



**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY - CITY OF
WILDWOOD**

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
November 5, 2024 2:00 PM
City Hall Commission Chamber
100 N Main Street**

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - 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.

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Board/Special Magistrate as Local Planning Agency
Regular Meeting October 01, 2024, at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. CP 2409-001 Indian Oaks Self Storage
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.

Parcel K09A020

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by a rezoning request RZ 2409-001 (O2024-77). **Staff recommends approval.**

2. CP 2410-001 Greatest American Hero

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.

Parcel D19-067

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County) to Low Density Residential (City) for the parcel listed above on 5 acres MOL. The request is accompanied by rezoning request RZ 2410-001 (O2024-69). **Staff recommends approval.**

V. ADJOURNMENT

November 5, 2024 2:00 PM

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE
CITY OF WILDWOOD**

EXECUTIVE SUMMARY

**SUBJECT: Planning & Zoning Board/Special Magistrate as Local Planning Agency
Regular Meeting October 01, 2024, at 2:00 PM.**

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 1, 2024 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Alex Dickson	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 2 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Board/Special Magistrate as Local Planning Agency
Regular Meeting August 6, 2024 at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the August 6, 2024, meeting.

RESULT:	Approved
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. Planning & Zoning Board/Special Magistrate as Local Planning Agency
Regular Meeting September 03, 2024, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 3, 2024, meeting.

RESULT:	Approved
MOVER:	Special Magistrate Holt
SECONDER:	None

AYES: Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2408-001 Old Wire West

Special Magistrate Holt read aloud the title of CP 2408-001 Old Wire West. The item was presented by Planner McKenna Page. The applicant, Bradley Werlin, II, sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential (City) to Commercial (City) for parcel G05D061 on 0.298 acres MOL. The owner or applicant were not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. CP 2408-002 Kent's Building

Special Magistrate Holt read aloud the title of CP 2408-002 Kent's Building. The item was presented by Assistant Development Services Director Then. The applicant, Lewis K Harrington with LKH HOLDINGS, LLC, sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Mobile Density Residential (City) to Commercial (City) for parcel G06L166 on 0.242 acres MOL. The owner or applicant were not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. CP 2408-003 John Papagno Residential

Special Magistrate Holt read aloud the title of CP 2408-003 John Papagno Residential. The item was presented by Planner Bondi. The applicant, John Papagno, sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (County) to Residential Mixed Use (City) for parcel D19-031 on 2.32 acres MOL. The owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None

AYES: Special Magistrate Holt

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:15 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

PLANNING & ZONING BOARD AS LOCAL
PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE
CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: CP 2409-001 Indian Oaks Self Storage

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER 2409-001

ORDINANCE NUMBER O2024-76

APPLICANTS LPG Urban and Regional Planners, LLC

OWNER JUDY R. SNELL and PAMELA A. HANSARD, as Co-Trustees
of the MARGIE E. SOVERCOOL LIVING TRUST
AGREEMENT DATED JUNE 26, 2019

PROPERTY LOCATION The property is generally located at the northeast corner at the
intersection of CR 500 and E C 470, 227 CR 500.

PARCEL NUMBER K09A020

DATE October 28, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 10.02 acres MOL. This request is accompanied by a rezoning request RZ 2409-001 (O2024-77).

ANALYSIS: The subject property is proposed for a 2-story self-storage facility consisting of 258 units accessed internally and office space that will be used for managing the self-storage facility as part of the project.

The applicant believes the proposed amendment should be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Agricultural (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the construction of a new Self Storage, on 10.02 acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and office uses.

(2) The proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan;

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural (Sumter County) to Commercial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 75% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 218,889 square feet and the development is proposing a 178,654 square foot facility, which meets the criteria of the proposed land use.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located at the Northeast corner of the intersection of CR 500 and E C 470. Utilities are not available to the property; however, the applicant intends on extending water lines to service the proposed project. Policy 1.2.1 states "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years. As the existing mix of land use designations are mainly Low Density Rural Residential (RR) and Commercial (COM), an addition of Commercial (COM) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area. (Urban sprawl)

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental survey was conducted by ECS Florida on August 19, 2024. Per the survey, Gopher Tortoise were observed on the site, a 100% survey will be required at the site plan stage.

(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: The property has access off of CR 500 and C E 470. The applicant has conducted a TIA which has been approved by Sumter County. The applicant finds that the site will generate a small traffic impact.

Potable Water & Sewer: The subject property is within the City of Wildwood Utility Service Area. Utilities are not available to the property; however, the applicant proposes to extend water lines to service the proposed development. Due to capacity issues for wastewater serviceability within the City of Wildwood, the subject property will utilize an onsite septic

system for wastewater. Insufficient wastewater availability was confirmed by the City of Wildwood Utility Department at this time. The applicant will be connecting to the water lines that are located at the intersection of CR 500 and Marsh Bend Trail. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy."

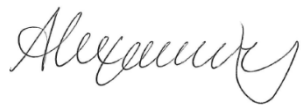
Schools: The commercial development will not generate any school age children.

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies, and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a.

The applicant seeks a favorable recommendation of Ordinance Number O2024-76 to be forwarded to the City Commission for further action.

Dated: 10/28/2024

A handwritten signature in cursive script, appearing to read "Alex Lammers".

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-76

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:

K09A020
JUDY R. SNELL and PAMELA A. HANDARD, as Co-Trustees of the MARGIE E. SOVERCOOL LIVING TRUST AGREEMENT DATED JUNE 26, 2019
Acres 10.02 +/-

LEGAL DESCRIPTION:

PARCEL NO. 20, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL NO. 1, INDIAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. 1444845

This property is to be reclassified from Agricultural (Sumter County) to Commercial (City)

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

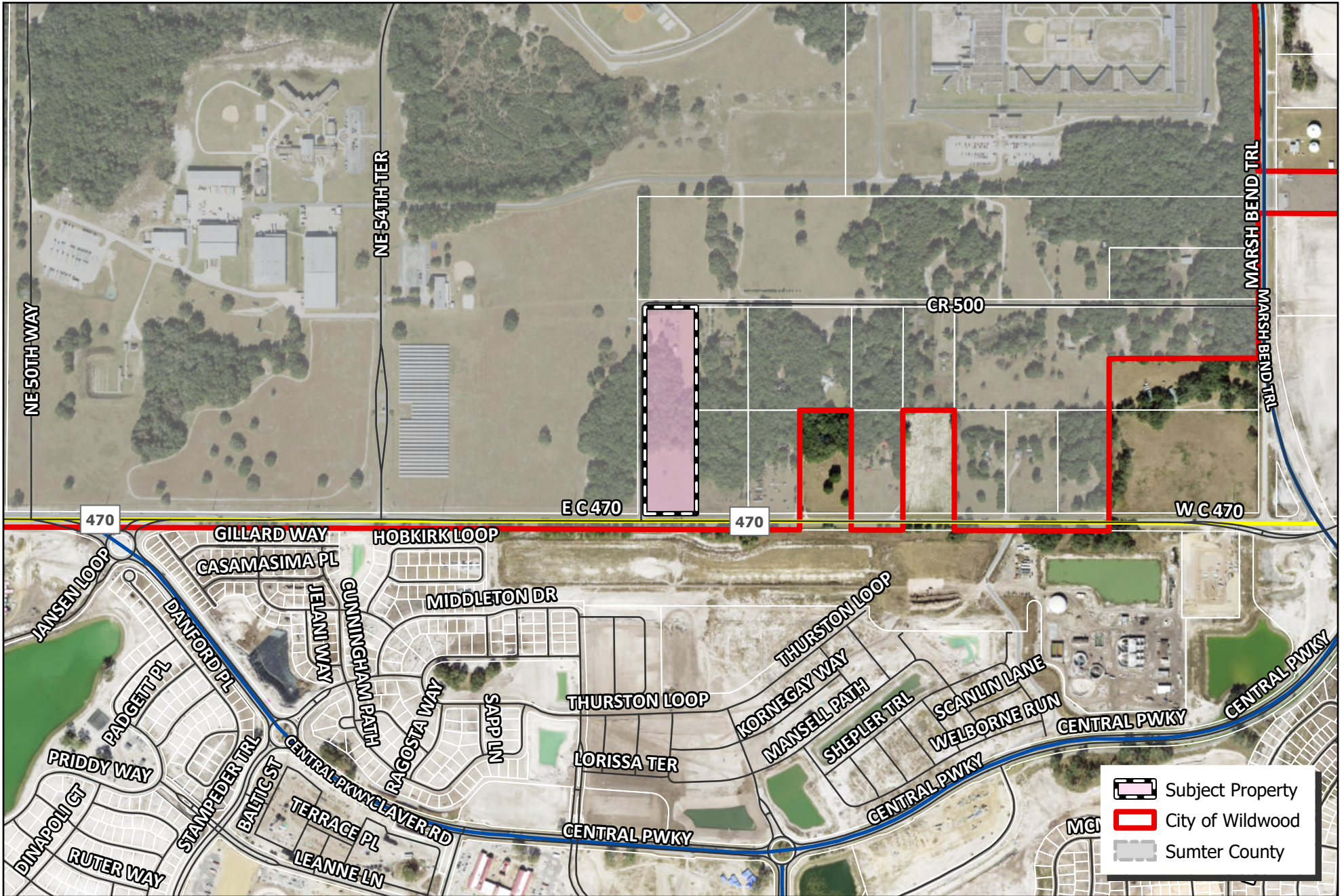
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

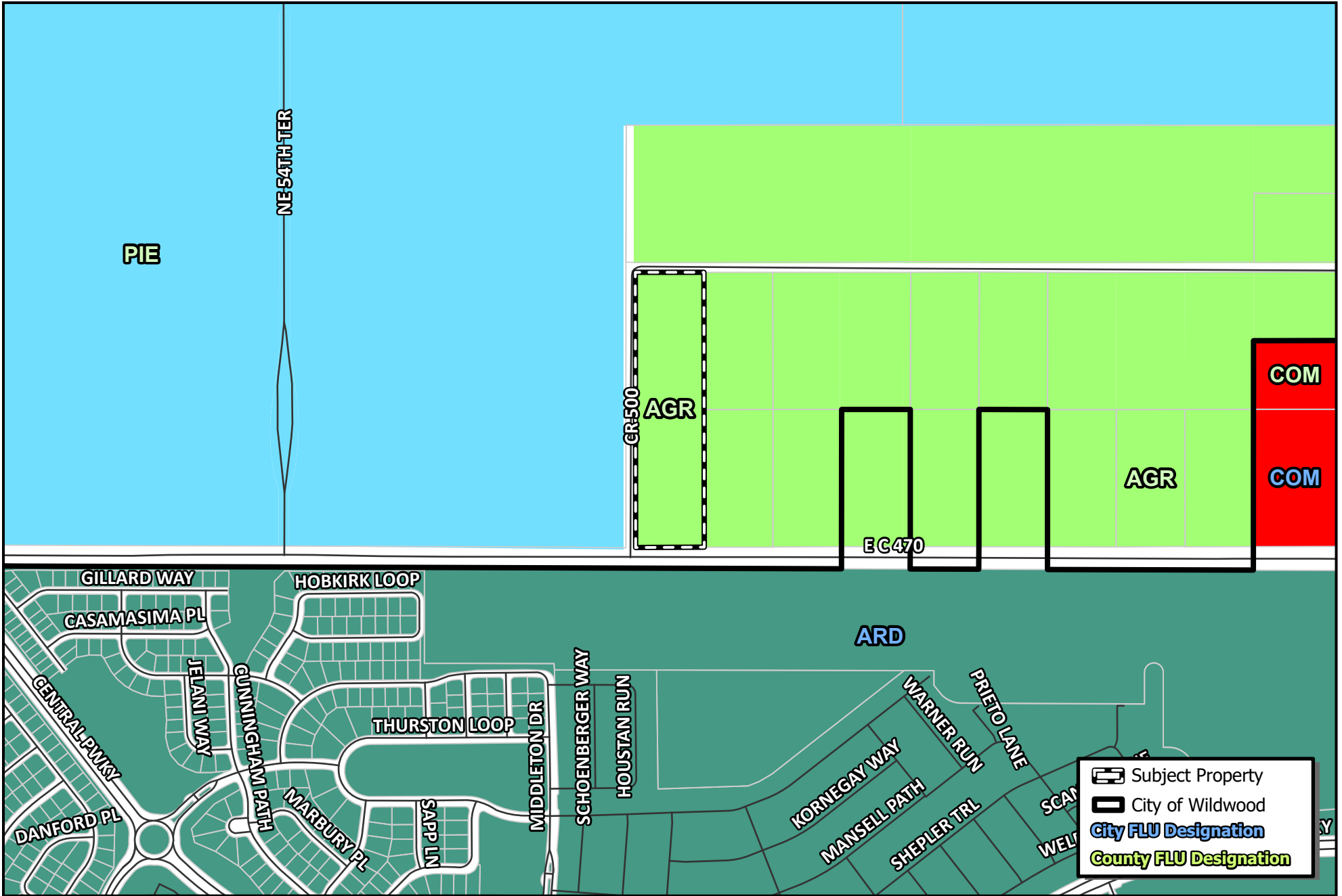
Second Reading: _____

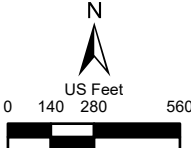
Approved as to form:

