

LINE TABLE

LINE	LENGTH	BEARING
L1	14.85'	S00°00'00"E
L2	22.45'	N90°00'00"W
L3	15.49'	N00°14'19"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	134.50'	22874.00'	0°20'13"	S88°33'46"E	134.50'
C2	22.52'	22874.00'	0°03'23"	S88°21'58"E	22.52'

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF
THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF
SECTION 5-19-23

3/1/23
DATE

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

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3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE BEARING THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5-19-23, HAVING A BEARING OF N00°01'15"W.



SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

PARCEL G05-127

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT " _ "

SHEET 1 OF 1

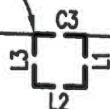
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COUNTY ROAD 466-A

POINT OF BEGINNING



SOUTHERLY RIGHT OF WAY LINE
OF COUNTY ROAD 466-A
PER ORB 2767, PAGE 686

PARCEL: G05-127
OWNER: ED & IRISH WOLF
ORB 136, PAGE 137

LINE TABLE

LINE	LENGTH	BEARING
L1	40.00'	S00°00'00"E
L2	40.00'	N88°20'59"W
L3	40.00'	N00°00'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
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C3	40.00'	22874.00'	0°06'01"	S88°21'02"E	40.00'

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF
THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF
SECTION 5-19-23

3/1/23
DATE

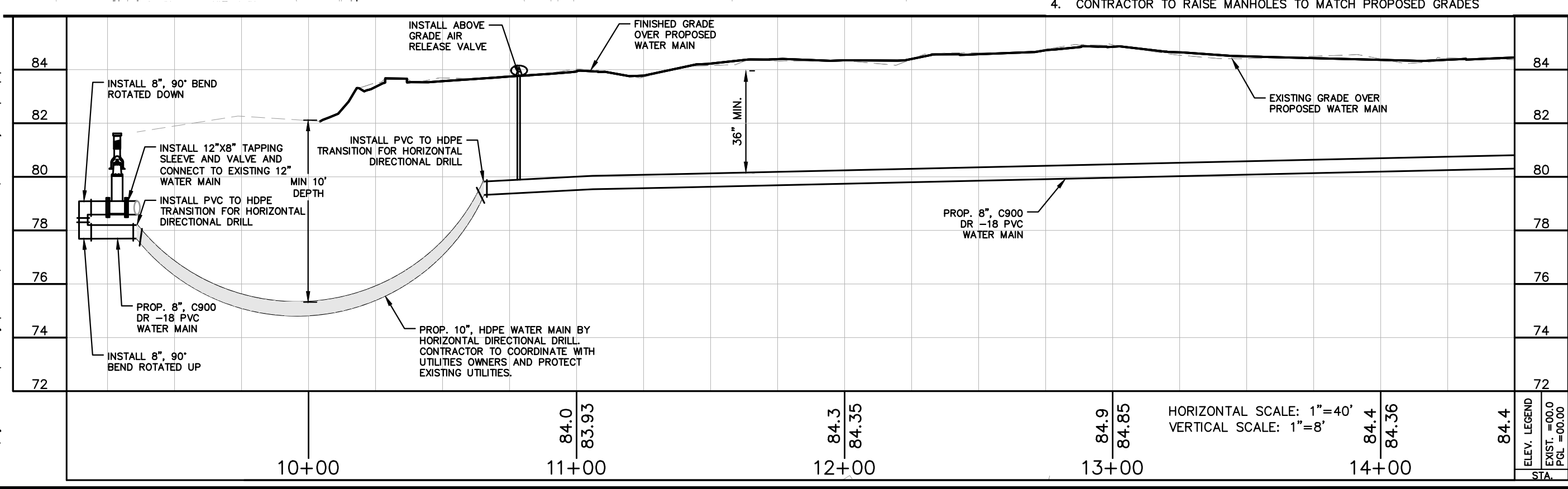
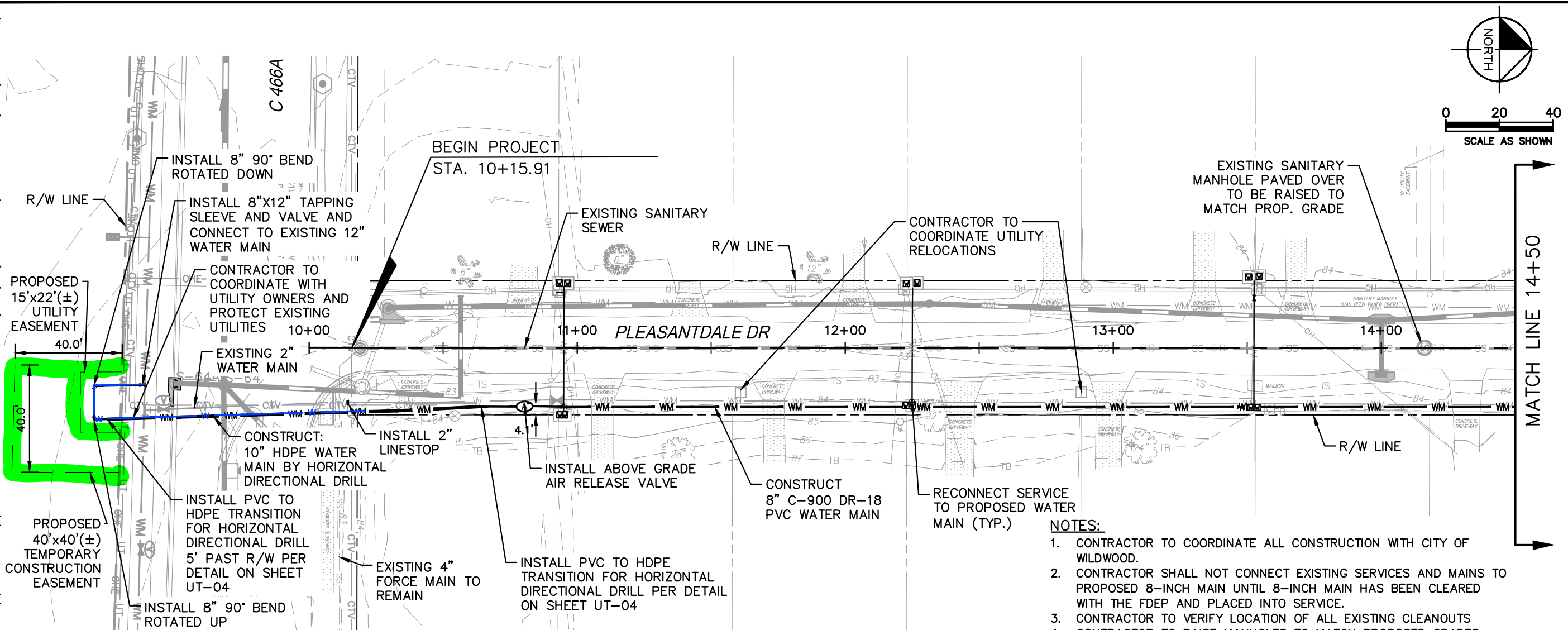
KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

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Drawing name: K:\OCA_Civil\142173388 - Pleasantdale Drive Imp\CAD\PlanSheets\UTILITY PLANS - WM.dwg
UT-01 WATER MAIN ADJUSTMENT PLAN
Oct 28, 2022 3:31pm by: Mario Petrola
This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, Ocala, FL 34471 WWW.KIMLEY-HORN.COM, REGISTRY: 35106	
LICENSED PROFESSIONAL	NICHOLAS J. MORA, P.E.	FLORIDA LICENSE NUMBER	70697
KHA PROJECT	142173388	DATE	NOVEMBER 2022
SCALE	AS SHOWN	DESIGNED BY	KHA
DRAWN BY	KHA	CHECKED BY	KHA
WATER MAIN ADJUSTMENT PLAN		PLEASANTDALE DRIVE IMPROVEMENTS	
PREPARED FOR		CITY OF WILDWOOD	
SUNTER COUNTY		FLORIDA	
SHEET NUMBER		UT-01	

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Code Enforcement Request for Lien Release - 615 Fourth Street**

REQUESTED ACTION: Staff requests that a Release of Lien be signed and recorded with the Sumter County Clerk of Courts.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On February 5, 2019, the Special Magistrate issued an Order of Enforcement with fines of \$25,050.00 and costs of \$76.98 to the property owner for having a residential property violating the Exterior Building Maintenance Code, Chapter 7 of the Code of Ordinances.

The Order of Enforcement was recorded as a lien with the Sumter County Clerk of Courts.

During a foreclosure sale, the property was sold on November 11, 2021.

On December 28, 2022, violations were cleared, and the case was closed.

On January 10, 2023, the Special Magistrate reduced the fine to \$0.00. The property owner was ordered to pay costs of \$76.98 to the City. The costs of \$76.98 were paid in full by the new property owner on January 10, 2023.



