



**PLANNING & ZONING BOARD - CITY OF WILDWOOD**  
**Special Magistrate – Lindsay C.T. Holt**

**Agenda**  
**Regular Meeting**  
**January 7, 2025 2:15 PM**  
City Hall Commission Chamber  
100 N Main Street

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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.

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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.

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**I. CALL TO ORDER: Planning & Zoning Board**

**II. APPROVAL OF SUMMARY MINUTES**

- 1. Planning & Zoning Regular Meeting December 03, 2024, at 2:15 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. RZ 2410-002 Kylie**

**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.**

**Parcel G05-258**

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for parcel G05-258 on 4.82 acres MOL. **Staff recommends approval.**

**2. RZ 2410-004 Oxford Professional Plaza**

**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.**

**Parcel D20-050**

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (City) for parcel D20-050 on 3.63 acres MOL. **Staff recommends approval.**

**3. RZ 2411-001 VOSO 11<sup>th</sup> Amendment Rezoning**

**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.**

**Parcel G16-005 anhd Portion of Parcel G16-100**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcels listed above on 9.745 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2411-001 (O2024-88). **Staff recommends approval**

**4. RZ 2411-002 Megan Stover Storage**

**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.**

**Parcel G15D009**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for the parcel listed above on 2 acres



MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2411-002 (O2024-86). **Staff recommends approval.**

5. **RZ 2412-002 Wieckhorst**

**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.**

**Parcel G29A239**

The applicant is seeking a favorable recommendation from the Special Magistrate for a Zoning Map amendment to change the zoning district from RR1 (Sumter County) to ER (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2412-002 (O2024-97). **Staff recommends approval.**

6. **SP 2204-004 Freedom Fellowship Church**

**Parcel D33-020**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 10,000 SF church with associated infrastructure on 6.72 acres, MOL. **Project Review Committee recommends approval contingent on the resolution of outstanding comments.**

7. **SP 2408-008 Citizen's First Bank Office Building**

**Parcel G08-120**

**The Project Review Committee recommends approval**

V. **ADJOURNMENT**

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

**January 7, 2025 2:15 PM**

PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
December 3, 2024 2:15 PM  
CITY HALL COMMISSION CHAMBER

(meeting taped)

**I. CALL TO ORDER: Planning & Zoning Board**

| Attendee Name     | Title                                   | Status  |
|-------------------|-----------------------------------------|---------|
| Lindsay C.T. Holt | Special Magistrate                      | Present |
| Wendy Then        | Assistant Development Services Director | Present |
| Amanda Bondi      | Planner                                 | Present |
| McKenna Page      | Planner                                 | Present |
| Alex Lammers      | Planner                                 | Present |
| Jessica Barnes    | City Clerk                              | Present |
| Brian Harrie      | Lieutenant                              | Present |

Special Magistrate Holt brought the meeting to order at 2:05 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 Regular Meeting November 05, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the November 5, 2024, meeting.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Approved</b>         |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. RZ 2410-003 Floeter House

Special Magistrate Holt read aloud the title of RZ 2410-003 Floeter House. The item was presented by Planner Lammers. The applicant sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to MHP (City) for parcel

G27B010 on 0.182 acres MOL. Austin Floeter was present at the hearing representing the project. No comments were offered or received.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Approved</b>         |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

2. PD 2312-001 Wildwood III Planned Development

Special Magistrate Holt read aloud the title of PD 2312-001 Wildwood III Planned Development. Holt stated that the project did receive a letter of opposition from Gregory Mikell stating he did not support the project because he needed additional information. The item was then presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for Wildwood III on parcels G06-007, G06-012, G06-012A, and G06-204, consisting of approximately 55.73 acres, MOL. The PD provided general provisions for the project development including, but not limited to, a maximum number of dwelling units at 350, limiting the maximum amenity square-footage to 20,000 SF, and modifying building separation requirements. Also included were minor exceptions to the Design District Standards (DDS) including, but not limited to, defining the amenities within the development, limiting applicable sections of the DDS, and modifying the landscape buffers due to the dedication of right-of-way for public use. Kevin Reali with Stearns Weaver Miller was present at the hearing representing the project. Reali had a short presentation regarding the project to further explain the background and history of the property and project. He also added comments about the second emergency access point that they were working on with the engineer and city staff. Resident Norma King addressed the Special Magistrate regarding concerns about the project. She had submitted a letter of opposition at a previous hearing and stated that it still applied. King presented her remaining concerns regarding the project. Resident Greg Mikell, the property owner that submitted the letter of opposition, addressed the Special Magistrate. He stated he would like to speak with the developer to get the big picture of the project, and Holt agreed he could speak with him to gather more information. Kevin Reali then addressed the concerns of King and Mikell, specifically regarding the emergency access, the stormwater pond, and the overall project. No further comments were offered or received.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Approved</b>         |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

3. PLAT 2401-001 Cootie's Ranch Final Plat

Special Magistrate Holt read aloud the title of PLAT 2401-001 Cootie's Ranch Final Plat. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Cootie's Ranch Final Plat, a 4-parcel subdivision which includes Tract A for right-of-way dedication to the public along CR 216 and a 20-foot ingress/egress and utility easement for parcel 1 that is located along the western boundary of parcel 2. The subject property is generally located approximately 0.19 miles east of CR 209, approximately 0.61 miles west of N US 301, north along CR 216, on parcels D19-027, D19-110, D19-120, and D19-121, consisting of 38.55 acres, MOL. The owner or applicant was not present at the hearing. No comments were offered or received.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Approved</b>         |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

4. PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV)

Special Magistrate Holt read aloud the title of PLAT 2407-005 Twisted Oaks Phase 2 Final Plat (Construction Phases III & IV). The item was presented by Planner Page. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Twisted Oaks Phase 2 Final Plat (Construction phases III and IV) consisting of 215 lots and 2 tracts on a portion of parcel D31A218, totaling 35.399 acres, MOL. Page stated there was one outstanding City Attorney comment regarding the performance bond. The owner or applicant was not present at the hearing. No comments were offered or received. Special Magistrate Holt recommended approval subject to satisfaction of the outstanding City Attorney comment.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>Approved with Contingencies</b> |
| <b>MOVER:</b>    | Special Magistrate Holt            |
| <b>SECONDER:</b> | None                               |
| <b>AYES:</b>     | Special Magistrate Holt            |

5. PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2407-006 Twisted Oaks Townhomes Phase 2 Final Plat. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Twisted Oaks Townhomes Phase 2 Final Plat, a 128 lot subdivision with 4 tracts on a portion of parcel D31A218, totaling 9.467 acres, MOL. Stephanie Vaughn with Kolter Land was present at the hearing representing the project. No comments were offered or received.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Approved</b>         |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

6. PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2407-007 Highfield at Twisted Oaks Phase 2 Final Plat. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Highfield at Twisted Oaks Phase 2 Final Plat, a 140 lot subdivision with 3 tracts on a portion of parcel D30-030, totaling 25.110 acres, MOL. Bondi stated that there were two outstanding City Attorney comments regarding a performance bond and SECO utility easement. Stephanie Vaughn with Kolter Land was present at the hearing representing the project. Vaughn stated that performance bond would be taken care soon and the easement had recently been recorded and a copy would be furnished to city staff. No comments were offered or received. Special Magistrate Holt recommended approval subject to resolution of the outstanding City Attorney comments.

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| <b>RESULT:</b> | <b>Approved with Contingencies</b> |
|----------------|------------------------------------|

|                  |                         |
|------------------|-------------------------|
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

7. SP 2404-006 Dr. Heydari Medical Office Mod

Special Magistrate Holt read aloud the title of SP 2404-006 Dr. Heydari Medical Office Mod. The item was presented by Planner Page. The applicant sought a favorable recommendation from the Planning and Zoning Board for a 3,718 S.F. medical office building, with a water retention area, loading area, 48 parking spaces, and a space allocated for a future medical building to be seeded during Phase 1 on parcel G05-143 consisting of 1.427 acres, MOL. The subject project had previously received site plan approval and a development permit in May 2023, but came back to the City in March 2024 with a modification to relocate the stormwater retention area. The applicant submitted two technical standards waiver requests for the landscape buffer requirements to adjacent parcel G05-038 and to allow a portion of the northern landscape buffer to encompass the side slopes of the proposed stormwater retention pond. There was one outstanding comment from Development Services and Sumter County Public Works regarding the age of the Traffic Impact Analysis (TIA). Holt asked Page if the owner would be required to submit a new TIA. Page stated they would only be required to revise their buildout year and resubmit to Sumter County for their approval. The owner or applicant was not present at the hearing. No comments were offered or received. Special Magistrate Holt recommended approval subject to resolution of the outstanding comment.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>Approved with Contingencies</b> |
| <b>MOVER:</b>    | Special Magistrate Holt            |
| <b>SECONDER:</b> | None                               |
| <b>AYES:</b>     | Special Magistrate Holt            |

**V. ADJOURNMENT**

With no further business to attend to, the meeting was adjourned at 2:45 p.m.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>        |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

**APPEAL: NECESSITY OF RECORD.**

PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA

SEAL

\_\_\_\_\_  
Date

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

# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** RZ 2410-002 Kylie

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number RZ 2410-002 Kylie

Ordinance Number O2024-85

Owner/Applicant(s) Shirley Rhoton & Debra Lee Angell-Drawdy

Property Location The subject property is generally located approximately 0.38 miles west of CR 134 and E C 462 intersection, south along CR 134.

Parcel(s) G05-258

Date December 27, 2024

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for the parcel listed above on 4.82 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2410-002 (O2024-84).

**ANALYSIS:** The applicant is looking to put one additional mobile home on the property for family care. With the additional home, there will be a total of two mobile homes on the property.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to RMU should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**

The proposed rezoning to RMU is consistent with the proposed Future Land Use Map designation of Residential Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.7.

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

The land use pattern of the surrounding area is residential and agricultural. The proposed

RMU zoning designation will serve as a transition in this area to serve city residents and provide different housing.

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

**Schools:** This property will have 2 mobile homes and contribute 0.572 school-aged children with the maximum of 1.4 school-aged children based on the RMU zoning and the property acreage of 4.82.

**Potable Water & Sewer:** Utilities are not within 1,000 feet of the subject property and are not considered available according to Code of Ordinances Chapter 19.55. Applicant will be using a well and septic. Should either of the systems fail and utilities are available, connection will be required as stated within the Code of Ordinances Chapter 19, Sections 26 and 27.

**Streets:** The property has access off of CR 134. A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as this property will be used for personal residential use. Should this change in the future, for development purposes, a TIA would be required.

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

Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop a double wide mobile home, 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;**

For two single-family residences, it's expected up to 20 daily trips which does not warrant a TIA.

**(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. Surrounding properties are permitted to develop in accordance with their zoning map designation.

| ZONING DESIGNATION<br>SURROUNDING PROPERTIES |                     |
|----------------------------------------------|---------------------|
| NORTH                                        | A10C & RR1 (County) |
| SOUTH                                        | A10C (County)       |
| EAST                                         | RR5 (County)        |
| WEST                                         | RR5C & R2C (County) |

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

A handwritten signature in black ink, reading "Amanda Bondi". The signature is written in a cursive, flowing style.

Amanda Bondi  
Planner II, Development



**ORDINANCE NO. O2024-85**

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:

**G05-258**  
**Shirley Rhoton & Debra Lee Angell-Drawdy**  
**4.82 +/-**

**LEGAL DESCRIPTION:**

THE NW ¼ OF THE NW ¼ OF THE NE ¼, SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

NW ¼ OF NW ¼ OF NE 1/4, LESS COMMENCE AT NW CORNER OF NW ¼ OF NW ¼ OF NE ¼ FOR POINT OF BEGINNING; RUN S 89 DEG 59' 25" E 270.0 FEET; S 00 DEG 05'51"E 331.77 FEET; S 89 DEG 59'09" E 117.37 FEET; S 00 DEG 00'51" W 331.77 FEET N 89 DEG 59'09" W 386.72 FEET; N 00 DEG 05'51" W 663.52 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from RR5 (Sumter County) to RMU (City of Wildwood).

**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.

**SECTION 5. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

\_\_\_\_\_  
Ed Wolf, Mayor

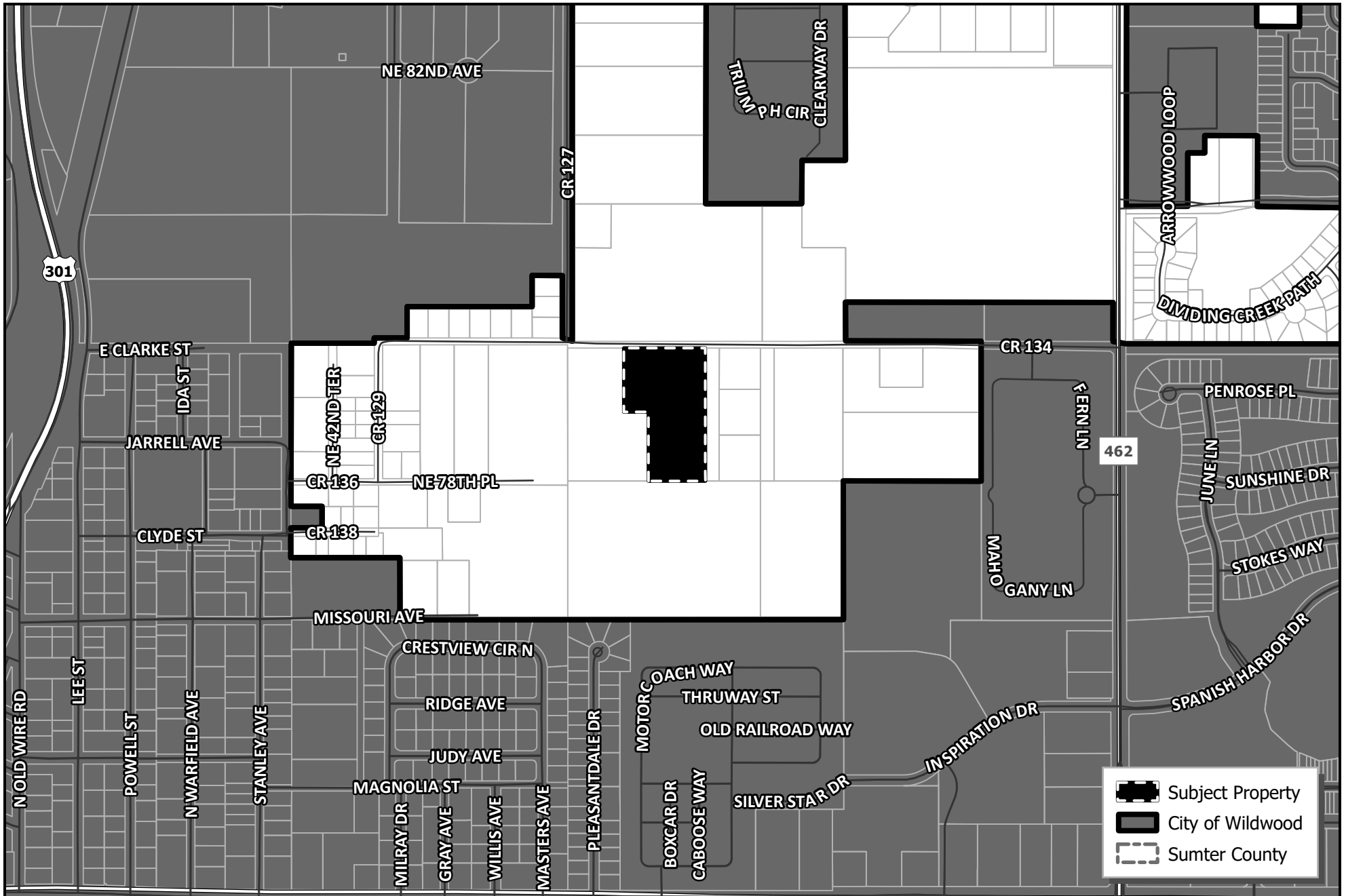
ATTEST: \_\_\_\_\_  
Jessica Barnes, City Clerk

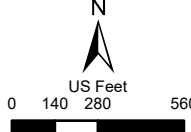
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

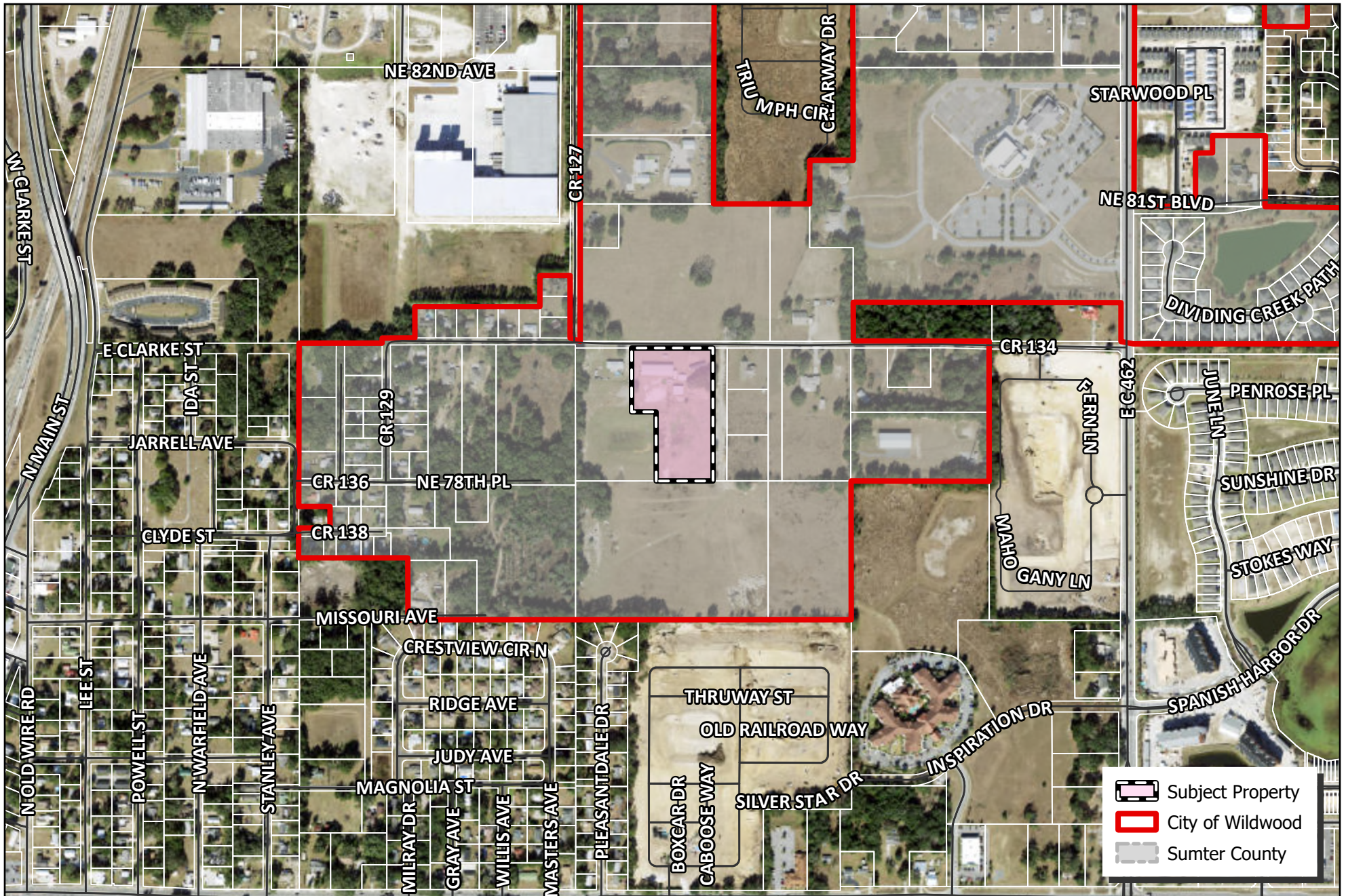
Approved as to form:

\_\_\_\_\_  
City Attorney



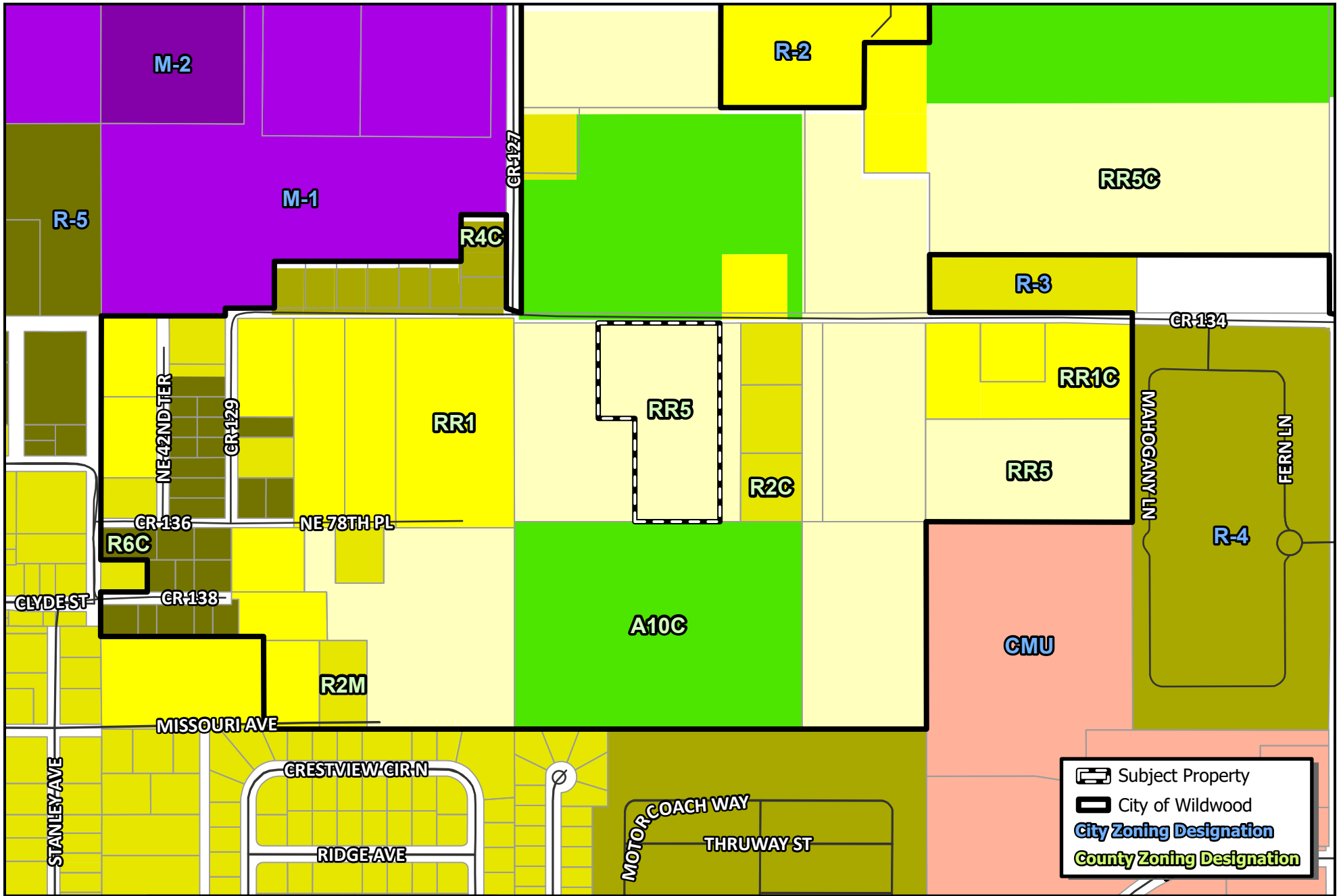
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|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b><br/>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/>www.wildwood-fl.gov</p> |  <p>US Feet<br/>0 140 280 560</p> | <p>RZ 2410-002</p> <p><b>KYLIE REZONING</b></p> <p>PARCEL G05-258</p> | <p><b>MAP 1A</b></p> <p><b>LOCATION MAP</b></p> <p><b>NOV 2024</b></p> |
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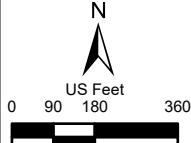


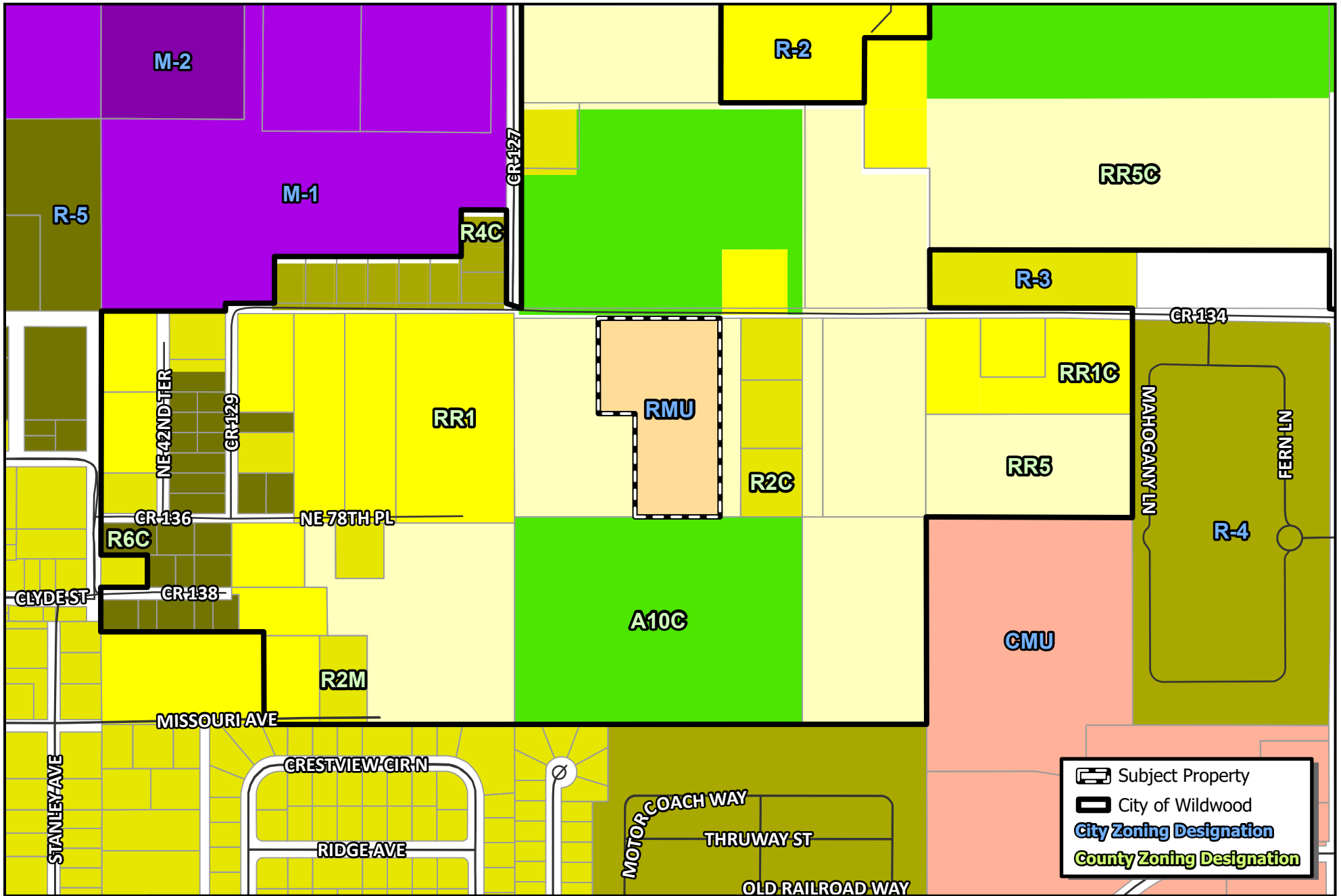


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|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b><br/>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> | <p>N</p> <p>0.001020.040.060.08</p> <p> Miles</p> | <p>RZ 2410-002</p> <p><b>KYLIE REZONING</b></p> <p>PARCEL G05-258</p> | <p><b>MAP 1B</b></p> <p><b>LOCATION</b><br/><b>MAP</b></p> <p><b>NOV 2024</b></p> |
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--|----------------------------------|
|  <p><b>CITY OF WILDWOOD</b><br/>         100 North Main Street<br/>         Wildwood, FL 34785<br/>         Phone: (352) 330-1330<br/> <a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>US Feet<br/>         0 90 180 360</p> | RZ 2410-002<br><b>KYLIE REZONING</b><br>PARCEL G05-258 |  | <b>MAP 3A</b>                    |
|                                                                                                                                                                                                                                                                                           |                                                                                                                              | <b>EXISTING ZONING</b>                                 |  | <b>NOV 2024</b>                  |
|                                                                                                                                                                                                                                                                                           |                                                                                                                              | (Empty space for zoning details)                       |  | (Empty space for zoning details) |
|                                                                                                                                                                                                                                                                                           |                                                                                                                              | (Empty space for zoning details)                       |  | (Empty space for zoning details) |





## **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: O2024-85

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 law<sup>1</sup> 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.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** RZ 2410-004 Oxford Professional Plaza

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number       | RZ 2410-004 Oxford Professional Plaza                                                                                                                 |
| Ordinance Number  | O2024-93                                                                                                                                              |
| Owner(s)          | T-Lynne Properties, LLC                                                                                                                               |
| Applicant(s)      | Lawrence Breech                                                                                                                                       |
| Property Location | The subject property is generally located east along N US 301, approximately 0.86 miles south of E C 466 and approximately 0.36 miles north of C 472. |
| Parcel(s)         | D20-050                                                                                                                                               |
| Date              | December 27, 2024                                                                                                                                     |

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (City) for the parcel listed above on 3.63 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2410-004 (O2024-92).

**ANALYSIS:** The applicant is proposing an additional 3,765 square foot commercial building on the property.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-2 should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**

The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.



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

The land use pattern of the surrounding area is commercial and residential. The proposed C-2 zoning designation will serve as a transition in this area to serve city residents.

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

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

**Potable Water & Sewer:** The property is already connected to the City's potable water and sanitary sewer under a developer's agreement. The proposed commercial building is projected to add an additional 1.26 ERUs of potable water and sanitary sewer which is covered under the developer's agreement.

**Streets:** The property has access off of N US 301. The applicant has applied for a transportation impact analysis (TIA) exemption which was granted by Sumter County Public Works, due to the additional building producing less than 50 trips per day.

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

Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop an additional commercial building, 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;**

Buildings are already constructed on the property and the additional building is projected to produce less than 50 additional trips per day. The applicant has applied for a TIA exemption which was granted by Sumter County Public Works.

**(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. Surrounding properties are permitted to develop in accordance with their zoning map designation.

| ZONING DESIGNATION<br>SURROUNDING PROPERTIES |                              |
|----------------------------------------------|------------------------------|
| NORTH                                        | CL (County) & C-3 (City)     |
| SOUTH                                        | C-3 (City) & RR2.5C (County) |
| EAST                                         | RR1C (County)                |
| WEST                                         | C-3 (City)                   |

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

A handwritten signature in black ink, reading "Amanda Bondi". The signature is written in a cursive, flowing style.