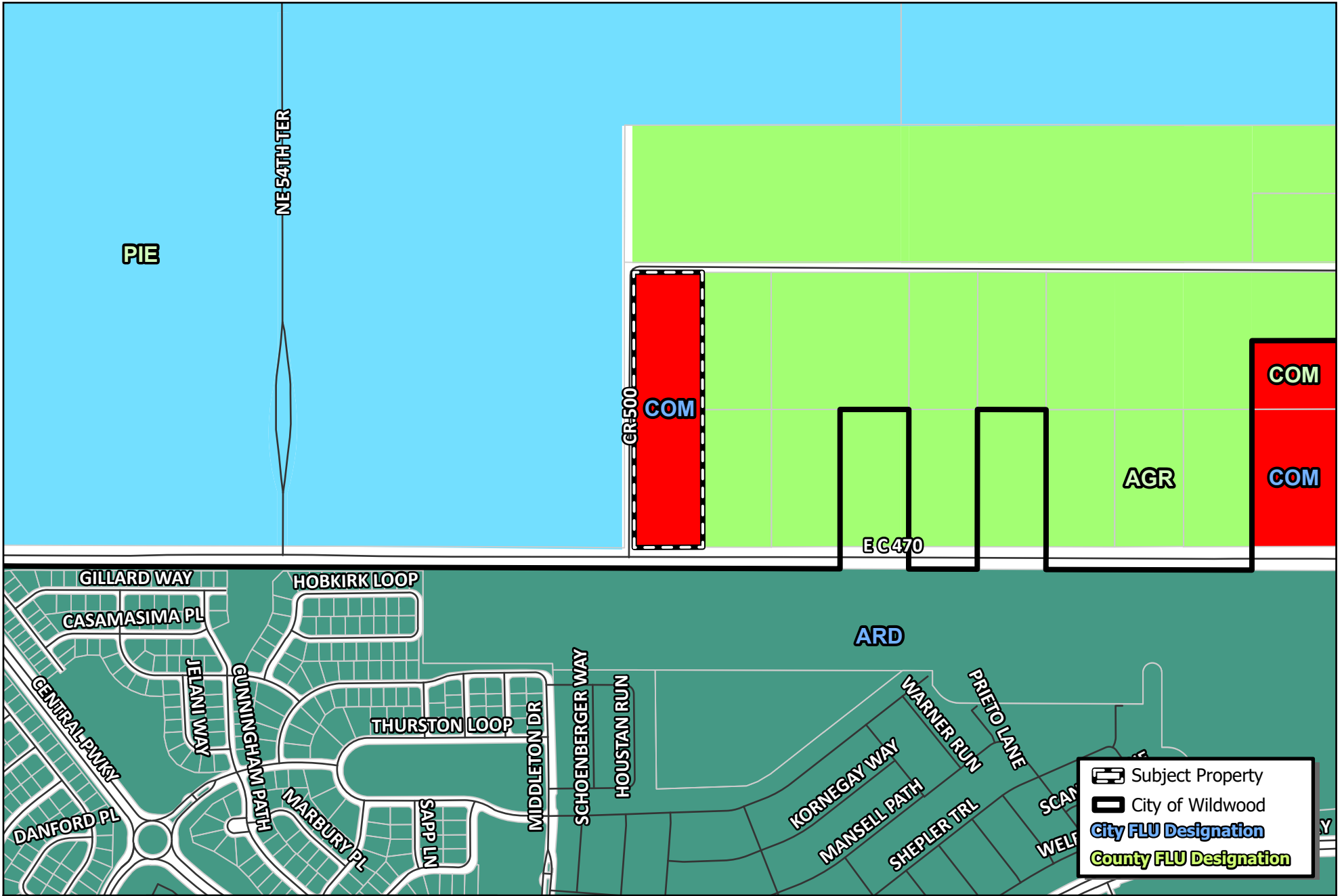
City Attorney

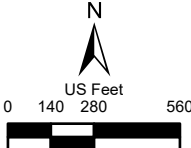


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.03 0.06 0.09 0.12 Miles 	CP 2409-001 Indian Oaks SELF STORAGE PARCEL K09A020	MAP 1B LOCATION MAP OCT 2024
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	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2409-001		MAP 2A
			INDIAN OAKS SELF STORAGE PARCEL K09A020		EXISTING
					LAND USE
					OCT 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 140 280 560	CP 2409-001		MAP 2B
			INDIAN OAKS SELF STORAGE		PROPOSED LAND USE
			PARCEL K09A020		OCT 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-76

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1270877

Date Submitted: 7/10/2024

First Name*	Last Name*	Email Address*
Nikesh	Poudel	nikeshp@trafficmobility.com

Name of Project:*

Wildwood Self Storage

Phone*	Parcel Number*
(407) 531-5332 Ext 227	K09A020

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.

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

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 2023 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

24231 Wildwood Self Storage TIA Methodology 071024.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](#)

MEMORANDUM

July 10, 2024

Re: Wildwood Self Storage
Traffic Impact Analysis Methodology
City of Wildwood, Sumter County, Florida
Project № 24231.01.01

Introduction

The following is a methodology outline for a Traffic Impact Analysis (TIA) for the proposed industrial development of Wildwood Self Storage and its surrounding transportation network. The methodology is consistent with the requirements of Sumter County and the City of Wildwood *Traffic Impact Analysis (TIA) Guidelines*.

Project Description

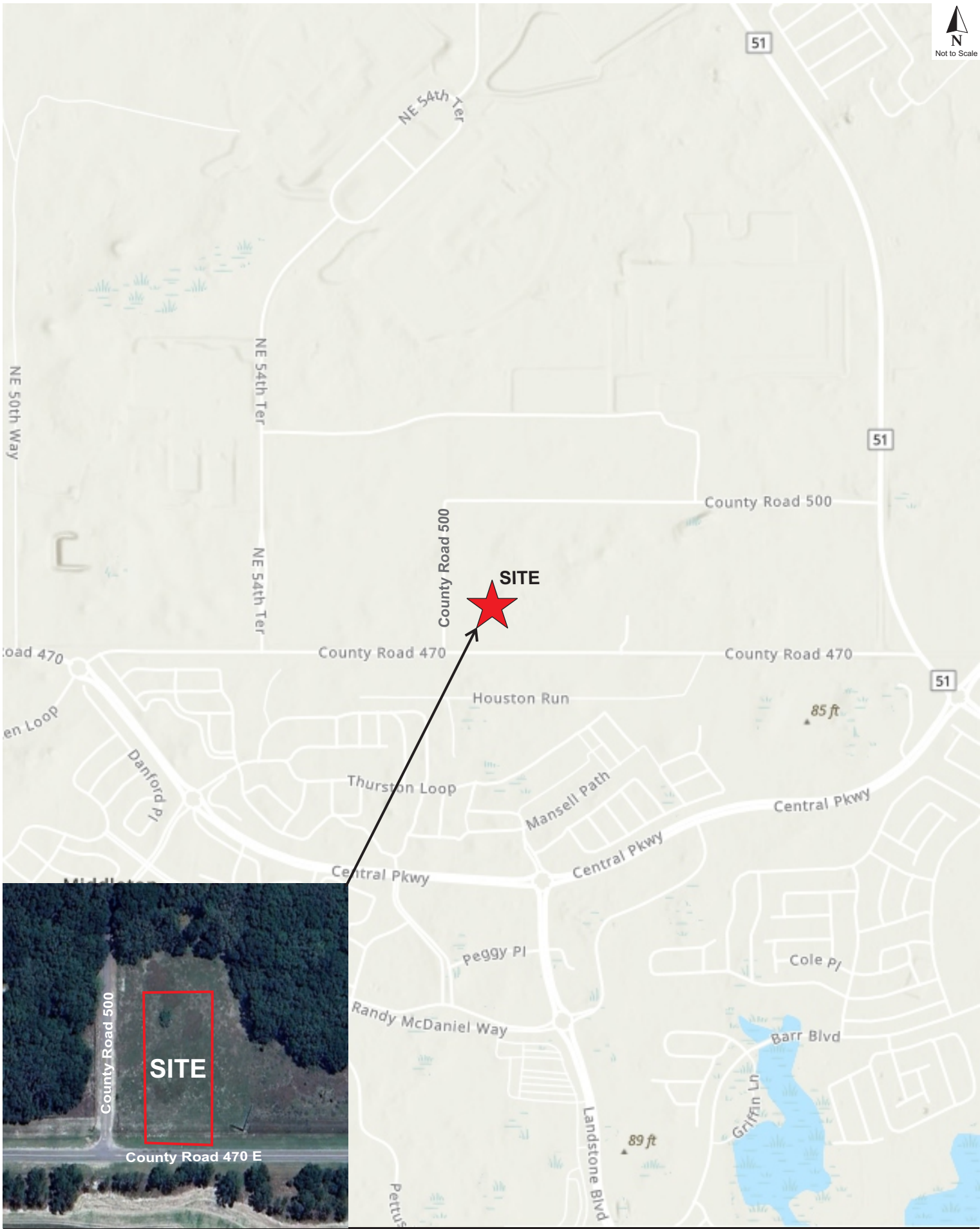
The proposed project entails an industrial development for a self-storage warehouse comprising 258 units with an anticipated buildout year of 2026.

Project Location

The project consists of a single parcel K09A020. The project site is located north of County Road 470 East (CR 470 E) and east of County Road 500 (CR 500), in the City of Wildwood, Sumter County, Florida, as shown in **Figure 1**.

Project Access

Access to the site is proposed via a full access driveway on CR 470 E, as depicted on the site plan. A copy of the preliminary site plan is provided in the **Attachments**.



Trip Generation

A trip generation analysis was conducted using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. **Table 1** summarizes the resulting trip generation analysis. The detailed ITE trip generation information sheets are included in the **Attachments**.

Table 1
Trip Generation Analysis

ITE Code	Description	Number (100s)	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
151	Mini-Warehouse (Self-Storage)	2.58 Units	17.27	45	1.21	3	2	1	1.68	4	2	2

Source: Trip generation analysis is based on *ITE Trip Generation Manual, 11th Edition*

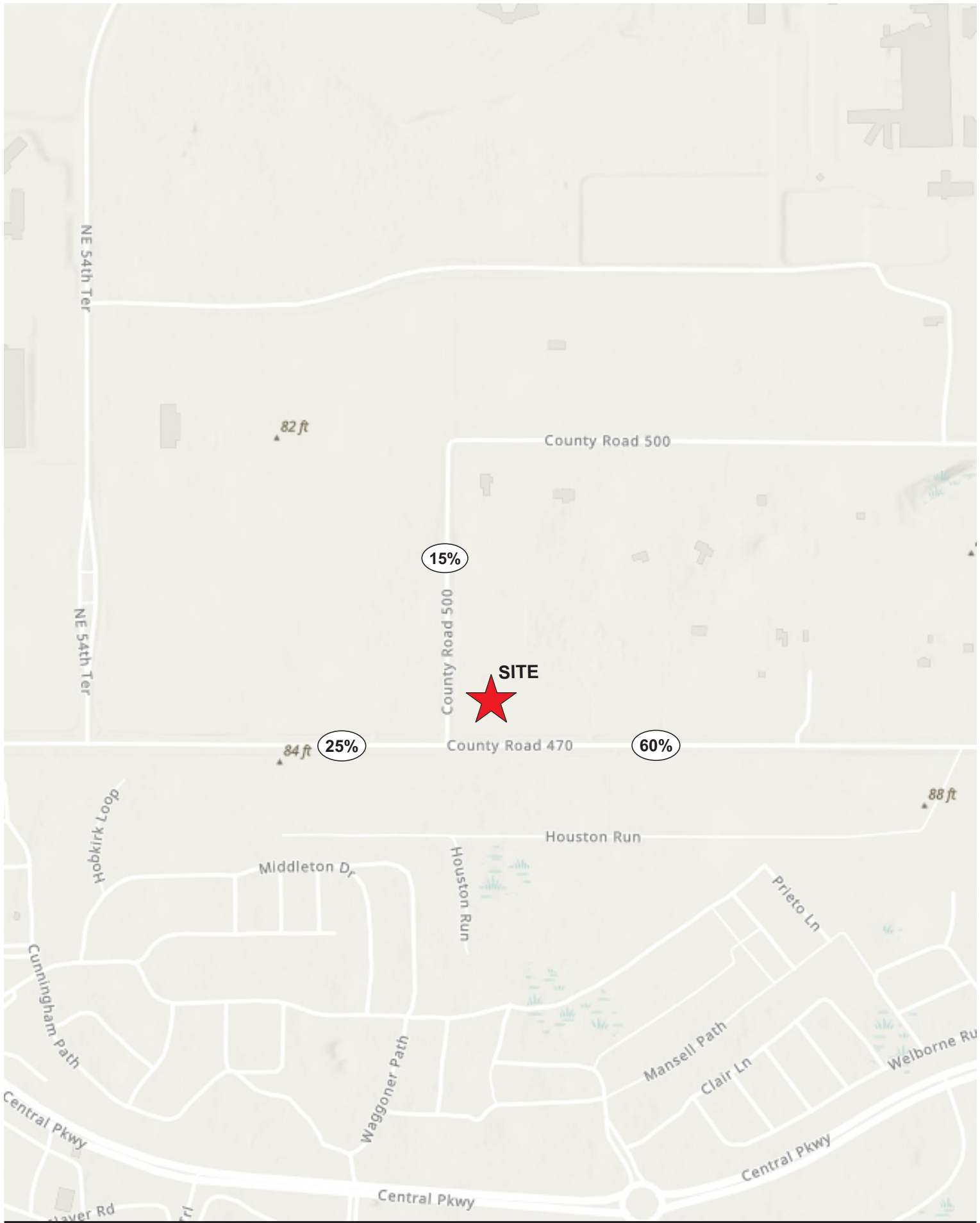
Regression Equation used to calculate rates when R^2 is greater than 0.75.

The value 2.58 Units under column "Number (100s)" mean 258 storage units.

Per Sumter County *TIA Guidelines*, a major TIA is required for any development that generates more than 1,000 daily trips. As shown in **Table 1**, the proposed development is projected to generate only 45 daily trips, of which three (3) trips occur during the AM peak hour, and four (4) trips occur during the PM peak hour. So, a minor TIA will be conducted.

Trip Distribution

Trip distribution was developed manually based on the knowledge of the existing transportation network and the prevailing traffic conditions near the vicinity of the proposed development. The proposed trip distribution pattern is shown in **Figure 2**.



Study Area

The study area considered in the analysis is consistent with a minor TIA. It will encompass roadway segments adjacent to the development, major intersections along impacted roadways, major intersections within 1,320 feet of the site access, and all site-access driveways.

The roadway segments were obtained using the 2023 *Sumter County CMP Database*, excerpt of which is included in the **Attachments**. The following roadway segments will be analyzed for the PM peak hour:

- CR 470 E
 - NE 50th Way to CR 501
- CR 500
 - CR 470 E to CR 501

The information for segment of CR 500 is not available in the 2023 *Sumter County CMP Database*. Traffic counts which will be collected at the intersection of CR 470 E and CR 500 and reasonable assumptions will be used for the analysis of this segment.

The following intersections will be analyzed during the AM and PM peak hours:

- CR 470 E and CR 500 (Unsignalized)
- CR 470 E and Access Driveway (Proposed)

Projected Traffic

Projected traffic includes background traffic volumes, committed trips generated by approved developments within the study area, if applicable, and the project trips. Projected background traffic for the buildout year of 2026 will be calculated using annual growth rates from 2023 *Sumter County CMP Database* to account for traffic growth at the project buildout. A minimum annual growth rate of 1.0% will be applied to any roadway segment on which minimal or no growth is detected.