The City of Wildwood, Florida
Development Services Department
Code Compliance
100 North Main Street, Wildwood, Florida 34785
(352) 661-6067

MEMO

Date: March 24, 2023
To: Joshua Bills, City Attorney
From: Tara N. Tradd, Code Enforcement Officer
RE: *Case# 1809-0003, Release of Lien, 615 Fourth Street*

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The Order of Enforcement was recorded as a lien with the Sumter County Clerk of Courts.

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Staff requests that a Release of Lien be signed and recorded with the Sumter County Clerk of Courts.

#	Parcel ID	Owner's Name	Address	Brief Description	Recent Sale	Map
1	G06D184	WILLIAMS THERESA (SINGLE FAMILY)	615 FOURTH ST WILDWOOD	LOTS 3 & N1/2 4 BLK N MEADOWLA	11/19/2021-\$33,200	GIS Map

^^ Click Parcel ID for Record Details

[Click Here to display GIS Map](#) ^^**BEFORE**



AFTER

27-

Inst:201960009054 Date:3/15/2019 Time:10:09 AM
DC.Gloria R. Hayward,Sumter County Page 1 of 3 B:3537 P:690

Prepared by and Return To:
Code Enforcement
City of Wildwood
100 North Main Street
Wildwood, FL 34785

BO

**BEFORE THE SPECIAL MAGISTRATE
CITY OF WILDWOOD, FLORIDA**

CITY OF WILDWOOD, FL.

City of Wildwood Case #: 1809-0003

Petitioner

vs.

Delores Douglas,

Respondent.

ORDER OF FINE

This cause came on for Hearing on the 5th day of February, 2019, before the Special Magistrate of the City of Wildwood, Florida upon petition of the City of Wildwood Code Enforcement Officer, and the Special Magistrate having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondent Delores Douglas, 615 Fourth Street, Wildwood, FL 34785, was properly served notice of these proceedings at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida described as: 615 Fourth Street, Parcel #G06D184; Lot 3, and the North ½ of Lot 4, Block N, Meadow Lawn Addition, According to the Plat there of as recorded in Plat Book 2, Pages 3, 4, 5 and 6, of the Public Records of Sumter County, Florida.
3. On or before September 11, 2018, Respondent has had a structure that contains a blighting influence to the city and the property is overgrown.
4. Respondent has had in excess of 147 days to bring the property into compliance with the City of Wildwood Code of Ordinances.
5. At the December 4, 2018, Code Enforcement Hearing the **Special Magistrate** signed an Order of Enforcement which Respondent shall have thirty (30) days to mow and maintain property; remove any fallen tree limbs; junk and debris and have the building secured.
6. Respondent shall apply for and obtain all required permits if required from the Sumter County Building Services Department with bringing the building into compliance.
7. Respondent shall contact the City of Wildwood Code Enforcement Office at (352) 330-1330, extension 114, to advise that the building had been brought into compliance and request an inspection to verify the same.
8. Respondent shall also pay costs associated with the file in the amount of \$93.03 within thirty (30) days of signed Order of Enforcement. All costs/fines shall be paid to the City of Wildwood Development Services Department, 100 North Main Street, Wildwood. Failure to bring property into compliance within forty-five (45) days shall require a Code Enforcement Hearing in front of the Special Magistrate that has been scheduled at 1:00

Delores Douglas
Order of Fine
February 5, 2019
Page 2 of 4

PM on February 5, 2019, at Wildwood City Hall, City Hall Commission Chamber, 100 North Main Street, Wildwood, FL 34785, and at that time a fine may be imposed.

9. Respondent was not present for the December 4, 2018 Hearing.

ORDER OF FINE

**BEFORE THE SPECIAL MAGISTRATE
CITY OF WILDWOOD, FLORIDA**

-Page 2-

- A site re-inspection was conducted and observed the property has not been brought into compliance.
- Respondent was not present for the February 5, 2019, Hearing.

Conclusions of Law

- 1** – Respondent has violated the provisions of City of Wildwood Code of Ordinances, Section(s): 9-1; 9-3; 9-10; 13-31; 13-32; 13-33; 13-34; 13-35; 13-36; 13-37; 13-38; 13-39; 13-40; 13-151; 13-152; 15-71 (1), (2) & (3); 15-71; 15-72; 15-73; 15-74; 15-79 and 15-80 as well as any other Codes and Ordinances that may apply.
- 2** - Based upon the facts and evidence presented, an Order of Fine is warranted.

Delores Douglas
Order of Fine
February 5, 2019
Page 3 of 4

ORDER OF FINE

**BEFORE THE SPECIAL MAGISTRATE
CITY OF WILDWOOD, FLORIDA**

-Page 3-

Orders

- 1 -** Respondent shall pay a fine in the amount of \$25.00 commencing February 5, 2019. Said fines shall accrue at the rate of \$25.00 per day until the building has been brought into compliance.
- 2 -** Respondent shall contact the City of Wildwood Code Enforcement office at (352) 330-1330, extension 114 to advise that the property had been brought into compliance and request an inspection to verify the same.
- 3 -** Respondent shall also pay costs associated with the file in the amount of **\$221.50** within **thirty (30) days** of the signed date of the Order of Fine.
- 4 -** All fines/costs shall be paid to the City of Wildwood, Development Services Department, 100 North Main Street, Wildwood, FL 34785.

DONE and ORDERED at City of Wildwood, Sumter County, Florida this 5th day of February, 2019.

SPECIAL MAGISTRATE OF THE
CITY OF WILDWOOD



W. Grant Watson

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MAGISTRATE, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA, SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

Prepared by and Return To:

**Code Enforcement
City of Wildwood
100 North Main Street
Wildwood, FL 34785
352-661-6067**

RELEASE OF CODE ENFORCEMENT LIENS

Witnesseth: That the City of Wildwood, the holder of specific Orders of Fine, which is recorded in the Public Records of Sumter County, Florida, as follows:

Order of Fine dated February 5, 2019, and recorded in O.R. Book 3537, Page 690;

Constitute code enforcement liens against the following described land, to wit:

615 Fourth Street – Delores Douglas and Theresa Williams

MEADOWLAWN ADDITION TO WILDWOOD - LOTS 3 & N1/2 4 BLK N
MEADOWLAWN ADD PB 2 PG 3-6, BLK: N, LOT: 3.

Parcel ID Number: G06D184

Hereby acknowledge(s) release and satisfaction of said code enforcement liens as to the specific parcel/lot described above, and surrender(s) the same as canceled, and hereby direct(s) the Clerk of said Circuit Court to cancel the same of record.

Witness my/our hand(s) and seal(s) on the ____ day of _____, 2023.

Signed, sealed, and delivered in our presence:

WITNESSES:

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

(Witness Signature)

Ed Wolf, Mayor

(Witness Printed Name)

(Witness Signature)

(Witness Printed Name)

State of: FLORIDA
County of: SUMTER

The foregoing instrument was acknowledged before me on the ____ day of _____, 2023, by Ed Wolf, Mayor of the City of Wildwood, being personally known to me or having produced _____ as identification.

[Notary Seal]

Notary Public

Name Printed

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Code Enforcement Request for Lien Release - 700 N Warfield Avenue - Stroud Property

REQUESTED ACTION: Staff recommends the release of the lien.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On May 26, 2002, a structure fire occurred, which substantially damaged the structure, threatening the health and welfare of the general public.

The property owner failed to demolish the structure, causing several liens to be recorded against this property. Due to the cost of demolishing the structure, the property owner could not bring the property into compliance.

An order was given to the city on February 4, 2003, to enter the property and bring it into compliance.

The single-family structure was demolished.

In 2004, the city foreclosed on the code liens and took ownership of the property. At that time, a lien release was not recorded.

The property is being sold, and the title company requests the city release the three liens recorded between 2002 - 2003.

Prepared by and return to:
Terry T. Neal
Attorney at Law
Terry T. Neal, P.A.
Post Office Box 490327 606 West Magnolia Street
Leesburg, FL 34749-0327

File No.: 2889

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of December, 2005 between City of Wildwood, Florida, a municipal corporation, whose post office address is 100 N. Main Street, Wildwood, FL 34785, grantor, and Janice K. Walston, a single woman, whose post office address is 706 N. Warfield Avenue, Wildwood, FL 34785, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County Florida to-wit:

Lots 12 and 13, Block 5, Highland-View-Addition to Wildwood, Florida, as recorded in Plat Book 1, Page 82 1/2 of the Public Records of Sumter County, Florida.

Parcel Identification Number: G05C042

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004, and subject to all easements and restrictions of record.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marena Roberts
Witness Name: MARENA D. ROBERTS
Alice J. Borrah
Witness Name: ALICE J. BORRAH

City of Wildwood, Florida, a municipal corporation

By: Ed Wolf
Ed Wolf, Mayor

(Corporate Seal)

State of Florida
County of Sumter

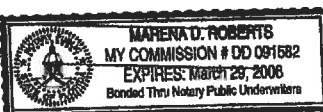
The foregoing instrument was acknowledged before me this 6th day of December, 2005 by Ed Wolf, Mayor of City of Wildwood, Florida, a municipal corporation, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires



SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC #140.70

01/11/2006 #2006-1175
01:05:31PM B-1508 P-83

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IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR SUMTER COUNTY, FLORIDA

THE CITY OF WILDWOOD, FLORIDA,
a municipal corporation,

Plaintiff,

v.