Amanda Bondi  
Planner II, Development Services

**ORDINANCE NO. O2024-93**

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:

**D20-050**  
**T-Lynne Properties, LLC**  
**3.63 +/-**

**LEGAL DESCRIPTION:**

BEGIN AT NW CORNER OF N 1/2 OF NW 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN SOUTH 512.5 FEET FOR POINT OF BEGINNING;

THENCE RUN EAST 850 FEET, THENCE SOUTH 256.25 FEET; THENCE WEST 850 FEET; THENCE NORTH 256.25 FEET TO BEGINNING, LESS ROAD RIGHT OF WAY ON WEST SIDE. AND LESS THAT PORTION OF SAID PROPERTY ACQUIRED BY THE STATE OF FLORIDA CONDEMNATION CASE NO. 74-228 CA STYLED DIVISION OF ADMINISTRATION, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND SUMTER COUNTY V. BOYD LEATHERMAN, ET AL. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WATER RETENTION AREA RIGHT (EASTERLY) STATION 262+38.85

THAT PART OF:

A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AND RUN SOUTH 512.5 FEET TO THE POINT OF BEGINNING; THENCE EAST 850 FEET; THENCE SOUTH 512 FEET; THENCE WEST 850 FEET; THENCE NORTH 512 FEET TO THE POINT OF BEGINNING, IN

SUMTER COUNTY, FLORIDA, LYING WITHIN 75 FEET EACH SIDE OF A SURVEY LINE DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH BOUNDARY OF ABOVE SECTION 20, LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF SAID POINT ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 11459.2 FEET; THENCE FROM A TANGENT BEARING OF S 00°42'39" E RUN SOUTHERLY 153.85 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE S 00°03'30" W, 336.62 FEET; THENCE S 89°20'30" E, 634.33 FEET; THENCE S 00°39'30" W, 20 FEET FOR THE POINT OF BEGINNING OF SAID SURVEY LINE; THENCE CONTINUE S 00°39'30" W, A DISTANCE OF 200 FEET FOR THE END OF THIS DESCRIBED SURVEY LINE.

FEE SIMPLE RIGHT OF WAY:

THAT PART OF:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE RUN SOUTH A DISTANCE OF 1024.5 FEET; THENCE RUN EAST A DISTANCE OF 850 FEET; THENCE RUN NORTH 1024.5 FEET; THENCE RUN WEST A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING BEING IN SUMTER COUNTY, FLORIDA.

LYING EASTERLY AND WITHIN 132 FEET OF A SURVEY LINE ON STATE ROAD 35, SECTION 18010, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LOCATED 12.60 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUN N 00°27'00" W, 1105.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 22,918.3 FEET AND A CENTRAL ANGLE OF 01°11'00"; THENCE NORTHERLY 473.33 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE N 00°44'00" E, 1382.26 FEET; THENCE N 00°03'30" E, 2183.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY, HAVING A RADIUS OF 11459.2 FEET; THENCE NORTHERLY 153.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'09" TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 20 LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 20 FOR THE END OF THIS SURVEY LINE DESCRIPTION.

PERPETUAL STORM SEWER EASEMENT:

LATERAL DITCH (PIPE) RIGHT (EASTERLY) STATION 262+38.85

THAT PART OF:

THE NORTH 512.5 FEET OF THE WEST 850 FEET OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LYING NORTHERLY OF AND WITHIN 25 FEET AND SOUTHERLY OF AND WITHIN 20 FEET OF A DITCH SURVEY LINE DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH BOUNDARY OF ABOVE SECTION 20, LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF SAID POINT BEING ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 11459.2 FEET; THENCE FROM A TANGENT BEARING OF S00°42'39"E, RUN SOUTHERLY 153.85 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE S00°03'30"W, 336.67 FEET TO THE POINT OF BEGINNING OF SAID SURVEY LINE; THENCE S 89°20'30" E, 709.33 FEET FOR THE END OF THE SURVEY LINE DESCRIPTION.

This property is to be reclassified from CL (Sumter County) to C-2 (City of Wildwood).

**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.

**SECTION 5. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST: \_\_\_\_\_  
Jessica Barnes, City Clerk

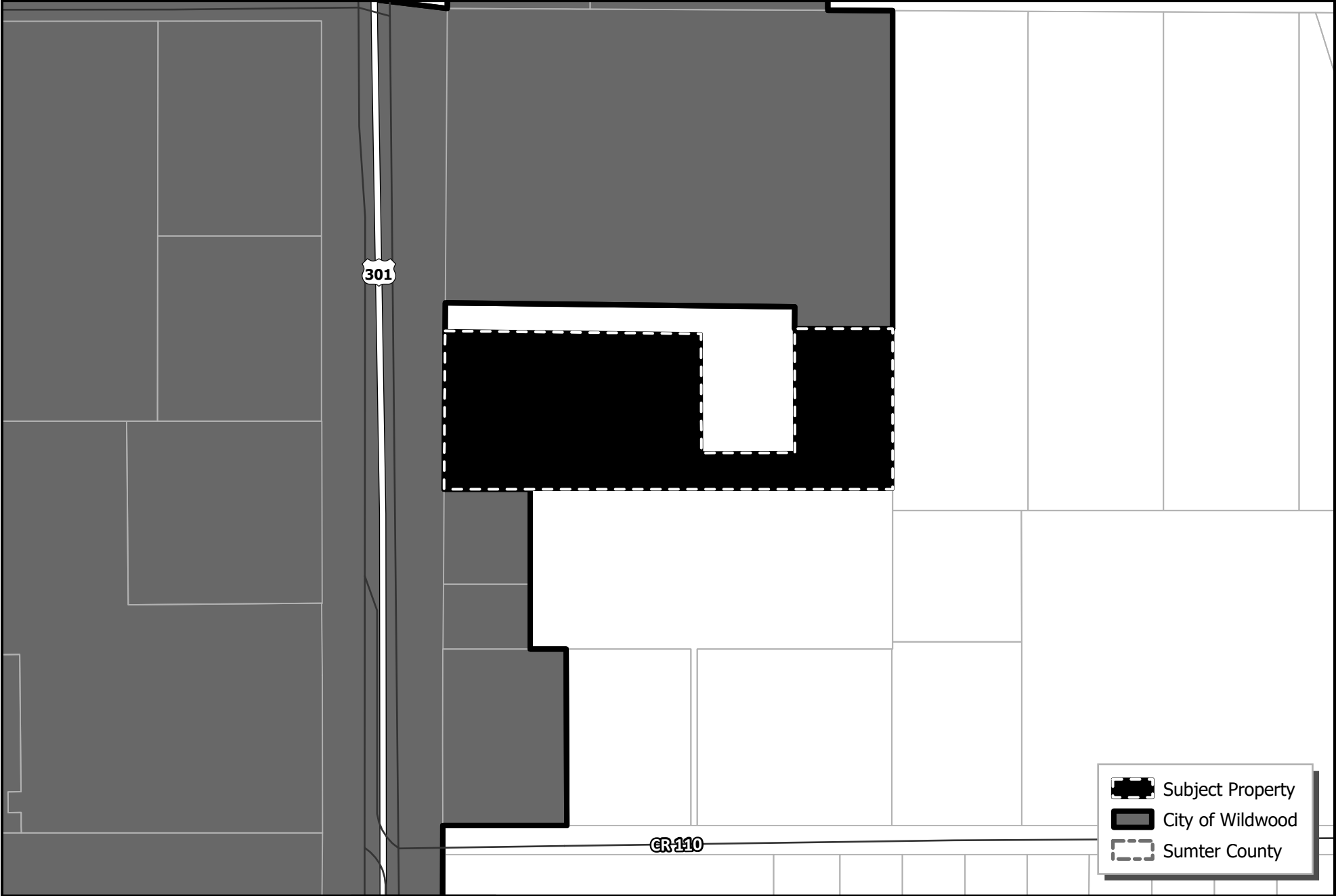
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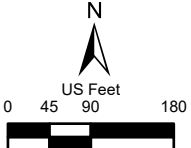
Second Reading: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
City Attorney

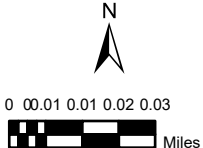
EXHIBIT A



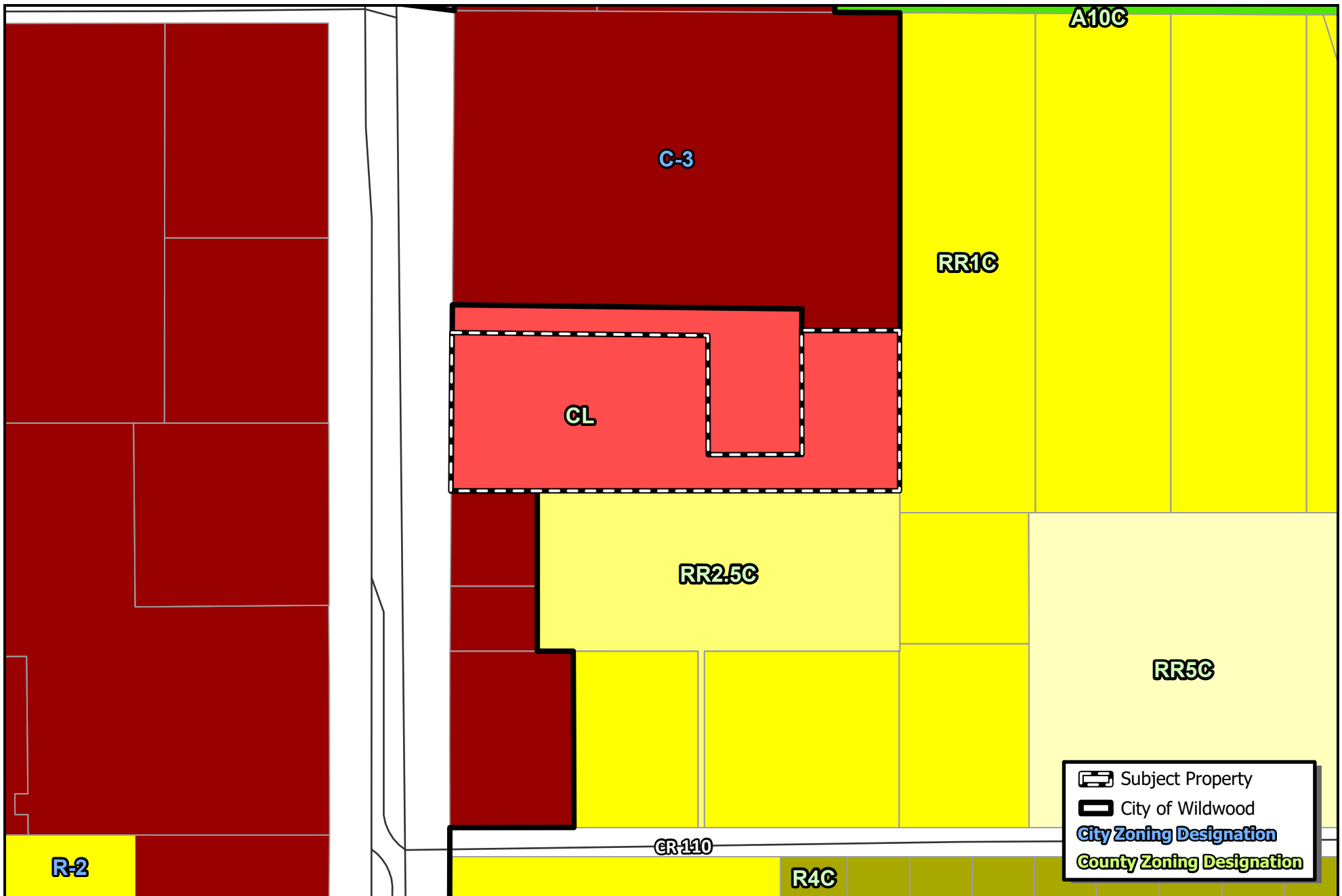
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|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b><br/>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>N<br/>US Feet<br/>0 45 90 180</p> | <p>RZ 2410-004</p>                      | <p><b>MAP 1A</b></p>           |
|                                                                                                                       |                                                                                                                                                                            |                                                                                                                          | <p><b>OXFORD PROFESSIONAL PLAZA</b></p> | <p><b>LOCATION<br/>MAP</b></p> |
|                                                                                                                       | <p>PARCEL D20-050</p>                                                                                                                                                      |                                                                                                                          | <p><b>OCT 2024</b></p>                  |                                |

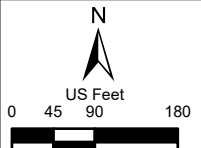


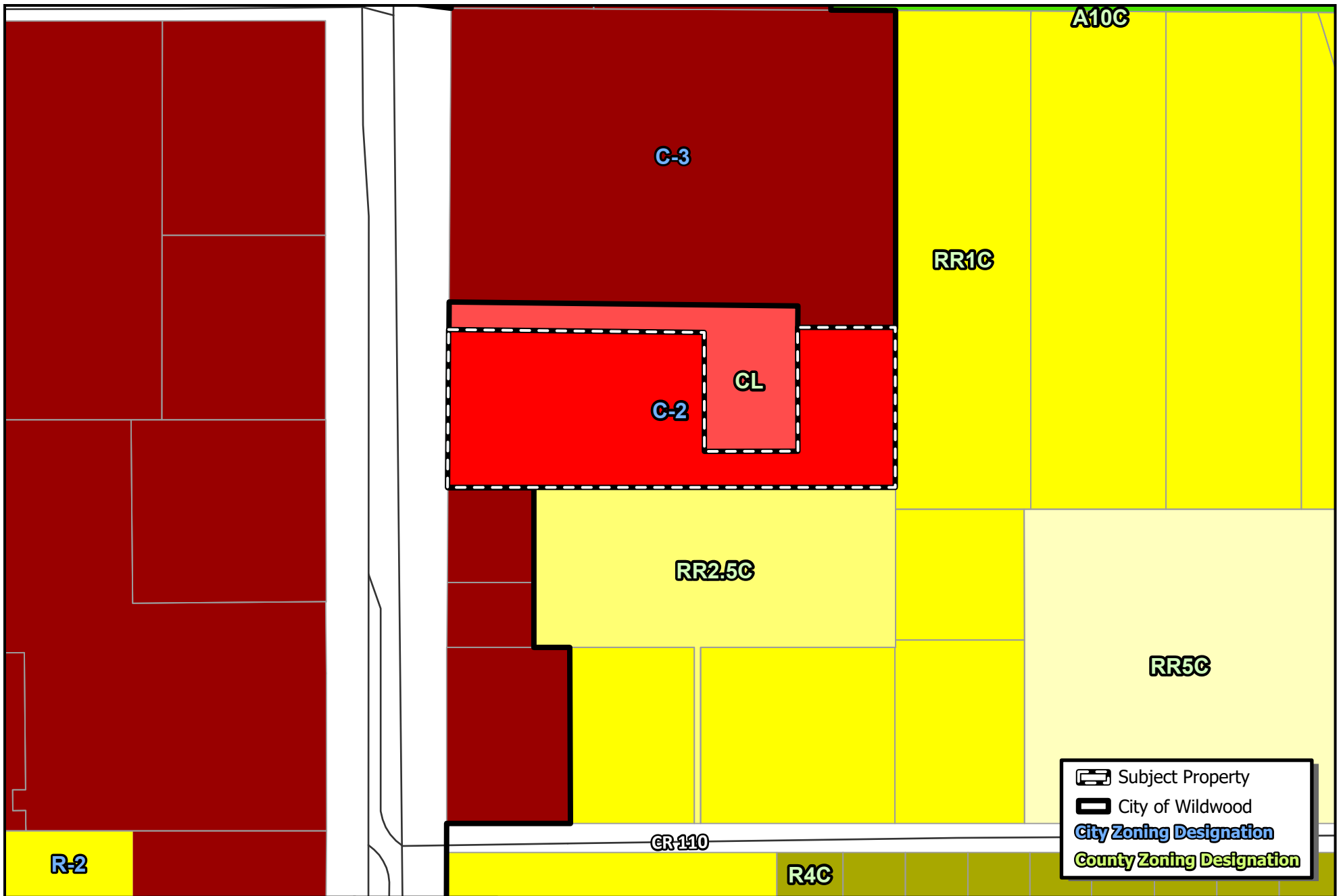


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|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b><br/>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>0 00.01 0.01 0.02 0.03<br/>Miles</p> | <p>RZ 2410-004</p> <p><b>OXFORD PROFESSIONAL PLAZA</b></p> <p>PARCEL D20-050</p> | <p><b>MAP 1B</b></p>   |
|                                                                                                                       |                                                                                                                                                                            |                                                                                                                             |                                                                                  | <p><b>LOCATION</b></p> |
|                                                                                                                       |                                                                                                                                                                            |                                                                                                                             |                                                                                  | <p><b>MAP</b></p>      |
|                                                                                                                       |                                                                                                                                                                            |                                                                                                                             |                                                                                  | <p><b>OCT 2024</b></p> |





|                                                                                                                                                                                                                                                                                           |                                                                                                                             |                                                    |  |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--|-----------------|
|  <p><b>CITY OF WILDWOOD</b><br/>         100 North Main Street<br/>         Wildwood, FL 34785<br/>         Phone: (352) 330-1330<br/> <a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>US Feet<br/>         0 45 90 180</p> | RZ 2410-004                                        |  | MAP 3A          |
|                                                                                                                                                                                                                                                                                           |                                                                                                                             | <b>OXFORD PROFESSIONAL PLAZA</b><br>PARCEL D20-050 |  | EXISTING ZONING |
|                                                                                                                                                                                                                                                                                           |                                                                                                                             |                                                    |  | OCT 2024        |



Subject Property
 City of Wildwood

City Zoning Designation  
County Zoning Designation

|  |                                                                                                                                                                 |  |                                                                   |  |                                                            |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------|--|------------------------------------------------------------|
|  | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> |  | RZ 2410-004<br><b>OXFORD PROFESSIONAL PLAZA</b><br>PARCEL D20-050 |  | <b>MAP 3B</b><br><b>PROPOSED ZONING</b><br><b>OCT 2024</b> |
|  |                                                                                                                                                                 |  |                                                                   |  |                                                            |
|  |                                                                                                                                                                 |  |                                                                   |  |                                                            |



## **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: O2024-93

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 law<sup>1</sup> 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.

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

Rec 299.00

This instrument prepared by and  
after recording return to: ✓

Jerri A. Blair  
JERRI A. BLAIR, P.A.  
P.O. 130  
Tavares, FL 32778  
(352) 343-3755

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
08/21/2007 09:56:07AM  
AGREEMENT

PAGE 1 OF 35  
B-1827 P-635

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**DEVELOPER'S AGREEMENT BETWEEN  
THE CITY OF WILDWOOD, FLORIDA AND  
GREGORY LAND HOLDINGS, LLC**

This agreement, effective this \_\_\_\_ day of \_\_\_\_\_, 2007, made and entered  
into by and between the City of Wildwood, Florida, a Florida municipal corporation  
(hereinafter called "City"), and Gregory Land Holdings, LLC, (hereinafter called  
"Developer").

**WITNESSETH:**

WHEREAS, City is a regional water and wastewater provider; and,

WHEREAS, Developer owns in fee simple certain real property in Sumter  
County, Florida, as shown and described in Exhibit "A" attached hereto and made a part  
hereof (hereinafter referred to as "The Property"); and,

WHEREAS, Developer desires to procure services, including, but not limited to,  
water, wastewater, reclaimed water, if available, and refuse service from the City for  
the Property described in Exhibit "A"; and,

WHEREAS, Developer's proposed development includes six commercial  
buildings and requires access to wastewater service and water service, in order to  
develop its property at the proposed densities and intensities; and,

WHEREAS, the City of Wildwood desires to provide wastewater, water and  
refuse service to Developer's property; and,

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WHEREAS, the parties desire to enter into an agreement setting forth the mutual understandings and undertakings regarding the furnishing of said services, including, but not limited to, water, wastewater and refuse services for the Property described in Exhibit "A"; and,

WHEREAS, this Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement; and,

WHEREAS, the City has approved this Agreement and has authorized the proper City officials to execute this Agreement by motion passed at a regular Board meeting on

\_\_\_\_\_.  
NOW, THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

**PART I. DEFINITIONS**

- A. The term "connection fee" shall be construed as defined in City of Wildwood ordinances and resolutions.
- B. The term "Developer" shall refer to Gregory Land Holdings, LLC
- C. The term "Equivalent Residential Connection" as defined by City ordinance shall be referred to in this Agreement as "ERC" and shall be defined by section 19-343 of the City of Wildwood Code.
- D. The term "Property" or "Developer's Property" refers to the real property described in Exhibit "A", attached to and incorporated into this Agreement.



E. The term "Transmission Infrastructure Extension Fee" shall be referred to as TIE fee and shall be as defined by City ordinances and resolutions.

**PART II. DEVELOPER'S OBLIGATIONS**

A. Water and wastewater on the Property. This section concerns only water and wastewater lines and facilities that are constructed by Developer for service on Developer's property and requires:

1. Developer, at its expense and at no expense to the City, shall design, construct, and install all necessary water distribution and wastewater collection lines, and any necessary lift stations over, through, under and across the Property in accordance with the plans, specifications and engineering data as required by Florida regulatory agencies and the City or its authorized representative; and said water distribution and wastewater collection lines shall be installed and connected to City existing water distribution and wastewater collection lines, all of which work shall be paid for by the Developer. Developer's portion of the water system on the property shall end at the point of connection to the water meter. Developer's portion of the wastewater system on the property shall end at the point of connection to the nearest City wastewater main or lift station. If Developer and City agree that the mainlines or lift stations Developer places on the property are to be transferred to City, then Developer shall transfer and City shall accept and maintain such mainlines and lift stations. Any such agreement shall be in writing and signed by all parties.

2. All installations of all lines referred to herein shall be installed at Developer's expense and shall include, without limitation, all water lines, effluent reuse lines, gravity flow mains, force mains, pump stations and lift stations and any other

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capital improvements required for the furnishing of service on the Property. At the time of submission of plans, specifications and engineering data by Developer to the City, the Developer shall pay to the City a Plan Review Fee. Said Plan Review Fee is to compensate City for City's expense in having said plans, specifications and engineering data reviewed. This shall occur at each phase of the development.

3. Developer shall, at its own expense, and at no expense to the City, retain the services of a registered professional engineer for the purposes of providing necessary inspection and supervision of the construction work to insure that construction is at all times in compliance with accepted engineering practices and in compliance with the approved plans and specifications. Developer shall notify City in writing of such appointment. A copy of each field report shall be submitted to the City. Should there be cause or reason for the Developer to engage the services of a registered engineer other than the design engineer for inspections, then Developer shall notify the City within five (5) days of such engagement.

4. Developer, its Project Engineer, and its Contractor shall arrange for and hold preconstruction meeting or meetings with the City or its authorized representative. Notification of said meeting shall be made in writing and received by all parties seventy-two (72) hours in advance of said meeting. The meeting shall be held at least twenty-four (24) hours prior to start of each phase of construction.

5. The work to be performed by Developer, as provided in this Agreement shall not commence until all plans and specifications covering the work to be performed are approved in writing by the City or its authorized representative.

6. During construction and at the time periodic inspections are required, the



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City or its authorized representative may be present and Developer's engineer shall be present to observe and witness tests for determination of conformance to approved plans and specifications. Copies of the approved test results shall be furnished to the City on successful completion of each test.

7. The work to be performed by Developer, pursuant to the provisions set forth herein, shall be in accordance with all requirements of the regulatory agencies which have jurisdiction over the subject matter of this Agreement as well as all applicable Federal and State Statutes, County and City's ordinances. The requirements of this paragraph shall govern, regardless of any errors or omissions in the approved plans or specifications.

8. Developer shall, at its own expense and at no expense to the City, furnish to the City five (5) complete sets of reproducible as-built drawings prepared by a Florida registered engineer who designed the water distribution and wastewater collection systems. As-built drawings shall be certified by the Developer's engineer and shall show all pertinent information as to all mains, services and appurtenances belonging to, and affecting the water distribution, wastewater collection and reuse systems and service lines as constructed in the field. As-built drawings shall also be certified by a Florida registered surveyor as to the actual location of all surface and subsurface features of these systems and easements and rights-of-way which are part of or adjacent to the Property.

9. If City has agreed or agrees in the future to accept transfer of any portions of the wastewater collection and/or water distribution systems placed on Developer's property by Developer, Developer shall also provide to the City information concerning

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the costs of construction of the water distribution and wastewater collection systems to be transferred to the City.

10. Developer understands it will be subject to Ordinance 448, the Gateway Ordinance. Developer further understands that if the property is located in the City's Gateway District it will be subject to all of the requirements of the Gateway Ordinance and to the architectural design and landscaping standards which are being developed for use in the Gateway areas of the City.

B. Easements and Real Property to be provided to the City.

Developer shall provide the City with clear title to the following:

1. Twenty foot (20') easements along 301 (adjacent to and outside of road right of way) for the City's use for extending water, wastewater, reclaimed water mainlines and transmission facilities, or other facilities. It is intended that and recognized that these transmission facilities will be providing service not only to the property but to other property in the surrounding area.

2. Ten foot (10') easements along the property boundaries which are not fronted by the above reference existing roadway for the City's use for utility expansion.

3. If the City accepts any mainlines or lift stations on the property to be used to serve areas outside of the property, Developer shall provide the City with whatever easements are necessary to maintain said mainlines and lift stations.

C. Connection and TIE Fees.

1. TIE Fees.



a. The Transmission Infrastructure (TIE) fee purchases a hydraulic share in the water or wastewater infrastructure extending from the proposed development back to the nearest well facility for water and wastewater treatment plant for wastewater. As with connection fees, TIE fees are based on equivalent residential volumes, which are 300 gallons per day water consumption or 250 gallons per day of wastewater treatment and the distance (in feet) between the development and the water or wastewater plant. The standard distance for one (1) TIE is 15,000 feet.

b. The water TIE fee shall be calculated using City ordinances and resolutions in effect at the time the Developer executes this agreement. The calculation for the TIE fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B"

c. The wastewater TIE fee shall be calculated using City ordinances and resolutions in effect at the time the Developer executes this agreement. The calculation for the TIE fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B".

d. All TIE fees are due at the time Developer executes this agreement.

e. Developer understands that TIE fees are non-refundable.

f. TIE fees are calculated by the City based on the number of connection fees approved for reservation as indicated in Exhibit "B". One (1) TIE fee is due for each connection (ERC) reserved.

g. Developer understands that increases in capacity reservation will result in additional TIE fees.

2. Connection Fees

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a. The connection fees (both water and wastewater) shall be calculated according to the rate schedule adopted by the City at the time the Developer reserves capacity. The calculation for the connection fees to be purchased at the time of execution of this agreement is included in the attached composite Exhibit "B."

b. Developers must proceed with due diligence toward the use of all connection fees purchased.

c. Connection Fees are not sold on speculation and may be repurchased by the City at the price paid by the Developer if significant progress is not made toward construction within twenty-four (24) months of the date the purchased connection fee becomes available to the Developer. TIE fees are not refundable to the Developer. Significant progress shall be deemed to have occurred if Developer has completed construction as indicated in the attached Exhibit "C" within twenty four (24) months of the schedule date of when capacity is made available to the Developer.

d. The following actions must precede the reservation of either water or wastewater connection fees:

i. The Developer must complete either annexation or pre-annexation paperwork if requested by the City.

ii. If annexation into the City is imminent, zoning and comprehensive plan amendment paperwork must be completed.

iii. The Developer must complete the TIE, Connection Fee, and Refuse Utility forms.

iv. The City must approve in writing the TIE, Connection Fee, and Refuse utility forms.

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- v. The Developer and the City must both execute the water and wastewater ERU availability schedule form.
- vi. All non-refundable TIE fees for both water and wastewater must be paid.
- vii. This Developers Agreement and attachments must be fully executed.
- e. Connection fees shall be paid as follows:
- i. The first fifty (50%) percent of all water and wastewater connection fees to be reserved must be paid at the time of execution of this agreement.
- ii. The next twenty five (25%) percent of the water and wastewater connection fees shall be paid upon issuance of the individual building permits for which ERCs are reserved.
- iii. The final twenty five (25%) percent of the water and wastewater connection fees shall be paid upon issuance of the Certificate of Occupancy for the portion of the Developer for which ERCs are reserved.
- f. The purchase of ERC's and TIE fees does not act to set the price for future purchases. Any future purchases will be at the price set by the City at time of payment.
- g. Capacity is reserved for a particular location and pre-supposes that the City will be prepared to serve that capacity according to the agreed upon availability schedule at that location and no other.
- h. Fire flow volumes and pressures are limited by the City's potable water extension service infrastructure. Need for enhanced fire flow volumes, pressures,



over extended time periods may indicate that Developer set a storage tank with high pressure pumps or otherwise supplement existing potable water delivery at Developer's expense.

i. If the Developer's need for capacity falls a quarter or more behind the agreed upon availability schedule, the City has the right to unilaterally adjust the availability schedule to reflect the slowed pace of need. Such action must be done with appropriate documentation and in writing.

3. Until Developer provides the City with full payment for all TIE fees, connection fees and completes all other requirements of this agreement, no water or sewer service will be provided.

4. The City reserves the right to determine the number of ERC's it will allow a Developer to purchase. The City has determined at the time of execution of this agreement that the Developer may purchase 16 water ERC's and 13.33 wastewater ERU's. These capacities will be available at the times listed on Exhibit "C". This is based upon an estimate of 150,000 square feet of commercial use without the benefit of knowledge of what type of businesses and how many businesses will be located on the property.

5. Developer may not transfer any water or wastewater capacity reserved without written permission from the City. Any such transfer will void the capacity reservation and the ERC's will revert back to the City and the Developer will forfeit any right to any repayment of the connection fees paid for the capacity reservation. The City shall not withhold permission for a transfer of capacity to another property or another project if the request is reasonable. As developer develops the property and



sells parcels to third parties, such sales shall not be deemed a transfer prohibited by this paragraph.

6. The purchase of ERC's and TIE fees does not act to set the price for future purchases. Any future purchases will be at the price set by the City at time of payment.

D. Default

1. Should Developer be in default of this Agreement, it is agreed that the City shall have the right to exercise any of the following sanctions or penalties:

a. All capacity purchased by developer under this agreement shall revert back to City upon noncurable default by developer and developer forfeits all claim to reimbursement of the monies paid to City for connection fees. However, if there is a noncurable default, City shall provide developer with written notice of the default and developer shall have 30 days to cure the default. If the default is not cured within 30 days from receipt of notice, the capacity shall automatically revert to City.

b. There shall be an interest penalty equal to the maximum rate allowed by Florida State Law on any payments due to City from Developer which are not paid. The penalty, when applicable, shall accrue from the due date of payment as provided in this Agreement. The rate of interest shall be established by Resolution of the City.

c. The City shall be entitled to lien the Property and foreclose the lien in satisfaction of any payments due under this Agreement.

d. City shall be entitled to any other remedy at law and failure to



exercise any remedy shall not constitute a waiver of said remedy.

E. Easement, Bill of Sale, Bond or any portions of water and wastewater systems to be transferred to City.

If Developer and the City agree that City will accept some portion of the mainlines and/or lift stations placed on the property by Developer, no later than the time of completion, approval and acceptance of the work required to be done, Developer shall, without cost to the city:

1. Convey to City and its successors and assigns, by good and sufficient easement deed, in a form satisfactory to City a perpetual right, easement and privilege to operate, maintain, repair or replace all such accepted wastewater mainlines (from manhole to manhole): reclaimed water (if applicable) mainline; pumps and lift stations; water mains and pipes to meters and meters (hereinafter water and wastewater transmission facility) within granted easements upon the property in connection with supplying water, wastewater and reclaimed (if applicable) service to the inhabitants, occupants and customers in Developer's Property and secure from each mortgagee and lienor a release of mortgagee's and lienors' interest in the easement and fixtures thereon for so long as the easement is used for the operation, maintenance, repair or replacement of water and wastewater mains, pipes, connections, pumps and meters within the easement including any other easement necessary to allow the City to provide the service contemplated by this agreement to Developer. Developer retains all rights not inconsistent with City's right to use easements; and,

2. Transfer to City by Bill of Sale Absolute all Developer's right, title and interest in and to any water and wastewater transmission facilities transferred to the City under this agreement; and,





3. For any portion of the system transferred to the City under this agreement, furnish the City with an Affidavit that all persons, firms or corporations who furnished labor or materials used directly or indirectly in the prosecution of the work required to be performed by this Agreement have been paid, or in the event of a dispute between the Developer and a contractor or sub-contractor, furnish the City with a Bond in the amount in dispute and in a form acceptable to the City; and,

4. For any portion of the system transferred to the City under this agreement, Developer shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by Developer and proposed to be transferred to the City. Such cost information shall be prerequisite for the acceptance by City of the portion of the water distribution and wastewater collection system constructed by Developer; and,

5. For any portion of the system transferred to the City under this agreement, Developer shall furnish the City with a satisfactory surety bond or letter of credit in the amount of fifty percent (50%) of the cost of the work, in a form acceptable to the City, guaranteeing all work installed pursuant to this Agreement which is transferred to the City pursuant to this agreement against defects in materials, equipment or construction for a period of one (1) year from date of acceptance by the City.