Capacity Analysis

A capacity analysis will be conducted for the study roadway segments and intersections. The capacity analysis for the study roadway segments will be carried out for the PM peak hour under projected conditions and will be based on service volumes and capacities obtained from 2023 *Sumter County CMP Database*. The capacity analysis for the study intersections will be performed for both AM and PM peak hours under projected conditions using the methods of the *Highway Capacity Manual (HCM)*.

Access Points

Access improvements necessary to support the proposed site access driveway at the project buildout will be identified in the study. A 95th percentile queue length at the study intersections will be analyzed to check projected queue lengths against available spacing between the study intersections and adjacent access points. A turn lane analysis, in accordance with the *National Cooperative Highway Research Program (NCHRP) Report 457* and applicable Sumter County Ordinances, will be performed at the site access driveway to determine the need for auxiliary turn lanes. If needed, queue storage lengths required for turn lanes will be determined based on projected 95th percentile queue lengths.

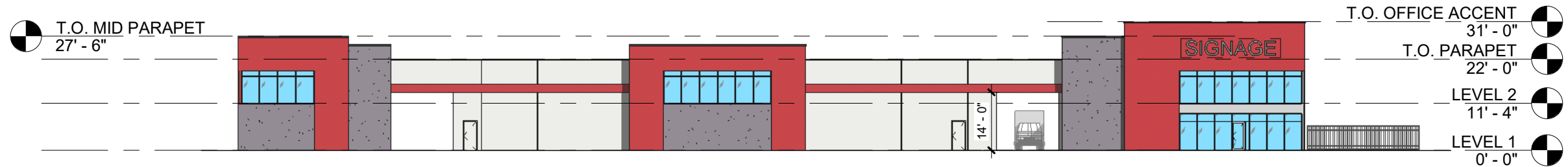
Planned and Programmed Improvements

The *Lake-Sumter Metropolitan Planning Organization (LSMPO) Transportation Improvement Program (TIP)*, *Sumter County Capital Improvement Program (CIP)*, and the *FDOT Work Program*, have been reviewed to determine if there are any improvements planned in the study area. No such improvement was identified.

Report

A minor TIA report detailing the methods and findings of the study, including all associated graphics, tables, calculations, and supporting information, will be prepared for submittal to Sumter County and the City of Wildwood.

Attachments

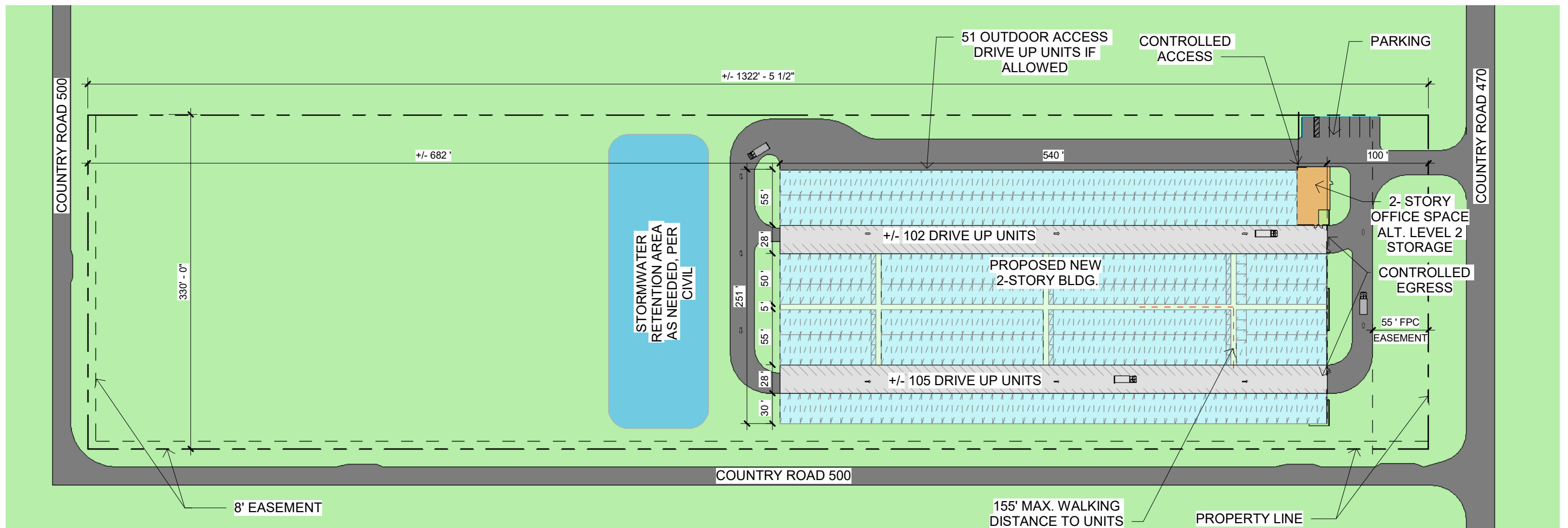


PROPOSED ELEVATION
(CR 470)

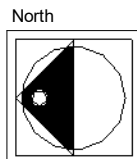
PRELIMINARY
PERSPECTIVE

SUMMARY
135,540 SF FOOTPRINT
+/- 99,500 TOTAL RENTABLE AREA
EFFICIENCY +/- 73.41%

+/- 258 DRIVE UP UNITS



PROPOSED SITE PLAN



MAY 15, 2024

SELF STORAGE
CR 470 & CR 500
WILDWOOD, FLORIDA

24240

ATRIUM CAPITAL
GROUP



ARCHITECTURE

Mini-Warehouse (151)

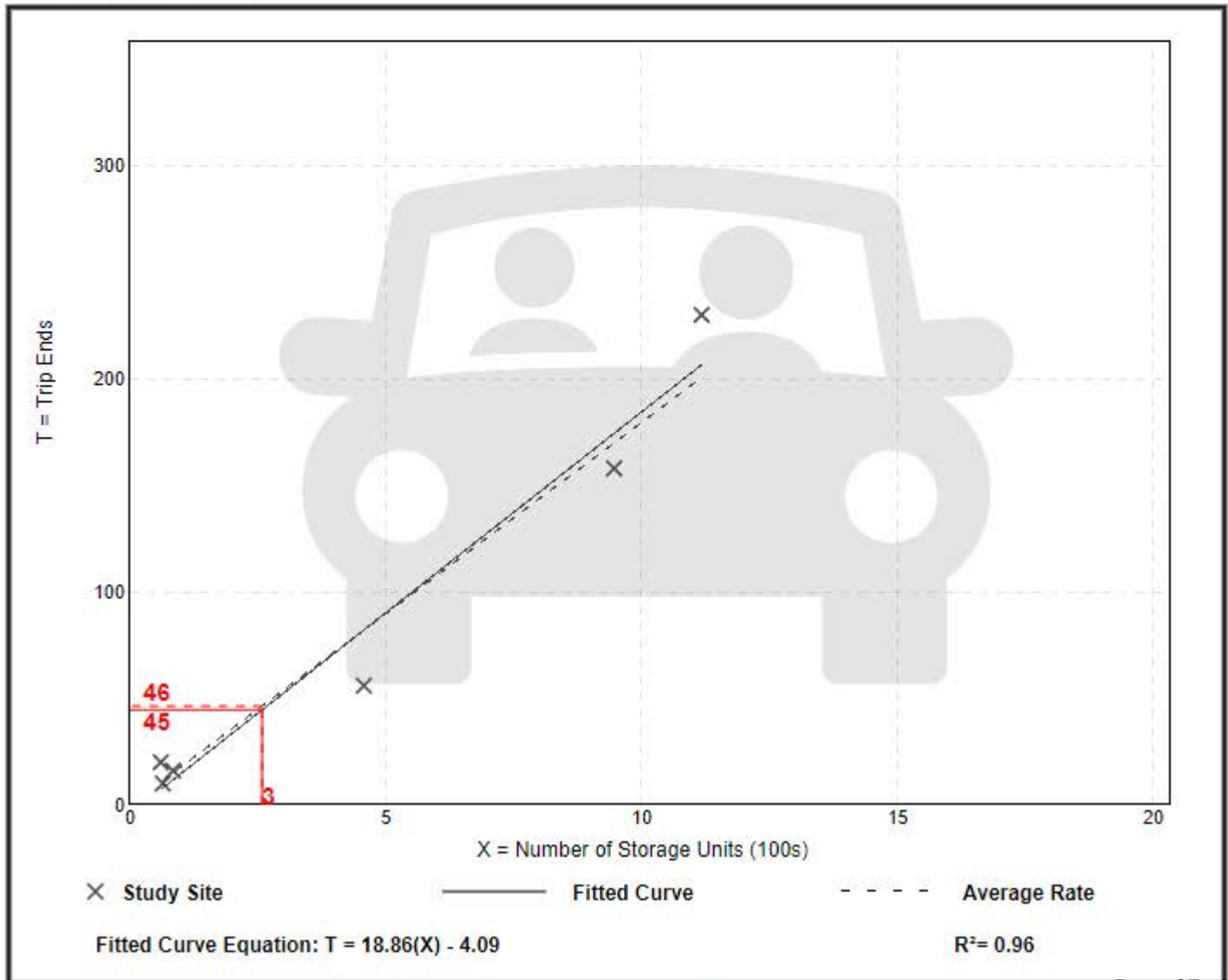
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