PAUL K. McEACHIN, as Personal
Representative of the Estate of
Bessie P. Stroud, Donald Stroud, and
the unknown heirs, grantees, devisees,
lienors, creditors, trustees, and all other
parties claiming an interest by, through,
under, or against the Estate of Bessie
Stroud, if any,

Defendants.

CASE NO. 2003-CC-000344

FILED IN THE OFFICE OF
CLERK OF CIRCUIT COURT
SUMTER COUNTY, FLA.
2004 JUN - 1 A 10:03
GLORIA R. HAYWARD
CLERK OF CIRCUIT COURT
BY _____ D.C.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$0.70

CLERK'S CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that she executed and filed a Certificate
of Sale in this action on May 19, 2004, for the property described herein:

Parcel I.D. No. G05C042

Lots 12 and 13, Block 5, Highland View; Section 5, Township
19S, Range 23E; Parcel No. G05C042; 700 N. Old Wire Road,
Wildwood, Florida

and no objection to the sale having been filed within the time allowed for filing objections,
the property was sold to City Of Wildwood, Florida, at
Wildwood, Florida

WITNESS my hand and the seal of this court on June 1, 2004.

GLORIA R. HAYWARD
Clerk of Court



By: Wanda Murray
Deputy Clerk
(Court Seal)

06/03/2004 #2004-15729
08:30:25AM B-1220 P-651

CERTIFICATE OF SERVICE

I certify that a copy hereof has been furnished to Jerri A. Blair, Esq., P.O. Box 130,
Tavares, FL 32778;32778; and Morton D. Aulls, Esq., 3000 Highway 19A, Mount Dora, FL
32757, by mail, this 1 day of June, 2004.

GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT
Wanda Murray
Court Clerk



A:\STROUD\clerk cert of title.wpd

5.00
1.00 FF
70 Doc
6.70

REC. 595 PAGE 761

4

This instrument prepared by:
Randall M. Thornton,
Attorney at Law
P. O. Box 58
Lake Panasoffkee, Florida 33538

THIS QUIT CLAIM DEED, Executed this 16 day of June,
1994, by DONALD K. STROUD, conveying non-homestead property, first
party, and BESSIE P. STROUD, 700 N. Warfield Wildwood, Fl 34785,
and whose social security number is _____, second party.

WITNESSETH, That the said first party, for and in
consideration of Love and Affection does hereby quit-claim and
convey unto the said second party, all the right, title, and
interest which the said first party has in and to the following
described parcel of land; situate, lying and being in the County of
Sumter, State of Florida, to wit: (Tax Parcel #G05-C042)

Lots 12 and 13, Block 5, HIGHLAND VIEW, as recorded in Plat Book 1,
Page 52 1/2 of the Public Records of Sumter County, Florida.

IN WITNESS WHEREOF, The said first party has signed and sealed
these presents the day and year first above written.

WITNESSES

Cathy J. Jordan
Print: Cathy J. Jordan
Sign: [Signature]
Print: [Signature]

Donald K. Stroud
DONALD K. STROUD

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this
16 day of June, 1994, by DONALD K. STROUD, an
unmarried man.

NOTARY PUBLIC
Sign: Cathy J. Jordan
Print: _____
Notary Public, State of
My Commission expires: _____

Personally known ☒ or Produced Identification
Type of Identification _____



RECORDED IN
PUBLIC RECORDS
SUMTER COUNTY, FLA.
96 JUN 18 PM 4 13
SARA H. MASON
CLERK OF CIRCUIT COURT
WFLA-TV
Doc

297016

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR SUMTER COUNTY, FLORIDA

THE CITY OF WILDWOOD, FLORIDA,)
a municipal corporation,)

Plaintiff,)

v.)

PAUL K. McEACHIN, as Personal)
Representative of the Estate of)
Bessie P. Stroud, Donald Stroud, and)
the unknown heirs, grantees, devisees,)
lienors, creditors, trustees, and all other)
parties claiming an interest by, through,)
under, or against the Estate of Bessie)
Stroud, if any,)

Defendants.)

CASE NO. 2003-CC-000344

FILED IN THE OFFICE OF
CLERK OF CIRCUIT COURT
SUMTER COUNTY, FLA.
2004 APR 21 P 2:43
GLORIA R. HAYWARD
CLERK OF CIRCUIT COURT
BY _____ D.C.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

FINAL JUDGMENT OF FORECLOSURE

This cause having come before the court on plaintiff's motion for summary final judgment of foreclosure and for attorneys' fees and costs, and the court having considered the pleadings and proofs submitted, having reviewed the court file, and being otherwise fully advised in the premises, does

ADJUDGE as follows:

1. The defendants to this action are as follows:

Paul K. McEachin, as personal representative
of the estate of Bessie P. Stroud
3655 Brushy Wood Drive
Loganville, GA 30052

Douglas P. McEachin
1576 Hall Road
Thomasville, GA 31757

Emmett McEachin
1576 Hall Road
Thomasville, GA 31757

04/30/2004 #2004-11478
08:43:44AM B-1202 P-260



Robin McEachin
12509 Meridian Road
Tallahassee, FL 32312 (last known)

Donald Stroud, and the unknown heirs, grantees, devisees,
lienors, creditors, trustees, and all other parties claiming an
interest by, through, under, or against the Estate of Bessie P.
Stroud, if any

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

2. The plaintiff's address is 100 N. Main Street, Wildwood, FL 34785.
3. Due and legal service of process has been made on all defendants. This court has jurisdiction of the parties in this cause and its subject matter. The allegations contained in the complaint have been proved by competent evidence, and the equities in this cause are with plaintiff.
4. The complaint filed in this action is based upon an order of fine entered in favor of the City of Wildwood on August 12, 2003.
5. This Court finds that 30.6 hours were expended in the prosecution of this case, and a reasonable hourly rate is \$125.00. Therefore, \$3,302.00 is awarded to Jerri A. Blair as reasonable attorney's fees for services rendered in this cause.
6. There is now due and owing to the plaintiff upon said order of fine the following amounts:

Fines	\$ 9,550.00
Demolition costs	\$ 3,500.00
Morton D. Aulls, P.A.	\$ 550.00
Attorney's fees	\$ 3,302.00
Costs	\$ 232.07
TOTAL	\$17,134.07

plus interest at the legal rate from the date of this judgment until paid, and any further sums in connection herewith.

04/30/2004 #2004-11478
08:43:44AM B-1202 P-261

7. Plaintiff holds a lien to secure the payment of the total sum in and to the property located at 700 N. Warfield Avenue, Wildwood, Florida, more particularly described in as follows:

Lots 12 and 13, Block 5, Highland View; Section 5, Township 19S, Range 23E; Parcel No. G05C042; 700 N. Old Wire Road, Wildwood, Sumter County, Florida

This lien is prior, paramount, and superior to all rights, claim, liens, interest, encumbrances, and equities of defendant, and all persons, firms, or corporations claiming by, through, or under defendant, and the property will be sold free and clear of all claims of defendant.

8. If the total sum due, with interest at the rate prescribed by law, and all costs of this action accruing subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale, at 11:00 a.m., on May 19, 2004, to the highest bidder or bidders for cash, except as set forth hereinafter, at the West front door of the Sumter County Courthouse, 209 N. Florida Street, Bushnell, Florida, in accordance with F.S. 45.031, except the clerk shall not conduct the sale unless plaintiff or its representative is present to bid at the sale.

9. Plaintiff shall be reimbursed by the clerk for all costs advanced by plaintiff should a party other than plaintiff be the purchaser of the property at the sale. Any purchaser other than plaintiff shall pay all service charges assessed by the clerk of the court under F.S. 28.24, together with proper documentary stamps to be affixed to the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum due hereunder with interest and costs accruing subsequent to this judgment or the part of it as is necessary to pay the bid in full.

10. Any sums expended by plaintiff for ad valorem taxes, hazard insurance, or property preservation also shall be credited to plaintiff's bid. If plaintiff is to include those sums in plaintiff's bid, plaintiff shall file an affidavit setting forth those expenditures.

11. On filing the certificate of title, the clerk shall distribute the proceeds of the sale and other money collected by the clerk in connection with the sale, so far as they are

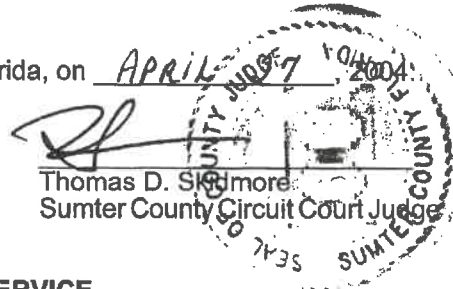
04/30/2004 #2004-11478
08:43:44AM B-1202 P-263

sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorney's fees; and, fourth, the total sum due to plaintiff plus interest at the rate prescribed by law from this date to the date of the sale; and, by retaining any amount remaining pending the further order of this Court.