F. Developer's responsibility after connection to City's water and wastewater system.

After connection to City's water and wastewater systems:

1. Developer shall be responsible for all wastewater lines on Developer's side of the point of connection to the City's wastewater system.



2. The Developer shall be responsible for all water distribution lines from the Developer's side of the water meter.

3. The Developer shall provide the City with any easement necessary to access

the water meter once the placement for the meter is identified.

G. Refuse Services.

1. The City shall have the right to provide all refuse services to the Property and

Developer shall cooperate with the City to assure such services are used on the Property. This shall include in addition to post development refuse services, refuse services during development of the property such as clearing and construction debris generated that meets the City's standards for disposal in the City's incinerator.

2. The City will determine developer's refuse needs and implement a system (cans, dumpsters, roll offs, etc.) which best matches the City's service availability and developer's needs.

H. Impact Fees.

1. Developer understands that the City has implemented police, refuse, library and parks and recreation impact fees and the Developer shall be required to pay these and any other applicable impact fees at the times and in the amounts set by the Commission for these and any other applicable impact fees.

2. Developer further understands that Sumter County has a transportation impact fee which must also be paid. Additionally, the Sumter County School Board is working on a school impact fee which must also be paid.



3. The City is considering options for financing improvements to roads including the possibility of a city traffic impact fee. If this impact fee is enacted and is applicable, this fee shall be paid by Developer. However, if City enacts a traffic impact fee and it is applicable to the Developer's property, Developer will be entitled to a credit for the value of the road right of way donation provided for under paragraph II.B.1 of this agreement.

I. Preannexation

1. If the development has not already been annexed to the City, Developer must execute a preannexation covenant and agreement, copies of which are attached as Exhibit "D". If not already annexed, until the Property is annexed into the City, user fees shall be at "out of City" rates.

J. Gateway.

1. Developer further understands that if the property is located in the City's Gateway District it will be subject to all of the requirements of the Gateway Ordinance and to the architectural design and landscaping standards which are being developed for use in the Gateway areas of the City.

2. Developer shall not place billboards on the property.

K. The City is currently amending its land development regulations to require dual systems for irrigation, Florida friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These land development regulations will apply to this development.

**PART III. CITY'S OBLIGATIONS**



A. When, at no cost to City, (1) the water distribution and wastewater collection and reuse systems have been satisfactorily installed, inspected, tested and approved and certified in writing by Developer's engineer, with the City, or its authorized representative; (2) Developer has satisfied the conditions of this Agreement; and (3) the City's authorized representative has inspected the constructed facilities, permitting documents and construction "as-built" drawings, and received five (5) sets of completed "as-built" drawings, then the City shall thereafter connect the water distribution system, and wastewater collection systems within granted easements upon Developer's Property to the City's water and wastewater system and accept any portion of the mainlines and/or lift stations the parties have agreed upon in writing will be transferred to the City. The obligation of the City to furnish water and/or wastewater and/or reuse service other than construction water shall not arise until Developer has completed the conditions contained in this paragraph. The City shall have at least thirty (30) days from completion of construction to review drawings and constructed facilities.

B. The City shall extend water and wastewater transmission facilities to the property.

C. The City shall make available to the Developer the ERC's purchased by Developer at the dates indicated in the attached Exhibit "C".

D. The City shall provide all water, wastewater, and refuse services to the Property.

#### **PART IV. MUTUAL COVENANTS**

It is mutually agreed by and between the parties that the preambles contained at the beginning of this Agreement are true and correct and in addition to them it is

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mutually covenanted and agreed as follows:

A. In addition to binding Developer, the provisions of this Agreement shall run with the land and be binding upon and inure to the benefit of successors to title to the property or any part thereof after this Agreement has been recorded in the Public Records of Sumter County, Florida. However, any other assignment or transfer of Developer's rights and obligations is prohibited unless:

1. Assignment shall be done in writing in the same formality as this Agreement.
2. City shall be a party of said assignment and shall not withhold approval of assignment unreasonably.
3. Developer shall remain primarily liable to City for the terms and conditions of this Agreement unless assignment is made in compliance with this section. City agrees to execute a "Satisfaction by Assignment" for Developer if this Agreement is properly as signed.

B. All prior Developer Agreements or Agreements pertaining to the supply of water and wastewater service affecting the Property are hereby cancelled and declared of no force and effect upon that Property which is the subject matter of this Agreement.

C. City shall have the exclusive right to furnish water service and wastewater collection and reuse service to consumers within the Property covered by this Agreement.

D. Developer, its successors and assigns, and the Owners and occupants of buildings on Developer's Property shall not install or shall not be connected to any potable water system other than the City's system, except for outdoor irrigation

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purposes.

E. City shall have the right to promulgate from time to time reasonable rules and regulations relating to the furnishing of water service and wastewater collection service to consumers within the Property encompassed by this Agreement. Such rules and regulations may relate to, but are not limited to, rates, deposits, and connection charges and the right to discontinue services under certain conditions. The water and wastewater rates to be charged by City to said customers shall be the rates now or hereafter charged to other customers within the area of service of the Developer's Property. Developer hereby acknowledges and agrees that rates are subject to change at any time by City.

F. City, shall not be liable or responsible for maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on Developer's Property other than the water service lines and wastewater collection system within granted easements to City pursuant to this Agreement.

G. Unless otherwise specified in this Agreement, this Agreement shall not be binding until fully executed, but once executed, it shall have a retroactive effect commencing from the date of the Commission meeting at which it was approved.

H. If single family homes are built on the property, it is assumed that a single family home on the Property will be serviced by a 6 x 3/4 inch water meter. If a larger water meter is needed, then the Owner (whether Developer, Assignee, or Homeowner) will be charged additional connection fees which must be paid at the rate prevailing at the time of the application for a larger meter for additional ERC's to accommodate the

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larger meter.

I. Each consumer of water service or wastewater collection service on Developer's Property shall keep:

(a) All wastewater lines, service lines, connections and necessary fixtures and equipment on the premises occupied by said consumer, and within the lateral lines from the main line to the lot occupied by the consumer in good order and condition; and

(b) Water lines, connections and necessary fixtures on the consumers side of the water meter in good order and condition. The sale of water by City to the consumer shall occur at the consumer's side of the entire meter installation, but the obligation for the maintenance of the lines shall be set forth above and in applicable City regulations. A "Clean-out" for the wastewater lateral shall be at the Property or easement line. The "clean-out" is for inspection purposes only.

J. No water from City's water distribution system shall be used or disbursed by Developer or his agents, through fire hydrants or water mains, or by any person, firm, corporation or agency, public or private, unless adequate provisions have first been made for compensating City for such water, as provided for within the City's Ordinance.

K. Any temporary cessation or interruptions of the furnishings of water and wastewater service to the Property described herein at any time caused by Act of God, fires, strikes, casualties, accidents, power failures, necessary maintenance work, breakdowns, damaged equipment or mains, civil or military authority, riots or other cause beyond the control of the City shall not constitute a breach of the provisions



contained herein nor impose liability upon the City by the Developer, his successors and assigns.

L. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

M. This Agreement shall be recorded by the City among the Public Records of Sumter County, Florida, for the particular purpose of placing all Owners or occupants of properties in Developer's Property connected to or to be connected to said water and sewer systems of City upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if said Owners and occupants had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of real Property in Developer's Property connected to or to be connected to the said water and sewer systems of City shall be deemed conclusive evidence of the fact that the said Owners or occupants have consented to and accepted the Agreement herein contained and have become bound thereby.

N. It is mutually agreed that the City shall be held harmless from any and all liability for damages if City's obligations under this Agreement cannot be fulfilled as a result of any ruling or order by any other governmental or regulatory agency having jurisdiction over the subject matter hereof; and in such event, this Agreement shall be null and void and unenforceable by either party regarding that portion of the Developer's Property for which City cannot perform it's obligations.



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O. The City may refuse services or terminate all service to Developer's property if Developer fails to comply with the terms of this agreement.

P. The calculation of connection and TIE fees in this agreement are based upon developer's representation of the intended development on the property. If Developer has provided City with inaccurate information it could result in additional connection and TIE fees.

Q. Developer understands that the City is currently in the application process with the Southwest Florida Water Management District for an increase in its water use permit to ensure available water capacity to accommodate all approved units in all of the City's pending and executed agreements to 2013.

#### **PART VI. NOTICE**

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid, certified, United States, mail, with the return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving notice, which shall remain until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for the giving of notice:

##### **CITY OF WILDWOOD**

City Manager  
100 N. Main Street  
Wildwood, Florida 32786

##### **FOR THE DEVELOPER**

~~Robert M. Couch, III, PE  
3852 SE Maricamp Road  
Ocala, FL 34471~~

*Gregory Land Holdings,  
10889 Old Hwy 307  
Oxford, FL 34484*

Notice so addressed and sent by prepaid certified mail, with return receipt requested, shall be deemed given when it shall have been so deposited in the United



States mail.

**PART VII. ADDITIONAL PROVISIONS**

A. The parties agree that in the event it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement then, and in that event, the prevailing party shall be entitled to receive reasonable attorney's fees and the cost of such litigation including appellate litigation.

**B. EXHIBITS**

The following exhibits are attached, as part of this Agreement and are incorporated into this Agreement:

EXHIBIT "A" - Legal description of Gregory Land Holdings, LLC

EXHIBIT "B" - Calculation of TIE and Connection fees.

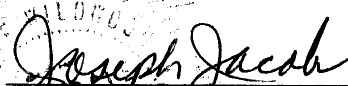
EXHIBIT "C" - Schedule of Time Frames

EXHIBIT "D" - Annexation Covenant and Agreement

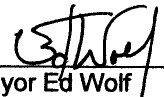
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

Signed, sealed and delivered  
in the presence of:

ATTEST

  
\_\_\_\_\_  
Joseph Jacobs, City Clerk

CITY OF WILDWOOD

BY:   
\_\_\_\_\_  
Mayor Ed Wolf

DATE: 6-19-2007

Gregory Land Holdings, LLC

2007 27438



WITNESS

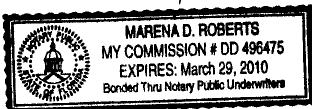
BY: William H. Gregory  
~~Robert M. Couch~~ William Gregory  
Its: President

WITNESS

DATE: 6-11-07

State of Florida  
County of Sumter

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June, 2007, by Ed Wolf, Mayor of the City of Wildwood, who has produced me as identification or is personally known to me.



Marena Roberts  
Notary Public, State of Florida

State of Florida  
County of Sumter

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by, William Gregory, for Gregory Land Holdings, LLC who has produced Personally Known as identification or is personally known to me.



Kristin K. Law  
Notary Public, State of Florida

C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\Gregory Landings.Dev.Agreement

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Gregory Land Holdings, LLC

By: William W Gregory

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by Bill Gregory who is personally known to me or has

(Property owner)  
produced Personally Known as identification and who did not take an oath.



Kristin K Law  
Signature  
Kristin K Law  
Typed or printed name of Notary  
Public

Serial number, if any  
My Commission Expires:

This Instrument prepared by,  
and return to:

Jerri A. Blair  
JERRI A. BLAIR, P.A.  
Post Office Box 130  
Tavares, FL 32778

Property Appraisers Parcel  
Identification (Folio) Number(s):



### COVENANT IN SUPPORT OF ANNEXATION

This Covenant in Support of Annexation is made this \_\_\_\_\_ day of \_\_\_\_\_, by Gregory Land Holdings, LLC. ("Owner"), as owner of that certain parcel of property described in Exhibit "A", attached hereto and made a part hereof by reference.

Whereas, Owner has entered into an agreement with the City of Wildwood, Florida ("City") for the provision of water service to the property described in Exhibit "A", such agreement being dated \_\_\_\_\_; and

Whereas, the agreement requires that Owner execute and deliver to City a covenant in support of annexation, consenting to the annexation of the property described in Exhibit "A" at such time as it becomes contiguous to the corporate limits of the City of Wildwood;

Now therefore, Owner, for and in consideration of the sum of ten and no/100 dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby impress, place upon, and declare the title to the property described in Exhibit "A" shall be subject to the following described restrictions, covenants, conditions, and reservations:

1) The property described in Exhibit "A" shall be subject to annexation by City as a voluntary annexation pursuant to §171.041, Florida Statutes, as may be amended from time to time, at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood.

2) City shall have the right to annex the property described in Exhibit "A" at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood, such annexation being at the request of City, notwithstanding any objection to the contrary raised by Owner.

3) Owner shall not raise, and is hereby precluded from raising, any challenge to the annexation of the property described in Exhibit "A" by City as a voluntary annexation pursuant to §171.041, Florida Statutes, as may be amended from time to time, at any time subsequent to the property becoming contiguous to the corporate limits of the City of Wildwood.

4) "Owner" includes the signatory hereto the signatory's heirs, legal representatives, and assigns if an individual or individuals, and the signatory's successors and assigns if a corporation or corporations. Additionally, this covenant shall run with the property and shall be binding upon any person or entity who purchases the property.

5) This covenant shall terminate ninety (90) years from the date of its execution.

### EXHIBIT "D"



**EXHIBIT "A"**

BEGIN AT THE NW CORNER OF N ½ OF NW 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN SOUTH 512.5 FEET FOR POINT OF BEGINNING; THENCE RUN EAST 850 FEET, THENCE SOUTH 256.25 FEET; THENCE WEST 850 FEET; THENCE NORTH 256.25 FEET TO BEGINNING; LESS ROAD RIGHT OF WAY ON WEST SIDE AND LESS THAT PORTION OF SAID PROPERTY ACQUIRED BY THE STATE OF FLORIDA CONDEMNATION CASE NO. 74-228 CA, STYLED DIVISION OF ADMINISTRATION, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND SUMTER COUNTY V. BOYD LEATHERMAN, ET AL.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF:

A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AND RUN SOUTH 512.5 FEET TO THE POINT OF BEGINNING; THENCE EAST 850 FEET; THENCE SOUTH 512 FEET; THENCE WEST 850 FEET; THENCE NORTH 512 FEET TO THE POINT OF BEGINNING, IN SUMTER COUNTY, FLORIDA.

LYING WITHIN 75 FEET EACH SIDE OF A SURVEY LINE DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH BOUNDARY OF ABOVE SECTION 20, LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF SAID POINT ON A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 11459.2 FEET; THENCE FROM A TANGENT BEARING OF S 00°42'39" E RUN SOUTHERLY 153.85 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE S 00°03'30" W, 336.62 FEET; THENCE S 89°20'30" E, 634.33 FEET; THENCE S 00°39'30" W, 20 FEET FOR THE POINT OF BEGINNING OF SAID SURVEY LINE; THENCE CONTINUE S 00°39'30" W, A DISTANCE OF 200 FEET FOR THE END OF THIS DESCRIBED SURVEY LINE.

CONTAINING 30,000 SQUARE FEET (0.69 ACRE) MORE OR LESS.

FEE SIMPLE RIGHT OF WAY:

THAT PART OF:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE RUN SOUTH A DISTANCE OF 1024.5 FEET; THENCE RUN EAST A DISTANCE OF 850 FEET; THENCE RUN NORTH 1024.5 FEET; THENCE RUN WEST A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING BEING IN SUMTER COUNTY, FLORIDA. LYING EASTERLY AND WITHIN 132 FEET OF A SURVEY LINE ON STATE ROAD 35, SECTION 18010, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LOCATED 12.50 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUN N 00°27'00" W, 1105.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 22,918.3 FEET AND A CENTRAL ANGLE OF 01°11'00"; THENCE NORTHERLY 473.33 FEET ALONG SAID CURVE TO THE END OF THE CURVE; THENCE N 00°44'00" E, 1382.26 FEET; THENCE N 00°03'30" E, 2183.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY, HAVING A RADIUS OF 11459.2 FEET; THENCE NORTHERLY 153.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'09" TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 20 LOCATED 0.08 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 20 FOR THE END OF THIS SURVEY LINE DESCRIPTION.

CONTAINING 122,940 SQUARE FEET (2.824 ACRES), MORE OR LESS, EXCLUSIVE OF EXISTING ROAD RIGHTS OF WAY.

SUMTER COUNTY, FLORIDA

GLORIA HAYWARD, CLERK OF CIRCUIT COURT

08/21/2007 09:56:07AM

AGREEMENT

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**EXHIBIT "A"**

# City of Wildwood

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

EXHIBIT B

## DEVELOPER UTILITY CONCURRENCY TRANSMISSION INFRASTRUCTURE EXTENSION FEE - (TIE FEE)

### "Worksheet"

PROJECT NAME: 301 S. Office Complex

#### WATER TIE CALCULATION:

- One (1) tie (full distance) = 15,000 feet
- This project to nearest wellhead = 9,821 feet
- Distance schedule pro-rated value = 0.70 TIE
- Fee per one (1) full distance TIE = \$525.00
- This project fee =  $\$525 \times 0.70 = \$367.50$

#### WASTEWATER TIE CALCULATION:

- One (1) tie (full distance) = 15,000 feet
- This project to Wastewater Treatment Plant = 23,602 feet
- Distance schedule pro-rated value = 1.63 TIE
- Fee per one (1) full distance TIE = \$575.00
- This project fee =  $\$575 \times 1.63 = \$937.25$

#### TOTAL WATER AND WASTEWATER TIE (1)

$\$367.50 + \$937.25 = \$1,304.75$

SUITER COUNTY, FLORIDA  
CLERK OF CIRCUIT COURT  
08/21/2007 09:56:07AM  
AGREEMENT  
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Development Authority: WILLIAM W GREGORY William W Gregory 6-14-07  
Printed Name Signature Date

Agreement to Provide: James R. Stevens James R Stevens 6-13-07  
James R Stevens (City Manager) Signature Date

This commitment expires after 30 days without the execution of a Developer's Agreement



# City of Wildwood

100 N. Main Street  
Wildwood, FL 34785 - 352-330-1330

EXHIBIT B

## DEVELOPER UTILITY CONCURRENCY TIE CHARGES DUE

PROJECT NAME: 301 S. Office Complex

1) WATER:

- a) One (1) water TIE due for every water connection ERU reserved
- b) Number of water ERU's reserved = # 16
- c) Number of water TIE's due = # 16
- d) Charge per water TIE for this project = \$ 367.50
- e) TOTAL water TIE charges due  
 $\$367.50 \times \# 16 =$  \$ 5,880

2) WASTEWATER:

- a) One (1) wastewater TIE due for every wastewater connection ERU reserved
- b) Number of wastewater ERU's reserved = # 13.33
- c) Number of wastewater TIE's due = # 13.33
- d) Charge per wastewater TIE for this project = \$ 937.25
- e) TOTAL water TIE charges due  
 $\$ 937.25 \times \# 13.33 =$  \$ 12,493.55

3) NOTE:

ALL water and wastewater TIE fees are due at the execution of the Developer's Agreement

|                                                                                               |                           |                |
|-----------------------------------------------------------------------------------------------|---------------------------|----------------|
| Development Authority: <u>William W. Gregory</u>                                              | <u>William W. Gregory</u> | <u>6-14-07</u> |
| Printed Name                                                                                  | Signature                 | Date           |
| Agreement to Provide: <u>James R. Stevens</u>                                                 | <u>James R. Stevens</u>   | <u>6-13-07</u> |
| James R Stevens (City Manager)                                                                | Signature                 | Date           |
| This commitment expires after <u>30</u> days without the execution of a Developer's Agreement |                           |                |



SUNTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
08/21/2007 09:56:07AM  
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# City of Wildwood

EXHIBIT B

100 N. Main Street  
Wildwood, FL 34785 - 352-330-1330

## DEVELOPER UTILITY CONCURRENCY CONNECTION FEES:

**PROJECT NAME:** 301 S. Office Complex

**WATER CONNECTION FEE:**

Check One

a) Inside City, or, Pre-Annexation \$980.00 ☐

or b) Outside City, NO Pre-Annexation \$1,225.00 ☐

One (1) water ERU = 300 gallons per day

Number of water connections (ERU's) requested # 16

**TOTAL** water connection fee charges =  $\$980 \times \#16 =$  **\$15,680**

**DUE SCHEDULE:**

100% due on execution of developer's agreement \$ 15,680

**TOTAL \$15,680**

**WASTEWATER CONNECTION FEE:**

Check One

a) Inside City, or, Pre-Annexation \$ 2080 ☐

or b) Outside City, NO Pre-Annexation \$2,600 ☐

One (1) wastewater ERU = 250 gallons per day

Number of wastewater connections (ERU's) requested # 13.33

**TOTAL** wastewater connection fee charges =  $\$ 2080 \times \# 13.33 =$  **\$ 27,726.40**

**DUE SCHEDULE:**

100% due on execution of developer's agreement \$ 27,726.40

**TOTAL \$ 27,726.40**

SUNTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
08/21/2007 09:56:07AM  
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2007 27438

Development Authority: William W GREGORY William W. Gregory 6-14-07  
Printed Name Signature Date

Agreement to Provide: JAMES R. STEVENS James R. Stevens 6-13-07  
James R Stevens (City Manager) Signature Date

This commitment expires after 30 days without the execution of a Developer's Agreement

# City of Wildwood

EXHIBIT B

100 N. Main Street

Wildwood, FL 34785 - 352-330-1330

## **DISTANCE FACTORS FOR METHODS 3 & 4 - TABLE 2**

(Distance factors for pipe distances in the 0-35,000 feet range)

PROJECT NAME: 301 S. Office Complex

| Distance Range, in feet | Distance Factor (df) |
|-------------------------|----------------------|
| 0-1000                  | 0.07                 |
| 1001-2000               | 0.14                 |
| 2001-3000               | 0.21                 |
| 3001-4000               | 0.28                 |
| 4001-5000               | 0.35                 |
| 5001-6000               | 0.42                 |
| 6001-7000               | 0.49                 |
| 7001-8000               | 0.56                 |
| 8001-9000               | 0.63                 |
| 9001-10000              | 0.70 X WATER         |
| 10001-11000             | 0.77                 |
| 11001-12000             | 0.84                 |
| 12001-13000             | 0.91                 |
| 13001-14000             | 0.98                 |
| 14001-15000             | 1.00                 |

| Distance Range, in feet | Distance Factor (df) |
|-------------------------|----------------------|
| 15001-16000             | 1.07                 |
| 16001-17000             | 1.14                 |
| 17001-18000             | 1.21                 |
| 18001-19000             | 1.28                 |
| 19001-20000             | 1.35                 |
| 20001-21000             | 1.42                 |
| 21001-22000             | 1.49                 |
| 22001-23000             | 1.56                 |
| 23001-24000             | 1.63 X WASTEWATER    |
| 24001-25000             | 1.70                 |
| 25001-26000             | 1.77                 |
| 26001-27000             | 1.84                 |
| 27001-28000             | 1.91                 |
| 28001-29000             | 1.98                 |
| 29001-30000             | 2.05                 |
| 30001-31000             | 2.12                 |
| 31001-32000             | 2.19                 |
| 32001-33000             | 2.26                 |
| 33001-34000             | 2.33                 |
| 34001-35000             | 2.40                 |
| Greater than 35,000     | 2.50                 |

SUNTER COUNTY, FLORIDA  
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# City of Wildwood

100 N. Main Street  
Wildwood, FL 34785 - 352-330-1330

EXHIBIT C

## DEVELOPER UTILITY CONCURRENCY REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE 1.3 MGD EXPANSION WASTEWATER TREATMENT PLANT

PROJECT NAME: 301 S Office Complex

| YEAR 2007  | Wastewater<br>ERC's before<br>the 2 <sup>nd</sup><br>Quarter of '07<br>are in the<br>existing plant | 2 <sup>nd</sup> Qtr. '07<br>ERU's Needed | 3 <sup>rd</sup> Qtr. '07<br>ERU's Needed | 4 <sup>th</sup> Qtr. '07<br>ERU's Needed |
|------------|-----------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|
| WATER      |                                                                                                     |                                          | 8                                        | 8                                        |
| WASTEWATER |                                                                                                     |                                          | 6.665                                    | 6.665                                    |
| REUSE      |                                                                                                     |                                          |                                          |                                          |
| YEAR 2008  | 1 <sup>st</sup> Qtr. '08<br>ERU's Needed                                                            | 2 <sup>nd</sup> Qtr. '08<br>ERU's Needed | 3 <sup>rd</sup> Qtr. '08<br>ERU's Needed | 4 <sup>th</sup> Qtr. '08<br>ERU's Needed |
| WATER      |                                                                                                     |                                          |                                          |                                          |
| WASTEWATER |                                                                                                     |                                          |                                          |                                          |
| REUSE      |                                                                                                     |                                          |                                          |                                          |
| YEAR 2009  | 1 <sup>st</sup> Qtr. '09<br>ERU's Needed                                                            | 2 <sup>nd</sup> Qtr. '09<br>ERU's Needed | 3 <sup>rd</sup> Qtr. '09<br>ERU's Needed | 4 <sup>th</sup> Qtr. '09<br>ERU's Needed |
| WATER      |                                                                                                     |                                          |                                          |                                          |
| WASTEWATER |                                                                                                     |                                          |                                          |                                          |
| REUSE      |                                                                                                     |                                          |                                          |                                          |
| YEAR 2010  | 1 <sup>st</sup> Qtr. '10<br>ERU's Needed                                                            | 2 <sup>nd</sup> Qtr. '10<br>ERU's Needed | 3 <sup>rd</sup> Qtr. '10<br>ERU's Needed | 4 <sup>th</sup> Qtr. '10<br>ERU's Needed |
| WATER      |                                                                                                     |                                          |                                          |                                          |
| WASTEWATER |                                                                                                     |                                          |                                          |                                          |
| REUSE      |                                                                                                     |                                          |                                          |                                          |
| YEAR 2011  | 1 <sup>st</sup> Qtr. '11<br>ERU's Needed                                                            | 2 <sup>nd</sup> Qtr. '11<br>ERU's Needed | 3 <sup>rd</sup> Qtr. '11<br>ERU's Needed | 4 <sup>th</sup> Qtr. '11<br>ERU's Needed |
| WATER      |                                                                                                     |                                          |                                          |                                          |
| WASTEWATER |                                                                                                     |                                          |                                          |                                          |
| REUSE      |                                                                                                     |                                          |                                          |                                          |

Development Authority:

Authorized City  
Representative:

Printed Name

Signature

Date

Printed Name

Signature

Date

This commitment expires after \_\_\_\_\_ days without the execution of a Developer's Agreement

ALL SEPARATE COMMERCIAL UNITS REQUIRE A MINIMUM OF ONE (1) FULL ERC

G:\OFFICE\MP\WINDORIS\Forms - TIE - Connection, etc\ERUs Needed 2ND QTR 2007-4TH QTR 2011\Requested Utility Connection

SUMTER COUNTY, FLORIDA

GLORIA HAYWARD, CLERK OF CIRCUIT COURT

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2007 27438



This Instrument prepared by,  
and return to:

Jerri A. Blair  
JERRI A.. BLAIR, P.A.  
Post Office Box 130  
Tavares, FL 32778

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
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Property Appraisers Parcel  
Identification (Folio) Number(s):

### PRE-ANNEXATION AGREEMENT

This agreement is made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between  
Gregory Land Holdings, LLC, (hereinafter "property owner"), and the City of Wildwood  
(hereinafter "the City").

### RECITALS

1. Property owner owns certain property located outside of the City of  
Wildwood, Florida, more particularly described:

See attached Exhibit "A".

2. The property currently is contiguous with the City and is currently available  
for annexation into the City.

3. The City of Wildwood is a regional water and wastewater provider in Sumter  
County, Florida.

4. The City has determined that it is in the best interest of the citizens to annex  
the property.

NOW, THEREFORE, the parties agree as follows:

1. For good and valuable consideration, property owner agrees to annex the  
property into the City.

2. Property owner further acknowledges that he or she understands that when  
the property is annexed into the City, it shall be assigned a zoning classification pursuant

to the City of Wildwood land development regulations and subject to all restrictions and requirements of that classification and that until such classification occurs it shall continue to have its then current county zoning classification.

3. Property owner shall cooperate with the City to determine the value of any improvements which may become City property and responsibility upon annexation such as roads, curbing, sidewalks, or other improvements. This shall not be construed to require that the City take responsibility for any property, but to require cooperation so that the City may comply with State law, if such items do become the City's property and responsibility.

CITY OF WILDWOOD

ATTEST

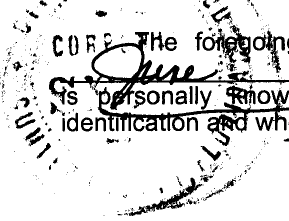
By:

Joseph Jacobs  
Joseph Jacobs, City Clerk

By:

Ed Wolf  
Mayor Ed Wolf

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June, 2007, by Mayor Ed Wolf, on behalf of the City of Wildwood, who is personally known to me or has produced identification and who did not take an oath.

Theresa Roberts  
Signature

Typed or printed



Serial number, if any

My Commission Expires:

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
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AGREEMENT

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In Witness Whereof, Owner has hereunto set hand and seal this 11 day of June, 2007.

Signed, sealed and delivered in our presence:

E.C. Bishop

E.C. Bishop  
(Print or Type Witness Name)

Robert Killinger

ROBERT KILLINGER  
(Print or Type Witness Name)

GREGORY LAND HOLDINGS, LLC

By: William W Gregory  
Name of Signator

Address 12436 CR 209  
OXFORD FL 34484

STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 11 day of June, 2007, by Bill Gregory of GREGORY LAND HOLDINGS, LLC, on behalf of the corporation. He/she is personally known to me or has produced Personally known as identification and who did (did not) take an oath.



Kristin K Law  
Notary Public  
Kristin K Law  
(Print or Type Notary's Name)

Serial Number, if any

develop agi#4

C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\Gregory Landings.f.k.a.301 SOUTH OFFICE COMPLEX\covenant.annex.EXHIBIT D.1.8.07.wpd

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
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**2007 27438**



Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1273887

Date Submitted: 11/14/2024

|                  |                   |                                |
|------------------|-------------------|--------------------------------|
| First Name*      | Last Name*        | Email Address*                 |
| <div>Tyler</div> | <div>Counts</div> | <div>lwillis@cfb-inc.com</div> |

Name of Project:\*

Oxford Professional Plaza Expansion

|                       |                    |
|-----------------------|--------------------|
| Phone*                | Parcel Number*     |
| <div>3527483126</div> | <div>d20-050</div> |

**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:

Digitally signed by Matthew Tadlock  
Date: 2024.11.15 14:47:42 -05'00'

Matthew  
Tadlock



### **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**

#### **B.4 Traffic Statement.pdf**

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**

**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](#)

VIA UPLOAD  
November 2024

Mr. Matthew Tadlock  
Sumter County Development Services  
7375 Powell Road Suite 115  
Wildwood, FL 34785

RE: **Oxford Professional Plaza Expansion – Trip Generation Letter**

Dear Mr. Tadlock:

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, and the land use code (LUC) for General Office Building (LUC 710), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the proposed 3,765 square foot building are estimated and summarized below:

| Time Period          | ITE Trip Generation Rate | Project Trips | Entering Trips | Exiting Trips |
|----------------------|--------------------------|---------------|----------------|---------------|
| Weekday Daily        | 10.84 trips / 1,000 SF   | 41            | 21             | 20            |
| Weekday AM Peak Hour | 1.52 trips / 1,000 SF    | 6             | 5              | 1             |
| Weekday PM Peak Hour | 1.44 trips / 1,000 SF    | 6             | 1              | 5             |

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any question questions, please do not hesitate to reach out.

Sincerely,  
CLYMER, FARNER, BARLEY, Inc.

*Tyler Counts*  
Tyler Counts, P.E.,

# Land Use: 710

## General Office Building

---

### Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

### Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN), Pennsylvania, Texas, Utah, Virginia, and Washington.