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: 7

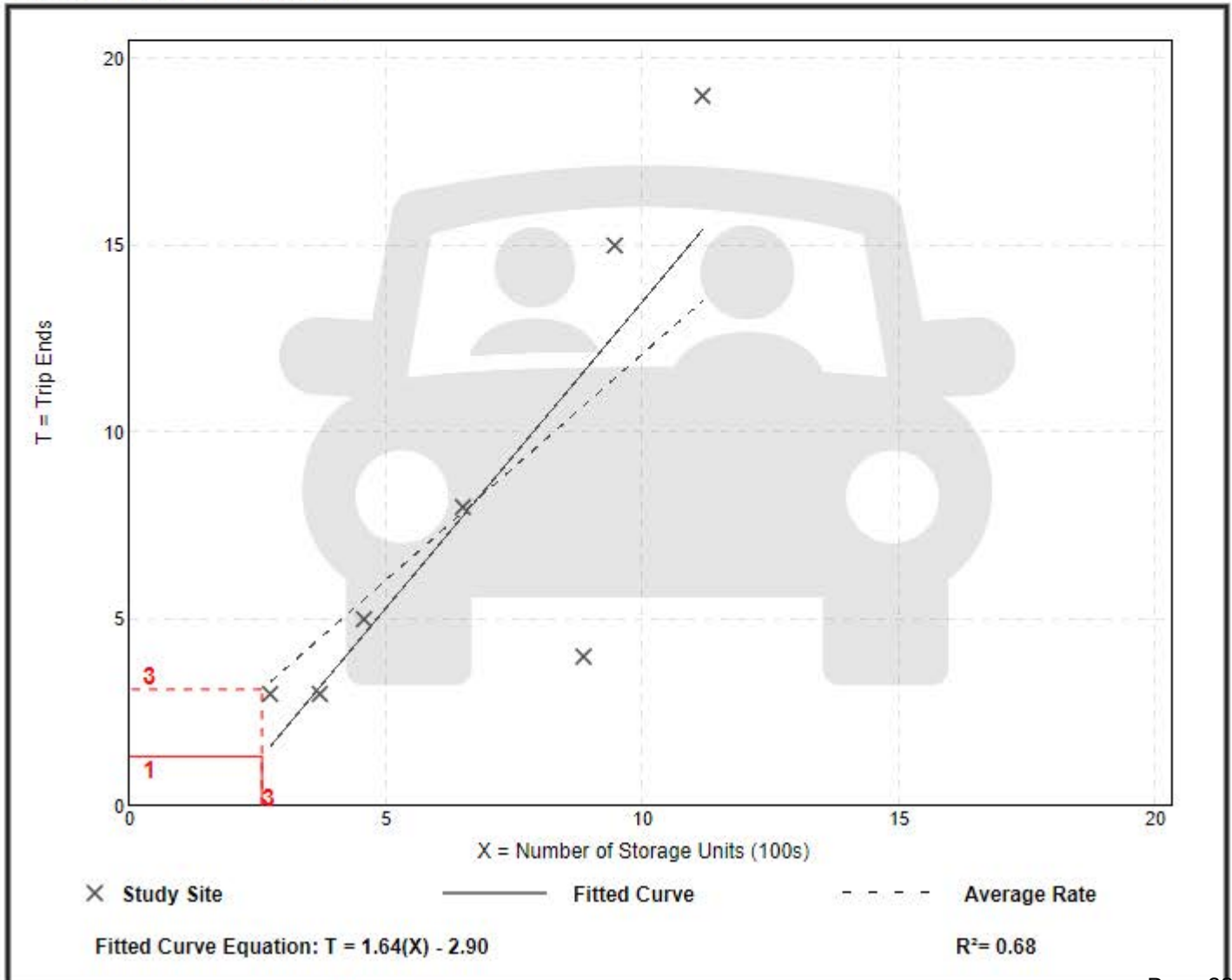
Avg. Num. of Storage Units (100s): 7

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.21	0.45 - 1.70	0.49

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

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: 9

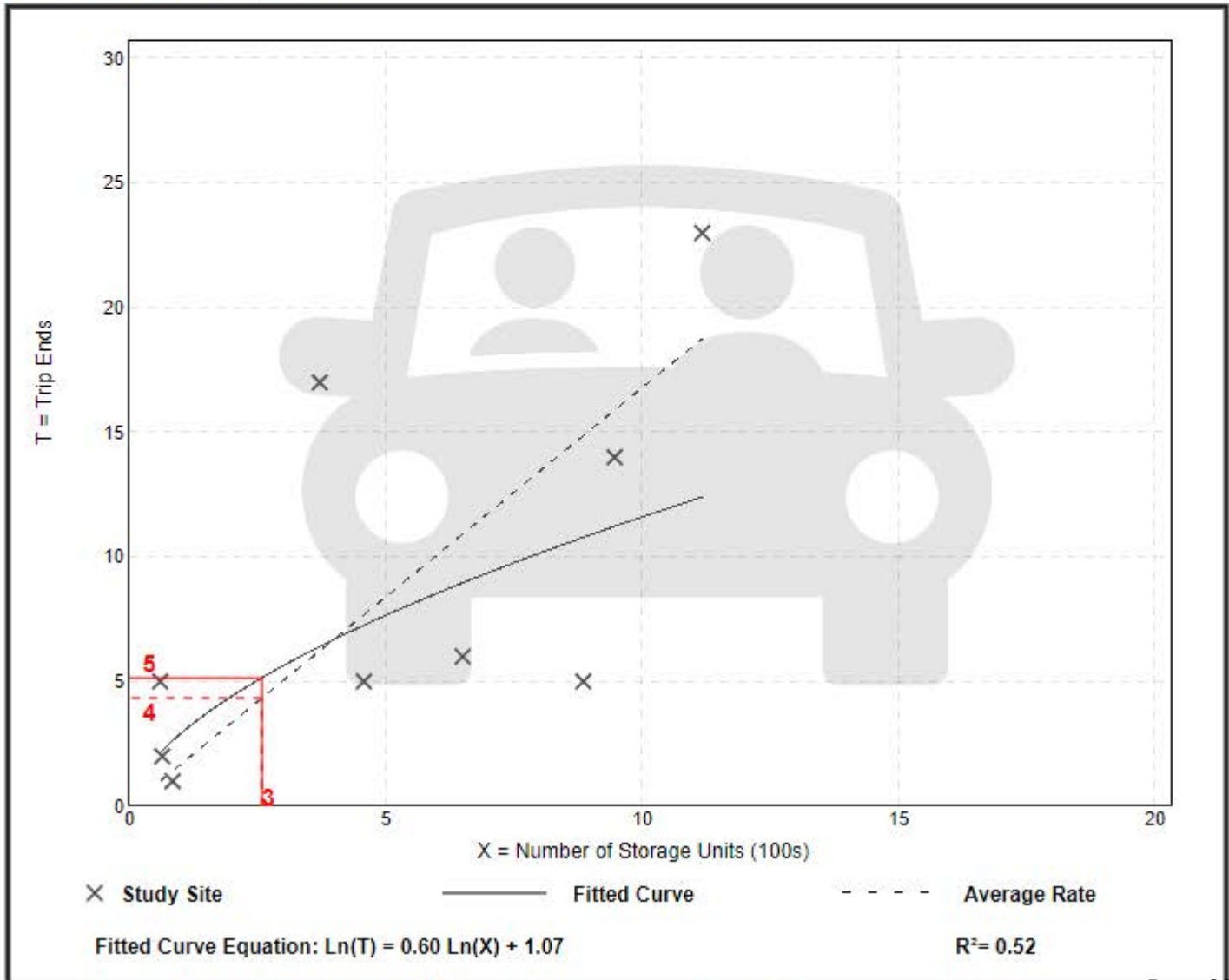
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.68	0.56 - 8.33	1.37

Data Plot and Equation



Sumter County CMP Database

SEGMENT ID	COUNTY STATE	FOOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	URBAN / RURAL	DIVIDED / UNDIVIDED	CONTEXT CLASSIFICATION	MAINTAINING AGENCY	PEAK HOUR DIRECTIONAL SERVICE VOLUME	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NBEBV VOLUME	2023 PEAK HOUR SBWBV VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE	DAILY SERVICE VOLUME (2028)	2028 AADT	2023 DAILY V/C	2028 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR NBEBV VOLUME	2028 PEAK HOUR SBWBV VOLUME	2028 PEAK HOUR V/C	2028 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2028 PEAK HOUR TWO-WAY V/C	2028 PEAK HOUR TWO-WAY LOS	
3553120	180202	180202	FDOT	60	1.73	SR 44	CR 475	SR 59/75	4	4	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	45,800	11,200	0.24	B	2.390	361	852	0.27	B	4,350	1,033	B	0.23	1.00%	45,800	11,771	0.26	B	2.280	379	885	0.29	B	4,250	2,789	B	0.84	
3553130	180202	180202	FDOT	45	1.00	SR 44	CR 44A	SR 59/75	4	4	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	35,700	19,190	0.34	B	2.520	639	984	0.34	B	2,520	1,823	B	0.34	2.25%	35,700	21,488	0.39	B	2.590	938	1,120	0.38	D	5,290	3,848	D	0.73	
3553109	2020-1878		SUMTER	35	0.77	CR 48	CR 478 (VIRGINIA AVE)	CR 469		2	2	RURAL	UNDIVIDED	C27	COUNTY	CENTER HILL	D	18,000	7,060	0.39	C	940	188	333	0.35	C	1,710	521	C	0.30	2.50%	18,000	7,987	0.44	C	940	373	777	0.40	C	1,710	1,153	C	0.67
3553130	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301/SR 35 (NOBLE AVE)	CR 476 W		2	2	URBAN	UNDIVIDED	C27	BUSHNELL	BUSHNELL	D	12,990	3,782	0.29	C	677	165	189	0.28	C	1,231	354	C	0.29	1.00%	12,990	3,975	0.31	C	677	173	199	0.29	C	1,231	860	C	0.69
3553140	37		SUMTER	55	2.75	CR 48	CR 48 E	CR 728		2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	4,790	0.34	C	780	119	142	0.19	B	1,330	192	B	0.20	10.00%	14,000	7,714	0.55	C	780	192	229	0.31	B	1,330	920	D	0.69
3553150	98		SUMTER	55	2.90	CR 48	CR 48	CR 728		2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	780	116	120	0.16	B	1,330	236	B	0.18	8.25%	14,000	6,505	0.46	C	780	172	178	0.24	B	1,330	902	D	0.68
3553160	36		SUMTER	35	0.99	CR 48	CR 476 W	CR 567		2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	9,321	0.67	D	730	382	327	0.52	C	1,330	709	C	0.53	4.75%	14,000	11,755	0.84	D	730	482	412	0.66	D	1,330	1,212	D	0.91
3553170	75	187001	SUMTER	55	1.75	CR 48	CR 567	CR 747		2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	1,175	0.66	D	730	284	335	0.46	C	1,330	619	C	0.47	5.50%	14,000	11,991	0.86	D	730	371	438	0.60	D	1,330	1,101	D	0.83
3553180	73	187001	SUMTER	45	1.26	CR 48	CR 747	CR 747		2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	8,128	0.58	C	730	247	319	0.44	C	1,330	566	C	0.43	6.25%	14,000	11,006	0.79	D	730	334	432	0.59	D	1,330	1,064	D	0.80
3553190	76		SUMTER	55	1.45	CR 48	SR 471	CR 567		2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	8,151	0.58	C	730	263	302	0.41	C	1,330	564	C	0.42	6.00%	14,000	10,868	0.78	D	730	351	404	0.56	D	1,330	1,006	D	0.81
3553200	77		SUMTER	55	1.82	CR 48	CR 567	CR 567		2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	9,575	0.68	D	730	270	295	0.40	C	1,330	565	C	0.42	7.75%	14,000	13,917	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3553210	77		ADJACENT	55	1.82	CR 48	CR 569 (NORTH AVE)	CR 569 (NORTH AVE)		2	2	RURAL	UNDIVIDED	C27	COUNTY	CENTER HILL	D	18,000	9,575	0.63	C	940	270	295	0.31	C	1,710	565	C	0.33	7.75%	18,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3554120	180016	180009	FDOT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)		4	4	RURAL	UNDIVIDED	C3C	STATE	BUSHNELL	D	36,600	12,155	0.33	C	1,810	537	466	0.30	C	3,290	1,023	C	0.31	2.25%	36,600	13,585	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3554130	174	180009	SUMTER	40	0.52	SR 48 (CR 48 W)	CR 311 (N WEST ST)	CR 475 (5 MAIN ST)		4	4	RURAL	UNDIVIDED	C3C	STATE	BUSHNELL	D	36,600	11,446	0.37	C	1,810	526	466	0.33	C	3,290	1,126	C	0.34	1.00%	36,600	14,134	0.39	C	1,810	553	581	0.35	C	3,290	2,363	C	0.72
3554140	175	180207	FDOT	40	0.25	SR 48 (MAIN ST N)	US 301/SR 35	SR 48		4	4	URBAN	UNDIVIDED	C27	STATE	BUSHNELL	D	24,728	12,589	0.51	C	1,292	440	466	0.38	C	2,347	926	C	0.39	5.00%	24,728	18,067	0.65	C	1,292	562	620	0.48	C	2,347	1,654	D	0.79
3555100	80		SUMTER	45	0.54	CR 48	CITRUS COUNTY BOUNDARY	CR 575		2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,529	0.55	B	430	175	178	0.41	B	780	353	B	0.45	5.75%	8,200	5,990	0.73	C	430	231	235	0.55	B	780	661	C	0.85
3555110	74		SUMTER	45	5.16	CR 48	CR 575	CR 625		2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	780	377	B	0.48	6.25%	8,200	6,726	0.82	C	430	230	290	0.65	C	780	660	C	0.85
3555120	81		SUMTER	45	1.45	CR 48	CR 625	CR 625		2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	6,157	0.44	C	730	291	299	0.43	C	1,330	562	C	0.38	3.25%	14,000	7,225	0.51	C	730	236	351	0.48	C	1,330	995	D	0.73
3555130	2020-105		SUMTER	45	0.48	CR 48	CR 313	CR 616		4	4	URBAN	UNDIVIDED	C3C	COUNTY	BUSHNELL	D	32,940	7,382	0.22	C	1,629	349	346	0.21	C	2,961	695	C	0.23	1.00%	32,940	7,759	0.24	C	1,629	357	364	0.23	C	2,961	1,596	C	0.67
3556100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558		2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,105	0.51	C	730	293	381	0.28	B	1,330	384	B	0.29	8.00%	14,000	10,441	0.75	D	730	298	268	0.41	C	1,330	1,028	D	0.77
3556110	79		SUMTER	55	0.20	CR 48	CR 558	LAKE COUNTY BOUNDARY		2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,280	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.75%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.71
3557110	36		SUMTER	45	1.02	WARM SPRINGS AVE	US 301/SR 35	CR 513		4	4	RURAL	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,449	0.34	C	1,665	376	472	0.28	C	3,024	848	C	0.28	3.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3557120	2020-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 501		4	4	RURAL	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	378	548	0.33	C	3,024	926	C	0.31	9.25%	33,570	25,146	0.75	C	1,665	588	853	0.51	C	3,024	2,253	C	0.75
3557130	35		SUMTER	55	2.00	WARM SPRINGS AVE	CR 501	SANDALWOOD DR		4	4	RURAL	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,249	25,529	0.72	C	1,748	496	521	0.30	C	3,175	1,017	C	0.32	1.00%	35,249	26,811	0.76	C	1,748	521	548	0.51	C	3,175	2,269	C	0.71
3557140	34		SUMTER	45	0.90	MORSE BLVD	SANDALWOOD DR	SR 44		4	4	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	35,249	25,353	0.72	C	1,748	606	588	0.35	C	3,175	1,132	C	0.38	1.00%	35,249	26,657	0.78	C	1,748	637	616	0.36	C	3,175	2,385	C	0.75
3557150	207		SUMTER	35	1.27	WARM SPRINGS AVE	MEGGISON RD	CR 501		4	4	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	424	505	0.27	C	3,360	820	C	0.27	3.00%	37,300	11,848	0.32	C	1,850	480	507	0.32	C	3,360	2,330	C	0.69
3557160	205		SUMTER	35	3.91	MEGGISON RD	SR 44	WARM SPRINGS AVE		4	4	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	7,399	0.21	C	1,850	522	393	0.21	C	3,360	715	C	0.21	3.00%	37,300	9,203	0.25	C	1,850	573	456	0.25	C	3,360	2,223	C	0.68
3557170	208		SUMTER	35	1.47	MEGGISON RD	MORSE BLVD	WARM SPRINGS AVENUE		4	4	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	8,804	0.24	C	1,850	357	435	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3557180	208		SUMTER	35	1.54	MEGGISON RD	MORSE BLVD	COUNTY LINE		2	2	URBAN	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,166	449	368	0.39	C	2,121	617	C	0.39	3.00%	23,520	10,555	0.45	C	1,166	521	426	0.45	C	2,121	1,687	C	0.80
3558110	180061	180061	FDOT	35	0.26	SR 471	CR 478 E (S)	CR 478 E (S)		2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,320	0.34	C	1,070	243	276	0.26	C	1,950	519	C	0.27	1.00%	21,700	7,683	0.35	C	1,070	256	290	0.27	C	1,950	1,325	C	0.68
3558120	181001	181001	FDOT	35	1.26	SR 471	CR 478 (N)	CR 722		2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	6,750	0.31	C	1,070	346	295	0.32	C	1,950	641	C	0.33	1.00%	21,700	7,094	0.31	C	1,070	364	310	0.34	C	1,950	1,434	D	0.74
3558140	181001	181001	FDOT	55	1.26	SR 471	CR 48 E	CR 722		2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	6,750	0.48	C	730	346	295	0.47	C	1,330	641	C	0.48	1.00%	14,000	7,094	0.51	C	730	364	310	0.50	C	1,330	1,094	D	



Wildwood Self Storage

ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT, & REZONING

SEPTEMBER 2024

Prepared By:
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue Mt. Dora, Florida 32757
(352) 385-1940

City of Wildwood
Annexation, Small Scale Comprehensive Plan Amendment & Rezoning,
Wildwood Self Storage

Executive Summary

The subject property is located on the northeast corner of CR 470 and CR 500 (Figure 1 & 2), referenced by parcel id number K09A020. The site is located at the northeast corner of EC 470 and CR 500 and consists of approximately 10 ± acres. No wetlands are present on site. The subject property is zoned as Sumter County Agricultural (AG) and has a land use designation of Sumter County Agricultural (Figures 3 & 4). The property is in the joint planning area. The property is currently occupied with 1 single family dwelling. The surrounding area is a mix of rural residential and agricultural uses. The predominate uses in the north and east are Rural residential and agricultural uses. Age Restricted Community uses are located to the south of the subject property with public institution uses to the west of the subject property.

Table 1: Surrounding Land Use

Direction	Future Land Use	Zoning	Current Use
North	Sumter County AGR (Agricultural)	Sumter County RR5C (Low Density Rural Residential with Conventional Housing)	Vacant
South	Wildwood ARD (Age Restricted Development Mixed Use)	Wildwood AG-10 (Agricultural-10)	Mixed Use Development
East	Sumter County AGR (Agricultural)	Sumter County RR5C (Low Density Rural Residential with Conventional Housing)	Single Family Residential
West	Sumter County PIE (Public/Institutional)	Sumter County A10C (General Agricultural) with Conventional Housing)	Institutional

Project Request

This project request is to amend the existing City of Wildwood Comprehensive plan to allow for the annexation of the subject property Parcel ID: K09A020. This would require a request for a Small-Scale Comprehensive Plan amendment. Changing the Future Land Use of the subject property from Sumter County Agricultural (AG) to Wildwood Commercial (COM) (Figure 5). A rezoning request is also required. This request is to change the zoning of the subject property from Sumter County Agricultural (AG) to Wildwood General Commercial (C-2) (Figure 6). The subject property is proposed for a self-storage facility consisting of 258 drive up units with an associated office used for managing the self-storage facility. The proposed self-storage buildings shall be 2 stories not to exceed 135,540 square feet. The associated self-storage office shall not exceed 1,783 square feet which is included in the total 135,540 square feet.