12. The sale shall be held in accordance with F.S. 45.031, and, when the clerk files the certificate of sale, all persons shall forever be barred and foreclosed of any and all equity or right of redemption in and to the above-described property. Furthermore, when the clerk files the certificate of title as provided by F.S. 45.031, the sale shall stand confirmed, and the purchasers at the sale, their heirs, representatives, successors, or assigns without delay, shall be let into possession of the premises as conveyed. The clerk of the court is specifically authorized to issue a writ of possession for the premises located in Sumter County, Florida, and the sheriff is authorized to serve the writ of possession immediately after issuance of the certificate of title.

13. This Court retains jurisdiction of this cause for the purpose of making any and all further orders as may be necessary and proper, including, without limitation, writs of possession and deficiency judgment.

ORDERED at Bushnell, Sumter County, Florida, on APRIL 27, 2004.



Thomas D. Skidmore
Sumter County Circuit Court Judge

CERTIFICATE OF SERVICE

I certify that a copy hereof has been furnished to Jerri A. Blair, Esq., P.O. Box 130, Tavares, FL 32778; and Morton D. Aulls, Esq., 3000 Highway 19A, Mount Dora, FL 32757, by mail this 27 day of April, 2004.

GLORIA H. HAYWARD
CLERK OF THE CIRCUIT COURT

By: Niriona Mitchell
Deputy Clerk



A:\STROUD\j of foreclosure.wpd

SUMTER COUNTY

CLERK OF COURTS

Shirley H. Hayward


[New Search](#) [Collapse All](#)

Case Number	Filed Date	Case Type	Status	Contested	Jury Trial
602003CC000344CCAXSU [2003CC000344Aa]	09/15/2003	County Civil 6-C	CASE CLOSED	NO	NO

Filing Date	Description	Active	Contested	Judgment Date
09/15/2003	County Foreclosure	NO	NO	04/27/2004

Party Name	Party Type	Attorney	Bar ID
SKIDMORE, THOMAS DEE	JUDGE		
SKIDMORE, THOMAS DEE	JUDGE AT DISPOSITION		
THE CITY OF WILDWOOD FLORIDA Search This Party	PLAINTIFF	BLAIR, JERRI ANN	525332
MCEACHIN, PAUL K Search This Party	DEFENDANT		

Dockets

Page : 1					ALL
Image	Doc #	Action Date	Description	Pages	
		11/01/2005	COUNTY COPY FEE Receipt: 33522 Date: 11/01/2005	4	
	06/03/2004		CLERK'S CERTIFICATE OF TITLE RECORDED IN OR BOOK 1220 PAGE 651	1	
	06/01/2004		NOTICE OF TRANSFER OF REAL PROPERTY SENT TO RECORDING FOR INDEXING PURPOSES	1	
	06/01/2004		CERTIFICATE OF DISBURSEMENTS / NO DISBURSEMENTS MADE	1	
	06/01/2004		COPY OF CLERK'S CERTIFICATE OF TITLE ISSUED TO THE CITY OF WILDWOOD, FLORIDA / ORIGINAL SENT TO RECORDING	1	
	05/21/2004		NOTICE OF FILING COPY OF PROOF OF PUBLICATION	1	
	05/19/2004		CERTIFICATE OF SALE ISSUED TO THE CITY OF WILDWOOD FLORIDA AS HIGHEST AND SUCCESSFUL BIDDER	1	
	05/19/2004		FORECLOSURE SALE/CLERK'S FEE Receipt: 24018 Date: 05/19/2004	1	
	05/18/2004		PROOF OF PUBLICATION FROM SUMTER COUNTY TIMES PUBLISHED 5/6/04 AND 5/13/04	1	
	04/30/2004		FINAL JUDGMENT RECORDED IN OR BOOK 1202 PAGE 260-263	1	
	04/27/2004		NOTICE OF SALE UNDER F S CHAPTER 45 (PUBLICATION DATES 05/06/2004 AND 05/13/2004) SALE DATES 05/19/04 @ 11:00AM	1	
	04/27/2004		COPY OF FINAL JUDGMENT OF FORECLOSURE ORIGINAL SENT TO RECORDING	1	
	04/08/2004		PLAINTIFF'S AFFIDAVIT OF ATTORNEYS' FEES	1	
	04/08/2004		PLAINTIFF'S AFFIDAVIT OF COSTS	1	
	04/08/2004		MOTION FOR SUMARY FINAL JUDGMENT OF FORECLOSURE AND FOR ATTORNEYS' FEES AND COSTS WITH AFFIDAVITS ATTACHED	1	
	03/09/2004		NOTICE OF FILING PROOF OF PUBLICATION FROM THE SUMTER COUNTY TIMES	1	
	02/11/2004		ORDER APPOINTING ATTORNEY AD LITEM GUARDIAN AD LITEM AND ADMINISTRATOR AD LITEM (MORTON D AULLS, ESQ.)	1	
	02/10/2004		MOTION FOR DEFAULT AND DEFAULT AGAINST DOUGLAS P MCEACHIN	1	
	02/10/2004		MOTION FOR DEFAULT AND DEFAULT AGAINST DEFENDANT EMMETT MCEACHIN	1	
	01/29/2004		NOTICE OF FILING SHERIFF RETURN OF NON-SERVICE ON ROBIN R MCEACHIN	1	
	01/28/2004		OATH OF ATTORNEY AD LITEM, GUARDIAN AD LITEM, AND ADMINISTRATOR AD LITEM	1	
	01/28/2004		MOTION FOR APPOINTMENT OF ATTORNEY AD LITEM, GUARDIAN AD LITEM, AND ADMINISTRATOR AD LITEM	1	
	01/28/2004		NOTICE OF FILING SHERIFF'S RETURN OF SERVICE ON EMMETT MCEACHIN AND DOUGLAS P MCEACHIN RETURN SERVED	1	
	01/26/2004		NOTICE OF ACTION (PUBLISH 02/05/2004, 02/12/2004)	1	
	01/23/2004		ANSWER FILED BY GUARDIAN AD LITEM ATTORNEY AULLS	1	
	01/22/2004		AFFIDAVIT OF DILIGENT SEARCH FOR SERVICE BY PUBLICATION	1	
	01/09/2004		SUMMONS ISSUED TO DOUGLAS P MCEACHIN AND MAILED BACK TO THE ATTORNEY	1	
	01/09/2004		SUMMONS ISSUED TO ROBIN R MCEACHIN AND MAILED BACK TO THE ATTORNEY	1	
	01/09/2004		SUMMONS ISSUED TO EMMETT MCEACHIN AND MAILED BACK TO THE ATTORNEY	1	
	10/22/2003		MOTION FOR DEFAULT AND DEFAULT AGAINST DEFENDANT	1	
	10/09/2003		SERVICE SUCCESSFUL~ Method : Via Regular Mail~ Issued : 09/15/2003~ Service : SUMMONS~ Served : 09/26/2003~ Return : 10/09/2003~ On : MCEACHIN, PAUL K~ Signed By : PAUL MCEACHIN~~ Reason : Successful~ Comment : ~~ Tracking #: M000000040	1	
	09/16/2003		NOTICE OF LIS PENDENS RECORDED IN OR BOOK 1117 PAGE 71	1	
	09/15/2003		Issue Date: 09/15/2003~Service : SUMMONS~Method : Via Regular Mail~Cost Per : \$ 0.00~~~ MCEACHIN, PAUL K~ 3655 BRUSHY WOOD DRIVE~ LOGANVILLE, GA 30052~ Tracking No: M000000040~~	1	
	09/15/2003		SUMMONS ISSUED AND MAILED BACK TO THE ATTORNEY ~~~	1	
	09/15/2003		NOTICE OF LIS PENDENS RECORDED ORIGINAL SENT TO RECORDING	1	
	09/15/2003		COMPLAINT TO FORECLOSE LIEN WITH EXHIBITS ATTACHED	1	
	09/15/2003		FILING FEE ASSESSED-COUNTY CIVIL Receipt: 19680 Date: 09/15/2003	1	

Judge Assignment History

Assigned Date	Withdraw Date	Judicial Officer	Type
No records found.			

Court Events

Event Date	Judge	Docket Type	Location	Prosecutor	Defendant Attorney
No records found.					

Financial Summary

[Privacy - Terms](#)

Financial Summary					
Assessment	Total: \$130.00	Paid to Date: \$130.00		Balance Due: \$0.00	
Restitution	Total: \$0.00	Paid to Date: \$0.00		Balance Due: \$0.00	

Financial Details					
Count	Assessment Due	Assessment Paid to Date	Restitution Due	Restitution Paid to Date	Last Payment Date
	\$130.00	\$130.00	\$0.00	\$0.00	

Reopen History		
Reopen Date	Reopen Close Date	Reopen Reason
No records found.		

** Pursuant to Florida Statutes and Florida Rules of Court Procedure, records that have been designated as expunged, sealed or confidential may not be available through this service. For additional information on specific records please contact the Clerk of Court.

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR SUMTER COUNTY, FLORIDA

THE CITY OF WILDWOOD, FLORIDA,)
a municipal corporation,)

Plaintiff,)

v.)