### **Source Numbers**

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

# General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 59

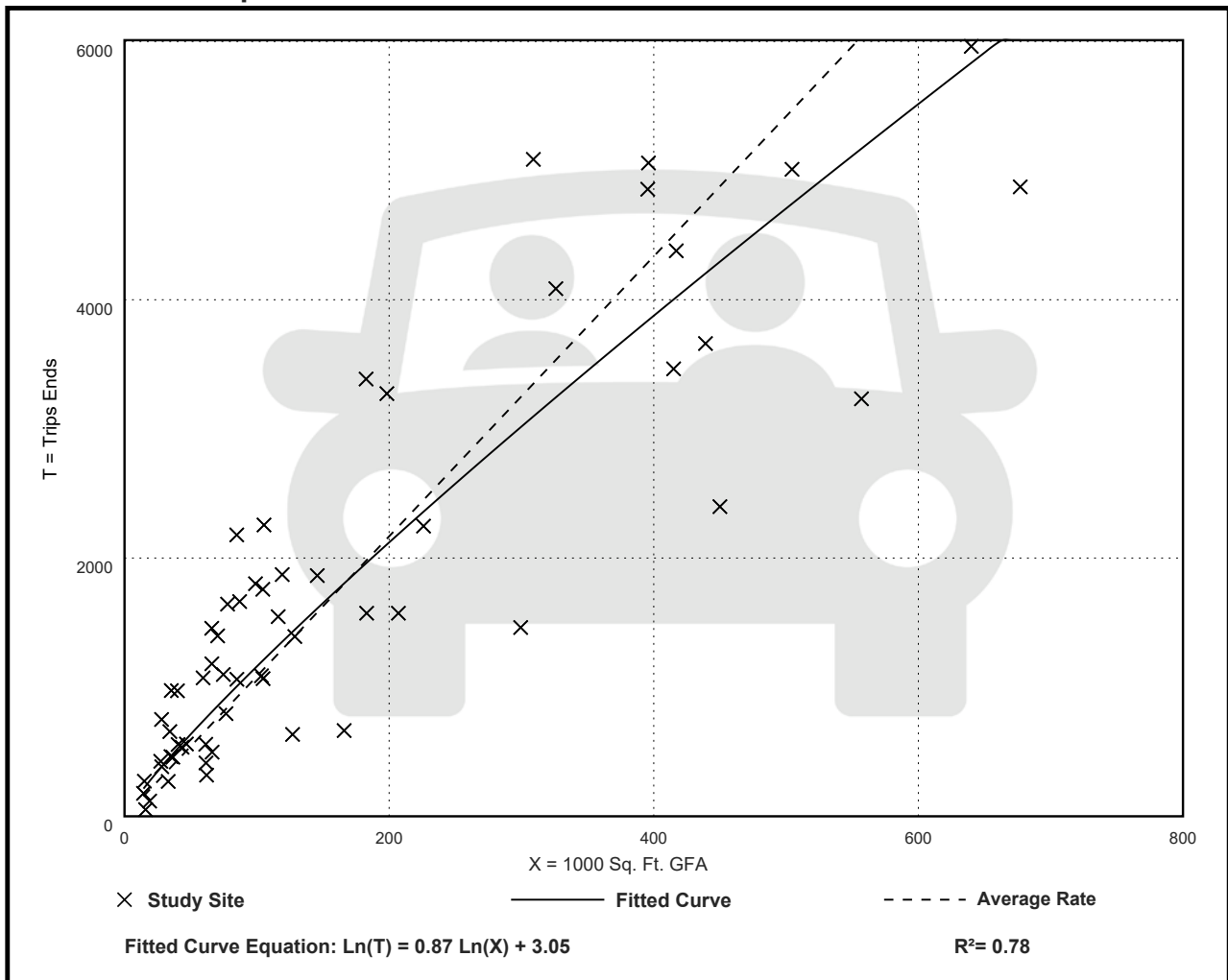
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 10.84        | 3.27 - 27.56   | 4.76               |

## Data Plot and Equation



# General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 221

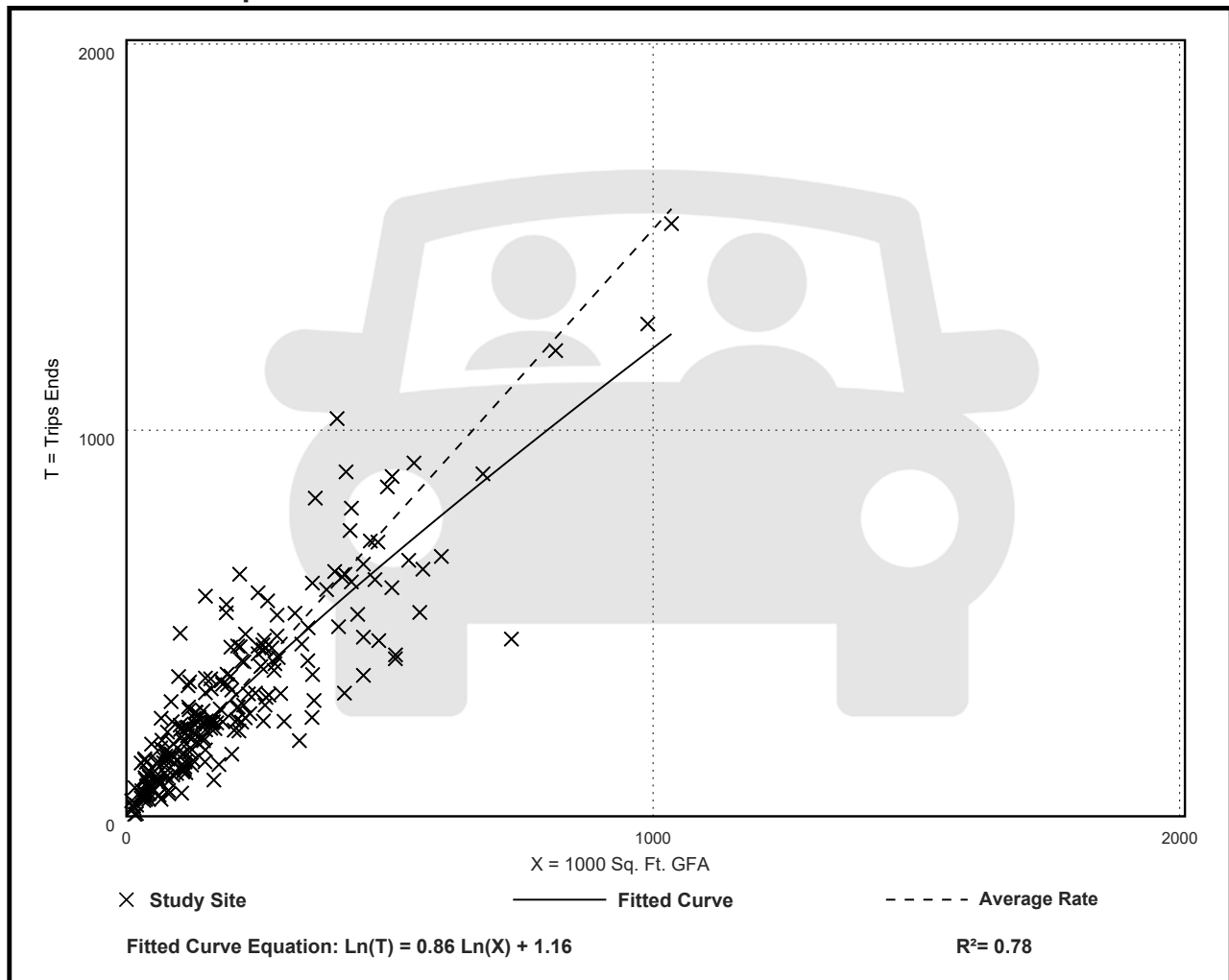
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.52         | 0.32 - 4.93    | 0.58               |

## Data Plot and Equation



# General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 232

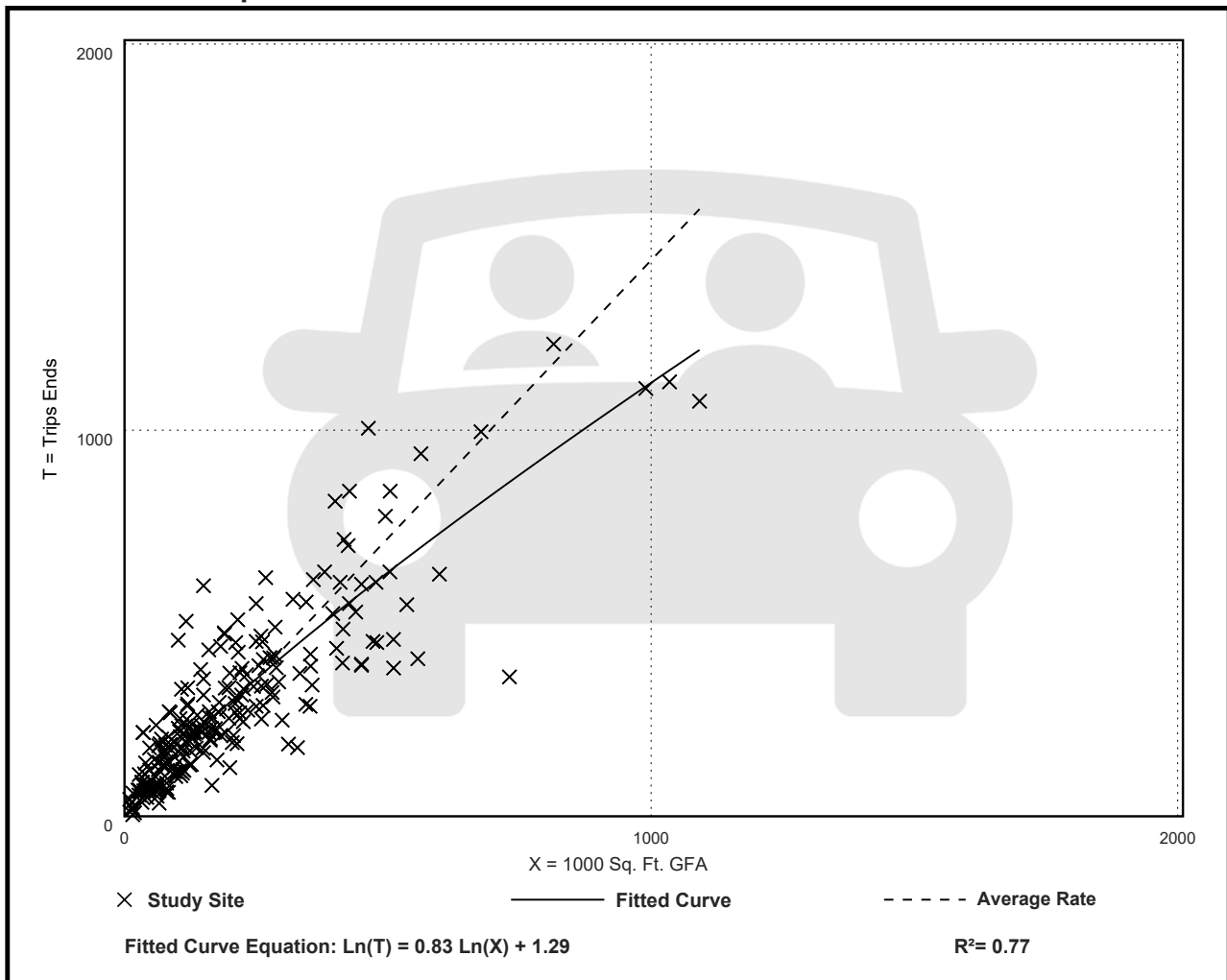
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.44         | 0.26 - 6.20    | 0.60               |

## Data Plot and Equation





# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** RZ 2411-001 VOSO 11<sup>th</sup> Amendment Rezoning

**REQUESTED ACTION:** Staff recommends approval

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

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

CASE NUMBER RZ 2411-001 VOSO 11th Amendment

ORDINANCE NUMBER O2024-89

APPLICANTS The Villages Land Company, LLC by VDC Manager, LLC c/o Marty L Dzuro

OWNER The Villages of Lake-Sumter, Inc.

PROPERTY LOCATION The property is generally located just south of C-44A and approximately 0.20 miles east of the intersection of C-44A and south Buena Vista Blvd.

PARCEL NUMBER G16-005 and portion of parcel G16-100

DATE December 20, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from RR5C & RPUD (County) to ARD (City) for the parcels listed above on 9.745 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2411-001 (O2024-88).

**ANALYSIS:** The Villages of Southern Oaks is an age restricted mixed-use master planned community that includes residential, non-residential, office and government land uses. The Villages has historically incorporated elements of urban design that include buildings that create a sense of place; public spaces where residents come together and enjoy events; streets that connect spaces and places; a transportation system that includes roads and multi-

use paths to encourage walking and biking; and landscaping that defines the character of the development.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to ARD should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**

The proposed rezoning to ARD will be consistent with the proposed Future Land Use Map designation of ARD. Table 3-2 Permitted Zoning Districts lists the ARD zoning designation as a permitted designation in the Age Restricted Development Mixed Use Future Land Use Map designation.

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

The proposed rezoning is compatible with the existing land use pattern of the area. The subject properties area located on properties contiguous to the planned future development of The Villages of Southern Oaks and is logical expansion of The Villages development.

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

The proposed amendment is a continuation of The Villages with a mixture of uses provided to serve the daily needs of the residents. No increase in entitlements is proposed by this amendment as the existing entitlements will be spread over the additional properties.

**Transportation:** The subject properties will benefit from internal connections between uses. A combination of transportation opportunities will be provided including automobiles, golf carts, bicycles and pedestrian travel.

**Potable Water & Sewer:** The subject properties will be served with private utilities.

**Schools:** The subject properties will be served by The Villages and Sumter County Schools, when required. Per the Chapter 163 Development Agreement, the developer will coordinate with the Sumter County School Board to address school capacity at the time of development of non-age restricted dwelling units.

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

The growth of The Villages as an age restricted retirement community has produced the need for additional land to expand The Villages of Southern Oaks. The proposed rezoning will bring the subject property into compliance with the revised Future Land Use Map.

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

The Villages provides an interconnected network of multi-use trails and roadways to ensure that internal connections are provided to residents.

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

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The surrounding properties are permitted to develop in accordance with their

zoning map designation.

### **ZONING DESIGNATION OF SURROUNDING PROPERTIES**

|       |                          |
|-------|--------------------------|
| NORTH | ROW C-44A / A10 (County) |
| SOUTH | ARD (City)               |
| EAST  | RR5C & RPUD (County)     |
| WEST  | ARD (City)               |

If the rezoning is approved, the applicant will be required to submit a general plan to the City prior to submitting construction plans to the Sumter County Building Department for any improvements. The site plan will need to follow requirements established in the City's Land Development Regulations and the regulations of the Villages of Southern Oaks Chapter 163 agreement, as amended.

**The applicant seeks a favorable recommendation of Ordinance Number O2024-89 (attached) subject to approval of O2024-88, which establishes a Future Land Use appropriate to the proposed zoning.**

DATED: 12/20/2024



Wendy Then, AICP, CFM  
Assistant Director Development Services

**ORDINANCE NO. O2024-89**

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 G16-005 and a portion of Parcel G16-100**  
**The Villages of Lake-Sumter, Inc.**  
**9.745 +/-**

**LEGAL DESCRIPTION:**

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 265, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE C.S.X. TRANSPORTATION SYSTEMS INC. RAILWAY (FORMERLY THE SEABOARD AIRLINE RAILROAD) AS SHOWN ON TRACK MAP, LAKE CHARM BRANCH, DATED JUNE 1918 LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ANY PORTION OF SAID RAILWAY PARCEL LYING WITHIN THE EAST 304 YARDS OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND LESS ANY PORTION WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 44A, A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THE ABOVE-DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16;

THENCE RUN SOUTH 89°56'45" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 401.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16;

THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°13'26" EAST, ALONG SAID WEST LINE, A DISTANCE OF 395.06 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "A", VILLAGES OF WILDWOOD ANTRIM DELLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 16 AND 16A THROUGH 16G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID BOUNDARY OF TRACT "A" THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) RUN NORTH 61°06'30" WEST, A DISTANCE OF 834.93 FEET; 2)

THENCE RUN NORTH 0°13'58" EAST, A DISTANCE OF 536.54 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; 3)

THENCE RUN SOUTH 89°52'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 190.61 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A (A VARIABLE WIDTH MAINTAINED PUBLIC RIGHT-OF-WAY PER COUNTY ROAD NO. 44A, A MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 4, PAGE 117, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA);

THENCE DEPARTING SAID BOUNDARY LINE OF TRACT "A" AND SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) RUN SOUTH 52°07'48" EAST, A DISTANCE OF 400.91 FEET; 2)

THENCE RUN SOUTH 48°30'40" EAST, A DISTANCE OF 107.33 FEET; 3)

THENCE RUN SOUTH 44°37'44" EAST, A DISTANCE OF 55.25 FEET; 4)

THENCE RUN SOUTH 55°18'23" EAST, A DISTANCE OF 111.75 FEET; 5)

THENCE RUN SOUTH 52°24'36" EAST, A DISTANCE OF 15.95 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 304 YARDS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 0°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 509.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9.745 ACRES, MORE OR LESS.

This property is to be reclassified from RR5C & RPUD (County) to ARD (City)

**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.

**SECTION 5. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

**DONE AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2025, 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: \_\_\_\_\_

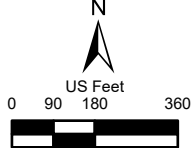
Second Reading: \_\_\_\_\_

Approved as to form:

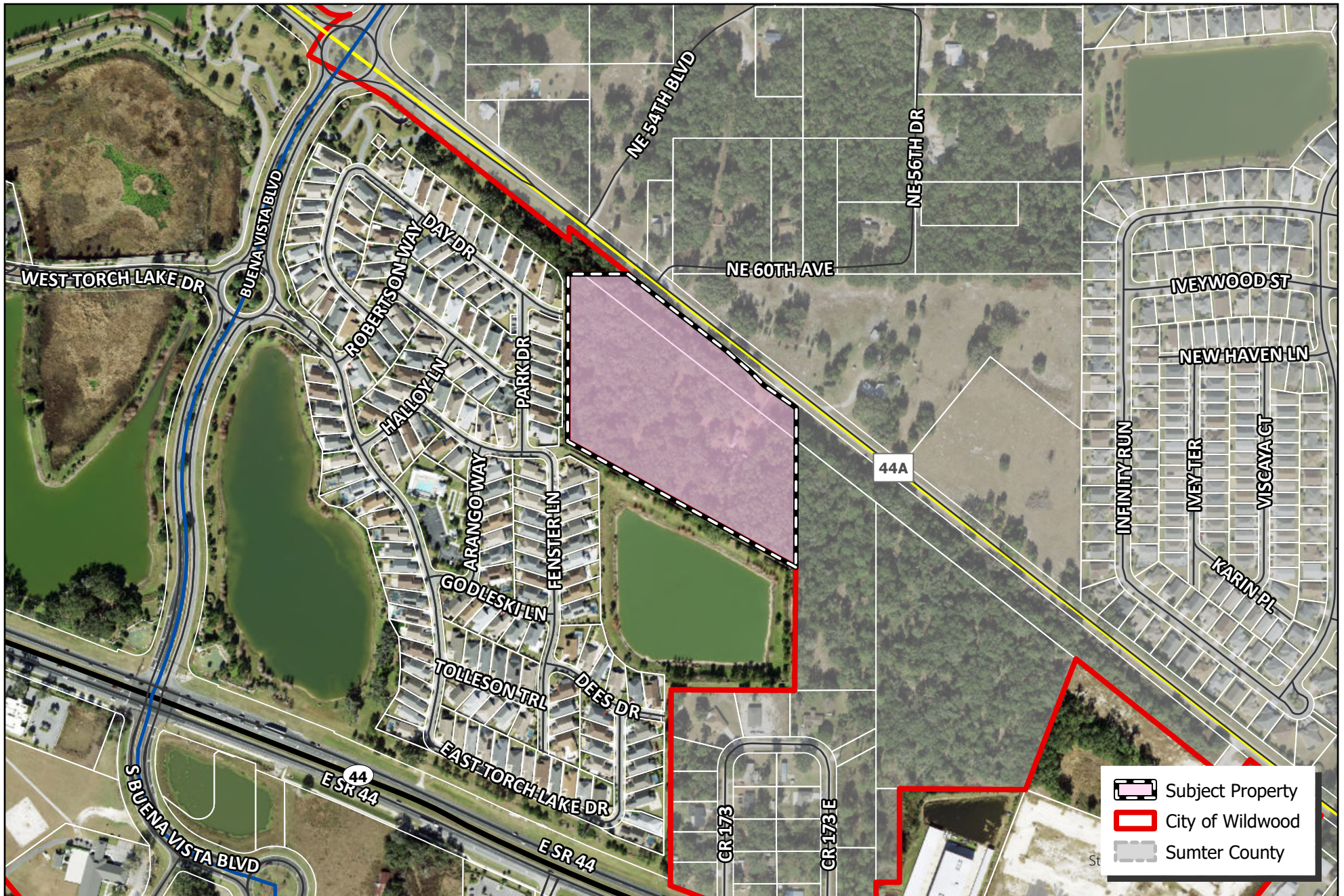
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City Attorney



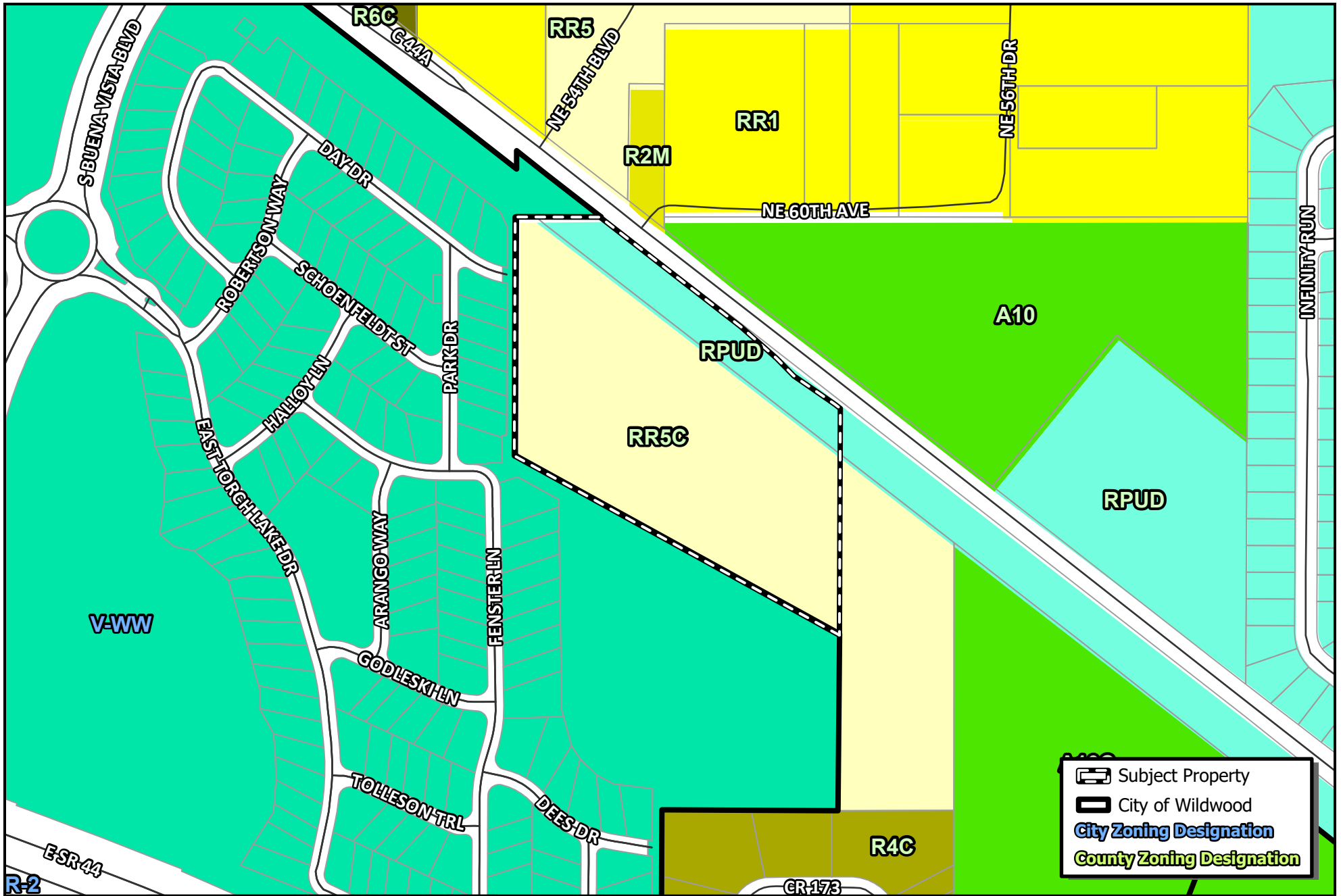
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|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|
| <br><b>WILDWOOD</b><br>FLORIDA | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> |  | <p>RZ 2411-001</p> <p><b>VOSO - 11TH AMENDMENT</b></p> <p>PARCEL G16-005 &amp; PORTION OF PARCEL G16-100</p> |  | <p><b>MAP 1A</b></p> <p><b>LOCATION</b><br/><b>MAP</b></p> <p><b>NOV 2024</b></p> |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|

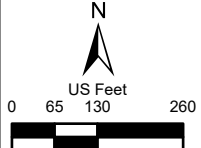


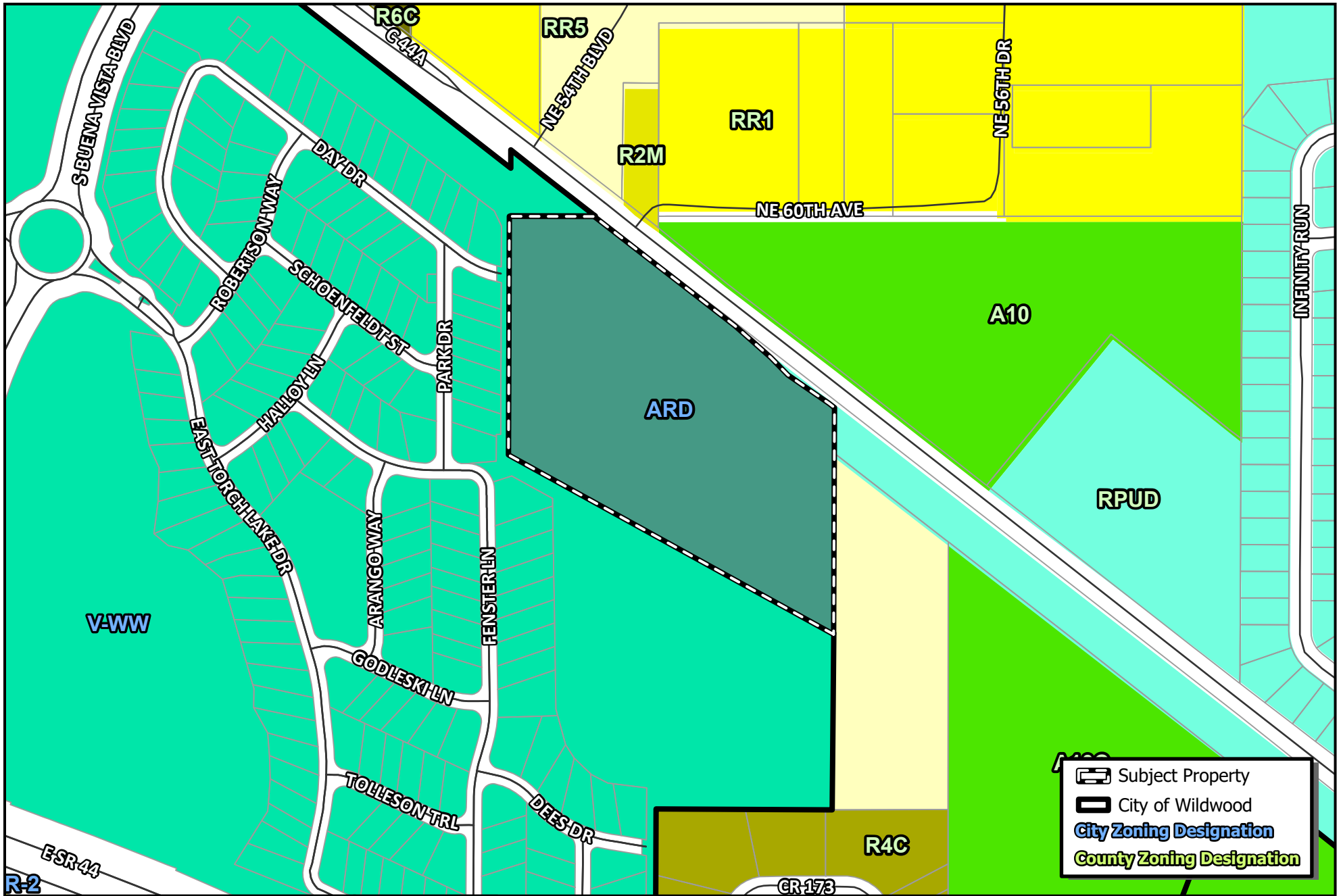


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|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------|
| <br><b>WILDWOOD</b><br>FLORIDA | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> |  | RZ 2411-001<br><b>VOSO - 11TH AMENDMENT</b><br>PARCEL G16-005 & PORTION OF PARCEL G16-100 |  | <b>MAP 1B</b><br><b>LOCATION</b><br><b>MAP</b><br><b>NOV 2024</b> |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------|





|                                                                                                                                                                                                                                                                                           |                                                                                                                              |                                                                                                              |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------|
|  <p><b>CITY OF WILDWOOD</b><br/>         100 North Main Street<br/>         Wildwood, FL 34785<br/>         Phone: (352) 330-1330<br/> <a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>US Feet<br/>         0 65 130 260</p> | <p>RZ 2411-001</p> <p><b>VOSO - 11TH AMENDMENT</b></p> <p>PARCEL G16-005 &amp; PORTION OF PARCEL G16-100</p> | <p><b>MAP 3A</b></p>          |
|                                                                                                                                                                                                                                                                                           |                                                                                                                              |                                                                                                              | <p><b>EXISTING ZONING</b></p> |
|                                                                                                                                                                                                                                                                                           |                                                                                                                              |                                                                                                              | <p><b>NOV 2024</b></p>        |
|                                                                                                                                                                                                                                                                                           |                                                                                                                              |                                                                                                              |                               |





## **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: O2024-89

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 law<sup>1</sup> 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.

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

## **JUSTIFICATION FOR REZONING**

Property to be rezoned to be consistent with the future land use map and to support proposed mixed use development.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1274328

Date Submitted: 12/6/2024

First Name\*

Wendy

Last Name\*

Then

Email Address\*

Wthen@wildwood-fl.gov

Name of Project:\*

CP/RZ 2411-001 VOSO 11th Amendment

Phone\*

3301334

Parcel Number\*

G16-005 & Portion of parcel  
G16-100

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 acceptance:

Matthew  
Tadlock

Digitally signed by Matthew  
Tadlock  
DN: cn=Matthew Tadlock,  
o=Sumter County Public Works,  
ou=Planning and Design,  
email=matthew.tadlock@sumter  
countyfl.gov, c=US  
Date: 2024.12.09 07:33:37 -05'00'

### 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**

Choose File No file chosen

**Please submit your TIA**

C.2 VOSO 11th Amendment Transportation Analysis.pdf

**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](#)



## MEMORANDUM

To: Martin L. Dzuro  
The Villages

From: Richard Barr, AICP  
Kimley-Horn and Associates, Inc.