The proposed development will be requesting service by central water from the City of Wildwood via the connection located at the northwestern end of the subject property (Figure 7) and will utilize a septic system for wastewater. The proposed Floor Area Ratio is .31.

The proposed conceptual plan attached demonstrated compliance with required design criteria. The Site is design consistent with the Community Design District.

Flood Zone Analysis

The subject property is located within Flood Zone X outside of the 100-year flood plain and Zone AE (Elevation 84.4 Feet) (Figure 8).

Maximum Development Analysis

Table 2: Maximum Development Potential

Project Name	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Maximum Development	Proposed Development	Net Change In Development Potential
Wildwood Self Storage	10±	Sumter County Agricultural	Single Family Home (0.0742 acs.)	Wildwood Commercial (COM)	217,800 SF Maximum Commercial	135,540 SF (FAR: 0.31) Storage/Office	135,540 SF Storage/Office -Single Family Residence
TOTAL	10±						135,540 Sq ft. 31% FAR Increase

Potable Water Analysis

Policy 8.3.1.e – LEVEL OF SERVICE (LOS)

“The following adopted LOS Standards for facilities and services required by the City of Wildwood:

Sanitary Sewer: 250 gallons per day per ERU

Potable Water: 300 gallons per day per ERU”

The subject property is within the City of Wildwood Utility Service Area. The city currently owns, operates, and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City’s Water Use Permit (permit no. 8135.012) as issued by the Southwest Florida Water Management District (SWFWMD).

This permit, which expires on March 31, 2035, allows for a combined annual withdrawal from the Floridian Aquifer of 6.44 mgpd (annual average). The City has a current available capacity of 0.284 mgpd. An analysis was conducted of the proposed amendment based on land use and the City’s Level of Service (LOS) standards). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.23873 mgpd. The proposed project will not cause an undue burden upon The City of Wildwood Utility system, utilizing only one or two public restrooms which will be determined upon time of the site plan design.

Table 3: Water Analysis

Project Name	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.284
Wildwood Self Storage	10±	Sumter County Agricultural	Wildwood Commercial (COM)	217,800 (Commercial)	0.0219	0.2621

Water demand was calculated at 300 gallons per ERC pursuant to City's LOS standard.

Maximum Commercial –

ERU for Commercial- .334 per 1,000 SF

Wastewater Analysis

Due to capacity issues for wastewater serviceability within the City of Wildwood, the subject property will utilize an onsite septic system for wastewater. Insufficient wastewater availability was confirmed by the City of Wildwood Utility Department.

Solid Waste Analysis

The City of Wildwood's solid waste level of service is 5 lbs per day per capita. Population was estimated based on number of anticipated employees to be no greater than 73 x 1.99 pph which equates to 145. The proposed amendment is estimated to generate 726 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Impact Analysis

The subject property is currently developed with a single residential unit. An environmental assessment is provided, prepared by ECS Florida, LLC, dated August 19, 2024. The project site was reviewed to determine the geological features of the landscape to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary. The project site is within the Central Valley Geologic Province has an elevation of 84.73'. Soils within the project site include Millhopper (85%) and Myakka (15%)(Figure 9).

On August 13, 2024, the subject property was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise, eastern indigo snake, blue-tailed mole skink and commensal species, as well as the Florida Scrub Jay and Everglade Snail Kite. A permit is required for any site preparation activity conducted as a precursor to development that disturbs vegetation or the ground which impacts gopher tortoises or their burrows at the time of or as a result of development. To conduct these activities without a permit is a violation of Rule 68A27.003, F.A.C.

Potential gopher tortoise (*Gopherus polyphemus*) habitat was noted at various locations throughout the site. ECS observed one potentially occupied gopher tortoise burrow along the eastern boundary of the site. A more detailed survey will be required by FWC during the regulatory permitting review cycle as the habitat is suitable for this species and burrows located

on-site. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities.

The Eastern indigo snake (*Drymarchon couperi*) is considered to have a commensal relationship with gopher tortoises, utilizing gopher tortoise burrows as nesting spots. Due to the potential gopher tortoise habitat located on the site, potential Eastern indigo snake habitat is also considered to be present on the site. The site is located within the USFWS Florida Sand Skink (*Neoseps reynoldsi*) and blue-tailed mole skink (*Plestiodon egregius*) Consultation Area. No skinks or suspected skink tracks were directly observed on the site at the time of this survey.

No threatened or endangered amphibian species or their habitats were encountered during the time of the survey. No Florida Scrub jays were observed on the subject property. No Everglade Snail Kites were observed on the subject property.

No protected plant species were identified on the subject property. Areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

Transportation Impact Analysis

A trip generation analysis was conducted on the amendment utilizing the 11th Edition of ITE and is provided as part of the traffic methodology.

Table 4 Existing Trip Generation

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	1 Unit	-	9	-	-	-	-	-	1	1	0

Table 5 Proposed Trip Generation

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
151	Mini-Warehouse (Self-Storage)*	258 Units	17.27	45	1.21	3	2	1	1.68	4	2	2

Source: Trip generation analysis is based on ITE Trip Generation Manual, 11th Edition Regression Equation used to calculate rates when R² is greater than 0.75. The value 2.58 Units under column "Number (100s)" means 258 storage units.

*Mini-Warehouse (Self-Storage) includes an associated office for managing the facility.

Table 6 Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

ITE Code	Description	Units	Daily		AM Peak Hours				PM Peak Hours			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	1	-	9	-	-	-	-	-	1	1	0
151	Mini-Warehouse (Self-Storage)	258 Units	17.27	45	1.21	3	2	1	1.68	4	2	2
Total Net Trips (Proposed - Existing)			-	36	-	3	2	1	-	3	1	2

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following land use policies, among others of the City of Wildwood Comprehensive Plan. The amendment will also further the City's goals in meeting projected commercial needs.

Policy 1.1: Future Land Use Map-Commercial The City shall maintain regulations for land use categories and the Future Land Use (FLU) Map (FLUM) Series in order to effectively manage the allocation of land uses through the planning horizon of 2050.

Response: The proposed land use is Commercial, which allows a Floor Area Ratio (FAR) of 0.5. The proposed concept proposes a FAR of 0.31.

Policy 1.2: Sustainable Growth - The City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern.

Response: The proposed conceptual site (Figure 10) will not cause an undue burden upon the City of Wildwood's wastewater systems since it will be utilizing a septic system for the one or two restrooms that will be on the property as determined in the site planning process. The proposed project water needs will have a minor impact on the potable water systems, as the proposed use will require one or two restrooms for the office use.

Policy 1.2.5: Joint Planning Area - The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

Response: The subject property is located in the JPA. The proposed development of this site is consistent with the commercial designation of this property on the JPA map (Figure 11).

Policy 1.2.7: Annexation - Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property. If the proposed future land use of the annexed property is consistent with the future land use category depicted on the JPA Map, the amendment shall be processed as a small-scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The underlying County future land use shall remain in full force and effect until such time as the annexation and related FLUM amendment are effective.

Response: The request to annex the property is consistent with the JPA map. The companion small scale comprehensive future land use map and rezoning to a commercial designation is consistent with this policy and the JPA map.

Policy 1.3: Resource Stewardship - The City shall preserve, protect, and enhance its significant environmental resources and cultural heritage.

Response: The subject property does not have any cultural significance or previously recorded resources per the Florida Department of State Historical Resources Department. There are no documented historical or archaeological resources located on the subject property. An email from the FL Historical Resources Department verifying that no resources were found in the Florida Master File is included in the submittal package.

Policy 1.3.2: The City shall prohibit the installation of new septic tanks within all new residential, commercial, and industrial projects within the City where wastewater is available and coordinate with the County to encourage the limitation of septic tank permits in unincorporated areas adjacent to the Wildwood USA.

Response: The subject property will utilize a septic system. The subject property does not have wastewater availability as confirmed by the City of Wildwood. (see attached email confirmation)

Policy 1.3.5: The City shall strive to identify its significant cultural (e.g., historical, archaeological, architectural) resources.

Response: The subject property does not have any cultural significance or previously recorded resources per the Florida Department of State Historical Resources Department. There are no significant historical or archaeological resources on the subject property.

Policy 1.3.4. The City shall encourage all new development and redevelopment projects to:
a. Implement green infrastructure and building practices
b. Respect natural topographies
c. Reduce building footprints and impervious surface areas to the maximum extent feasible
d. Locate development away from environmentally sensitive areas
e. Preserve natural habitats and ecosystems
f. Provide for onsite stormwater management facilities using low intensity development (LID) techniques and methods
g. Employ energy, water, and waste conservation measures
h. Preserve open space and natural lands.

Response: The subject property has no environmentally sensitive areas; in addition, a significant portion of the site will remain open at this time. A minimum 20 percent of the site shall be reserved for open space. Additionally, the subject property is located in the Community Design District and landscape buffers between 15-25 feet shall be required.

Policy 5.7: Wetlands - The City shall protect wetlands and their natural function.

Response: The subject property does not have any wetlands located within it, as demonstrated in the attached environmental assessment within submittal package.

Rezoning Justification

Rezoning requirements-When pertaining to the rezoning of land, a report and recommendations shall show that the Board has studied and considered the proposed amendment in relation to the following, where applicable:

(a) Whether the proposed change is consistent with the comprehensive plan; City of Wildwood Land Development Regulations 3-3

Response: The Comprehensive Plan Compliance analysis in this report demonstrates that the proposed rezoning is consistent with the City Comprehensive Plan. More specifically the proposed C-2 zoning is consistent with the Subject Property location in the joint planning area.

(b) The existing land use pattern of the surrounding area.

Response: The joint planning area targets this property for commercial use. In addition, the properties to the east along CR-470 are also in the JPA and designated for commercial use. Buffers will be provided between the proposed use to further separate the self-storage facility from the adjacent parcels that are zoned residential. This area was planned for annexation and designated for commercial use.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;

Response: There will be little impact upon public facilities as noted by the level of service analysis provided in this report. A septic system will be used to meet the sanitary sewer needs and the potable water estimated daily usage will be 46 gallons per day. The City of Wildwood will not experience a change to its wastewater system, due to the conceptual project utilizing a septic system. Schools will not be affected, due to the nature of the proposed project being a commercial self-storage facility. The traffic impacts will be limited as the daily proposed trip is not estimated to exceed 45 trips.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Response: The change in the condition that warrants this rezoning is that when the JPA was contemplated the use established for this property was commercial in nature. The applicant is requesting an annexation and a future land use amendment and rezoning consistent with the intention of the JPA.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

Response: The proposed use for the site is a self-storage facility and associated office space. The projected daily trips for the 258 storage units and associated office are 45 trips. The impact of the proposed traffic is not significant given that the project site is 10 acres and up to 5 acres

of the site could be developed with commercial square footage. The current request will generate a small traffic impact.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property.

Response: The proposed concept will utilize setbacks and landscape buffering per city requirements to not interfere with or provide a deterrent to the improvement or development of adjacent properties