PAUL K. McEACHIN, as Personal)
Representative of the Estate of)
Bessie P. Stroud, Donald Stroud, and)
the unknown heirs, grantees, devisees,)
lienors, creditors, trustees, and all other)
parties claiming an interest by, through,)
under, or against the Estate of Bessie)
Stroud, if any,)

Defendants.)

CASE NO. 2003 CC 000344

FILED IN THE OFFICE OF
CLERK OF CIRCUIT COURT
SUMTER COUNTY, FLA.

2003 SEP 15 P 1:45

GLORIA D. HAYWARD
CLERK OF CIRCUIT COURT

09/16/2003 #2003-18478
04:44:48PM B-1117 P-71

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

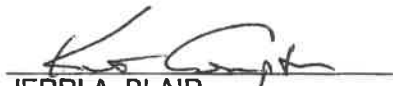
NOTICE OF LIS PENDENS

TO: PAUL K. McEACHIN, as Personal Representative of the Estate of Bessie P. Stroud, and the unknown heirs, grantees, devisees, lienors, creditors, trustees, and all other parties claiming an interest by, through, under, or against the Estate of Bessie Stroud, if Any; and All Others Whom it May Concern:

YOU ARE NOTIFIED of the institution of this action by the Plaintiff against you, seeking foreclosure on the following-described real property located in Sumter County, Florida:

Lots 12 and 13, Block 5, Highland View; Section 5, Township
19S, Range 23E; Parcel No. G05C042; 700 N. Old Wire Road,
Wildwood, Florida

DATED this 10 day of September, 2003.


JERRI A. BLAIR
Florida Bar No. 0525332
Kent Compton
Florida Bar No. 0140295
LOCKETT & BLAIR, P.A.
P.O. Box 130
351 W. Alfred Street
Tavares, FL 32778
(352) 343-3755
Attorney for Plaintiff

A:\STROUD\lis pendens.wpd

PREPARED BY AND RETURN TO:
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34785

BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA

En
Rec 13-00
TF 2-20
Doc
Int
CC 15-00

City of Wildwood,
Petitioner,

v

CASE NUMBER: SM-032-02

Estate of Bessie P. Stroud,

Respondent.

ORDER OF ENFORCEMENT

This cause came on for hearing on the 2nd day of July, 2002, before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondent Estate of Bessie P. Stroud c/o Randall Thornton, Esquire, P.O. Box 58, Lake Panasoffkee, FL 33538 was properly served with notice of these proceedings at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described as: Lots 12 & 13, Block 5, Highland View; Section 5, Township 19S, Range 23E; Parcel number G05C042, 700 North Old Wire Road.
3. On May 26, 2002 a structure fire occurred, which substantially damaged the structure leaving it a threat to the health and welfare of the general public.
4. No one was present to represent the Respondent at the hearing.

Conclusions of Law

1. The respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 9-3, 9-6, 9-10, 9-11, 9-12, and City of Wildwood Charter 2-5(5)a, b, c, l, j, i, o and q.
2. Based upon the facts and evidence presented, an Order of Enforcement is warranted.

Order

The Respondent shall have ten (10) days within which to bring the property into compliance with City of Wildwood code by obtaining a demolition permit and demolishing the structure and removing all trash and debris from the property properly disposing of same. Failure to obtain a demolition permit and remove the trash and debris within ten (10) days shall result in a fine of \$50.00 per day commencing to accrue on the eleventh day and continuing to accrue until such time as the property is brought into compliance.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

08/06/2002 #2002-13619
02:51:44PM B-992 P-745

Randal N. Thornton, Esquire representing
the Estate of Beale P. Stroud
Order of Enforcement
July 2, 2002
Page 2 of 2

Respondent shall contact the Community Development Department at 352/330-1330, extension 119 or 120 to request all mandatory inspections and advise that the property has been brought into compliance relative to trash and debris removal.

Respondent shall pay costs associated with the file to date in the amount of 42.53 to the City of Wildwood, Community Development Department, 100 North Main Street, Wildwood, FL 34785 within thirty (30) days of the date of this Order.

If this Order of Enforcement is not complied with within the specified time, or if a repeat violation is committed, the Special Master may order the Respondent to pay the applicable fine set out above for each day the violation continues past the time set by the Special Master for compliance. In the case of a repeat violation, the Special Master may order the respondent to pay the applicable fine for each day the repeat violation continues past the date of the Community Development Director's notice to the Respondent of the repeat violation. A hearing shall not be necessary for issuance of an Order of Fine.

Failure to comply with this Order within the specified time will result in the recordation of this Order, which constitutes a lien upon any real or personal property owned by the Respondent and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 1st day of July, 2002.

SPECIAL MASTER OF THE
CITY OF WILDWOOD

Archie O. Lowry, Jr.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Enforcement was forwarded by regular United States Mail Randal N. Thornton, Esquire, P.O. Box 58, Lake Panasoffee, FL 33536 and to Paul K. McEachin as Personal Representative of the Estate of Beale P. Stroud, 3655 Brushy Wood Drive, Loganville, GA 30052 this 1st day of July, 2002.

Cindy Jones, Permit Code Enforcement Clerk II

SUMTER COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

08/06/2002 #2002-13519
02:51:44PM B-982 P-745

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF
ENFORCEMENT, REFERENCE CASE NO. SM-032-02, OF THE CITY OF WILDWOOD, AS ORDERED ON THE
17th DAY OF JULY, 2002.


MARIANA D. ROBERTS, ASSISTANT CITY CLERK
CITY OF WILDWOOD, FLORIDA



SUMTER COUNTY, FLORIDA
GLORIA HANCOCK, CLERK OF CIRCUIT COURT

08/06/2002 #2002-13619
02:51:44PM B-992 P-747

PREPARED BY AND RETURN TO: ✓
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34785

ExN
Rec 13.00
TF 2.00
Doc
Int
CC 15.00

BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-032-02

Estate of Bessie P. Stroud,

Respondent.

ORDER OF FINE

This cause came on for hearing on the 12th day of November, 2002, before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondent Estate of Bessie P. Stroud c/o Randall Thornton, Esquire, P.O. Box 58, Lake Panasoffkee, FL 33538 was properly served with notice of these proceedings at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described as: Lots 12 & 13, Block 5, Highland View; Section 5, Township 19S, Range 23E; Parcel number G05C042, 700 North Warfield Avenue.
3. On May 26, 2002 a structure fire occurred, which substantially damaged the structure leaving it a threat to the health and welfare of the general public.
4. No one was present to represent the Respondent at the hearing.
5. An Order of Enforcement was entered on July 17, 2002, said Order extended ten (10) days within which to bring the subject property into compliance or a fine of \$50.00 per day would commence to accrue and continue to accrue until such time as the property is brought into compliance by applying for and obtaining a demolition permit and demolishing the fire-damaged house. Said Order also assessed costs associated with the file in the amount of \$42.53 payable within thirty (30) days.
6. The Order of Enforcement was recorded in OR Book 992, Pages 745 through 747, Public Records of Sumter County, Florida.
7. An addressing error has been discovered within the original Order of Enforcement, i.e. the address was noted as 700 North Old Wire Road. The proper address for the property described as Lots 12 & 13, Block 5, Highland View; Section 5, Township 19S, Range 23E; Parcel number G05C042 is 700 North Warfield Avenue.
8. As of the date of this hearing the fine has accrued to \$5,350.00 plus costs associated with the file.
9. As of the date of this hearing Respondents have failed to apply for a demolition permit.
10. The fire-damaged structure represents a threat to the health and welfare of the general public.
11. This Order of Fine updates and replaces the Order of Enforcement that was recorded in OR Book 992, Pages 745 through 747.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

12/13/2002 #2002-21686
04:36:07PM B-1028 P-317

Conclusions of Law

1. The respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 9-3, 9-6, 9-10, 9-11, 9-12, and City of Wildwood Charter 2-5(5)a, b, c, i, j, l, o and q and City of Wildwood Ordinance Numbers 281 and 361.
2. Based upon the facts and evidence presented, an Order of Fine is warranted.

Order

The Respondent shall pay a fine of Five thousand three hundred fifty (\$5,350.00) dollars (107 days x \$50.00/day) to the City of Wildwood, 100 North Main Street, Wildwood, FL 34785; said fine shall continue to accrue at the rate of \$50.00 dollars per day until such time as the property is brought into compliance.

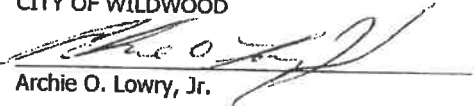
Respondent shall contact the Community Development Department at 352/330-1330, extension 119 or 120 to request all mandatory inspections and advise that the property has been brought into compliance relative to trash and debris removal.

Respondent shall pay costs associated with the file to date in the amount of 42.53 to the City of Wildwood, Community Development Department, 100 North Main Street, Wildwood, FL 34785 within thirty (30) days of the date of this Order.