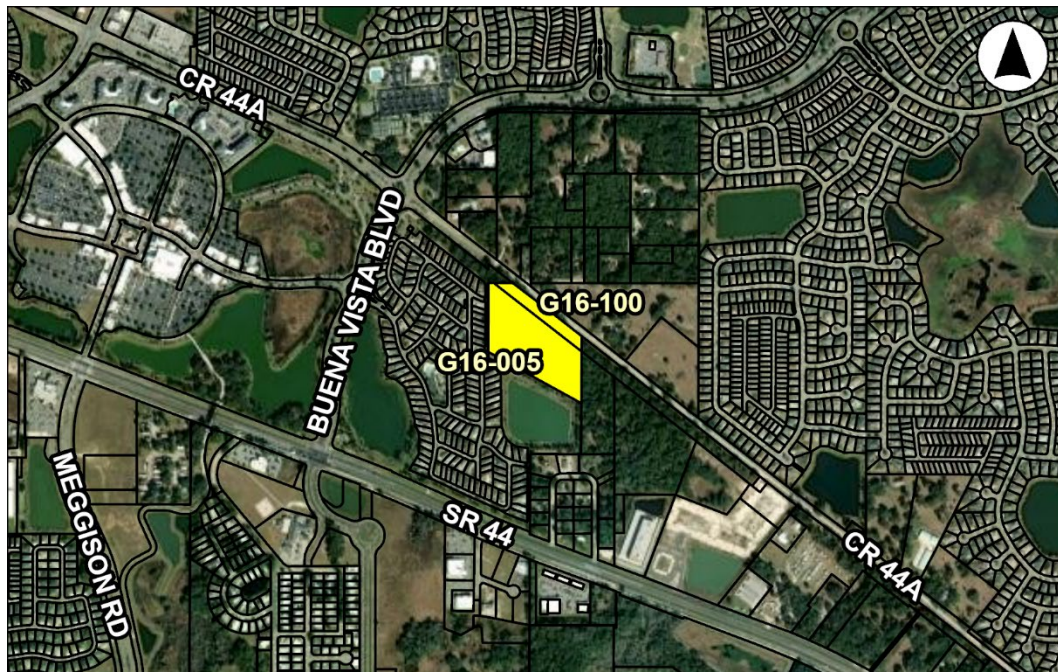
Date: November 15, 2024

Subject: Eleventh Amendment to The Villages of Southern Oaks  
Transportation Analysis

---

This memorandum is in support of submittals for the Eleventh Amendment to The Villages of Southern Oaks in the City of Wildwood, Florida. The Villages of Southern Oaks Eleventh Amendment area is composed of the following two (2) parcels totaling approximately 9.75 acres:

- One (1) parcel (Sumter County Parcel ID G16-005) located south of CR 44A, north of SR 44, and east of Buena Vista Boulevard. The parcel is currently designated as Rural Residential (RR) on the County's Future Land Use Map.
- One (1) parcel (a portion of Sumter County Parcel ID G16-100) also located south of CR 44A, north of SR 44, and east of Buena Vista Boulevard, and runs along a former railroad track. The parcel is currently designated as RR on the County's Future Land Use Map.



The Eleventh Amendment includes the re-designation of these parcels to an age-restricted development (ARD) land use category on the City's Future Land Use Map. The ARD category limits the land use to an age-restricted community like The Villages, uniquely characterized by mixed land uses, an abundance of on-site amenities and social/recreational opportunities, and superior travel connectivity for various travel modes throughout the community.

However, the Eleventh Amendment proposes no new land use intensities in addition to what is currently approved for The Villages of Southern Oaks. The current cumulative land use approved for the Villages of Southern Oaks (and proposed for the Eleventh Amendment) are as follows:

- 60,449 residential dwelling units
- 1,529,000 square feet of office/governmental use
- 12,278,000 square feet of commercial use

As the Eleventh Amendment does not increase land use intensities from what is currently approved or planned for The Villages of Southern Oaks, no additional transportation impacts on the overall area roadway network are expected due to the Eleventh Amendment.

As is typical with long range planning, The Villages will continue partnerships and coordination with the Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (MPO), and others beyond this Eleventh Amendment submittal to monitor the impacts of development to identify actual roadway needs in the future.

If you have any questions or need additional information, please feel free to contact me at 850-553-3500 or by email at [richard.barr@kimley-horn.com](mailto:richard.barr@kimley-horn.com).

# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** RZ 2411-002 Megan Stover Storage

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**Case #** RZ 2411-002 Megan Stover Storage

**Ordinance #** O2024-87

**Applicant** Megan Stover

**Owner(s)** Jacksonville 1 LLC

**Property Location** The subject property is generally located approximately one mile southeast from the intersection of SR 44 & Buena Vista Blvd.

**Parcel Number(s)** G15D009

**Date** December 20, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2411-002 (O2024-86).

**ANALYSIS:**

The applicant is proposing a three-story storage facility.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to CC should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**

The proposed rezoning to CC is consistent with the proposed Future Land Use Map designation of Central Commercial Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.1.b.

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

The land use pattern of the surrounding area is commercial, recreational, and some residential. The proposed CC zoning designation will continue to provide commercial services to the surrounding area.

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

**Schools:** The commercial development will not generate any school-aged children.

**Potable Water & Sewer:** The subject property is located within 1,000 feet of wastewater utilities, however, the project is outside the 1,000' threshold for connection to water utility. The site will not be required to connect to wastewater without access to water.

**Streets:** The property has access off of SR 44. The applicant has provided a Traffic Impact Analysis (TIA) accepted by Sumter County Public Works. The TIA states that access to the site will be provided via a right-in/right-out driveway on SR 44.

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

Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop a three-story storage facility, 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 applicant has provided a Minor Traffic Impact Analysis approved by Sumter County, indicating that the project is expected to generate a total of 95 daily trips.

**(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. Surrounding properties are permitted to develop in accordance with their zoning map designation.

| ZONING DESIGNATION<br>SURROUNDING PROPERTIES |                        |
|----------------------------------------------|------------------------|
| NORTH                                        | RPUD (County)          |
| SOUTH                                        | ROW SR 44/PIE (County) |
| EAST                                         | RR1C (County)          |
| WEST                                         | RR1C (County)          |

If the rezoning is approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

**The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-86 to be forwarded to the City Commission for further action, subject to the approval of O2024-85, which establishes a future land use appropriate for the proposed zoning.**

A handwritten signature in black ink, appearing to read 'MP', with a stylized flourish extending to the right.

**McKenna Page  
Planner I, Development Services**

**ORDINANCE NO. O2024-87**

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 G15D009**  
**Jacksonville 1 LLC**  
**2 +/-**

**LEGAL DESCRIPTION:**

LOT 9 BAKERS ESTATES PB 4 PG 15

This property is to be reclassified from C-3 (City) to CC (City).

**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.

**SECTION 5. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST: \_\_\_\_\_  
Jessica Barnes, City Clerk

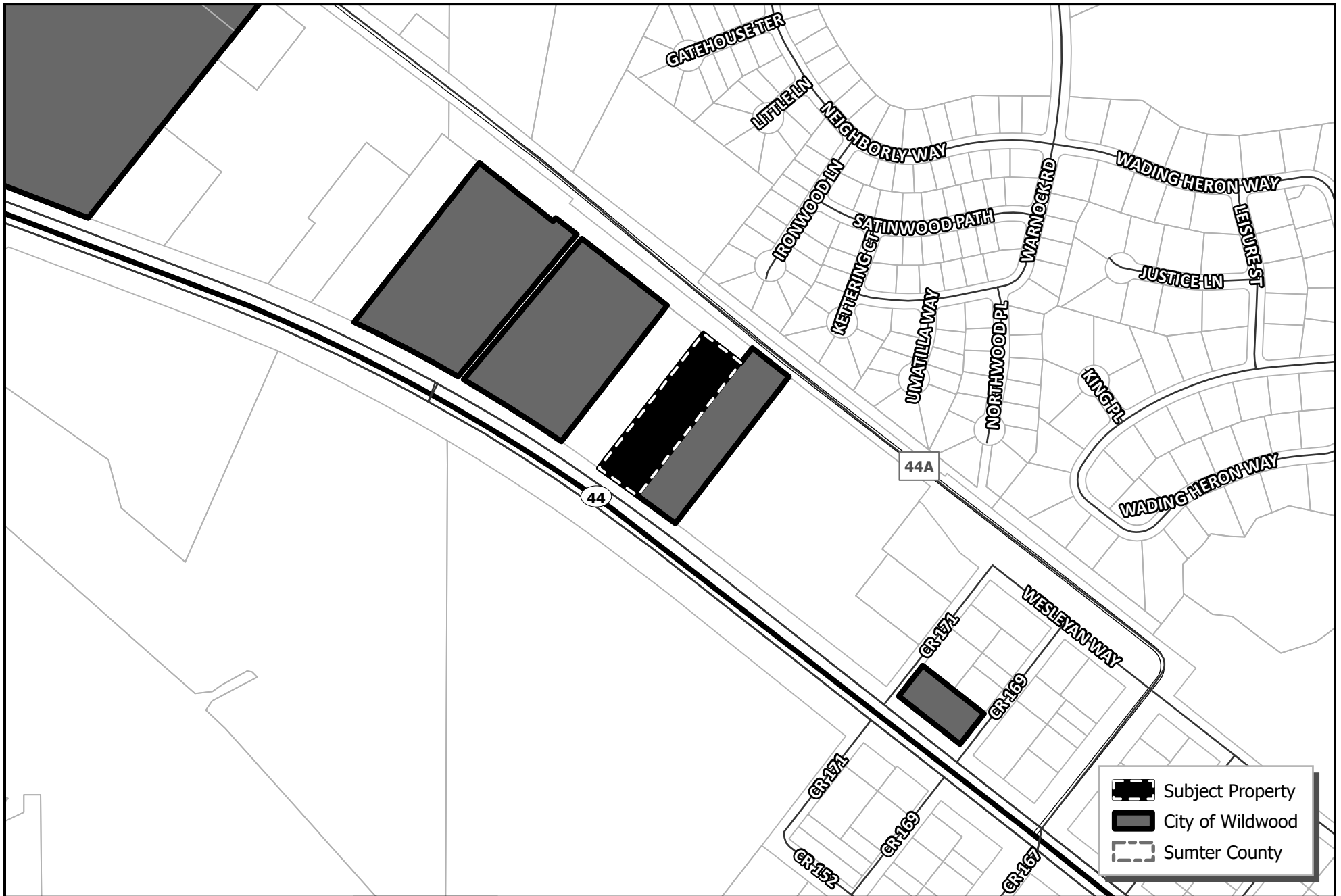
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

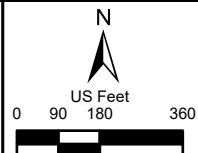
Approved as to form:

\_\_\_\_\_  
City Attorney

# EXHIBIT A



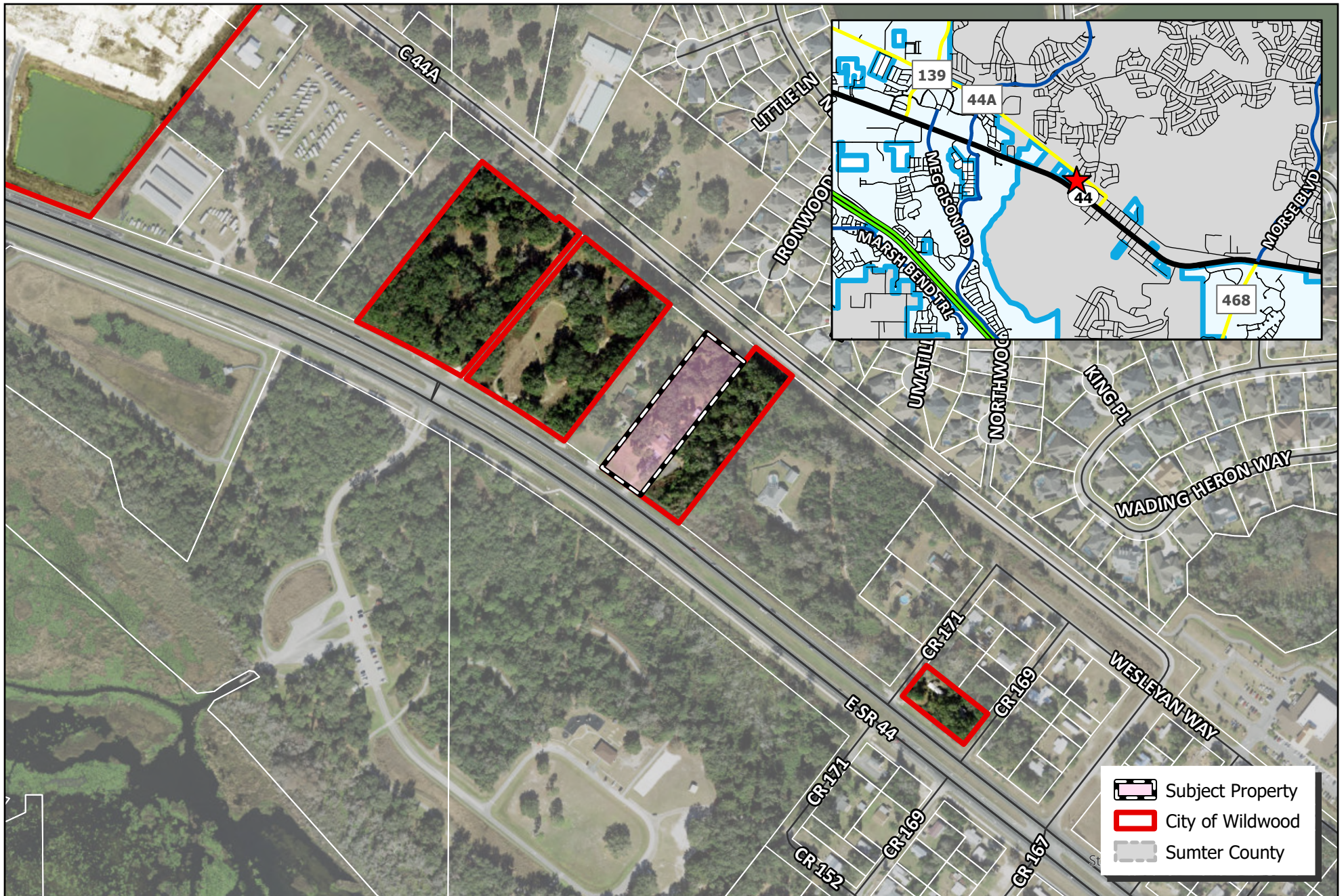
**CITY OF WILDWOOD**  
100 North Main Street  
Wildwood, FL 34785  
Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



RZ 2411-002  
**MEGAN STOVER STORAGE**  
PARCEL G15D009

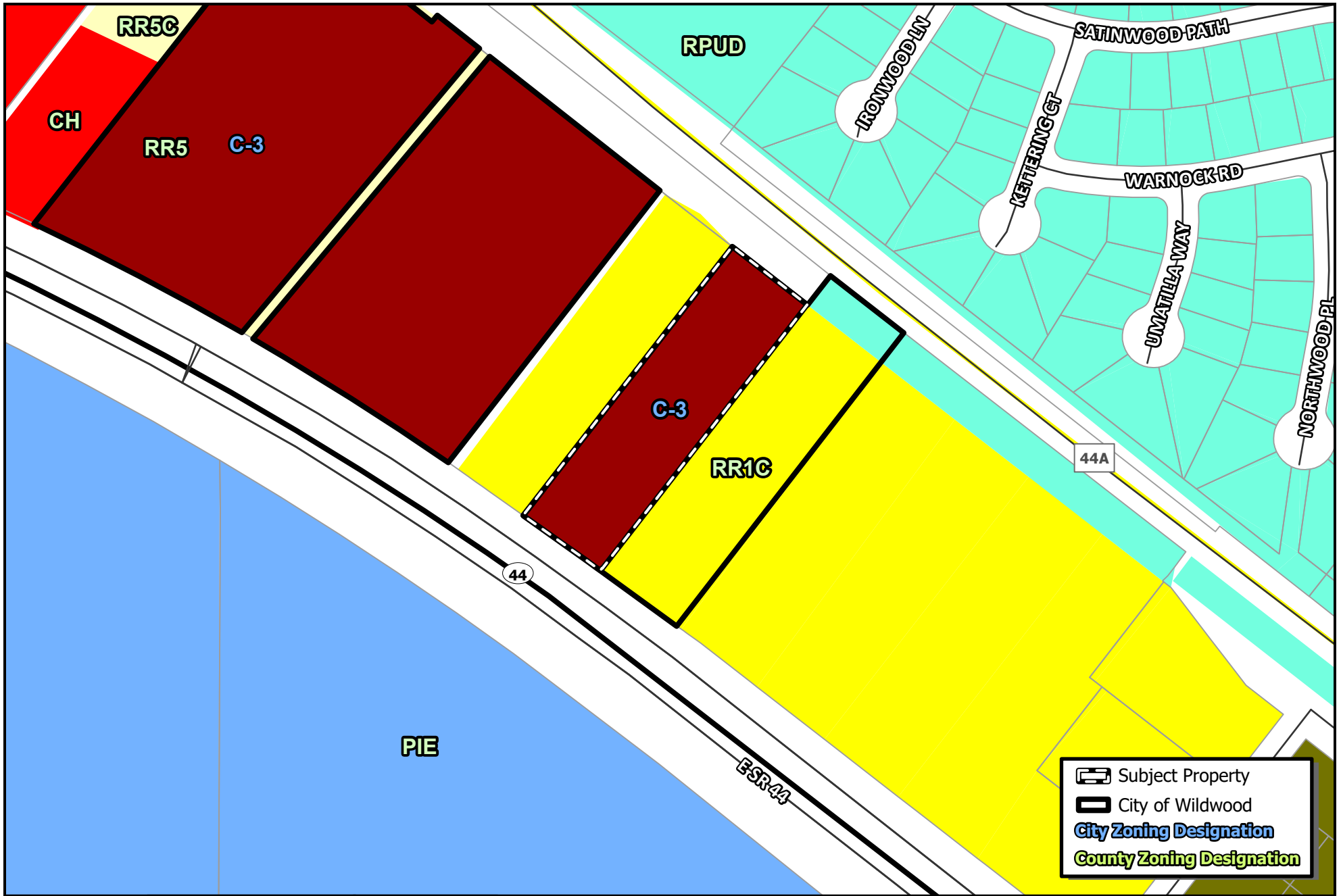
**MAP 1A**  
**LOCATION**  
**MAP**  
**NOV 2024**



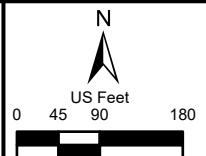


- Subject Property
- City of Wildwood
- Sumter County



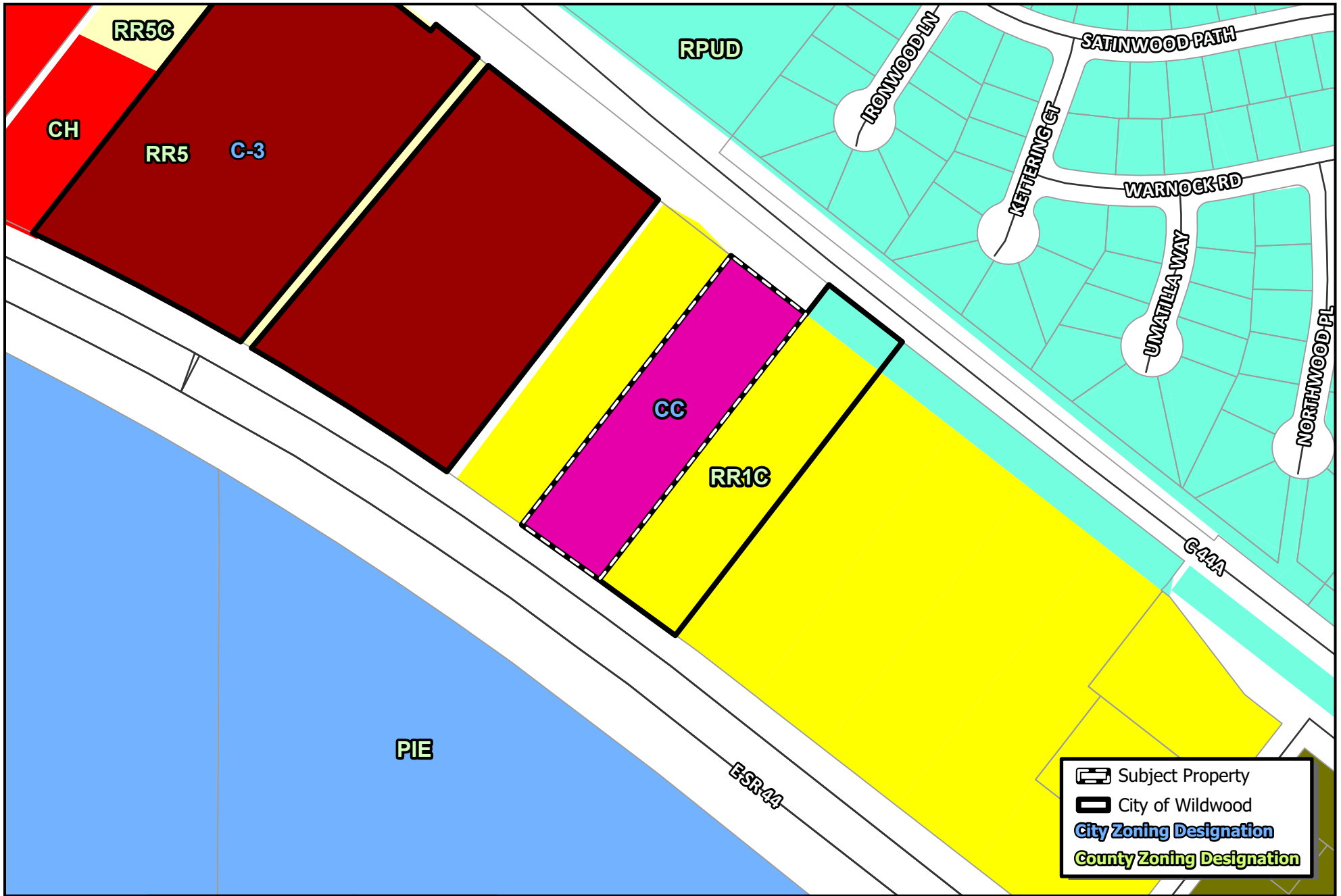


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



RZ 2411-002  
**MEGAN STOVER STORAGE**  
 PARCEL G15D009

**MAP 3A**  
**EXISTING ZONING**  
**NOV 2024**



Subject Property  
 City of Wildwood  
**City Zoning Designation**  
**County Zoning Designation**



## **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: O2024-87

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 law<sup>1</sup> 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.

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

MINOR TRAFFIC IMPACT ANALYSIS

**6114 EAST SR 44**  
SUMTER COUNTY, FLORIDA



Prepared for:

Spartan Construction Services, Inc.  
3930 Tampa Road  
Oldsmar, Florida 34677

Prepared by:

Traffic Planning and Design, Inc.  
535 Versailles Drive  
Maitland, Florida 32751  
407-628-9955

October 2024

TPD № 5986

## PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** 6114 East SR 44  
**LOCATION:** Sumter County, Florida  
**CLIENT:** Spartan Construction Services, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

**NAME:** Turgut Dervish, P.E.  
**P.E. No:** 20400  
**DATE:** October 22<sup>nd</sup>, 2024  
**SIGNATURE:**



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## INTRODUCTION

This analysis was undertaken in order to assess the traffic impact of a proposed self-storage development located in Wildwood, Sumter County. The development is located at 6114 East SR 44 and consists of a 65,340 square foot self-storage facility to be completed by the end of 2026. **Figure 1** depicts the site location and **Figure 2** depicts the preliminary site plan. Access to the site will be provided via a right-in/right-out driveway on SR 44.

The analysis was conducted in accordance with the Sumter County and Florida Department of Transportation (FDOT) guidelines. A study methodology was submitted to and approved by Sumter County, and is included in **Appendix A** along with related correspondence. Traffic volume data, Level of Service standards, and capacities were obtained from the Sumter County Congestion Management Process (CMP) Database, and intersection turning movement counts were collected by Traffic Planning and Design, Inc. staff.

### Study Area

As documented in the study methodology included in Appendix A, a Minor Traffic Impact Analysis (TIA) is required for the proposed development. Therefore, the following roadway segment and intersections were included in the analysis:

#### Roadway Segment:

- SR 44,
  - Buena Vista Blvd to Morse Blvd, Segment ID 35511202

#### Intersections:

- SR 44 & Lake Okahumpka Park Driveway
- SR 44 & SR 44a/Baker Blvd
- SR 44 & Site Access Driveway

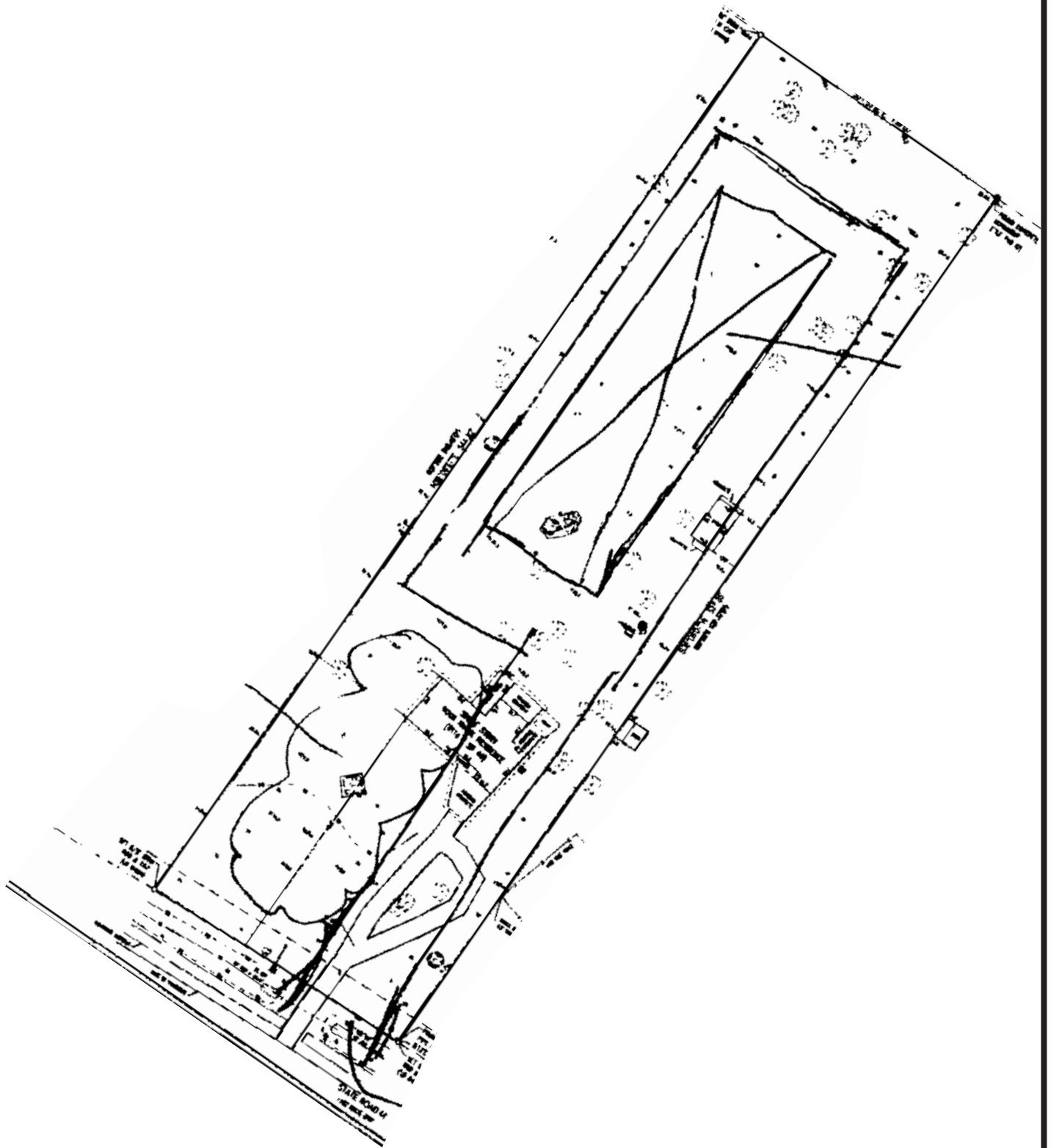




6114 East SR 44  
Project No 5986  
Figure 1

**Site Location**





6114 East SR 44  
Project № 5986  
**Figure 2**

**Site Plan**





## EXISTING CONDITIONS ANALYSIS

An existing conditions analysis was conducted for the study roadway segment and intersections utilizing existing traffic volumes and roadway geometry to establish their current operating conditions.

### Roadway Capacity Analysis

The study roadway segment was analyzed by comparing its existing traffic volumes with its directional capacity for the P.M. peak hour conditions. The existing traffic volumes and capacity were obtained from the 2023 Sumter County CMP Database. The existing P.M. peak hour roadway capacity analysis is summarized in **Table 1**, which shows that the study roadway segment is currently operating at satisfactory Levels of Service. Pertinent pages from the 2023 Sumter County CMP Database are included in **Appendix B**.

**Table 1**  
**Existing Roadway Capacity Analysis**

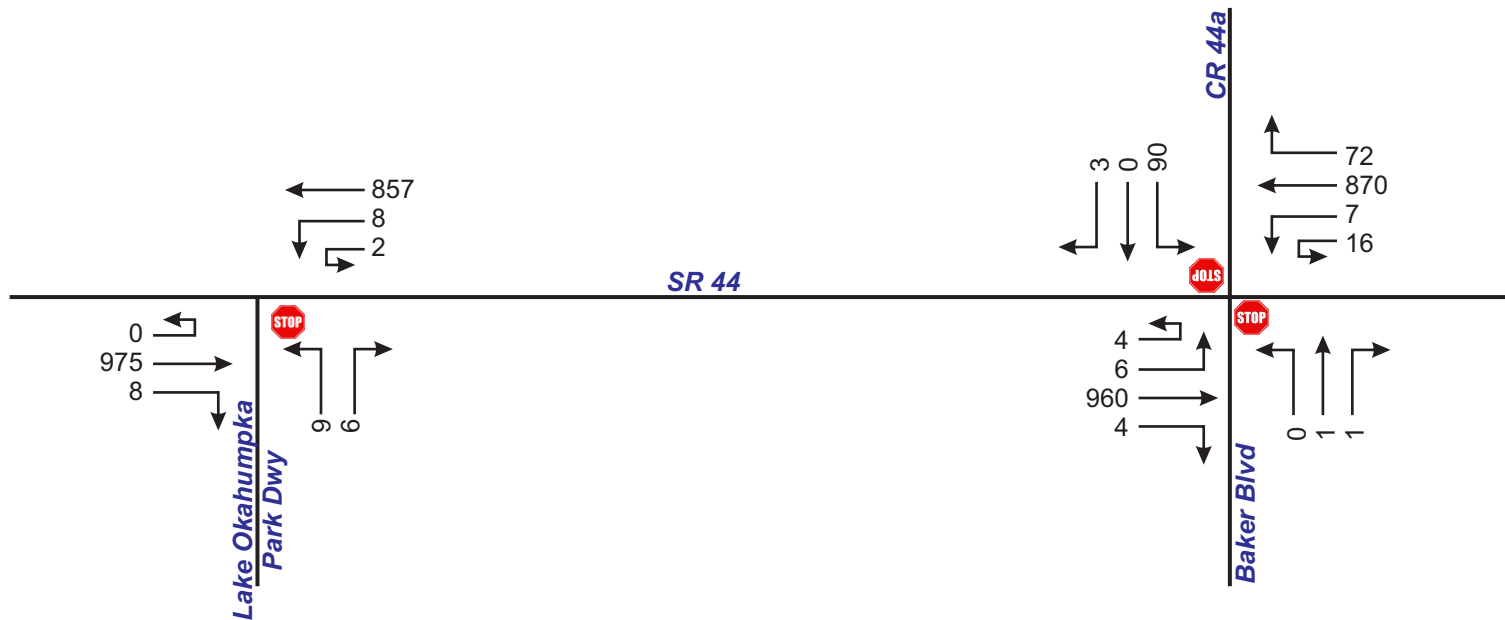
| Segment ID | Segment                        | Adopted* |         |             |               | Dir | Existing Volume* | LOS |
|------------|--------------------------------|----------|---------|-------------|---------------|-----|------------------|-----|
|            |                                | Lanes    | LOS Std | Growth Rate | Dir. Capacity |     |                  |     |
| SR 44      |                                |          |         |             |               |     |                  |     |
| 35511202   | Buena Vista Blvd to Morse Blvd | 4LD      | D       | 3.50%       | 1,943         | EB  | 1,031            | C   |
|            |                                |          |         |             |               | WB  | 1,001            | C   |

\* Obtained from the 2023 Sumter County CMP Database; volumes grown to Existing year using growth rate

### Intersection Capacity Analysis

The study intersections were analyzed in accordance with the procedures of the *Highway Capacity Manual (HCM)* using *Highway Capacity Software (HCS)*. In the analysis, existing P.M. peak hour traffic volumes, intersection geometry, and traffic controls were used. The turning movement counts were made on October 16<sup>th</sup>, 2024, when the FDOT seasonal factor for Sumter County was 1.05. Therefore, the counts were adjusted by this factor. The adjusted intersection volumes are shown in **Figure 3** for use in the analysis. Detailed traffic count and traffic control information along with FDOT's seasonal factor report for Sumter County are included in **Appendix C**. The results of the intersection capacity analysis are summarized in **Table 2**. As can be seen from the table, the study intersections are currently operating at satisfactory Levels of Service. The detailed intersection capacity analysis worksheets are included in **Appendix D**.