Figure 1. Location

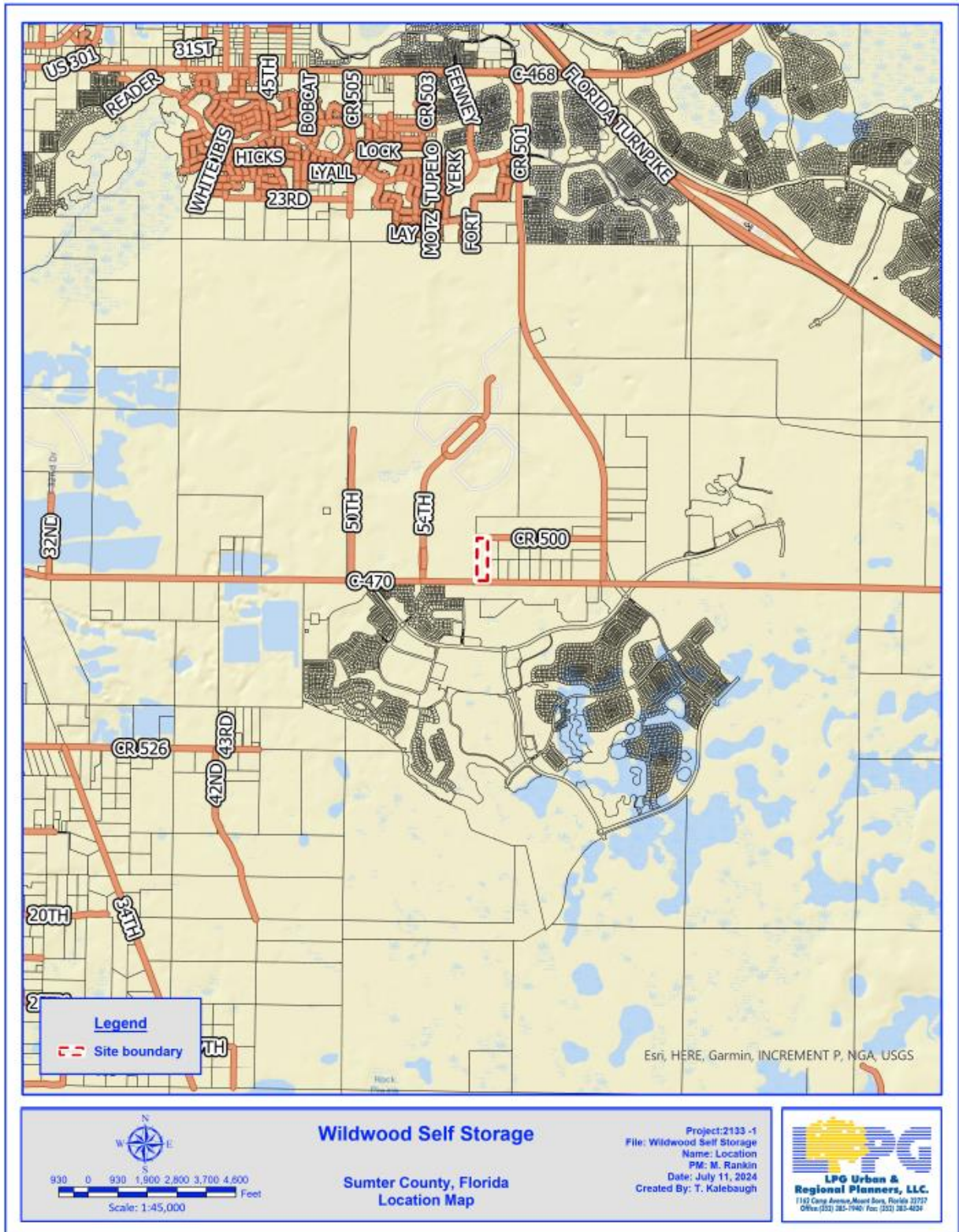


Figure 2. Aerial

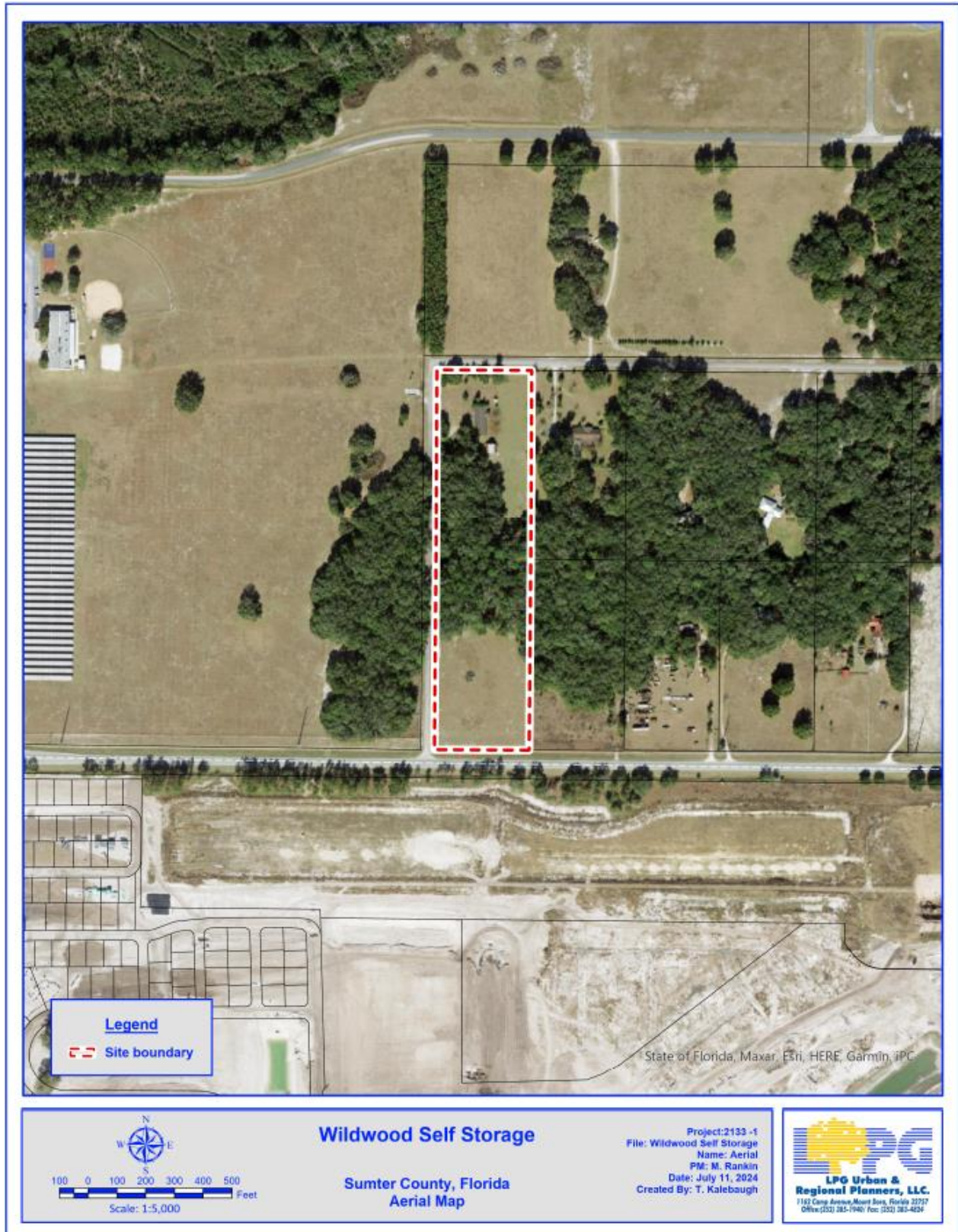


Figure 3. Existing Zoning

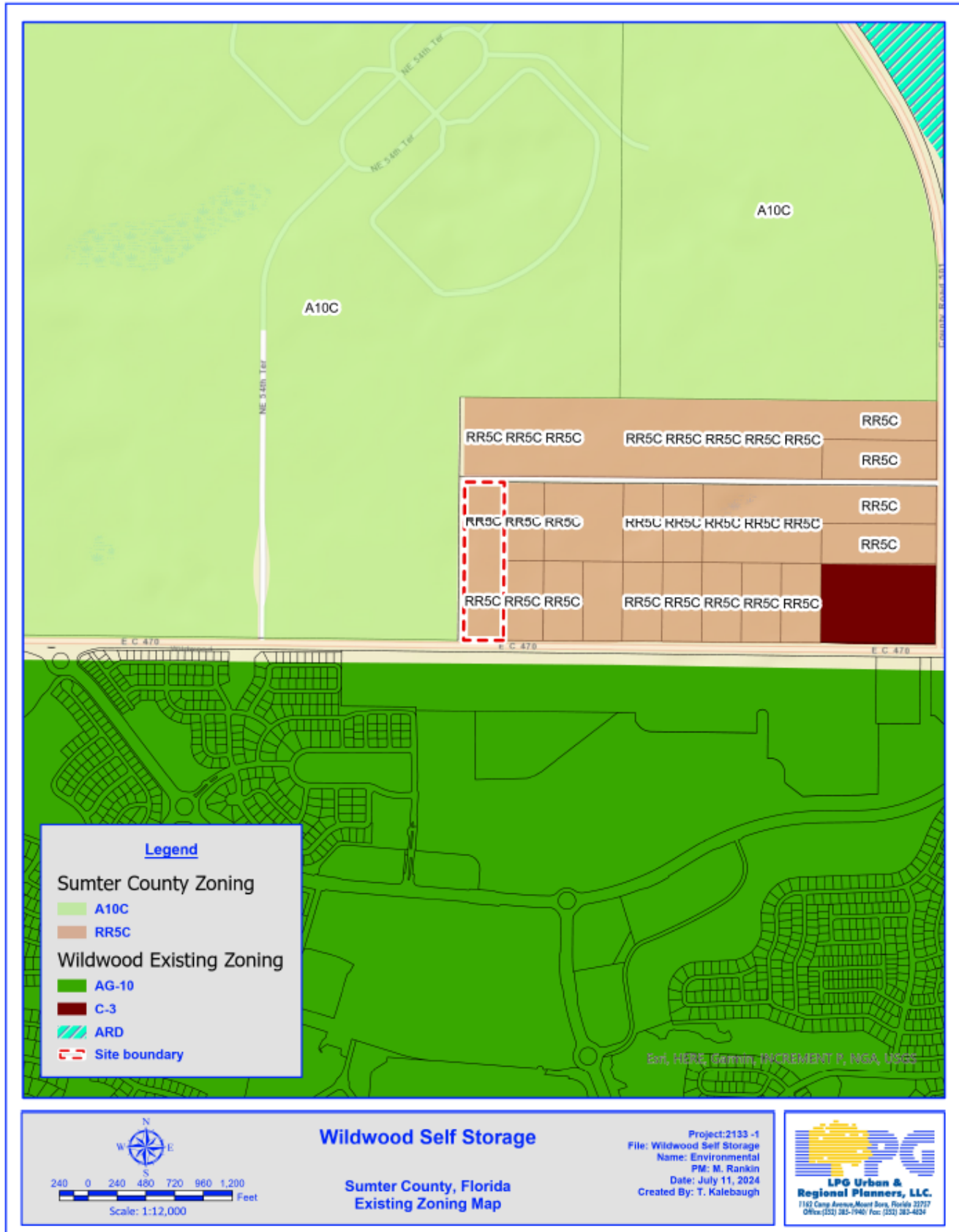


Figure 4. Existing Future Land Use

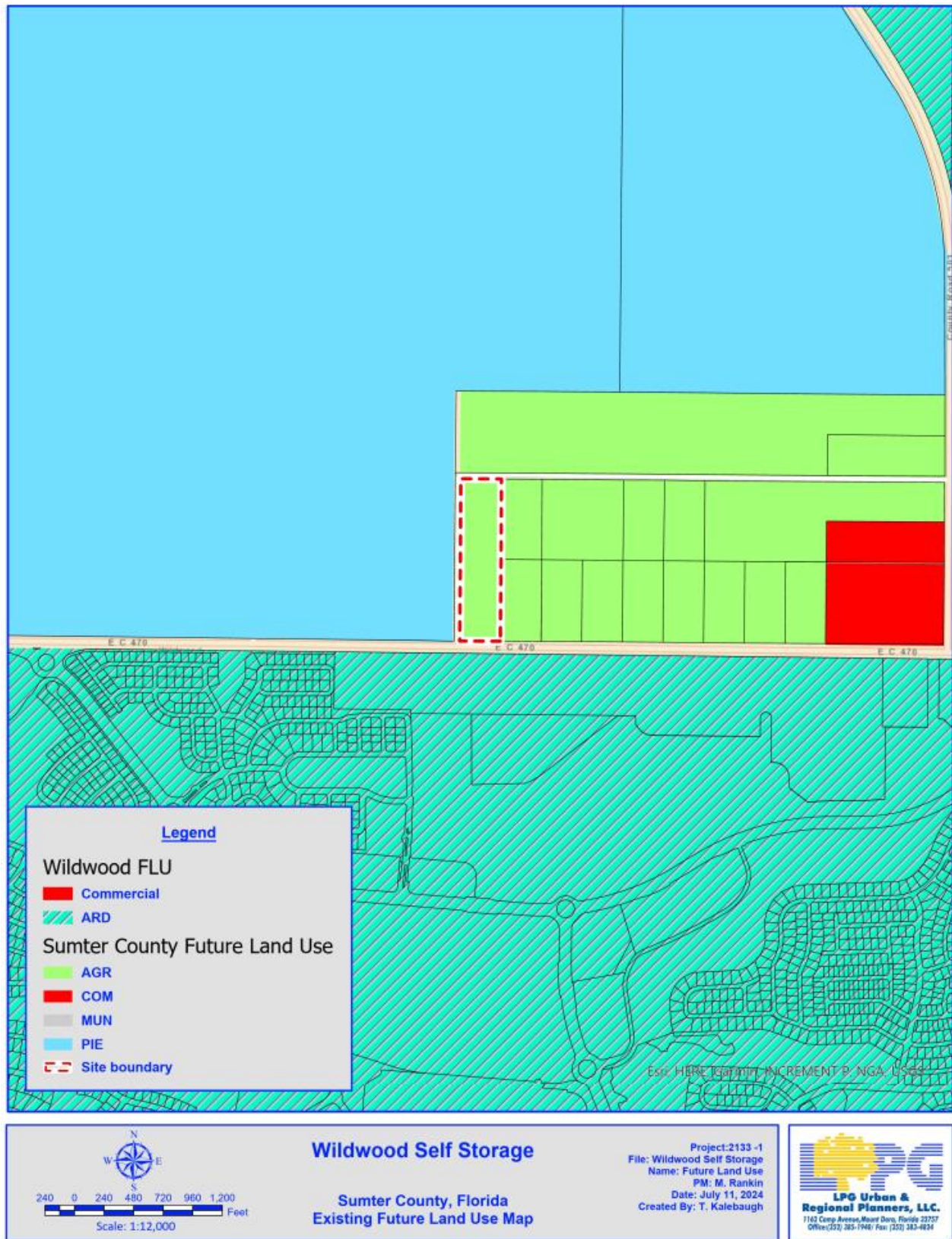


Figure 5. Proposed Future Land Use

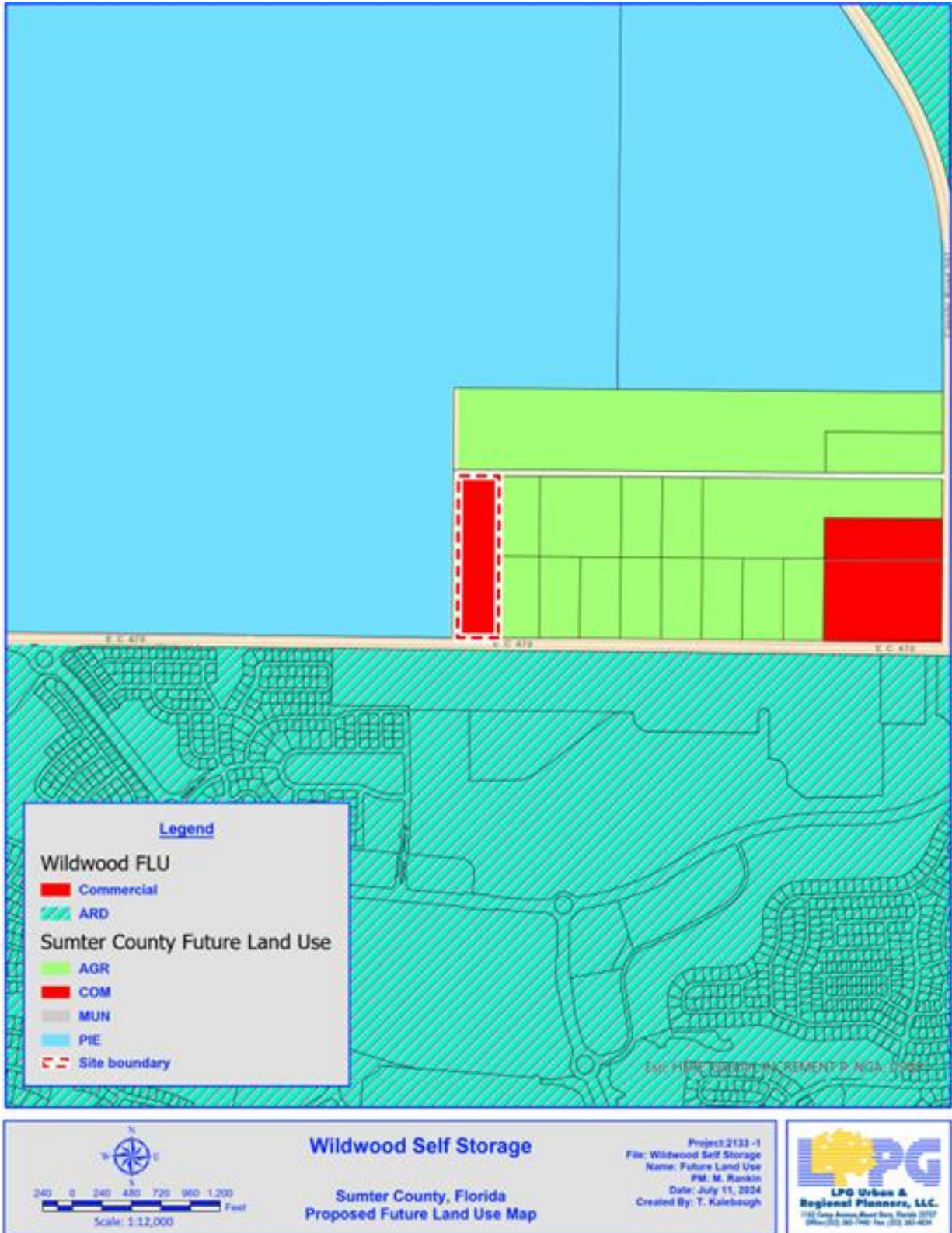


Figure 6. Proposed Zoning

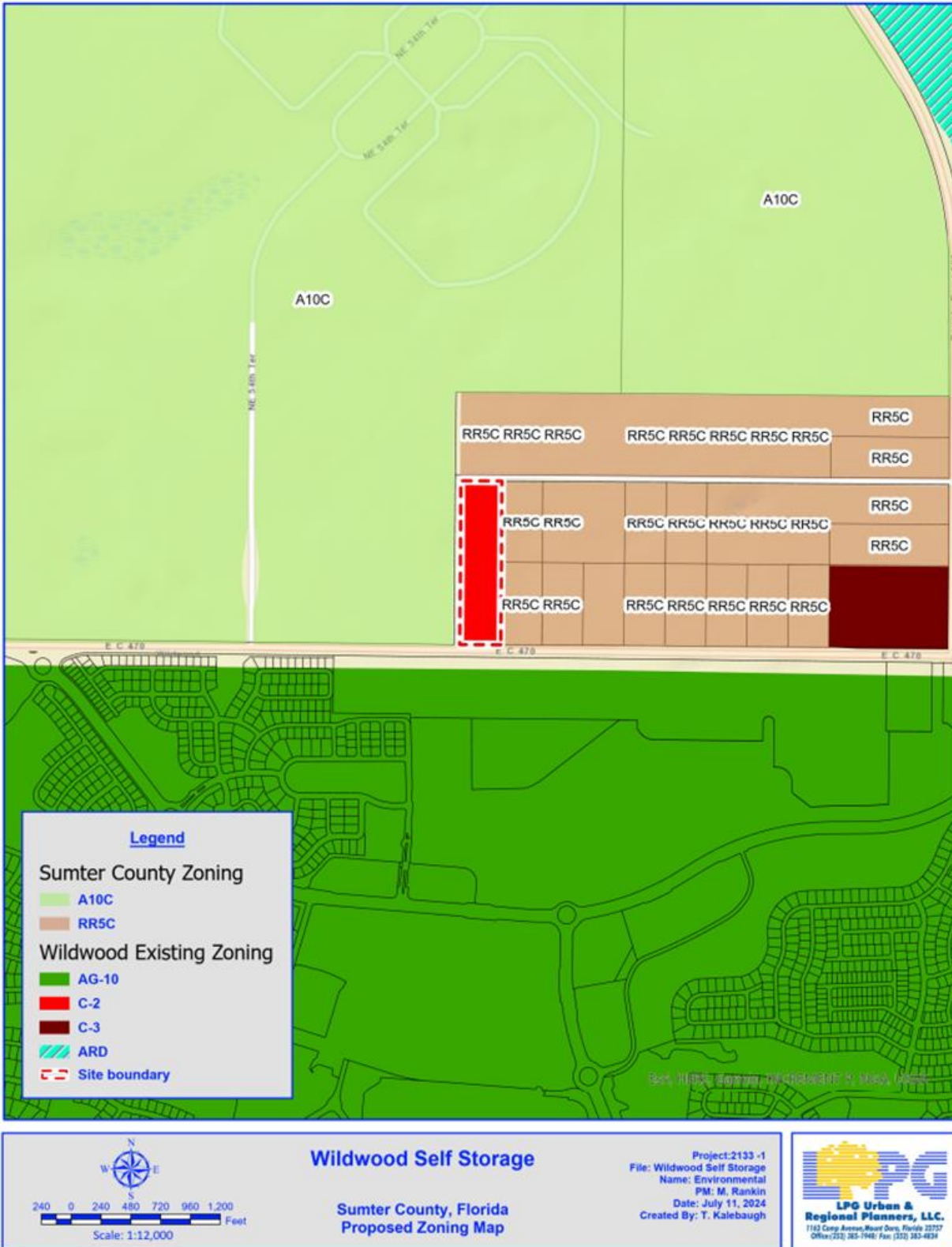


Figure 7. Wastewater availability / Water connection Location



Figure 8. Floodplain Map

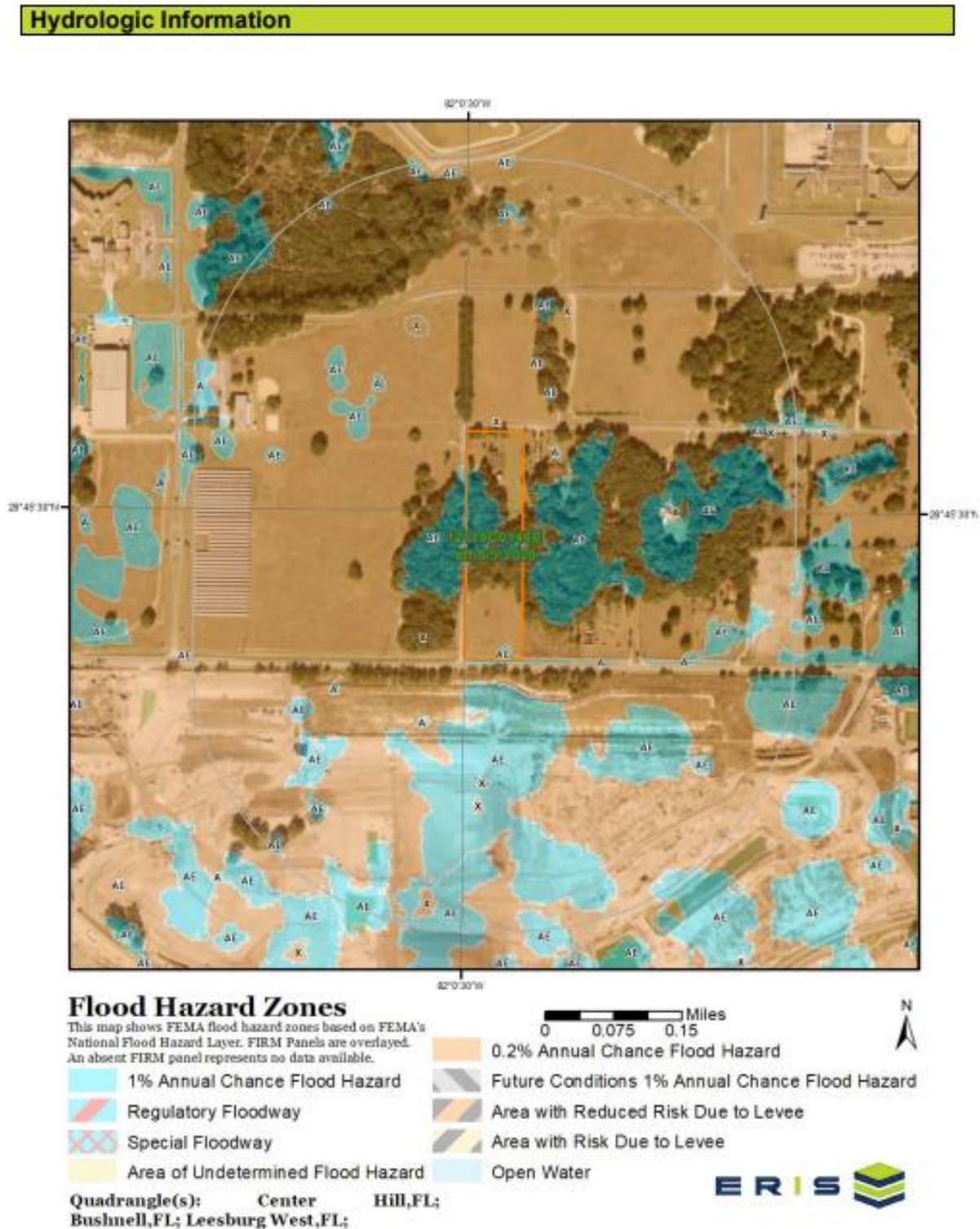
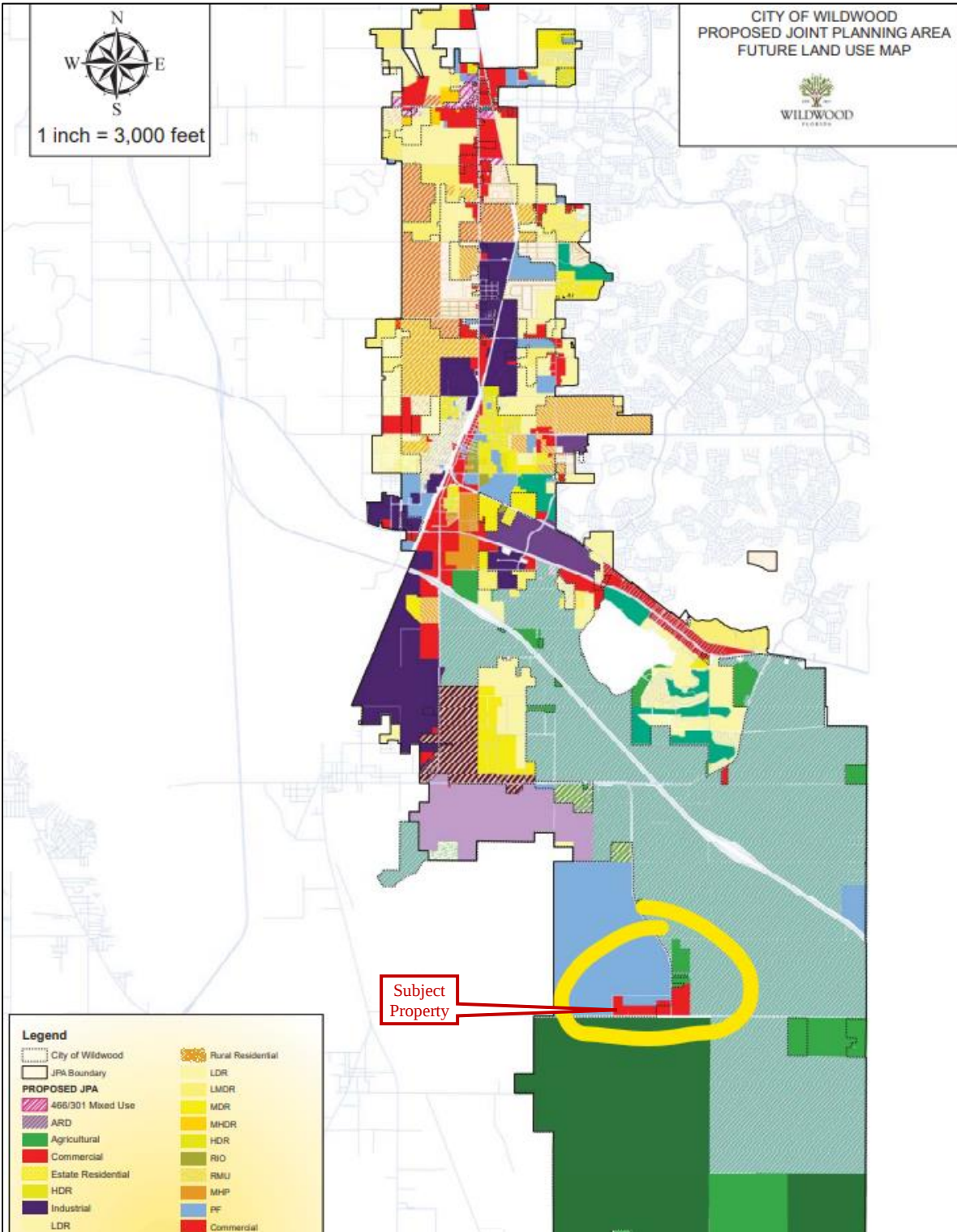


Figure 9. Soils



Figure 11. JPA / Commercial Classification (Location Circled)



**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE
CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: CP 2410-001 Greatest American Hero

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2410-001 Greatest American Hero
Ordinance Number	O2024-69
Owner(s)	Joseph C Martelli, as Trustee of the Joseph C. Martelli Revocable Trust Dated January 27, 2023
Applicant	Joseph Martelli
Property Location	The subject property is generally located approximately 740 feet from the intersection of CR 214 and CR 209.
Parcel(s)	D19-067
Date	October 21, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Low Density Residential (City) for the parcel listed above on 5 acres MOL. This request is accompanied by a rezoning request RZ 2410-001.

ANALYSIS: The applicant proposes to build one single-family home for personal residency.

The applicant believes the proposed amendment should be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Agricultural (Sumter County) to Low Density Residential (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.a. The proposed land use amendment would allow for the construction of one new single-family home for personal residency, on 5 acre MOL. Policy 1.1.1.a is intended to support a agricultural and residential uses.

(2) The proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan;

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural (Sumter County) to Low Density Residential (City). Policy 1.2.5 “The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl.” This property falls within the JPA. The maximum density is four (4) units per acre. Because this parcel is 5 acres, that would allow up to twenty (20) units at this location, however, the applicant’s intent is to build one single-family home for personal residency.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. Policy 1.2.5. “The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl.” Policy 1.2.7. “Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” Utilities are available to the site on the north side of CR 214, however, the applicant has received a temporary waiver to connect to utilities due to the cost of connection. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental survey will not be required for this site as the applicant is proposing one single-family home for personal residency.

(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: The property has access off of County Road 209. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

Potable Water & Sewer: The subject property is located within 1,000 feet of utilities, however, the project has received a temporary waiver of exemption from the utility connection requirement outlined in Chapter 19 of the Code of Ordinances.

Schools: The single-family home will generate 0.328 school-age children with the maximum school-aged kids to be 6.56.

The applicant seeks a favorable recommendation of Ordinance Number O2024-69 to be forwarded to the City Commission for further action.