Failure to comply with this Order within the specified time will result in the recordation of this Order, which constitutes a lien upon any real or personal property owned by the Respondent and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 12th day of November, 2002.

SPECIAL MASTER OF THE
CITY OF WILDWOOD


Archie O. Lowry, Jr.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

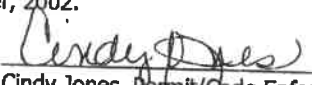
SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

12/13/2002 #2002-21686
04:36:07PM B-1028 P-518

Randall N. Thornton, Esquire representing
the Estate of Bessie P. Stroud
Order of Fine
November 12, 2002
Page 3 of 3

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail Randall N. Thornton, Esquire, P.O. Box 58, Lake Panasoffkee, FL 33538 and to Paul K. McEachin as Personal Representative of the Estate of Bessie P. Stroud, 3655 Brushy Wood Drive, Loganville, GA 30052 this 14th day of November, 2002.

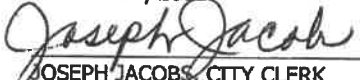

Cindy Jones, Permit/Code Enforcement Clerk II

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

12/13/2002 #2002-21686
04:36:07PM B-1028 P-319



THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE,
REFERENCE CASE NO. SM-032-02, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 12th DAY OF
NOVEMBER, 2002


JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA

PREPARED BY AND RETURN TO: ✓
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34783-2628

Rec 13.00
TF 2.00
Doc _____
Int _____
CC 15.00

**BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA**

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-032-02

Paul K. McEachin as Personal
Representative of the Estate of
Bessie P. Stroud and Donald K.
Stroud,

Respondents.

ORDER OF FINE

This cause came on for hearing on the 4th day of February, 2003, before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondents Paul K. McEachin as Personal Representative of the Estate of Bessie P. Stroud, 3655 Brushy Wood Drive, Loganville, GA 30052 was properly served notice of these proceedings and Donald K. Stroud, 700 North Warfield, Wildwood, FL 34785 was sent notice of these proceedings to his last known address, both at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described as: Lots 12 & 13, Block 5, Highland View; Section 5, Township 19S, Range 23E; Parcel number G05C042, 700 North Warfield Avenue.
3. On May 26, 2002 a structure fire occurred, which substantially damaged the structure leaving it a threat to the health and welfare of the general public.
4. No one was present to represent the Respondent at the July 2, 2002 hearing.
5. An Order of Enforcement was entered on July 17, 2002, said Order extended ten (10) days within which to bring the subject property into compliance or a fine of \$50.00 per day would commence to accrue and continue to accrue until such time as the property is brought into compliance by applying for and obtaining a demolition permit and demolishing the fire-damaged house. Said Order also assessed costs associated with the file in the amount of \$42.53 payable within thirty (30) days.
6. Said Order of Enforcement was recorded in OR Book 992, Pages 745 through 747, Public Records of Sumter County, Florida.
7. An addressing error was discovered within the original Order of Enforcement, i.e. the address was noted as 700 North Old Wire Road. The proper address for the property described as Lots 12 & 13, Block 5, Highland View; Section 5, Township 19S, Range 23E; Parcel number G05C042 is 700 North Warfield Avenue.
8. An Order of Fine was entered on November 12, 2002 and recorded in OR Book 1028, pages 317 - 319 which required Respondents to pay a fine of Five thousand three hundred fifty dollars (\$5,350.00), bring the property into compliance and pay costs of \$42.53.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

03/19/2003 #2003-4992
04:35:00PM B-1054 P-292
J

9. As of the date of this hearing the respondents have failed to contact the Community Development Department or bring the property into compliance.
10. The subject property poses a threat to the health, safety and welfare of the general public.
11. Correspondence has been received from Attorney Randall Thornton that indicates that the Respondents will not be bringing the subject property into compliance due to cost factors.
12. This Order replaces and updates the Order of Fine dated November 12, 2002.

Conclusions of Law

1. The respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 7-27, 7-28, 9-3, 9-6, 9-10, 9-11, 9-12, and City of Wildwood Charter 2-5(5)a, b, c, i, j, l, o and q and City of Wildwood Ordinance Numbers 281 and 361.
2. The property represents a threat to the health, safety and welfare of the general public.
3. Based upon the facts and evidence presented, an Order of Fine is warranted.

Order

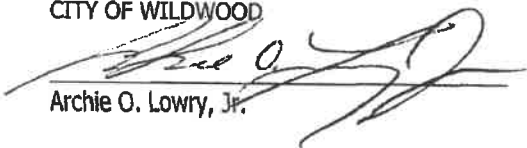
The Respondents shall pay a fine of Nine thousand five hundred fifty (\$9,550.00) dollars (191 days x \$50.00/day) to the City of Wildwood, 100 North Main Street, Wildwood, FL 34785.

The City of Wildwood may enter the property to mow vegetation, demolish the fire-damaged structure and remove any trash and debris to bring the property into compliance with City of Wildwood codes. Any and all costs associated with the property being brought into compliance shall result as a lien against the property in addition to the aforementioned fine of Nine thousand five hundred fifty (\$9,550.00) dollars.

Respondents shall also pay costs associated with the file to date in the amount of \$162.94 to the City of Wildwood, Community Development Department, 100 North Main Street, Wildwood, FL 34785 within thirty (30) days of the date of this Order.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 4th day of February, 2003.

SPECIAL MASTER OF THE
CITY OF WILDWOOD


Archie O. Lowry, Jr.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

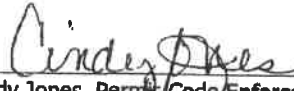
PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

03/19/2003 #2003-4992
04:35:00PM B-1054 P-293

Paul K. McEachin , et al.
Order of Fine
February 4, 2003
Page 3 of 3

CERTIFICATE OF SERVICE

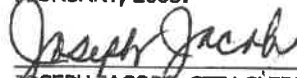
I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail Randall N. Thornton, Esquire, P.O. Box 58, Lake Panasoffkee, FL 33538, Paul K. McEachin as Personal Representative of the Estate of Bessie P. Stroud, 3655 Brushy Wood Drive, Loganville, GA 30052 and Donald K. Stroud, 700 North Warfield Avenue, Wildwood, FL 34785 this 5th day of February, 2003.


Cindy Jones, Permit Code Enforcement Clerk II

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

03/19/2003 #2003-4992
04:35:00PM B-1054 P-294

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE, REFERENCE CASE NO. SM-032-02, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 4th DAY OF FEBRUARY, 2003.


JOSEPH JACOBS, CITY CLERK
CITY OF WILDWOOD, FLORIDA

✓ PREPARED BY AND RETURN TO:
CITY OF WILDWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
100 NORTH MAIN STREET
WILDWOOD, FL 34785

Rec 13.00
TF 2.00
15.00

BEFORE THE SPECIAL MASTER
CITY OF WILDWOOD, FLORIDA

City of Wildwood,

Petitioner,

v

CASE NUMBER: SM-032-02

Paul K. McEachin as Personal
Representative of the Estate of
Bessie P. Stroud and Donald K.
Stroud,

Respondents.

ORDER OF FINE

This cause came on for hearing on the 12th day of August, 2003, before the Special Master of the City of Wildwood, Florida upon the petition of the City of Wildwood Community Development Director, and the Special Master having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

Findings of Fact

1. That Respondents Paul K. McEachin as Personal Representative of the Estate of Bessie P. Stroud, 3655 Brushy Wood Drive, Loganville, GA 30052 was properly served notice of these proceedings and Donald K. Stroud, 700 North Warfield, Wildwood, FL 34785 was sent notice of these proceedings to his last known address, both at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described as: Lots 12 & 13, Block 5, Highland View; Section 5, Township 19S, Range 23E; Parcel number G05C042, 700 North Warfield Avenue.
3. On May 26, 2002 a structure fire occurred, which substantially damaged the structure leaving it a threat to the health and welfare of the general public.
4. No one was present to represent the Respondent at the July 2, 2002 hearing.
5. An Order of Enforcement was entered on July 17, 2002, said Order extended ten (10) days within which to bring the subject property into compliance or a fine of \$50.00 per day would commence to accrue and continue to accrue until such time as the property is brought into compliance by applying for and obtaining a demolition permit and demolishing the fire-damaged house. Said Order also assessed costs associated with the file in the amount of \$42.53 payable within thirty (30) days.
6. Said Order of Enforcement was recorded in OR Book 992, Pages 745 through 747, Public Records of Sumter County, Florida.
7. An addressing error was discovered within the original Order of Enforcement, i.e. the address was noted as 700 North Old Wire Road. The proper address for the property described as Lots 12 & 13, Block 5, Highland View; Section 5, Township 19S, Range 23E; Parcel number G05C042 is 700 North Warfield Avenue.
8. An Order of Fine was entered on November 12, 2002 and recorded in OR Book 1028, pages 317 - 319 which required Respondents to pay a fine of Five thousand three hundred fifty dollars (\$5,350.00), bring the property into compliance and pay costs of \$42.53.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

08/13/2003 #2003-15871
04:28:48PM B-1104 P-724
C

9. As of the date of this hearing the respondents have failed to contact the Community Development Department or bring the property into compliance.
10. The subject property poses a threat to the health, safety and welfare of the general public.
11. Correspondence has been received from Attorney Randall Thornton that indicates that the Respondents will not be bringing the subject property into compliance due to cost factors.
12. The City, in an Order of Fine dated February 4, 2003, was given permission to enter the property and bring same into compliance.
13. The single-family residence at 700 North Warfield Avenue has been demolished under permit number 07-03-09.
14. This Order replaces and updates the Order of Fine dated February 4, 2003, which is recorded in OR Book 1054, pages 292, 293 and 294. -

Conclusions of Law

1. The respondents violated the provisions of City of Wildwood Code of Ordinances, Sections 7-27, 7-28, 9-3, 9-6, 9-10, 9-11, 9-12, and City of Wildwood Charter 2-5(5)a, b, c, l, j, l, o and q and City of Wildwood Ordinance Numbers 281 and 361.
2. The property represents a threat to the health, safety and welfare of the general public.
3. Based upon the facts and evidence presented, an updated Order of Fine is warranted.