6114 East SR 44  
Project No 5986  
**Figure 3**

**Existing P.M. Peak  
Hour Volumes**



**Table 2**  
**Existing Intersection Capacity Analysis**

| Intersection                       | Control | EB    |     | WB    |     | NB    |     | SB    |     |
|------------------------------------|---------|-------|-----|-------|-----|-------|-----|-------|-----|
|                                    |         | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS |
| Lake Okahumpka<br>Park Dwy & SR 44 | Stop    | 14.8  | B   | 12.0  | B   | 16.8  | C   | --    | --  |
| CR 44a/Baker<br>Blvd & SR 44       | Stop    | 12.2  | B   | 15.1  | C   | 17.9  | C   | 33.7  | D   |



## PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development will consist of a 65,340 square foot self-storage facility. To determine the impact of this development on the area roadways, an analysis of its trip generation characteristics was made. This included the determination of the number of trips to be generated by the site and their distribution onto the surrounding roadways.

### Trip Generation

Trip generation data was obtained from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. The trip generation calculation of daily, A.M. and P.M. peak hour volumes is summarized in **Table 3**. The proposed development is estimated to generate 95 daily trips, of which 6 trips will occur during the A.M. peak hour and 10 during the P.M. peak hour. The detailed trip generation sheets are included in the study methodology in Appendix A.

**Table 3**  
**Trip Generation Summary**

| ITE Code | Land Use       | Size       | Daily |       | A.M. Peak Hour |       |      |       | P.M. Peak Hour |       |      |       |
|----------|----------------|------------|-------|-------|----------------|-------|------|-------|----------------|-------|------|-------|
|          |                |            | Rate  | Trips | Rate           | Enter | Exit | Total | Rate           | Enter | Exit | Total |
| 151      | Mini-Warehouse | 65.34 KSF* | 1.45  | 95    | 0.09           | 3     | 3    | 6     | 0.15           | 5     | 5    | 10    |

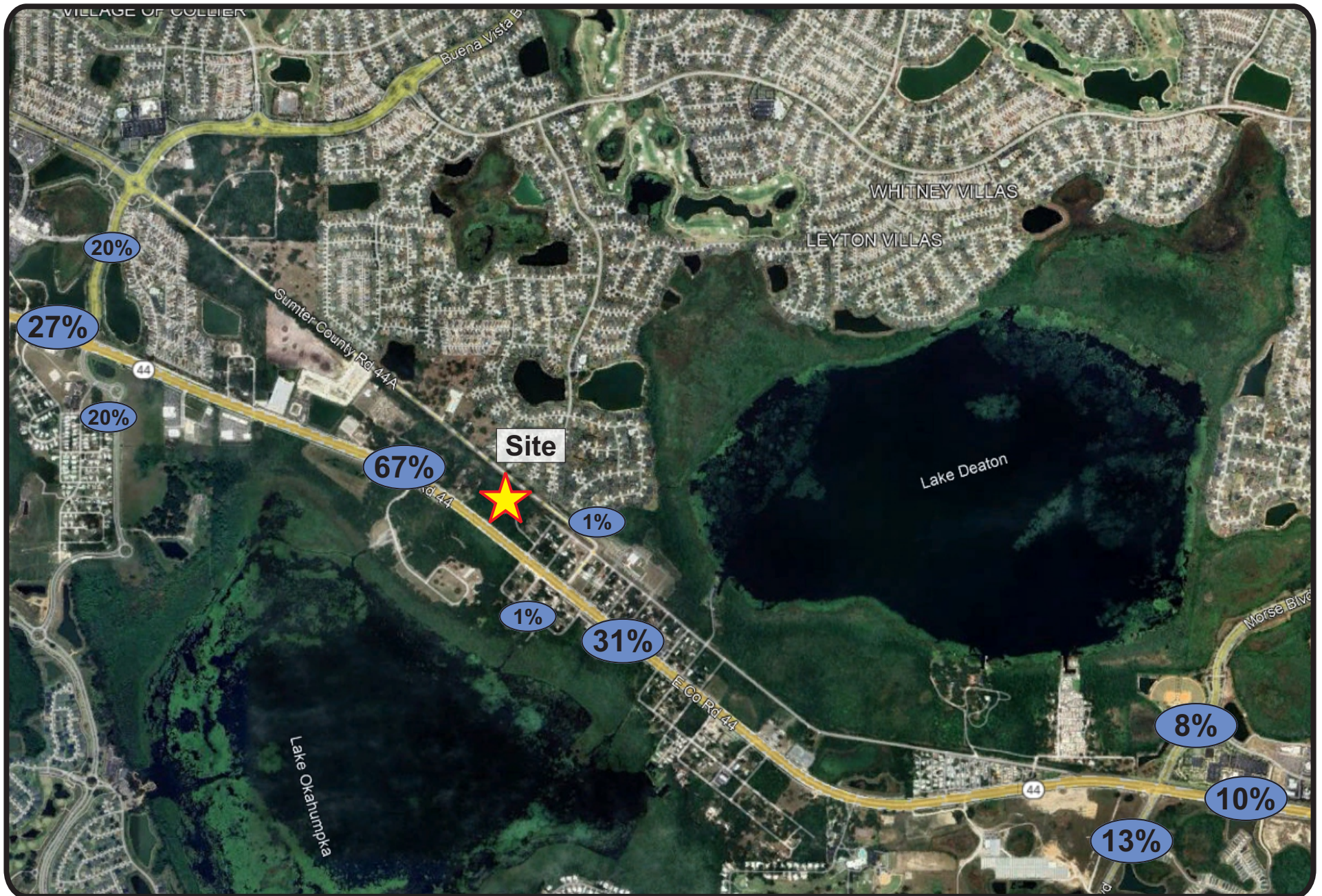
\* KSF = 1,000 square feet

### Trip Distribution / Trip Assignment

A distribution pattern for the proposed development was estimated using the Central Florida Regional Planning Model (CFRPM). A Select Zone Analysis (SZA) was conducted by modifying the 2035 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project, and the model's socio-economic data was updated to reflect the proposed project buildout. The trip distribution in the project vicinity is displayed in **Figure 4**. This distribution pattern was used to assign the project trips to the study roadway segment and intersections. The detailed model distribution plots are included in the study methodology in Appendix A.







6114 East SR 44  
Project No 5986  
Figure 4

*Trip Distribution*





## PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were assessed in order to evaluate the impact of the proposed development on the study roadway segment and intersections. The projected conditions were estimated by combining the P.M. peak hour project trips with background traffic volumes.

### Background Traffic Projections

Projected traffic volumes consist of background traffic combined with site generated traffic. Typically, background traffic volumes are determined by expanding existing peak hour traffic volumes to the buildout year using an annual growth rate. A 3.50% annual growth rate was obtained from the 2023 Sumter County CMP Database and applied to the existing traffic volumes.

### Roadway Capacity Analysis

Roadway capacity analysis was performed for the study roadway segment by comparing its total projected traffic volumes with its corresponding capacities. The results of the projected roadway capacity analysis are summarized in **Table 4**, which lists the roadway segment along with its number of lanes, Level of Service standard, projected traffic volumes, capacity, and resultant Levels of Service. As can be seen from the table, the study roadway segment will continue to operate satisfactorily upon the completion of the project.

**Table 4**  
**Projected Roadway Capacity Analysis**

| Segment ID | Segment                        | Adopted |         |             |               | Dir | Bkgd Volume* | Project Trips** |     | Total Volume | LOS |
|------------|--------------------------------|---------|---------|-------------|---------------|-----|--------------|-----------------|-----|--------------|-----|
|            |                                | Lanes   | LOS Std | Growth Rate | Dir. Capacity |     |              | %               | Vol |              |     |
| SR 44      |                                |         |         |             |               |     |              |                 |     |              |     |
| 35511202   | Buena Vista Blvd to Morse Blvd | 4LD     | D       | 3.50%       | 1,943         | EB  | 1,103        | 67%             | 3   | 1,106        | C   |
|            |                                |         |         |             |               | WB  | 1,071        | 67%             | 3   | 1,074        | C   |

\* Existing volume X 1.07

\*\* Highest on Segment

### Intersection Capacity Analysis

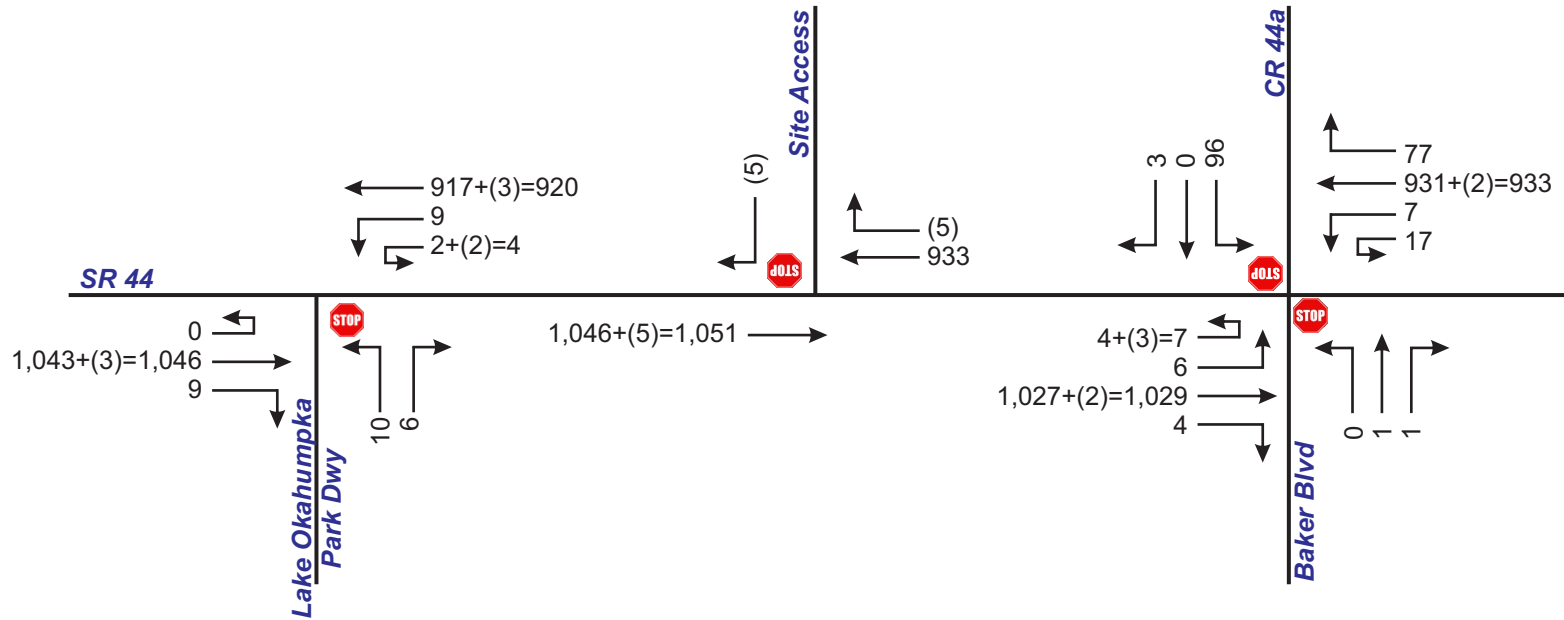
In order to assess the projected operational conditions at the study intersections and site access driveway, intersection capacity analysis was conducted using the total projected volumes, including the project trips. The projected P.M. peak hour volumes at the study intersections and site access driveway are shown in **Figure 5**.



Legend:

00+(00)=00

Total Traffic  
Project Trips  
Background Traffic



6114 East SR 44  
Project No 5986  
Figure 5

**Projected P.M. Peak  
Hour Volumes**



The intersections were analyzed similarly to the existing conditions analysis using HCS software in accordance with the procedures of the *Highway Capacity Manual (HCM)*. The results of the analysis are summarized in **Table 5**, which shows that the study intersections and the site access driveway will continue to operate satisfactorily upon the completion of the project. The detailed capacity analysis worksheets are included in **Appendix E**.

**Table 5**  
**Projected Intersection Capacity Analysis**

| Intersection                    | Control | EB    |     | WB    |     | NB    |     | SB    |     |
|---------------------------------|---------|-------|-----|-------|-----|-------|-----|-------|-----|
|                                 |         | Delay | LOS | Delay | LOS | Delay | LOS | Delay | LOS |
| Lake Okahumpka Park Dwy & SR 44 | Stop    | 15.8  | C   | 13.5  | B   | 18.2  | C   | --    | --  |
| CR 44a/Baker Blvd & SR 44       | Stop    | 13.6  | B   | 16.4  | C   | 19.2  | C   | 42.2  | E   |
| Site Access & SR 44             | Stop    | --    | --  | --    | --  | --    | --  | 12.2  | B   |



## STUDY CONCLUSIONS

This analysis was undertaken in order to assess the traffic impact of a proposed self-storage development located in Wildwood, Sumter County. Located at 6114 East SR 44, the development consists of a 65,340 square foot self-storage facility to be completed by the end of 2026. The findings of this analysis are as follows:

- The proposed development will generate 95 daily trips, of which 6 will occur during the A.M. peak hour and 10 during the P.M. peak hour.
- The analysis indicated that the study roadway segment currently operates at satisfactory Levels of Service and will continue to do so upon the completion of the project.
- The analysis of the study intersections revealed that the study intersections currently operate satisfactorily and will continue to do so upon the completion of the project.
- Access to the site will be provided via a right-in/right-out driveway on SR 44. The site access driveway is projected to operate satisfactorily upon the completion of the project.



## **APPENDICES**

## **APPENDIX A**

### Study Methodology and Correspondence

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272910

Date Submitted: 10/1/2024

|                 |                  |                                |
|-----------------|------------------|--------------------------------|
| First Name*     | Last Name*       | Email Address*                 |
| <div>Rita</div> | <div>Merhi</div> | <div>Rita@tpdtraffic.com</div> |

Name of Project:\*

6114 East SR 44

|                         |                    |
|-------------------------|--------------------|
| Phone*                  | Parcel Number*     |
| <div>407-628-9955</div> | <div>G15D009</div> |

**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)  
Methodology acceptance:

### 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**

5986 - 6114 East SR 44 Methodology.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](#)



TO: Matthew Tadlock  
Engineer, Public Works

FROM: Turgut Dervish, P.E.

DATE: September 30<sup>th</sup>, 2024

RE: **6114 East SR 44 TIA Methodology**  
Sumter County, Florida  
TPD No. 5986

The following is an outline of the proposed methodology for the Traffic Impact Analysis of the proposed development located at 6114 East SR 44 in Wildwood, Sumter County. The development is located on the north side of SR 44, approximately 1 mile south/east of Buena Vista Boulevard. **Figure 1** depicts the site location and the area roadways. The analysis will be conducted as per the guidelines established by Sumter County.

## 1. Proposed Development

The proposed development will consist of a 65,340 square foot self-storage facility. Access to the site is proposed via a right-in/right-out driveway on SR 44. **Figure 2** depicts the conceptual site plan. The development will be completed by the end of 2026.

## 2. Trip Generation

Trip generation rates from the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* will be used for the trip generation estimation of the development. **Table 1** provides a summary of the trip generation for the proposed development calculated with the ITE data. As can be seen from the table, the project is expected to generate a total of 95 daily trips, of which 6 will occur during the A.M. peak hour and 10 during P.M. peak hour. The ITE trip generation worksheets are included in **Attachment A**. Based on Sumter County TIA guidelines, a Minor TIA is required for the proposed development.

**Table 1**  
**Trip Generation Calculation Summary**

| ITE Code | Land Use       | Size       | Daily |       | A.M. Peak Hour |       |      |       | P.M. Peak Hour |       |      |       |
|----------|----------------|------------|-------|-------|----------------|-------|------|-------|----------------|-------|------|-------|
|          |                |            | Rate  | Trips | Rate           | Enter | Exit | Total | Rate           | Enter | Exit | Total |
| 151      | Mini-Warehouse | 65.34 KSF* | 1.45  | 95    | 0.09           | 3     | 3    | 6     | 0.15           | 5     | 5    | 10    |

\* KSF = 1,000 square feet

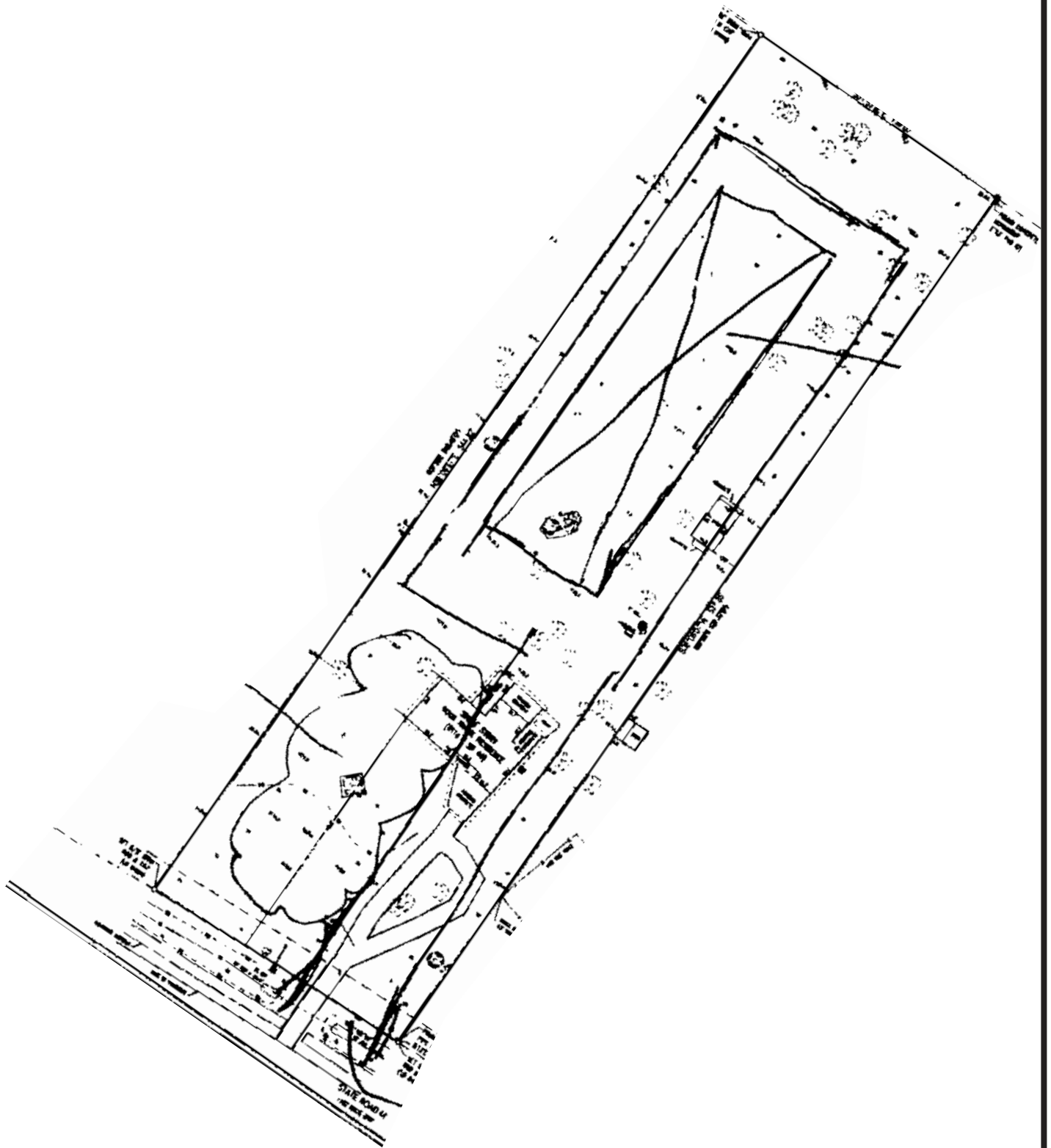


6114 East SR 44  
Project No 5986  
Figure 1

**Site Location**







6114 East SR 44  
Project № 5986  
**Figure 2**

**Site Plan**



### 3. Trip Distribution

The trip distribution pattern for the proposed project was estimated using the currently adopted Central Florida Regional Planning Model (CFRPM). A Select Zone Analysis (SZA) was conducted by modifying the 2035 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project, and the model's socio-economic data was updated to reflect the proposed project buildout. The trip distribution is shown in **Figure 3** and the model distribution plots are included in **Attachment B**.

### 4. Impact Area

As per Sumter County guidelines, the impact area for a Minor TIA includes the roadway which directly abuts the development, as well as the major signalized and unsignalized intersections within 1,320 feet of the site access driveway. There are no major signalized or unsignalized intersections within 1,320 feet of the proposed development, therefore the adjacent median openings will be included in the analysis along with the adjacent roadway segment. The following roadway segments and intersections will therefore be included in the analysis:

The roadway segments to be included in the analysis:

- SR 44
  - Buena Vista Boulevard to Morse Boulevard, Segment ID 35511202

The intersections to be included in the analysis:

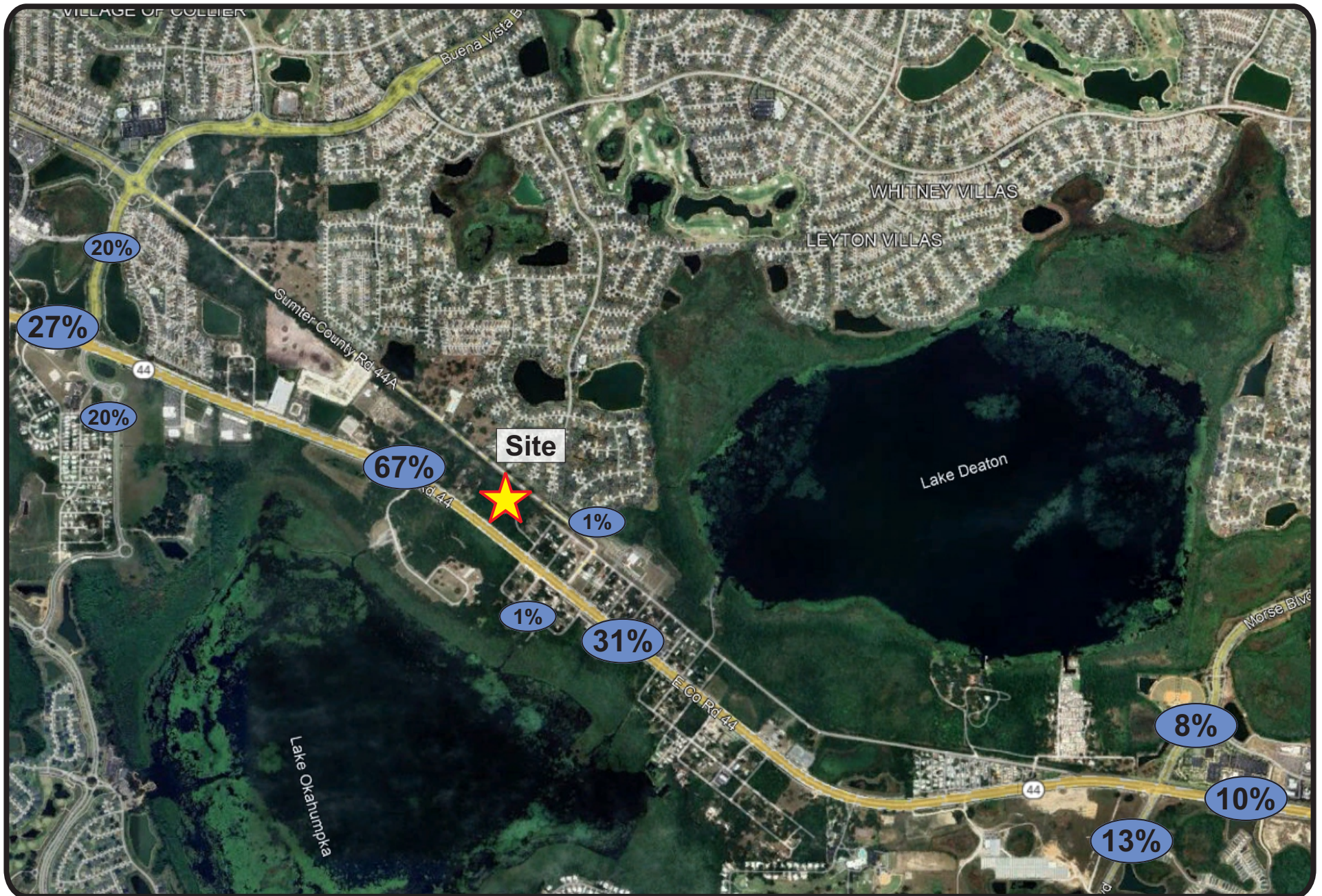
- SR 44 & Lake Okahumpka Park Driveway
- SR 44 & SR 44a/Baker Boulevard
- SR 44 & Site Access Driveway

### 5. Traffic Impact Assessment

#### a) Roadway

- Obtain existing traffic volumes on the study roadway segment from the 2023 Sumter County CMP Database for use in the traffic analysis.
- Determine background traffic growth on the study roadway segment with the use of growth rates obtained from the Sumter County CMP Database. The minimum 1.00% annual growth rate will be used.
- Combine project traffic with background traffic to obtain total traffic volumes.
- Perform P.M. peak hour roadway analysis utilizing Sumter County LOS standards.





6114 East SR 44  
Project No 5986  
Figure 3

*Trip Distribution*



b) Intersections

- Conduct intersection counts and use Seasonal Factors to adjust intersection data during the P.M. peak period at the study intersections.
- Determine background traffic with the use of the growth rates obtained from the Sumter County CMP Database.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis for the P.M. peak hour utilizing the latest version of the *Highway Capacity Software (HCS)* in accordance with the procedures of the *Highway Capacity Manual (HCM)*.

**6. Traffic Report**

Prepare traffic report summarizing study procedures, analyses and recommendations. If you have any questions or concerns, please contact us at (407) 628-9955.

## **Attachments**



**Attachment A**  
**ITE Trip Generation Sheets**

# Mini-Warehouse (151)

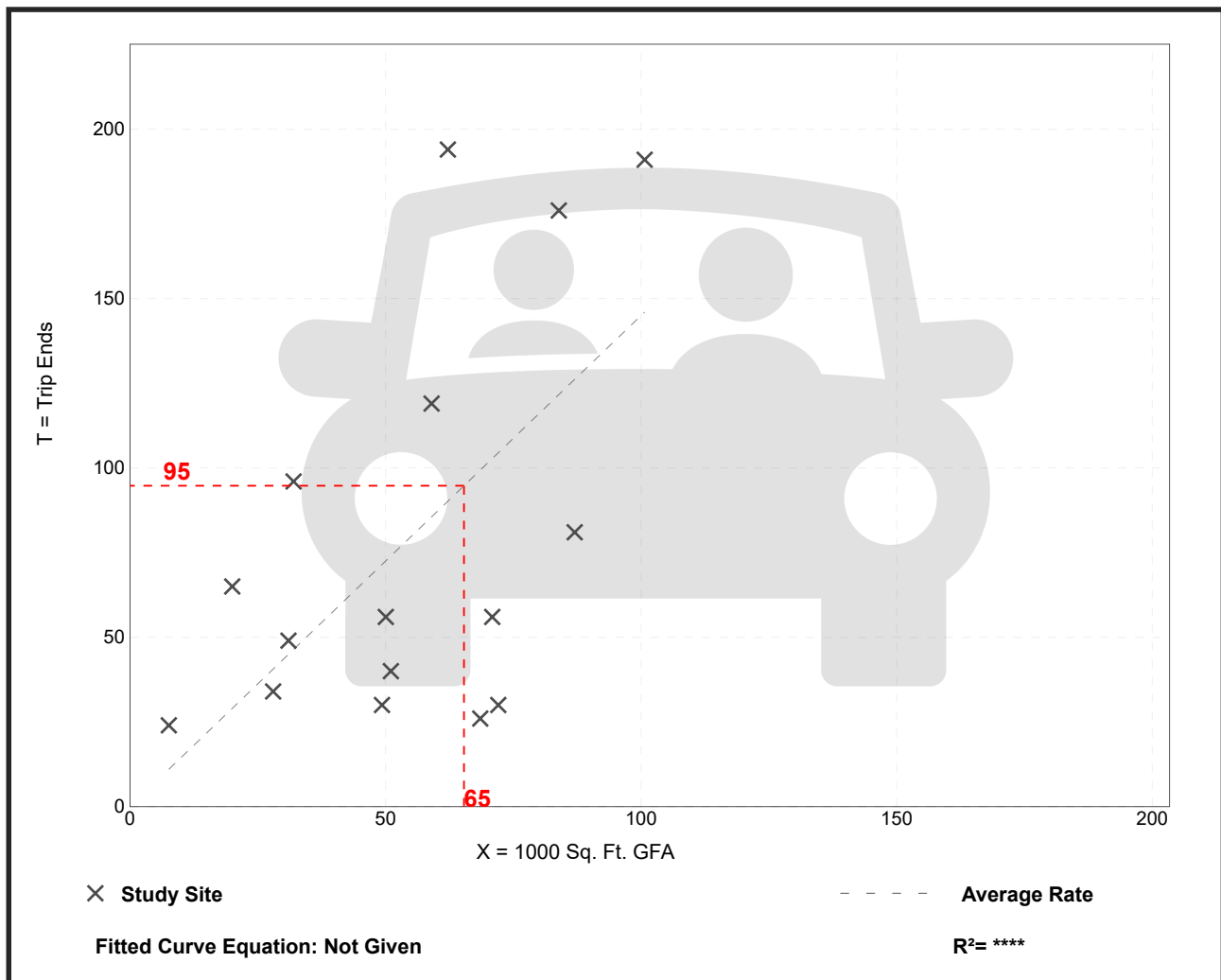
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 16  
Avg. 1000 Sq. Ft. GFA: 55  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.45         | 0.38 - 3.25    | 0.92               |