A handwritten signature in black ink, appearing to read 'McKenna Page', with a stylized, flowing script.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-69

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 D19-067

Joseph C. Martelli, as a Trustee of the Joseph C. Martelli Revocable Trust dated January 27, 2023

5 +/-

LEGAL DESCRIPTION:

A PORTION OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Northwest $\frac{1}{4}$ section 19, Township 18 South, Range 23 East, Sumter County, Florida, as a point of reference; thence run South 00 degrees 08 minutes 43 seconds West along the West line of the Northwest $\frac{1}{4}$ of said Section 19, a distance of 748.00 feet to the Point of Beginning of this description: 1) thence run South 89 degrees 44 minutes and 32 seconds East a distance of 439.42 feet; 2) thence run North 00 degrees 08 minutes 43 seconds East a distance of 417.42 feet to the North line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 19; 3) thence run South 89 degrees 44 minutes 32 seconds East along said North line and an extension thereof, a distance of 269.76 feet, to the East line of the West 709.18 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 19; 4) thence run South 00 degrees 08 minutes 43 seconds West along the East line of West 709.18 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 565.75 feet; 5) thence run North 89 degrees 44 minutes 32 seconds West a distance of 709.18 feet to the West line of the Northwest $\frac{1}{4}$ of said Section 19; 6) thence run North 00 degrees 08 minutes 43 seconds East along the said West line of the Northwest $\frac{1}{4}$, a distance of 148.33 feet to close, LESS subsurface rights.

This property is to be reclassified from Agriculture (Sumter County) to Low Density Residential (City).

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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

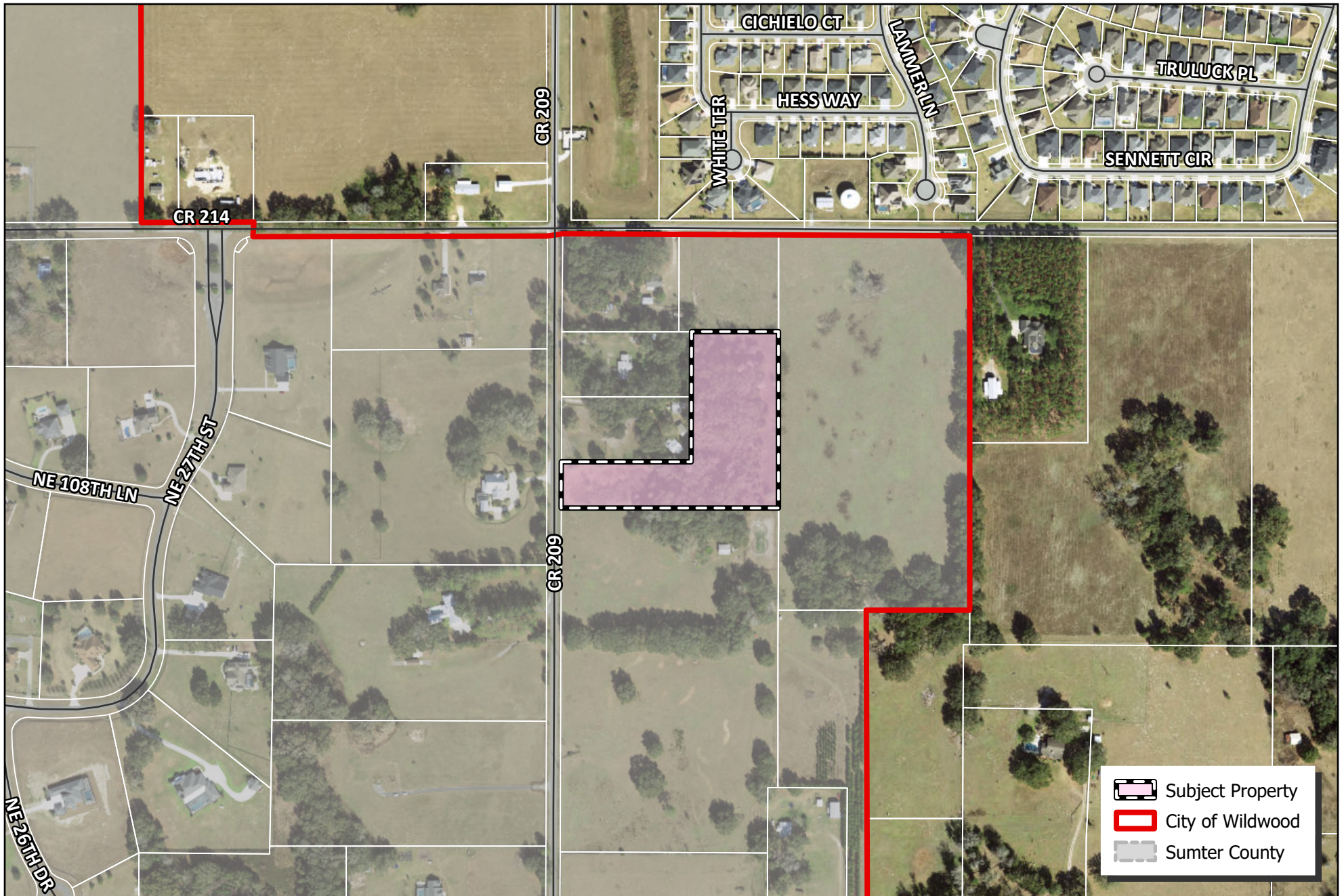
ATTEST: _____
Jessica Barnes, City Clerk

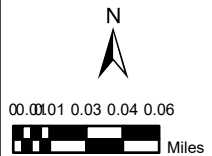
First Reading: _____

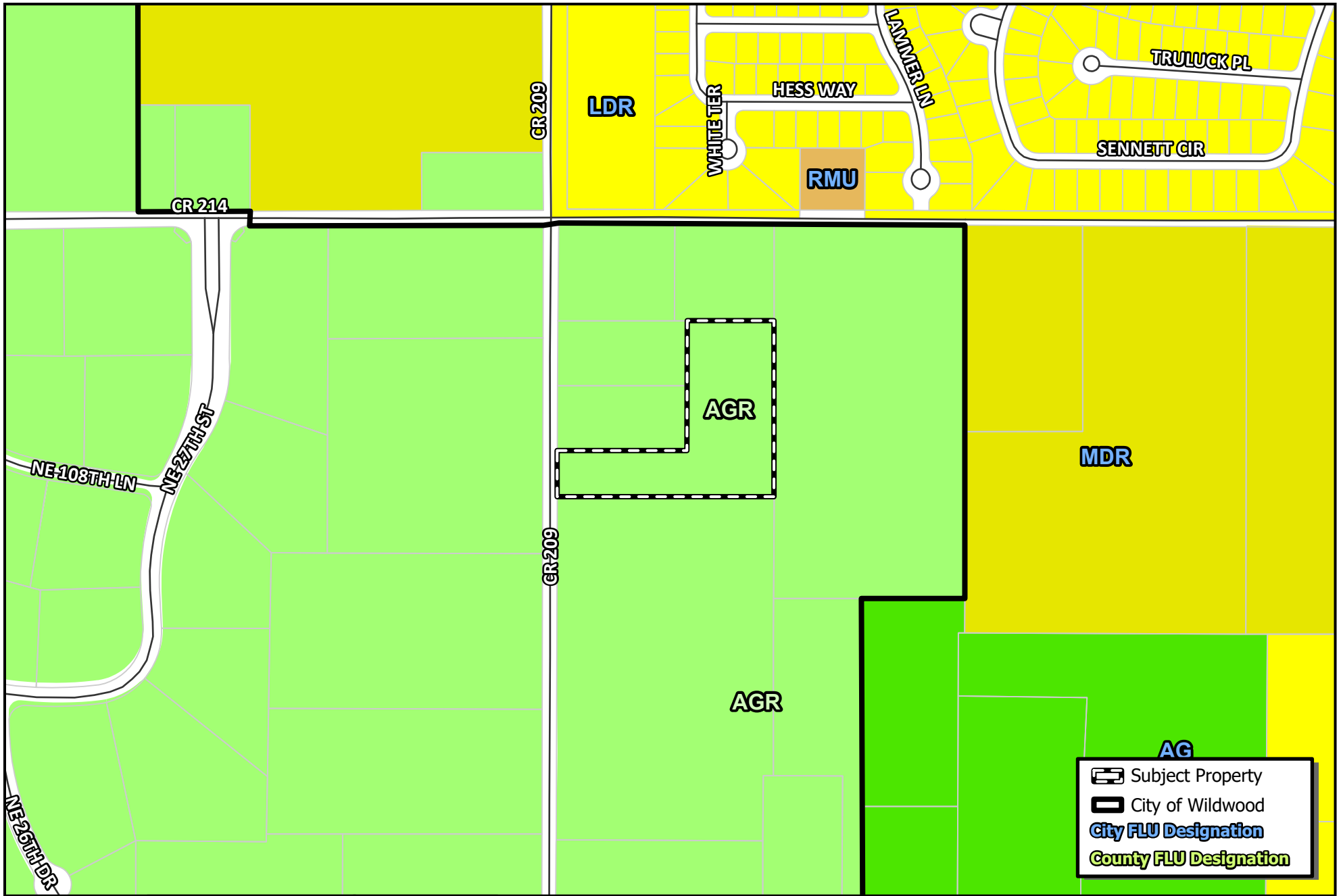
Second Reading: _____

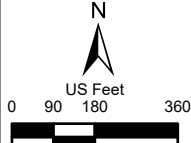
Approved as to form:

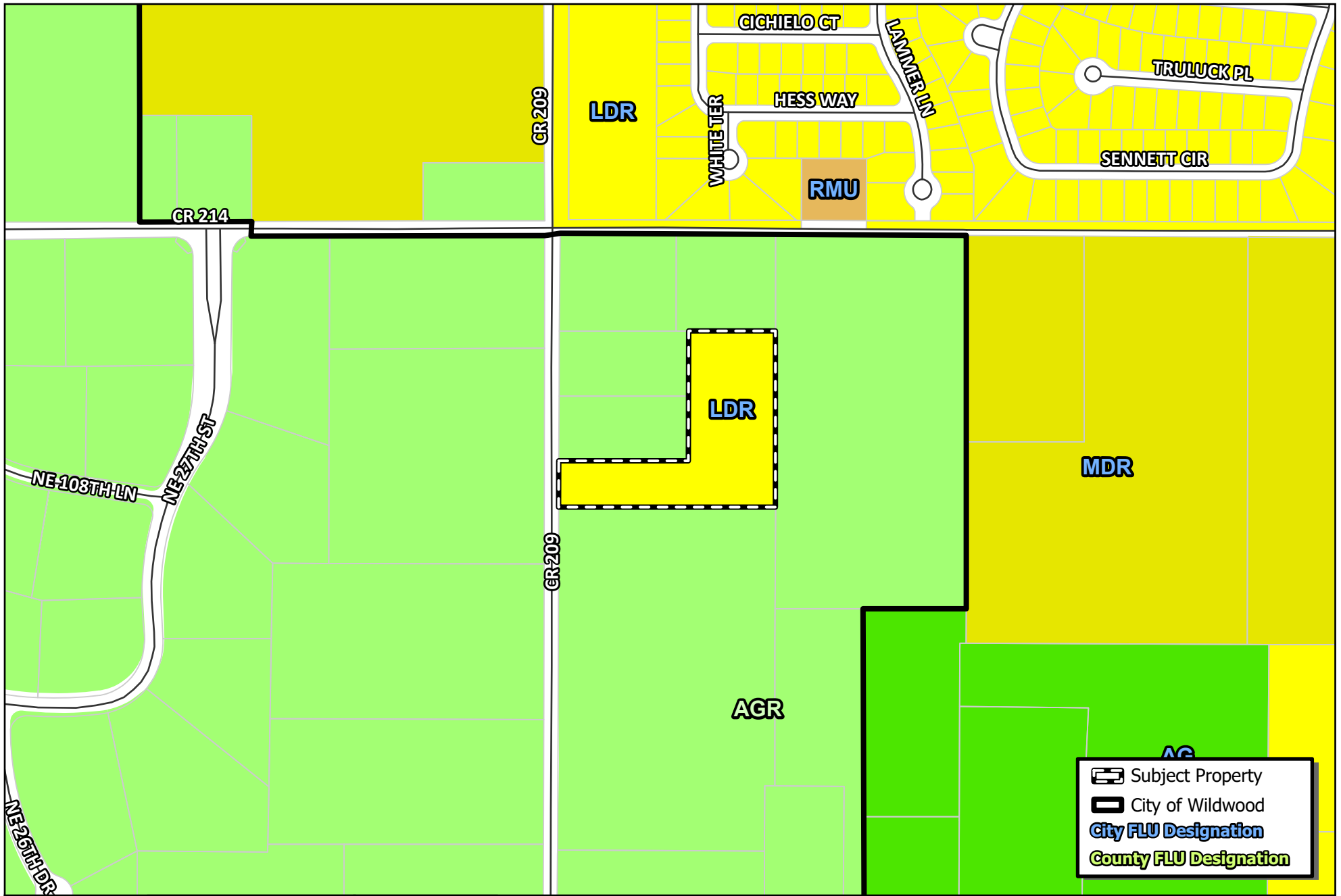
City Attorney

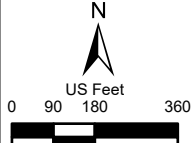


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N 0.00 0.01 0.03 0.04 0.06 Miles	CP 2410-001 GREATEST AMERICAN HERO PARCEL D19-067	MAP 1B
			LOCATION
			MAP
			OCT 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	CP 2410-001		MAP 2A
		GREATEST AMERICAN HERO		EXISTING
		PARCEL D19-067		LAND USE
				OCT 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	CP 2410-001 GREATEST AMERICAN HERO PARCEL D19-067		MAP 2B
		PROPOSED LAND USE		OCT 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-69

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272935

Date Submitted: 10/2/2024

First Name*	Last Name*	Email Address*
Mckenna	Page	mpage@wildwood-fl.gov

Name of Project:*

CP/RZ 2410-001 Greatest American Hero

Phone*	Parcel Number*
3526614058	D19-067

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.

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

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 2023 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption

C.2 TIA.docx

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

Choose File No file chosen

**Date of Methodology
Acceptance by County**

Florida

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](#)

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant Joey Martelli for one (1) single-family detached home (ITE Code 210) on parcel D19-067 on 5 acres more or less for personal use.

The proposed zoning is Low Density Residential (R-1) with a maximum allowable use of 4 units per acre or 20 dwelling units.