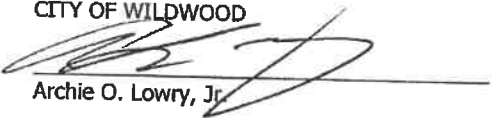
Order

The Respondents shall pay a fine of Nine thousand five hundred fifty (\$9,550.00) dollars (191 days x \$50.00/day) plus demolition costs in the amount of Three thousand five hundred (\$3,500.00) dollars for a total of Thirteen thousand fifty (\$13,050.00) dollars to the City of Wildwood, 100 North Main Street, Wildwood, FL 34785.

Respondents shall also pay costs associated with the file to date in the amount of \$232.07 to the City of Wildwood, Community Development Department, 100 North Main Street, Wildwood, FL 34785 within thirty (30) days of the date of this Order.

DONE and ORDERED at City of Wildwood, Sumter County, Florida, this 12th day of August, 2003.

SPECIAL MASTER OF THE
CITY OF WILDWOOD


Archie O. Lowry, Jr.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF WILDWOOD, FLORIDA, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD FOR SUCH PURPOSE IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

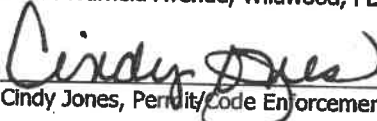
PURSUANT TO SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF WILDWOOD OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

08/13/2003 #2003-15871
04:28:48PM B-1104 P-725

Paul K. McEachin , et al.
Order of Fine
August 12, 2003
Page 3 of 3

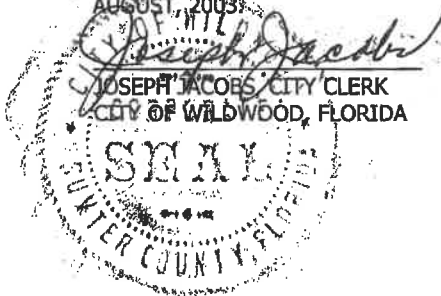
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States Mail Randall N. Thornton, Esquire, P.O. Box 58, Lake Panasoffkee, FL 33538, Paul K. McEachin as Personal Representative of the Estate of Bessie P. Stroud, 3655 Brushy Wood Drive, Loganville, GA 30052 and Donald K. Stroud, 700 North Warfield Avenue, Wildwood, FL 34785 this 13th day of August, 2003.


Cindy Jones, Permit/Code Enforcement Clerk II

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORDER OF FINE,
REFERENCE CASE NO. SM-032-02, OF THE CITY OF WILDWOOD, AS ORDERED ON THE 12th DAY OF
AUGUST, 2003.



08/13/2003 #2003-15871
04:28:48PM B-1104 P-726

Prepared by and Return To:

**Code Enforcement
City of Wildwood
100 North Main Street
Wildwood, FL 34785
352-661-6067**

RELEASE OF CODE ENFORCEMENT LIENS

Witnesseth: That the City of Wildwood, the holder of specific Orders of Fine, which is recorded in the Public Records of Sumter County, Florida, as follows:

- Order of Fine dated July 2, 2002, and recorded in O.R. Book 992, Page 745;
- Order of Fine dated November 12, 2002, and recorded in O.R. Book 1028, Page 317;
- Order of Fine dated February 4, 2003, and recorded in O.R. Book 1054, Page 292; and
- Order of Fine dated August 12, 2003, and recorded in O.R. Book 1104, Page 724

Constitute code enforcement liens against the following described land, to wit:

700 N Warfield Avenue – Estate of Bessie P. and Donald K. Stroud

LOTS 12 & 13 BLK 5 HIGHLANDVIEW PB 1 PG 82 1/2

Parcel ID Number: G05C042

Hereby acknowledge(s) release and satisfaction of said code enforcement liens as to the specific parcel/lot described above, and surrender(s) the same as canceled, and hereby direct(s) the Clerk of said Circuit Court to cancel the same of record.

Witness my/our hand(s) and seal(s) on the _____ day of _____, 2023.

Signed, sealed, and delivered in our presence:

WITNESSES:

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

(Witness Signature)

Ed Wolf, Mayor

(Witness Printed Name)

(Witness Signature)

(Witness Printed Name)

State of: FLORIDA
County of: SUMTER

The foregoing instrument was acknowledged before me on the _____ day of _____, 2023, by Ed Wolf, Mayor of the City of Wildwood, being personally known to me or having produced _____ as identification.

[Notary Seal]

Notary Public

Name Printed

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Welcome to Wildwood Event on April 19, 2023

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached flyer for the upcoming informational event and local business exhibition for residents hosted by staff on Wednesday, April 19th at City Hall.

Welcome to Wildwood

Wednesday, April 19, 2023

Wildwood City Hall

100 N. Main Street

Learn about the City of Wildwood

Inside City Hall

1:00 - 3:30 p.m. & 5:30 - 8:00 p.m.

info sessions on

city government
city services

In the Courtyard

3:30 - 5:30 p.m.

info booths by

local businesses
non-profit organizations

attend for free

exhibit for free

register by 4/7/23

LPiotrowicz@wildwood-fl.gov
352-330-1330, ext. 110



WILDWOOD
FLORIDA

WELCOME TO WILDWOOD

Wednesday, April 19, 2023
Wildwood City Hall, 100 N. Main St.

Session 1
Commission Chamber/Room 124
1:00 p.m. to 3:30 p.m.

Business Exposition
City Hall Lawn/Courtyard
3:30 p.m. to 5:30 p.m.

Session 2 (same as Session 1)
Commission Chamber/Room 124
5:30 p.m. to 8:00 p.m.

SESSION SCHEDULE

START	END		START	END
1:00 p.m.	1:15 p.m.	Welcome and Overview Linda Piotrowicz 15 minutes	5:30 p.m.	5:45 p.m.
1:15 p.m.	1:35 p.m.	Executive Department Jason McHugh/Susan Patterson 20 minutes	5:45 p.m.	6:05 p.m.
1:35 p.m.	1:45 p.m.	Finance/Utility Billing Lynzey McClellan 10 minutes	6:05 p.m.	6:15 p.m.
1:45 p.m.	2:00 p.m.	Human Resources Melissa Tuck 15 minutes	6:15 p.m.	6:30 p.m.
2:00 p.m.	2:15 p.m.	Police Chief Parmer 15 minutes	6:30 p.m.	6:45 p.m.
2:15 p.m.	2:30 p.m.	Break 15 minutes	6:45 p.m.	7:00 p.m.
2:30 p.m.	2:45 p.m.	Utilities Mark Odell 15 minutes	7:00 p.m.	7:15 p.m.
2:45 p.m.	3:00 p.m.	Public Works/Fleet Jeremy Hockenbury/Steve Watson 15 minutes	7:15 p.m.	7:30 p.m.
3:00 p.m.	3:15 p.m.	Parks & Recreation Amanda Salazar 15 minutes	7:30 p.m.	7:45 p.m.
3:15 p.m.	3:25 p.m.	Development Services Melanie Peavey 10 minutes	7:45 p.m.	7:55 p.m.
3:25 p.m.	3:30 p.m.	Information Technology Paul Ketz 5 minutes	7:55 p.m.	8:00 p.m.
3:30 p.m.	3:30 p.m.	Linda Piotrowicz Conclusion	8:00 p.m.	8:00 p.m.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Request to Set Special Meeting for April 17, 2023 at 9am

REQUESTED ACTION: City Manager recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager requests a Special Meeting be set for Monday, April 17, 2023, at 9am.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Construction Projects Update

REQUESTED ACTION: For informational purposes only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached construction projects update.