## Data Plot and Equation



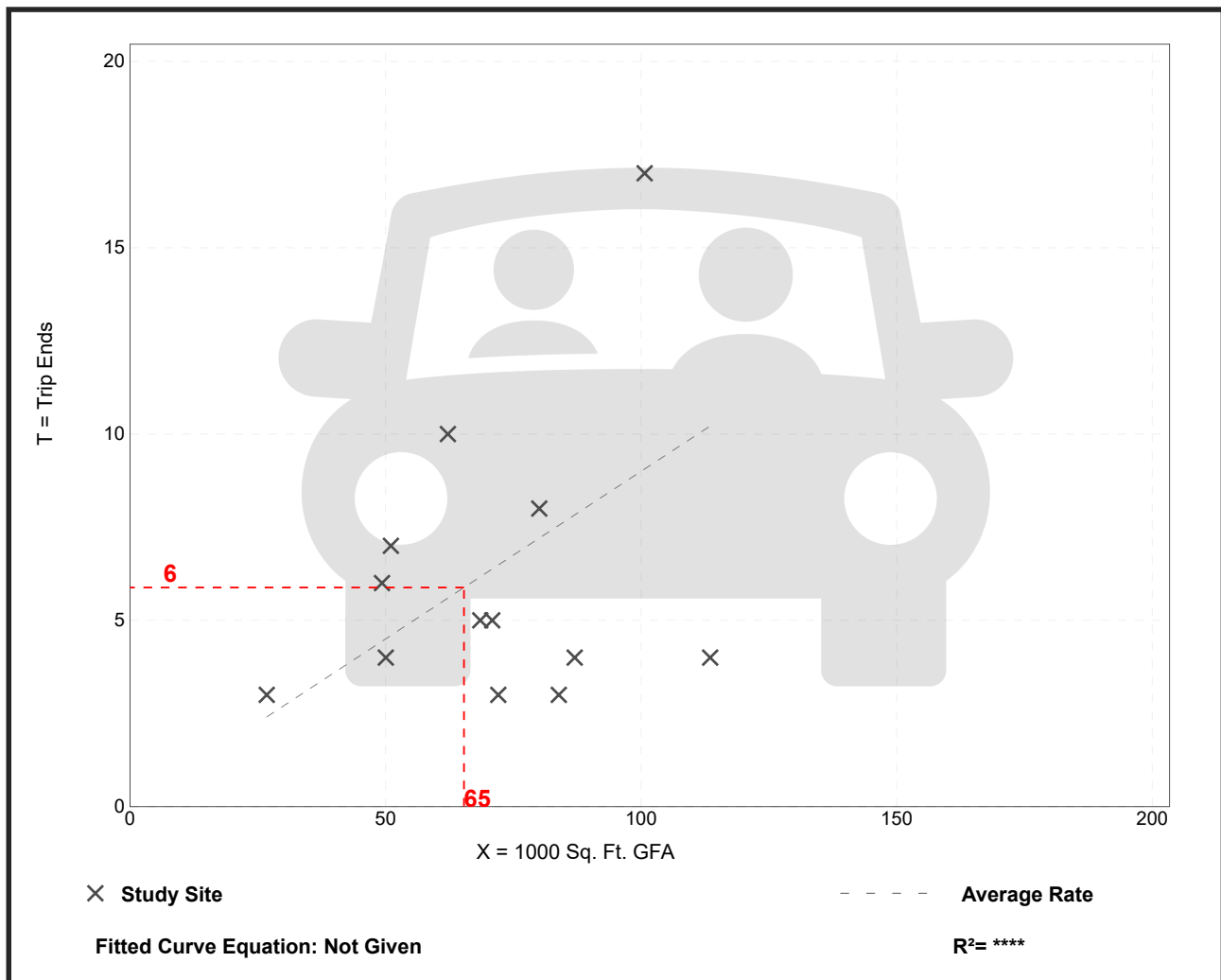
# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 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: 13  
 Avg. 1000 Sq. Ft. GFA: 70  
 Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.09         | 0.04 - 0.17    | 0.05               |

## Data Plot and Equation



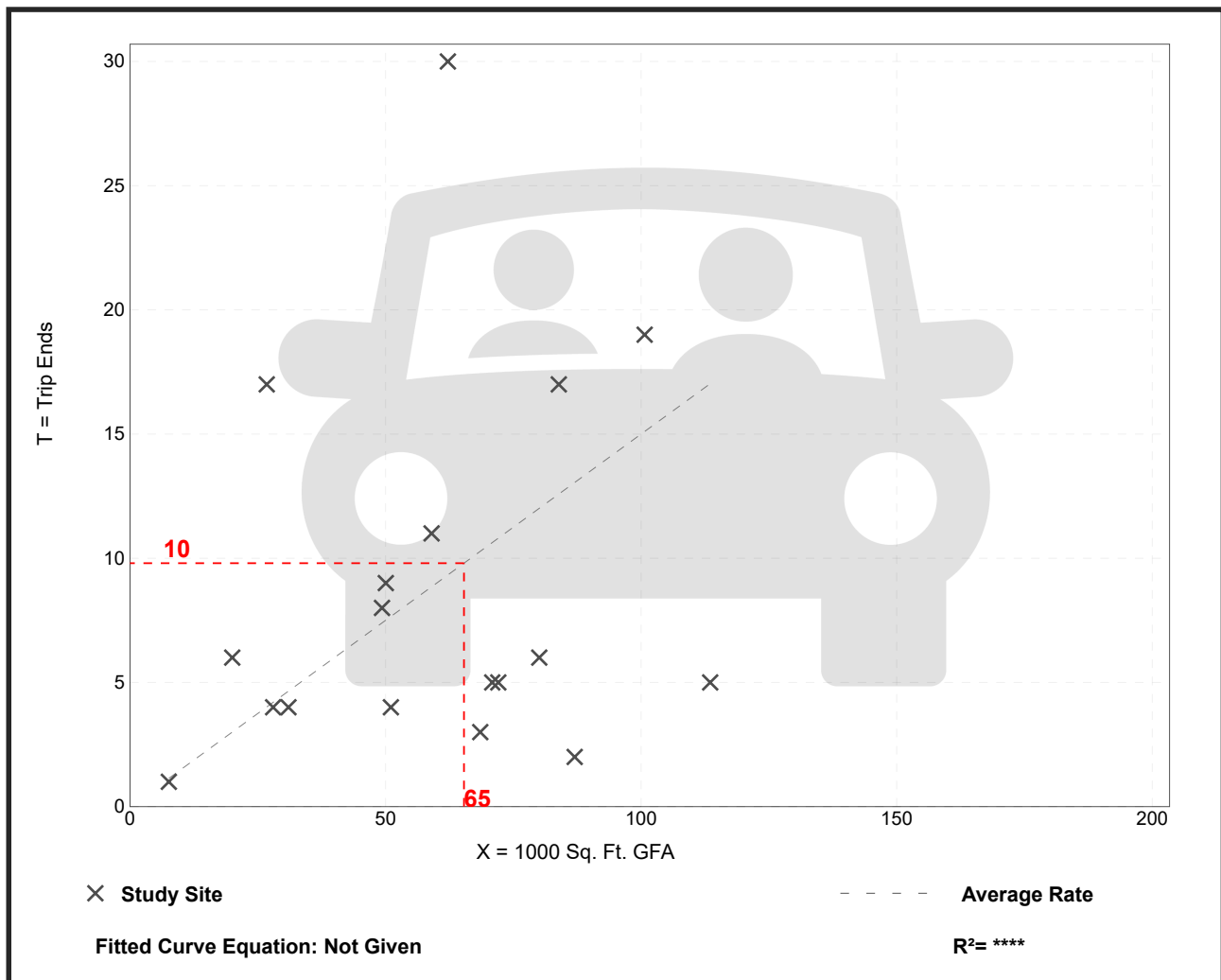
# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 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: 18  
 Avg. 1000 Sq. Ft. GFA: 59  
 Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

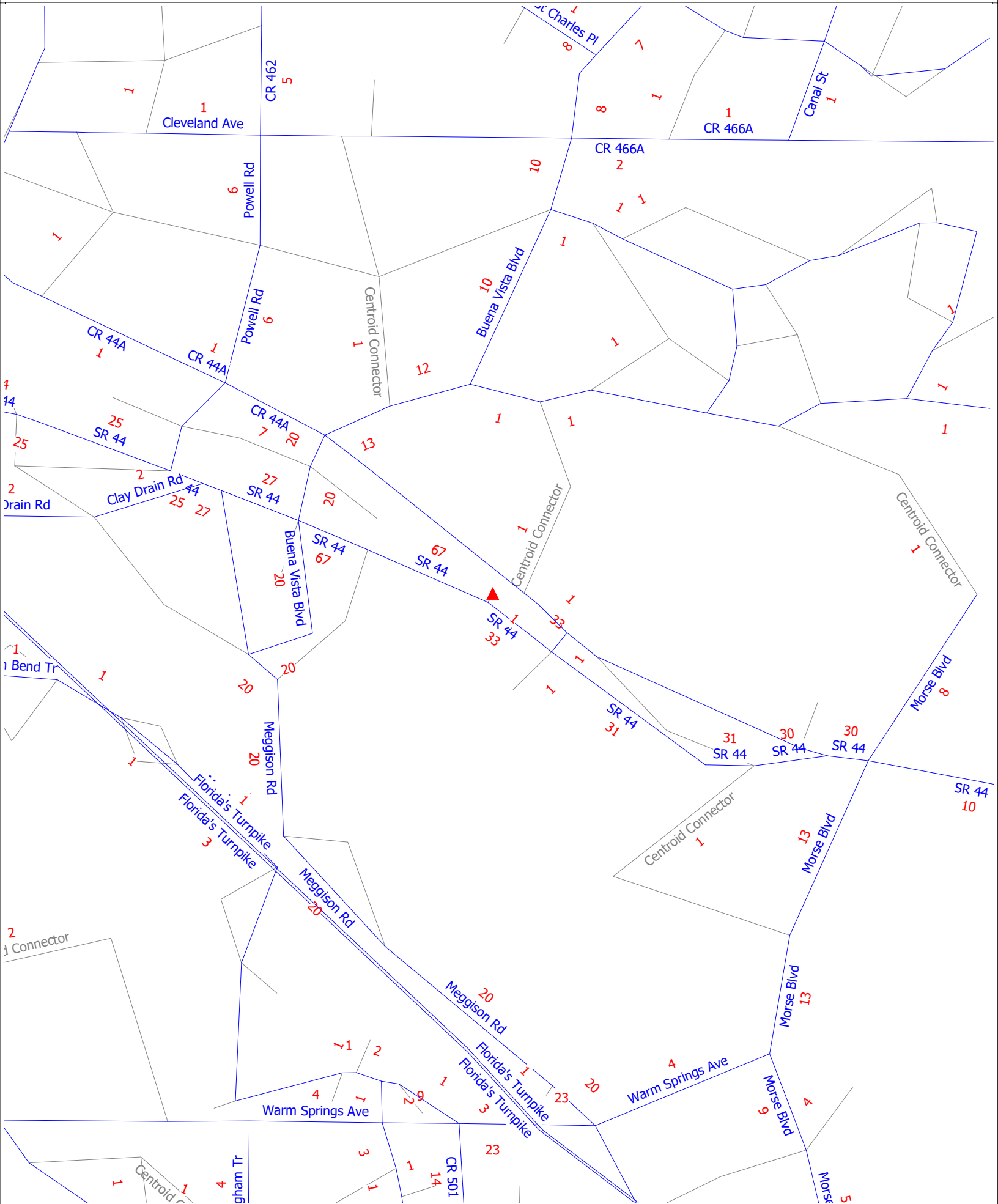
| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.15         | 0.02 - 0.64    | 0.14               |

## Data Plot and Equation



**Attachment B**  
**Model Output**





## **APPENDIX B**

Pages from the 2023 Sumter County CMP Database



Sumter County CMP Database

| SEGMENT ID | COUNTY STATION | 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 ADOT | 2023 DAILY V/C | 2023 DAILY LOS | PEAK HOUR DIRECTIONAL SERVICE VOLUME | 2023 PEAK HOUR NB/EB VOLUME | 2023 PEAK HOUR SB/WB 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 ADOT | 2023 DAILY V/C | 2028 DAILY LOS | PEAK HOUR DIRECTIONAL SERVICE VOLUME (2028) | 2028 PEAK HOUR NB/EB VOLUME | 2028 PEAK HOUR SB/WB 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              | 2.399          | 361                                  | 652                         | 0.27                        | B                  | 4,350              | 1,033                                        | B                          | 0.23                       | 1.00%       | 45,800                      | 11,771    | 0.26           | B              | 2.280                                       | 379                         | 685                         | 0.29               | B                  | 4,350                                               | 1,033                      | B                          | 0.24 | 1.00%  |
| 3553130    | 180202         | 180202       | FDOT        | 45          | 1.00                | CR 44A             | SR 539/75                | CR 44A               | 4            | 4            | RURAL         | UNDIVIDED           | C2                     | STATE              | UNINCORPORATED SUMTER COUNTY         | D            | 35,700               | 19,190               | 0.34      | B              | 2.590          | 639                                  | 984                         | 0.34                        | B                  | 2,590              | 1,823                                        | B                          | 0.34                       | 2.25%       | 35,700                      | 21,448    | 0.39           | B              | 2,590                                       | 938                         | 1,100                       | 0.38               | D                  | 3,590                                               | 1,200                      | D                          | 0.39 | 2.25%  |
| 3553109    | 2020-178       |              | SUMTER      | 35          | 0.77                | CR 48              | CR 478 (VIRGINIA AVE)    | CR 469               | 2            | 2            | RURAL         | UNDIVIDED           | C2T                    | 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                         | 377                         | 0.40               | C                  | 1,710                                               | 1,153                      | C                          | 0.47 | 2.50%  |
| 3553130    | 71             |              | SUMTER      | 30          | 0.51                | CR 48 (FLORIDA ST) | US 301/SR 35 (NOBLE AVE) | CR 478 W             | 2            | 2            | URBAN         | UNDIVIDED           | C2T                    | 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                                               | 890                        | C                          | 0.69 | 1.00%  |
| 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              | 264                                          | B                          | 0.20                       | 10.00%      | 14,000                      | 7,714     | 0.55           | C              | 780                                         | 192                         | 229                         | 0.31               | B                  | 1,330                                               | 922                        | D                          | 0.69 | 10.00% |
| 3553150    | 98             |              | SUMTER      | 55          | 2.90                | CR 469             | SR 50                    | 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              | 296                                          | B                          | 0.18                       | 8.25%       | 14,000                      | 6,505     | 0.46           | C              | 780                                         | 172                         | 178                         | 0.24               | B                  | 1,330                                               | 902                        | D                          | 0.68 | 8.25%  |
| 3553160    | 72             |              | SUMTER      | 35          | 0.99                | CR 48              | CR 478 W                 | CR 557               | 2            | 2            | RURAL         | UNDIVIDED           | C2                     | COUNTY             | BUSHNELL                             | D            | 14,000               | 9,321                | 0.67      | D              | 780            | 382                                  | 327                         | 0.52                        | C                  | 1,330              | 709                                          | C                          | 0.53                       | 4.75%       | 14,000                      | 11,755    | 0.84           | D              | 780                                         | 482                         | 412                         | 0.66               | D                  | 1,330                                               | 1,212                      | D                          | 0.91 | 4.75%  |
| 3553170    | 75             | 187001       | SUMTER      | 55          | 1.75                | CR 48              | CR 557                   | CR 747               | 2            | 2            | RURAL         | UNDIVIDED           | C2                     | COUNTY             | BUSHNELL                             | D            | 14,000               | 1,175                | 0.66      | D              | 780            | 284                                  | 335                         | 0.46                        | C                  | 1,330              | 619                                          | C                          | 0.47                       | 5.50%       | 14,000                      | 11,991    | 0.86           | D              | 780                                         | 371                         | 438                         | 0.60               | D                  | 1,330                                               | 1,101                      | D                          | 0.83 | 5.50%  |
| 3553180    | 73             | 187001       | SUMTER      | 45          | 1.26                | CR 48              | SR 474                   | CR 747               | 2            | 2            | URBAN         | UNDIVIDED           | C2                     | COUNTY             | BUSHNELL                             | D            | 14,000               | 8,128                | 0.58      | C              | 780            | 247                                  | 319                         | 0.44                        | C                  | 1,330              | 566                                          | C                          | 0.43                       | 6.25%       | 14,000                      | 11,006    | 0.79           | D              | 780                                         | 334                         | 432                         | 0.59               | D                  | 1,330                                               | 1,064                      | D                          | 0.80 | 6.25%  |
| 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              | 780            | 263                                  | 302                         | 0.41                        | C                  | 1,330              | 564                                          | C                          | 0.42                       | 6.00%       | 14,000                      | 10,868    | 0.78           | D              | 780                                         | 351                         | 404                         | 0.75               | D                  | 1,330                                               | 1,006                      | D                          | 0.91 | 6.00%  |
| 3553200    | 77             |              | SUMTER      | 55          | 1.82                | CR 48              | CR 567                   | CR 569 (NORTH AVE)   | 2            | 2            | URBAN         | UNDIVIDED           | C2                     | COUNTY             | CENTER HILL                          | D            | 14,000               | 9,575                | 0.68      | D              | 780            | 270                                  | 295                         | 0.40                        | C                  | 1,330              | 565                                          | C                          | 0.42                       | 7.75%       | 14,000                      | 13,917    | 0.99           | D              | 780                                         | 392                         | 428                         | 0.59               | C                  | 1,330                                               | 1,122                      | D                          | 0.84 | 7.75%  |
| 3553210    | 77             |              | ADJACENT    | 55          | 1.82                | CR 48              | CR 569 (NORTH AVE)       | CR 569 (NORTH AVE)   | 2            | 2            | RURAL         | UNDIVIDED           | C2T                    | COUNTY             | CENTER HILL                          | D            | 18,000               | 9,575                | 0.53      | 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 | 7.75%  |
| 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 | 2.25%  |
| 3554130    | 174            | 180009       | SUMTER      | 40          | 0.52                | SR 48 (CR 48 W)    | CR 311 (N WEST ST)       | CR 475 (S MAIN ST)   | 4            | 4            | RURAL         | UNDIVIDED           | C3C                    | STATE              | BUSHNELL                             | D            | 36,600               | 12,155               | 0.37      | C              | 1,810          | 536                                  | 466                         | 0.33                        | C                  | 3,290              | 1,126                                        | C                          | 0.34                       | 1.00%       | 36,600                      | 14,134    | 0.39           | C              | 1,810                                       | 553                         | 531                         | 0.35               | C                  | 3,290                                               | 2,363                      | C                          | 0.72 | 1.00%  |
| 3554140    | 175            | 180207       | FDOT        | 40          | 0.25                | SR 48 (MAIN ST N)  | US 301/SR 35             | SR 48                | 4            | 4            | URBAN         | UNDIVIDED           | C2T                    | STATE              | BUSHNELL                             | D            | 24,728               | 12,589               | 0.51      | C              | 1,292          | 440                                  | 466                         | 0.38                        | C                  | 2,347              | 526                                          | C                          | 0.39                       | 5.00%       | 24,728                      | 18,067    | 0.65           | C              | 1,292                                       | 562                         | 620                         | 0.48               | C                  | 2,347                                               | 1,854                      | D                          | 0.79 | 5.00%  |
| 3555100    | 80             |              | SUMTER      | 45          | 0.54                | CR 48              | CITRUS COUNTY BOUNDARY   | CR 575               | 4            | 2            | URBAN         | 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 | 5.75%  |
| 3555110    | 74             |              | SUMTER      | 45          | 5.16                | CR 48              | CR 575                   | CR 625               | 2            | 2            | URBAN         | UNDIVIDED           | C2                     | COUNTY             | UNINCORPORATED SUMTER COUNTY         | C            | 8,200                | 4,567                | 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 | 6.25%  |
| 3555120    | 81             |              | SUMTER      | 45          | 1.73                | CR 48              | CR 625                   | CR 658               | 2            | 2            | URBAN         | UNDIVIDED           | C2                     | COUNTY             | BUSHNELL                             | D            | 14,000               | 6,157                | 0.44      | C              | 780            | 291                                  | 299                         | 0.43                        | C                  | 1,330              | 502                                          | C                          | 0.38                       | 3.25%       | 14,000                      | 7,225     | 0.51           | C              | 780                                         | 236                         | 351                         | 0.48               | C                  | 1,330                                               | 995                        | D                          | 0.73 | 3.25%  |
| 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                                       | 367                         | 364                         | 0.23               | C                  | 2,961                                               | 1,596                      | C                          | 0.67 | 1.00%  |
| 3556100    | 78             |              | SUMTER      | 35          | 2.93                | CR 48              | CR 469                   | CR 558               | 2            | 2            | URBAN         | UNDIVIDED           | C2                     | COUNTY             | CENTER HILL                          | D            | 14,000               | 7,106                | 0.51      | C              | 780            | 203                                  | 181                         | 0.28                        | B                  | 1,330              | 384                                          | B                          | 0.29                       | 8.00%       | 14,000                      | 10,441    | 0.75           | D              | 780                                         | 298                         | 268                         | 0.41               | C                  | 1,330                                               | 1,028                      | D                          | 0.77 | 8.00%  |
| 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              | 780            | 183                                  | 190                         | 0.26                        | B                  | 1,330              | 373                                          | B                          | 0.28                       | 2.75%       | 14,000                      | 6,047     | 0.43           | C              | 780                                         | 210                         | 218                         | 0.30               | B                  | 1,330                                               | 940                        | D                          | 0.71 | 2.75%  |
| 3557110    | 36             |              | SUMTER      | 45          | 1.02                | WARM SPRINGS AVE   | US 301/SR 35             | CR 513               | 4            | 4            | URBAN         | UNDIVIDED           | C3R                    | COUNTY             | WILDWOOD                             | D            | 33,570               | 11,449               | 0.48      | 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 | 3.50%  |
| 3557120    | 2020-52        |              | SUMTER      | 55          | 1.74                | WARM SPRINGS AVE   | CR 513                   | CR 501               | 4            | 4            | URBAN         | 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 | 9.25%  |
| 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 | 1.00%  |
| 3557140    | 34             |              | SUMTER      | 45          | 0.90                | MORSE BLVD         | SANDALWOOD DR            | SR 44                | 4            | 4            | URBAN         | UNDIVIDED           | C3R                    | COUNTY             | WILDWOOD                             | D            | 35,249               | 25,383               | 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 | 1.00%  |
| 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                      | 11,849    | 0.32           | C              | 1,850                                       | 480                         | 507                         | 0.32               | C                  | 3,360                                               | 2,330                      | C                          | 0.69 | 3.00%  |
| 3557160    | 205            |              | SUMTER      | 35          | 3.91                | MEGGISON RD        | SR 44                    | CR 501               | 4            | 4            | URBAN         | UNDIVIDED           | C3R                    | COUNTY             | WILDWOOD                             | D            | 37,300               | 7,389                | 0.21      | C              | 1,850          | 322                                  | 393                         | 0.21                        | C                  | 3,360              | 715                                          | C                          | 0.21                       | 3.00%       | 37,300                      | 9,203     | 0.25           | C              | 1,850                                       | 373                         | 456                         | 0.25               | C                  | 3,360                                               | 2,223                      | C                          | 0.68 | 3.00%  |
| 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                                  | 436                         | 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 | 3.00%  |
| 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 | 3.00%  |
| 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                      | 7,693     | 0.35           | C              | 1,070                                       | 256                         | 290                         | 0.27               | C                  | 1,950                                               | 1,325                      | C                          | 0.68 | 1.00%  |
| 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 | 1.00%  |
| 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              | 780            | 346                                  |                             |                             |                    |                    |                                              |                            |                            |             |                             |           |                |                |                                             |                             |                             |                    |                    |                                                     |                            |                            |      |        |

## **APPENDIX C**

Turning Movement Counts, Geometry, FDOT Seasonal Factor Report

# 15 MINUTE TURNING MOVEMENT COUNTS

(Cars and Trucks)

DATE: October 16, 2024 (Wednesday)

CITY: Wildwood

LATITUDE: 0

LOCATION: Lake Okahumpka Park Dy & SR 44

COUNTY: Sumter

LONGITUDE: 0

Lake Okahumpka Park Dy

SR 44

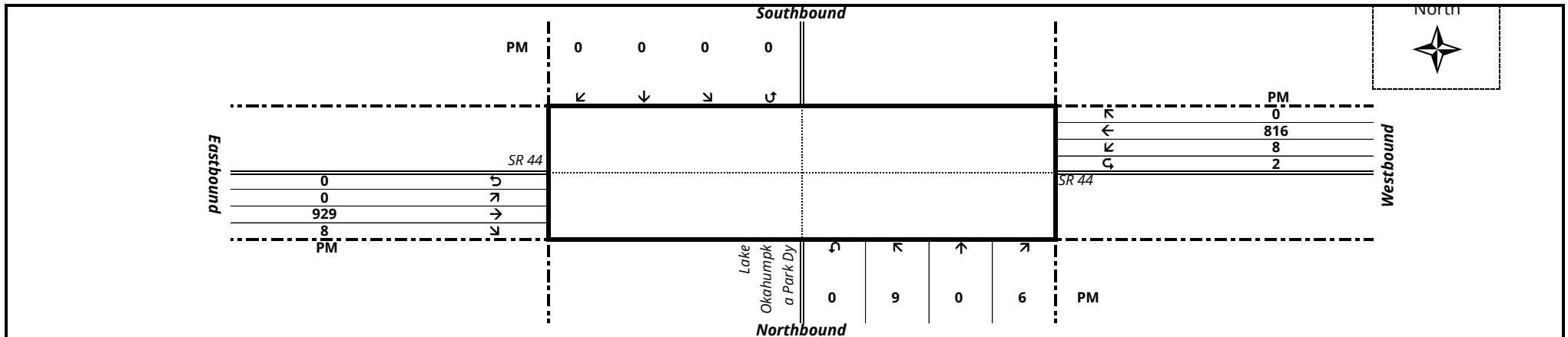
SR 44

| TIME<br>BEGIN | NORTHBOUND |   |   |        |       | SOUTHBOUND |   |   |        |       | N/S<br>TOTAL | EASTBOUND |     |   |        |       | WESTBOUND |     |   |        |       | E/W<br>TOTAL | GRAND<br>TOTAL |
|---------------|------------|---|---|--------|-------|------------|---|---|--------|-------|--------------|-----------|-----|---|--------|-------|-----------|-----|---|--------|-------|--------------|----------------|
|               | L          | T | R | U-turn | TOTAL | L          | T | R | U-turn | TOTAL |              | L         | T   | R | U-turn | TOTAL | L         | T   | R | U-turn | TOTAL |              |                |
| 04:00 PM      | 3          | 0 | 4 | 0      | 7     | 0          | 0 | 0 | 0      | 0     | 7            | 0         | 229 | 2 | 0      | 231   | 1         | 209 | 0 | 1      | 211   | 442          | 449            |
| 04:15 PM      | 1          | 0 | 2 | 0      | 3     | 0          | 0 | 0 | 0      | 0     | 3            | 0         | 215 | 4 | 0      | 219   | 2         | 203 | 0 | 0      | 205   | 424          | 427            |
| 04:30 PM      | 1          | 0 | 1 | 0      | 2     | 0          | 0 | 0 | 0      | 0     | 2            | 0         | 237 | 0 | 0      | 237   | 2         | 196 | 0 | 1      | 199   | 436          | 438            |
| 04:45 PM      | 4          | 0 | 1 | 0      | 5     | 0          | 0 | 0 | 0      | 0     | 5            | 0         | 222 | 0 | 0      | 222   | 2         | 194 | 0 | 0      | 196   | 418          | 423            |
| <b>TOTAL</b>  | 9          | 0 | 8 | 0      | 17    | 0          | 0 | 0 | 0      | 0     | 17           | 0         | 903 | 6 | 0      | 909   | 7         | 802 | 0 | 2      | 811   | 1,720        | 1,737          |
| 05:00 PM      | 1          | 0 | 2 | 0      | 3     | 0          | 0 | 0 | 0      | 0     | 3            | 0         | 238 | 5 | 0      | 243   | 0         | 182 | 0 | 0      | 182   | 425          | 428            |
| 05:15 PM      | 3          | 0 | 2 | 0      | 5     | 0          | 0 | 0 | 0      | 0     | 5            | 0         | 232 | 3 | 0      | 235   | 4         | 244 | 0 | 1      | 249   | 484          | 489            |
| 05:30 PM      | 4          | 0 | 2 | 0      | 6     | 0          | 0 | 0 | 0      | 0     | 6            | 0         | 201 | 1 | 0      | 202   | 0         | 204 | 0 | 1      | 205   | 407          | 413            |
| 05:45 PM      | 1          | 0 | 1 | 0      | 2     | 0          | 0 | 0 | 0      | 0     | 2            | 0         | 190 | 0 | 0      | 190   | 1         | 179 | 1 | 0      | 181   | 371          | 373            |
| <b>TOTAL</b>  | 9          | 0 | 7 | 0      | 16    | 0          | 0 | 0 | 0      | 0     | 16           | 0         | 861 | 9 | 0      | 870   | 5         | 809 | 1 | 2      | 817   | 1,687        | 1,703          |

PM Peak

Peak Hour Factor: 0.909

|                         |   |   |   |   |    |   |   |   |   |   |    |   |     |   |   |     |   |     |   |   |     |       |       |
|-------------------------|---|---|---|---|----|---|---|---|---|---|----|---|-----|---|---|-----|---|-----|---|---|-----|-------|-------|
| 04:30 PM to<br>05:30 PM | 9 | 0 | 6 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 929 | 8 | 0 | 937 | 8 | 816 | 0 | 2 | 826 | 1,763 | 1,778 |
|-------------------------|---|---|---|---|----|---|---|---|---|---|----|---|-----|---|---|-----|---|-----|---|---|-----|-------|-------|



# 15 MINUTE TURNING MOVEMENT COUNTS

(Trucks Only)

DATE: October 16, 2024 (Wednesday)

CITY: Wildwood

LATITUDE: 0

LOCATION: Lake Okahumpka Park Dy & SR 44

COUNTY: Sumter

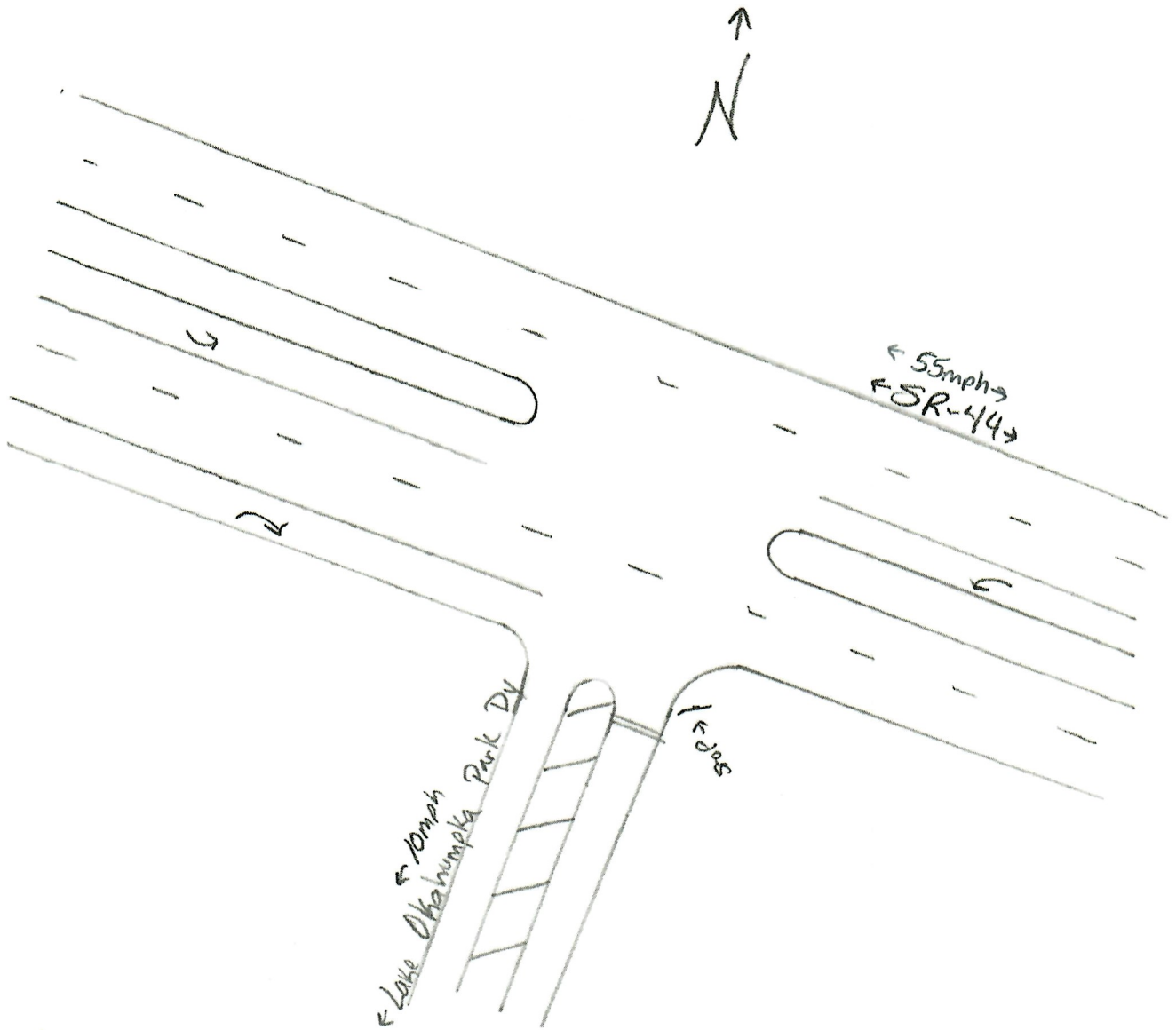
LONGITUDE: 0

Lake Okahumpka Park Dy

SR 44

SR 44

| TIME<br>BEGIN           | NORTHBOUND |   |   |        |       | SOUTHBOUND |   |   |        |       | N/S<br>TOTAL | EASTBOUND |    |   |        |       | WESTBOUND |    |   |        |       | E/W<br>TOTAL | GRAND<br>TOTAL |
|-------------------------|------------|---|---|--------|-------|------------|---|---|--------|-------|--------------|-----------|----|---|--------|-------|-----------|----|---|--------|-------|--------------|----------------|
|                         | L          | T | R | U-turn | TOTAL | L          | T | R | U-turn | TOTAL |              | L         | T  | R | U-turn | TOTAL | L         | T  | R | U-turn | TOTAL |              |                |
| 04:00 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 6  | 0 | 0      | 6     | 0         | 7  | 0 | 0      | 7     | 13           | 13             |
| 04:15 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 5  | 0 | 0      | 5     | 0         | 6  | 0 | 0      | 6     | 11           | 11             |
| 04:30 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 4  | 0 | 0      | 4     | 0         | 5  | 0 | 0      | 5     | 9            | 9              |
| 04:45 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 2  | 0 | 0      | 2     | 0         | 7  | 0 | 0      | 7     | 9            | 9              |
| <b>TOTAL</b>            | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 17 | 0 | 0      | 17    | 0         | 25 | 0 | 0      | 25    | 42           | 42             |
| 05:00 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 4  | 0 | 0      | 4     | 0         | 7  | 0 | 0      | 7     | 11           | 11             |
| 05:15 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 2  | 0 | 0      | 2     | 0         | 11 | 0 | 0      | 11    | 13           | 13             |
| 05:30 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 5  | 0 | 0      | 5     | 0         | 2  | 0 | 0      | 2     | 7            | 7              |
| 05:45 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 4  | 0 | 0      | 4     | 0         | 5  | 0 | 0      | 5     | 9            | 9              |
| <b>TOTAL</b>            | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 15 | 0 | 0      | 15    | 0         | 25 | 0 | 0      | 25    | 40           | 40             |
| <b>PM Peak</b>          |            |   |   |        |       |            |   |   |        |       |              |           |    |   |        |       |           |    |   |        |       |              |                |
| 04:30 PM to<br>05:30 PM | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 12 | 0 | 0      | 12    | 0         | 30 | 0 | 0      | 30    | 42           | 42             |