Local Infrastructure Projects
Construction Update
April 6, 2023

Updates Shown in Red

1. City Water Projects

- a. *CR 209 Water Main Extension – Phase 1 (SR 44 to CR 44A)*
 - i. Bid awarded to Hartman Civil for \$1,347,788
 - ii. Change Order No. 2 (Deduct and contract extension) approved at the October 24, 2022 Commission meeting
 - iii. Pay App No. 6 in the amount of \$207,096.89 approved at the February 13, 2023 Commission meeting
 - iv. Contractor currently installing pipe along CR 44A
 - v. *Construction progress – Nearing completion*
- b. *CR 209 Water Main - Phase 2*
 - i. *Project included in the Developer's Agreement with Twisted Oaks*
 - ii. *Under construction (30% complete)*
- c. *Ashley Well and Water Use Permit Modification*
 - i. Permitting:
 - a. Water Use Permit modification received
 - ii. Well Construction:
 - a. Awarded to Citrus Well Drilling
 - b. *Contract will be on site in the next 2-4 weeks (finishing up a job)*
- d. *Coleman WTP- Iron Filtration and High Service Pump Upgrades*
 - i. Construction Plans for iron filtration, electrical upgrades, and pump upgrades completed
 - a. Awaiting recommendation from KHA to move forward with iron filtration component of the project once water sampling is complete

2. City Wastewater Projects

- a. *Wastewater Treatment Facility Renewal and Expansion Activities*
 - i. Expansion to 6 MGD
 - a. City approved the CPH Conceptual Design Report on October 10, 2022
 - b. Contract with CPH for planning, design and permitting activities for the 6.0 MGD expansion approved.

- c. Contract with PC Construction approved at the March 6th Special Called Meeting – Establishes a \$3 million owner contingency
 - d. Phase 1A (hydraulic bypass) improvements underway
 - e. PC Construction procuring materials
 - b. *Millennium Park Reclaimed Water Line Extension*
 - i. \$100,000 appropriation awarded in state FY 20 budget
 - a. Grant Agreement with FDEP approved
 - i. Documentation sent to FDEP
 - ii. Closing out agreement
 - ii. Pump Station design at RIBS site – 80% complete
 - a. Waiting on final electrical plans
 - iii. Reclaimed line design – 60% complete
 - a. Phase 1 (Millennium Park)
 - i. Out to bid; Bid opening May 4, 2023
 - ii. OPC: \$800,000
 - b. Phase 2: St. Claire Street
 - i. 60% Plan due on May 15, 2023
 - c. Phase 3: Broken Oak Drive
 - i. 90% Plans submitted;
 - ii. Awaiting OPC
 - iii. Community Meeting Set for April 6, 2023 to discuss planned roadway improvements with residents
 - d. Phase 4: Assembly of God/Ed and Irish Wolf Property
 - i. Critical easement needed from C-466A to Broken Oak
 - ii. Awaiting development proposals from either property
 - e. Phase 5: Solamar
 - i. Coordinating with developer on Agreement to include the reclaimed in with their development
 - f. Phase 6: Turkey Run Development and North
 - i. Will need an agreement with The Villas
 - ii. Easements needed with D32-093 (Dixon) and D32-069 (Catholic Church)
 - iii. Coordination route through Turkey Run/Inspiration Drive
 - g. Critical easement needed between C-466A and Broken Oak Drive; awaiting confirmation from Church property
 - iv. Project identified for American Rescue Plan funds
 - a. ARP Agreement with FDEM (\$3.6 million) approved at the August 23, 2021 Commission meeting
 - i. City has received both installments
 - c. *SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF*
 - i. ~~Buena Vista Boulevard Forcemain (South of SR 44)~~
 - a. ~~Included in the Sumter County roadway project for \$307,970~~

- ~~b. Contractor – Watson Civil~~
 - ~~c. Construction complete~~
 - ~~d. Awaiting request for payment from Sumter County – DONE~~
- ii. Buena Vista Boulevard Lift Station
 - a. Project awarded to Marion Rock of \$519,954
 - b. Substantial Completion: January 13, 2023
 - c. Final Completion: January 27, 2023
 - d. Electrical equipment delivery scheduled for April 5, 2023
 - e. Contract amendment needed to rectify construction schedule
 - f. Pay App No.8 in the amount of \$58,016.47 approved at the February 13, 2023 City Commission meeting
- iii. West SR 44 Component and CCC Lift Station conversion:
 - a. Design 95% complete;
 - b. FDEP permit received;
 - c. FDOT permit held up until sidewalk project is complete
 - d. Out to bid by the end of the month

3. City Projects (Other)

- a. *Millennium Park Phase 1 and II*
 - i. CPH finalizing construction documents and permitting
 - ii. 90% documents being prepared
 - iii. Construction scheduled to begin after Happy Birthday America event on July 3rd
 - iv. Coordination with Parkview for Stormwater/Reuse pond:
 - a. Joint pond under construction
 - b. Reimbursement reconciliation with developer approved at the February 13, 2023 City Commission meeting
 - c. Coordinating removal of unsuitable material
- b. *Dr. Martin Luther King Jr. Park Improvements*
 - i. Splash Pad
 - a. Contractor to rectify minor deficiencies
 - b. Grand Opening to be scheduled after inspection from DOH
 - ii. Recreation and Outreach Center
 - a. Contract with Ohlson Lavoie Corporation (OLC) approved
 - b. Conceptual Design and Programming for consideration at the 4/17 Special Called meeting
 - c. Concession Stand
 - i. Coordinating additional electrical and plumbing work needed for permitting
 - ii. “Life Safety Plan” needed – Coordinating with the Fire Department

c. *Downtown Master Plan Related*

- i. Commission approved the Downtown Master Plan on November 15, 2021
 - a. CSX property acquisition (Ayres)
 - i. Coordination ongoing
 - ii. Acquisition of “Y” property looks promising
 - iii. CSX coordination needed
 - b. US 301 Linear Park (Ayres)
 - i. Workshop with City Commission on 10/31/2022 provided positive feedback on the design
 - ii. Project on hold – City Attorney to review existing land lease agreement between City and CSX (modifications needed)
 - iii. **Ayres coordinating conference call with CSX**
 - c. Coordination with Ayres and Tangent Media to implement branding concepts
 - i. Workshop with City Commission on 10/31/2022 provided positive feedback
 - ii. Downtown Website with dashboard being produced; information forwarded to Tangent Media for upload
 - d. Coordinating with FDOT on Complete Streets Project
 - i. Development Services Department working directly with FDOT on Complete Street application
 - i. Tentatively included in FDOT’s 5 Year Work Plan
 - ii. Project may require a 50% match
 - e. Main Street Buildings
 - i. **Contract documents approved**
 - ii. **Design-Build contract for parking garage being negotiated**
 - iii. **Demolition permit for city-owned buildings being acquired by contractor**

~~d. *Municipal Services Complex (Old North Sumter Primary School)*~~

- ~~i. Interior, Exterior, and Site Improvements~~
 - ~~a. CMAR (Scorpio)~~
 - ~~i. GMP – \$3,855,341.11~~
 - ~~ii. Pay App No. 18 in the amount of \$132,401.50 approved at the November 14, 2022 Commission meeting~~
 - ~~iii. Project is substantially complete~~
 - iv. **Ribbon cutting event/open house being scheduled once pavement and grading issues are rectified**

4. City Road and Drainage Projects

- a. FY 23 Pavement Activities
 - i. Commission approved FY 23 pavement activities
 - ii. Rejuvenation activities within The Villages will occur in the summer
- b. Oak Grove Village Drainage Improvement
 - i. Property acquired to facilitate drainage project
 - ii. Waiting for contractor to remove trailer from property
 - iii. Coordinating with surveyor and Geotech once trailer is removed
- c. *Signature Drive and Clay Drain Road*
 - i. PES adopted by the City Commission on October 11, 2021
 - ii. Design activities underway
 - iii. Notice to property owners sent out
 - iv. Additional groundwater sampling needed. Kimley-Horn coordinating and reviewing results
- d. *Pleasantdale Drive Improvements (Road, Utilities, and Drainage)*
 - i. Commission approved contract with DB Civil Construction for \$1,208,827
 - ii. NTP to be issued for April 11, 2023 after approval of easement documents
- e. *Jackson Street (Utilities, Roadway, and Drainage)*
 - i. KHA design work approved at the November 22, 2021 Commission meeting
 - ii. Slip lining activities (sewer line) complete
 - iii. Determining the best pavement/treatment option (complete reconstruction vs mill-and-resurface vs full-depth reclamation)
 - a. KHA providing options and associated costs
 - iv. Determining appropriate pavement design
 - v. Awaiting 90% design documents (May)
- f. *Barwick Street Improvements:*
 - i. KHA design contract approved at the April 26, 2021 Commission meeting
 - ii. Design work underway
 - iii. Property acquisition needed for stormwater ponds; coordination ongoing
 - iv. KHA Work Authorization for geotechnical work on potential property approved at the March 13th Commission meeting
- g. *Huey Street Improvements(Utilities, Roadway, Drainage)*
 - i. KHA design contract approved at the April 26, 2021 Commission meeting

- ii.* Design underway
- iii.* Coordinating construction schedule to begin the end of the school year
- iv.* Added scope to KHA agreement to account for full depth reclamation construction and added pond locations
- v.* Commission approved agreement with SCSB on 12/12/2022 for shared pond locations