# 15 MINUTE TURNING MOVEMENT COUNTS

(Cars and Trucks)

DATE: October 17, 2024 (Thursday)

CITY: Wildwood

LATITUDE: 0

LOCATION: Baker Bv/CR 44a & SR 44

COUNTY: Sumter

LONGITUDE: 0

Baker Bv

CR 44a

SR 44

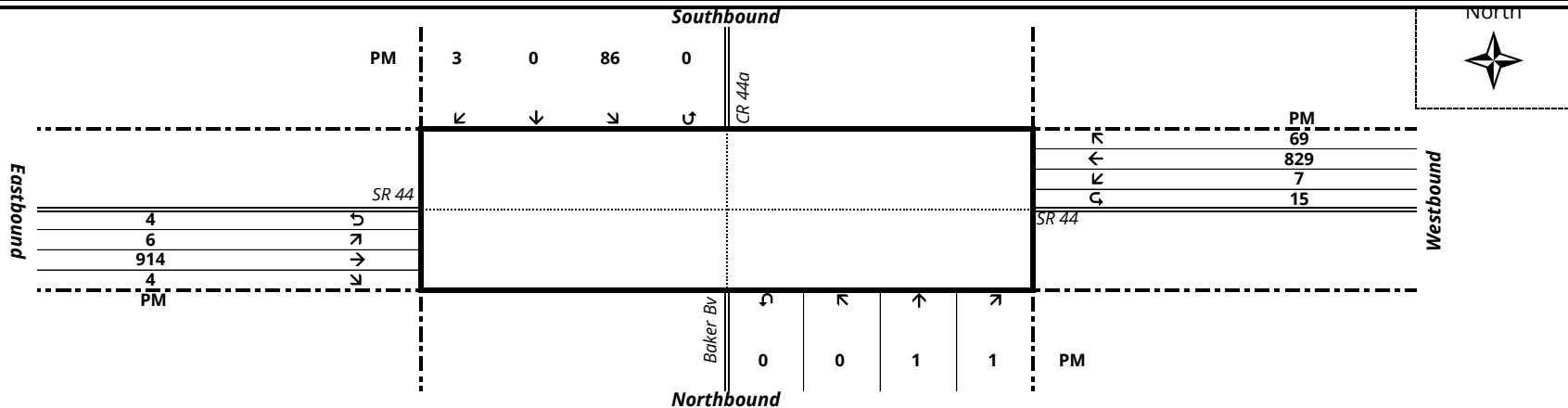
SR 44

| TIME<br>BEGIN | NORTHBOUND |   |   |        |       | SOUTHBOUND |   |   |        |       | N/S<br>TOTAL | EASTBOUND |     |   |        |       | WESTBOUND |     |    |        |       | E/W<br>TOTAL | GRAND<br>TOTAL |
|---------------|------------|---|---|--------|-------|------------|---|---|--------|-------|--------------|-----------|-----|---|--------|-------|-----------|-----|----|--------|-------|--------------|----------------|
|               | L          | T | R | U-turn | TOTAL | L          | T | R | U-turn | TOTAL |              | L         | T   | R | U-turn | TOTAL | L         | T   | R  | U-turn | TOTAL |              |                |
| 04:00 PM      | 0          | 0 | 1 | 0      | 1     | 16         | 0 | 2 | 0      | 18    | 19           | 2         | 227 | 0 | 0      | 229   | 2         | 207 | 21 | 2      | 232   | 461          | 480            |
| 04:15 PM      | 0          | 0 | 0 | 0      | 0     | 12         | 1 | 3 | 0      | 16    | 16           | 2         | 219 | 0 | 0      | 221   | 1         | 207 | 21 | 2      | 231   | 452          | 468            |
| 04:30 PM      | 2          | 0 | 0 | 0      | 2     | 15         | 0 | 0 | 0      | 15    | 17           | 1         | 232 | 0 | 1      | 234   | 1         | 197 | 18 | 2      | 218   | 452          | 469            |
| 04:45 PM      | 0          | 0 | 0 | 0      | 0     | 20         | 0 | 1 | 0      | 21    | 21           | 2         | 231 | 1 | 0      | 234   | 0         | 207 | 22 | 1      | 230   | 464          | 485            |
| <b>TOTAL</b>  | 2          | 0 | 1 | 0      | 3     | 63         | 1 | 6 | 0      | 70    | 73           | 7         | 909 | 1 | 1      | 918   | 4         | 818 | 82 | 7      | 911   | 1,829        | 1,902          |
| 05:00 PM      | 0          | 0 | 0 | 0      | 0     | 28         | 0 | 0 | 0      | 28    | 28           | 2         | 232 | 0 | 2      | 236   | 3         | 168 | 23 | 4      | 198   | 434          | 462            |
| 05:15 PM      | 0          | 0 | 0 | 0      | 0     | 26         | 0 | 2 | 0      | 28    | 28           | 0         | 235 | 1 | 1      | 237   | 2         | 241 | 12 | 1      | 256   | 493          | 521            |
| 05:30 PM      | 0          | 1 | 1 | 0      | 2     | 12         | 0 | 0 | 0      | 12    | 14           | 2         | 216 | 2 | 1      | 221   | 2         | 213 | 12 | 9      | 236   | 457          | 471            |
| 05:45 PM      | 0          | 1 | 0 | 0      | 1     | 15         | 1 | 2 | 0      | 18    | 19           | 1         | 187 | 0 | 1      | 189   | 2         | 184 | 13 | 4      | 203   | 392          | 411            |
| <b>TOTAL</b>  | 0          | 2 | 1 | 0      | 3     | 81         | 1 | 4 | 0      | 86    | 89           | 5         | 870 | 3 | 5      | 883   | 9         | 806 | 60 | 18     | 893   | 1,776        | 1,865          |

PM Peak

Peak Hour Factor: 0.930

|                         |   |   |   |   |   |    |   |   |   |    |    |   |     |   |   |     |   |     |    |    |     |       |       |
|-------------------------|---|---|---|---|---|----|---|---|---|----|----|---|-----|---|---|-----|---|-----|----|----|-----|-------|-------|
| 04:45 PM to<br>05:45 PM | 0 | 1 | 1 | 0 | 2 | 86 | 0 | 3 | 0 | 89 | 91 | 6 | 914 | 4 | 4 | 928 | 7 | 829 | 69 | 15 | 920 | 1,848 | 1,939 |
|-------------------------|---|---|---|---|---|----|---|---|---|----|----|---|-----|---|---|-----|---|-----|----|----|-----|-------|-------|



# 15 MINUTE TURNING MOVEMENT COUNTS

(Trucks Only)

DATE: October 17, 2024 (Thursday)

CITY: Wildwood

LATITUDE: 0

LOCATION: Baker Bv/CR 44a & SR 44

COUNTY: Sumter

LONGITUDE: 0

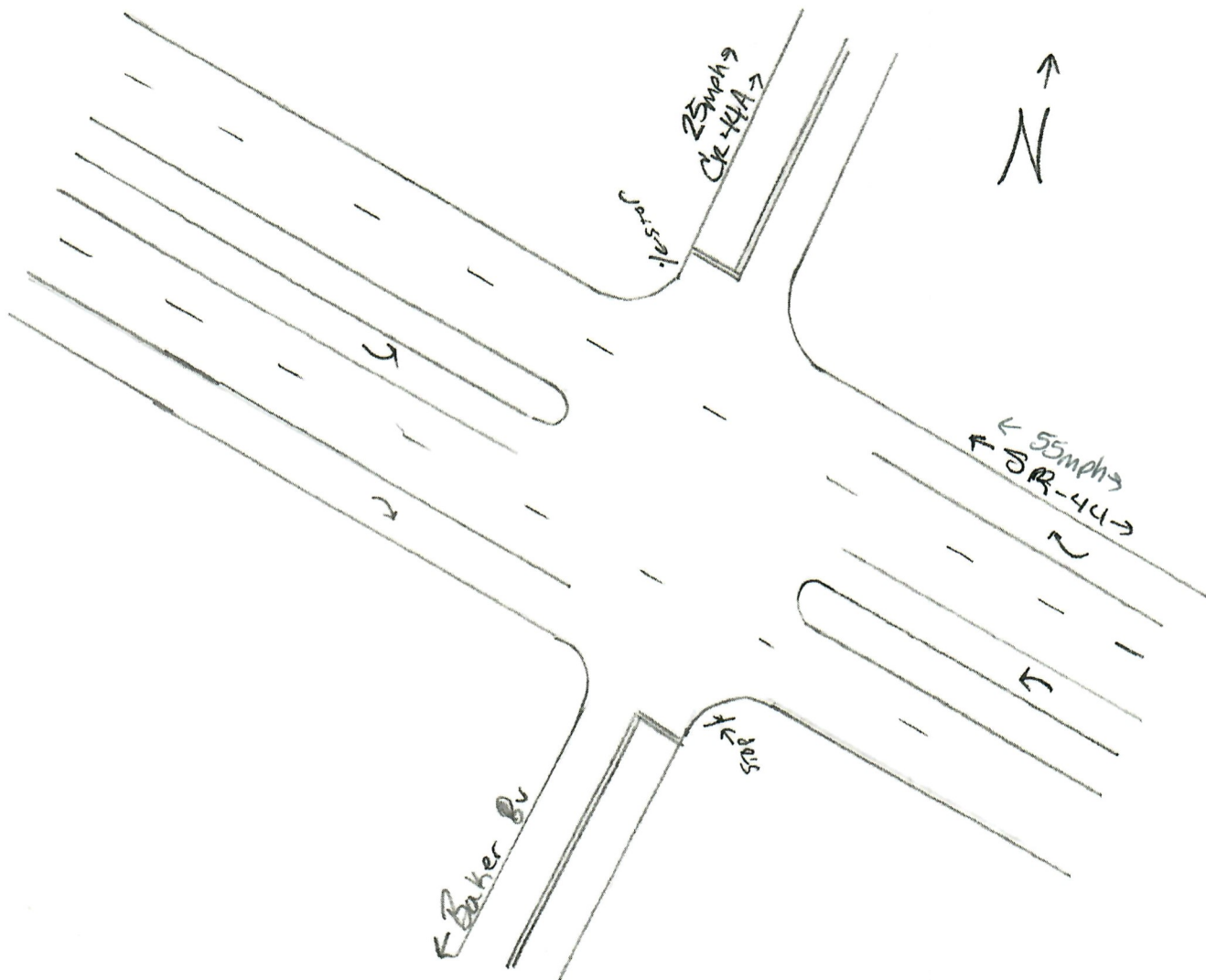
## Baker Bv

## CR 44a

## SR 44

## SR 44

| TIME<br>BEGIN           | NORTHBOUND |   |   |        |       | SOUTHBOUND |   |   |        |       | N/S<br>TOTAL | EASTBOUND |    |   |        |       | WESTBOUND |    |   |        |       | E/W<br>TOTAL | GRAND<br>TOTAL |
|-------------------------|------------|---|---|--------|-------|------------|---|---|--------|-------|--------------|-----------|----|---|--------|-------|-----------|----|---|--------|-------|--------------|----------------|
|                         | L          | T | R | U-turn | TOTAL | L          | T | R | U-turn | TOTAL |              | L         | T  | R | U-turn | TOTAL | L         | T  | R | U-turn | TOTAL |              |                |
| 04:00 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 2  | 0 | 0      | 2     | 0         | 5  | 0 | 0      | 5     | 7            | 7              |
| 04:15 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 1  | 0 | 0      | 1     | 0         | 3  | 2 | 0      | 5     | 6            | 6              |
| 04:30 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 3  | 0 | 0      | 3     | 0         | 5  | 0 | 0      | 5     | 8            | 8              |
| 04:45 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 4  | 0 | 0      | 4     | 0         | 5  | 1 | 0      | 6     | 10           | 10             |
| TOTAL                   | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 10 | 0 | 0      | 10    | 0         | 18 | 3 | 0      | 21    | 31           | 31             |
| 05:00 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 2  | 0 | 0      | 2     | 0         | 6  | 1 | 0      | 7     | 9            | 9              |
| 05:15 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 5  | 0 | 0      | 5     | 0         | 7  | 0 | 0      | 7     | 12           | 12             |
| 05:30 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 3  | 0 | 0      | 3     | 0         | 8  | 1 | 0      | 9     | 12           | 12             |
| 05:45 PM                | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 4  | 0 | 0      | 4     | 0         | 4  | 0 | 0      | 4     | 8            | 8              |
| TOTAL                   | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 14 | 0 | 0      | 14    | 0         | 25 | 2 | 0      | 27    | 41           | 41             |
| PM Peak                 |            |   |   |        |       |            |   |   |        |       |              |           |    |   |        |       |           |    |   |        |       |              |                |
| 04:45 PM to<br>05:45 PM | 0          | 0 | 0 | 0      | 0     | 0          | 0 | 0 | 0      | 0     | 0            | 0         | 14 | 0 | 0      | 14    | 0         | 26 | 3 | 0      | 29    | 43           | 43             |





2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
CATEGORY: 1800 SUMTER COUNTYWIDE

| WEEK | DATES                   | SF   | MOCF: 0.95<br>PSCF |
|------|-------------------------|------|--------------------|
| 1    | 01/01/2023 - 01/07/2023 | 0.99 | 1.04               |
| 2    | 01/08/2023 - 01/14/2023 | 1.00 | 1.05               |
| 3    | 01/15/2023 - 01/21/2023 | 1.02 | 1.07               |
| 4    | 01/22/2023 - 01/28/2023 | 1.01 | 1.06               |
| 5    | 01/29/2023 - 02/04/2023 | 1.00 | 1.05               |
| 6    | 02/05/2023 - 02/11/2023 | 1.00 | 1.05               |
| 7    | 02/12/2023 - 02/18/2023 | 0.99 | 1.04               |
| * 8  | 02/19/2023 - 02/25/2023 | 0.97 | 1.02               |
| * 9  | 02/26/2023 - 03/04/2023 | 0.95 | 1.00               |
| * 10 | 03/05/2023 - 03/11/2023 | 0.93 | 0.98               |
| * 11 | 03/12/2023 - 03/18/2023 | 0.91 | 0.96               |
| * 12 | 03/19/2023 - 03/25/2023 | 0.92 | 0.97               |
| * 13 | 03/26/2023 - 04/01/2023 | 0.93 | 0.98               |
| * 14 | 04/02/2023 - 04/08/2023 | 0.93 | 0.98               |
| * 15 | 04/09/2023 - 04/15/2023 | 0.94 | 0.99               |
| * 16 | 04/16/2023 - 04/22/2023 | 0.95 | 1.00               |
| * 17 | 04/23/2023 - 04/29/2023 | 0.96 | 1.01               |
| * 18 | 04/30/2023 - 05/06/2023 | 0.97 | 1.02               |
| * 19 | 05/07/2023 - 05/13/2023 | 0.98 | 1.03               |
| * 20 | 05/14/2023 - 05/20/2023 | 0.99 | 1.04               |
| 21   | 05/21/2023 - 05/27/2023 | 0.99 | 1.04               |
| 22   | 05/28/2023 - 06/03/2023 | 1.00 | 1.05               |
| 23   | 06/04/2023 - 06/10/2023 | 1.00 | 1.05               |
| 24   | 06/11/2023 - 06/17/2023 | 1.00 | 1.05               |
| 25   | 06/18/2023 - 06/24/2023 | 1.00 | 1.05               |
| 26   | 06/25/2023 - 07/01/2023 | 1.00 | 1.05               |
| 27   | 07/02/2023 - 07/08/2023 | 1.00 | 1.05               |
| 28   | 07/09/2023 - 07/15/2023 | 1.00 | 1.05               |
| 29   | 07/16/2023 - 07/22/2023 | 1.02 | 1.07               |
| 30   | 07/23/2023 - 07/29/2023 | 1.04 | 1.09               |
| 31   | 07/30/2023 - 08/05/2023 | 1.07 | 1.13               |
| 32   | 08/06/2023 - 08/12/2023 | 1.09 | 1.15               |
| 33   | 08/13/2023 - 08/19/2023 | 1.11 | 1.17               |
| 34   | 08/20/2023 - 08/26/2023 | 1.11 | 1.17               |
| 35   | 08/27/2023 - 09/02/2023 | 1.12 | 1.18               |
| 36   | 09/03/2023 - 09/09/2023 | 1.12 | 1.18               |
| 37   | 09/10/2023 - 09/16/2023 | 1.13 | 1.19               |
| 38   | 09/17/2023 - 09/23/2023 | 1.11 | 1.17               |
| 39   | 09/24/2023 - 09/30/2023 | 1.09 | 1.15               |
| 40   | 10/01/2023 - 10/07/2023 | 1.08 | 1.14               |
| 41   | 10/08/2023 - 10/14/2023 | 1.06 | 1.12               |
| 42   | 10/15/2023 - 10/21/2023 | 1.05 | 1.11               |
| 43   | 10/22/2023 - 10/28/2023 | 1.02 | 1.07               |
| 44   | 10/29/2023 - 11/04/2023 | 1.00 | 1.05               |
| 45   | 11/05/2023 - 11/11/2023 | 0.98 | 1.03               |
| 46   | 11/12/2023 - 11/18/2023 | 0.96 | 1.01               |
| 47   | 11/19/2023 - 11/25/2023 | 0.96 | 1.01               |
| 48   | 11/26/2023 - 12/02/2023 | 0.97 | 1.02               |
| 49   | 12/03/2023 - 12/09/2023 | 0.98 | 1.03               |
| 50   | 12/10/2023 - 12/16/2023 | 0.99 | 1.04               |
| 51   | 12/17/2023 - 12/23/2023 | 1.00 | 1.05               |
| 52   | 12/24/2023 - 12/30/2023 | 1.01 | 1.06               |
| 53   | 12/31/2023 - 12/31/2023 | 1.02 | 1.07               |

\* PEAK SEASON

09-MAR-2024 18:41:41

830UPD

5\_1800\_PKSEASON.TXT

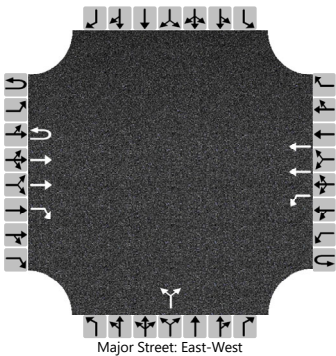
## **APPENDIX D**

### Existing Intersection Capacity Analysis Worksheets

HCS Two-Way Stop-Control Report

| General Information      |             | Site Information           |                                 |
|--------------------------|-------------|----------------------------|---------------------------------|
| Analyst                  | SS          | Intersection               | SR 44 & Lake Okahumpka Park Dwy |
| Agency/Co.               | TPD, Inc.   | Jurisdiction               | Sumter County                   |
| Date Performed           | 10/21/2024  | East/West Street           | SR 44                           |
| Analysis Year            | 2024        | North/South Street         | Lake Okahumpka Park Dwy         |
| Time Analyzed            | Existing PM | Peak Hour Factor           | 0.91                            |
| Intersection Orientation | East-West   | Analysis Time Period (hrs) | 0.25                            |
| Project Description      | 5986        |                            |                                 |

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            | 1           | 0 | 2   | 1 | 0         | 1 | 2   | 0 |            | 0 | 1  | 0 |            | 0  | 0  | 0  |
| Configuration              | U           |   | T   | R |           | L | T   |   |            |   | LR |   |            |    |    |    |
| Volume (veh/h)             | 0           |   | 975 | 8 | 2         | 8 | 857 |   |            | 9 |    | 6 |            |    |    |    |
| Percent Heavy Vehicles (%) | 0           |   |     |   | 0         | 0 |     |   |            | 0 |    | 0 |            |    |    |    |
| Proportion Time Blocked    |             |   |     |   |           |   |     |   |            |   |    |   |            |    |    |    |
| Percent Grade (%)          |             |   |     |   |           |   |     |   | 0          |   |    |   |            |    |    |    |
| Right Turn Channelized     | No          |   |     |   |           |   |     |   |            |   |    |   |            |    |    |    |
| Median Type   Storage      | Left + Thru |   |     |   |           |   |     |   | 2          |   |    |   |            |    |    |    |

Critical and Follow-up Headways

|                              |      |  |  |  |      |      |  |  |  |      |  |      |  |  |  |  |
|------------------------------|------|--|--|--|------|------|--|--|--|------|--|------|--|--|--|--|
| Base Critical Headway (sec)  | 6.4  |  |  |  | 6.4  | 4.1  |  |  |  | 7.5  |  | 6.9  |  |  |  |  |
| Critical Headway (sec)       | 6.40 |  |  |  | 6.40 | 4.10 |  |  |  | 6.80 |  | 6.90 |  |  |  |  |
| Base Follow-Up Headway (sec) | 2.5  |  |  |  | 2.5  | 2.2  |  |  |  | 3.5  |  | 3.3  |  |  |  |  |
| Follow-Up Headway (sec)      | 2.50 |  |  |  | 2.50 | 2.20 |  |  |  | 3.50 |  | 3.30 |  |  |  |  |

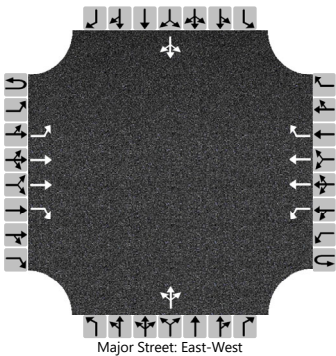
Delay, Queue Length, and Level of Service

|                                         |      |  |  |  |      |  |  |  |      |      |  |  |  |  |  |  |
|-----------------------------------------|------|--|--|--|------|--|--|--|------|------|--|--|--|--|--|--|
| Flow Rate, v (veh/h)                    | 0    |  |  |  | 11   |  |  |  |      | 16   |  |  |  |  |  |  |
| Capacity, c (veh/h)                     | 368  |  |  |  | 529  |  |  |  |      | 321  |  |  |  |  |  |  |
| v/c Ratio                               | 0.00 |  |  |  | 0.02 |  |  |  |      | 0.05 |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  |  |  |  | 0.1  |  |  |  |      | 0.2  |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (ft)  | 0.0  |  |  |  | 2.5  |  |  |  |      | 5.0  |  |  |  |  |  |  |
| Control Delay (s/veh)                   | 14.8 |  |  |  | 12.0 |  |  |  |      | 16.8 |  |  |  |  |  |  |
| Level of Service (LOS)                  | B    |  |  |  | B    |  |  |  |      | C    |  |  |  |  |  |  |
| Approach Delay (s/veh)                  | 0.0  |  |  |  | 0.1  |  |  |  | 16.8 |      |  |  |  |  |  |  |
| Approach LOS                            | A    |  |  |  | A    |  |  |  | C    |      |  |  |  |  |  |  |

HCS Two-Way Stop-Control Report

| General Information      |             | Site Information           |                           |
|--------------------------|-------------|----------------------------|---------------------------|
| Analyst                  | SS          | Intersection               | SR 44 & CR 44a/Baker Blvd |
| Agency/Co.               | TPD, Inc.   | Jurisdiction               | Sumter County             |
| Date Performed           | 10/21/2024  | East/West Street           | SR 44                     |
| Analysis Year            | 2024        | North/South Street         | CR 44a/Baker Blvd         |
| Time Analyzed            | Existing PM | Peak Hour Factor           | 0.93                      |
| Intersection Orientation | East-West   | Analysis Time Period (hrs) | 0.25                      |
| Project Description      | 5986        |                            |                           |

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           | 1 | 2   | 1 | 0         | 1 | 2   | 1  |            | 0 | 1   | 0 |            | 0  | 1   | 0  |
| Configuration              |             | L | T   | R |           | L | T   | R  |            |   | LTR |   |            |    | LTR |    |
| Volume (veh/h)             | 4           | 6 | 960 | 4 | 16        | 7 | 870 | 72 |            | 0 | 1   | 1 |            | 90 | 0   | 3  |
| Percent Heavy Vehicles (%) | 0           | 0 |     |   | 0         | 0 |     |    |            | 0 | 0   | 0 |            | 0  | 0   | 0  |
| Proportion Time Blocked    |             |   |     |   |           |   |     |    |            |   |     |   |            |    |     |    |
| Percent Grade (%)          |             |   |     |   |           |   |     |    | 0          |   |     |   | 0          |    |     |    |
| Right Turn Channelized     | No          |   |     |   | No        |   |     |    |            |   |     |   |            |    |     |    |
| Median Type   Storage      | Left + Thru |   |     |   |           |   |     |    | 2          |   |     |   |            |    |     |    |

Critical and Follow-up Headways

|                              |      |      |  |  |      |      |  |  |  |      |      |      |  |      |      |      |
|------------------------------|------|------|--|--|------|------|--|--|--|------|------|------|--|------|------|------|
| Base Critical Headway (sec)  | 6.4  | 4.1  |  |  | 6.4  | 4.1  |  |  |  | 7.5  | 6.5  | 6.9  |  | 7.5  | 6.5  | 6.9  |
| Critical Headway (sec)       | 6.40 | 4.10 |  |  | 6.40 | 4.10 |  |  |  | 7.50 | 6.50 | 6.90 |  | 7.50 | 6.50 | 6.90 |
| Base Follow-Up Headway (sec) | 2.5  | 2.2  |  |  | 2.5  | 2.2  |  |  |  | 3.5  | 4.0  | 3.3  |  | 3.5  | 4.0  | 3.3  |
| Follow-Up Headway (sec)      | 2.50 | 2.20 |  |  | 2.50 | 2.20 |  |  |  | 3.50 | 4.00 | 3.30 |  | 3.50 | 4.00 | 3.30 |

Delay, Queue Length, and Level of Service

|                                         |     |      |  |  |      |  |  |  |      |      |  |  |      |  |      |  |
|-----------------------------------------|-----|------|--|--|------|--|--|--|------|------|--|--|------|--|------|--|
| Flow Rate, v (veh/h)                    |     | 11   |  |  | 25   |  |  |  |      | 2    |  |  |      |  | 100  |  |
| Capacity, c (veh/h)                     |     | 513  |  |  | 383  |  |  |  |      | 282  |  |  |      |  | 223  |  |
| v/c Ratio                               |     | 0.02 |  |  | 0.06 |  |  |  |      | 0.01 |  |  |      |  | 0.45 |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |     | 0.1  |  |  | 0.2  |  |  |  |      | 0.0  |  |  |      |  | 2.1  |  |
| 95% Queue Length, Q <sub>95</sub> (ft)  |     | 2.5  |  |  | 5.0  |  |  |  |      | 0.0  |  |  |      |  | 52.5 |  |
| Control Delay (s/veh)                   |     | 12.2 |  |  | 15.1 |  |  |  |      | 17.9 |  |  |      |  | 33.7 |  |
| Level of Service (LOS)                  |     | B    |  |  | C    |  |  |  |      | C    |  |  |      |  | D    |  |
| Approach Delay (s/veh)                  | 0.1 |      |  |  | 0.4  |  |  |  | 17.9 |      |  |  | 33.7 |  |      |  |
| Approach LOS                            | A   |      |  |  | A    |  |  |  | C    |      |  |  | D    |  |      |  |

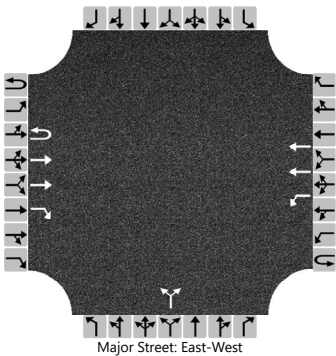
## **APPENDIX E**

### Projected Intersection Capacity Analysis Worksheets

HCS Two-Way Stop-Control Report

| General Information      |              | Site Information           |                                 |
|--------------------------|--------------|----------------------------|---------------------------------|
| Analyst                  | SS           | Intersection               | SR 44 & Lake Okahumpka Park Dwy |
| Agency/Co.               | TPD, Inc.    | Jurisdiction               | Sumter County                   |
| Date Performed           | 10/21/2024   | East/West Street           | SR 44                           |
| Analysis Year            | 2026         | North/South Street         | Lake Okahumpka Park Dwy         |
| Time Analyzed            | Projected PM | Peak Hour Factor           | 0.91                            |
| Intersection Orientation | East-West    | Analysis Time Period (hrs) | 0.25                            |
| Project Description      | 5986         |                            |                                 |

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            | 1           | 0 | 2    | 1 | 0         | 1 | 2   | 0 |            | 0  | 1  | 0 |            | 0  | 0  | 0  |
| Configuration              | U           |   | T    | R |           | L | T   |   |            |    | LR |   |            |    |    |    |
| Volume (veh/h)             | 0           |   | 1046 | 9 | 4         | 9 | 920 |   |            | 10 |    | 6 |            |    |    |    |
| Percent Heavy Vehicles (%) | 0           |   |      |   | 0         | 0 |     |   |            | 0  |    | 0 |            |    |    |    |
| Proportion Time Blocked    |             |   |      |   |           |   |     |   |            |    |    |   |            |    |    |    |
| Percent Grade (%)          |             |   |      |   |           |   |     |   | 0          |    |    |   |            |    |    |    |
| Right Turn Channelized     | No          |   |      |   |           |   |     |   |            |    |    |   |            |    |    |    |
| Median Type   Storage      | Left + Thru |   |      |   |           |   |     |   | 2          |    |    |   |            |    |    |    |

Critical and Follow-up Headways

|                              |      |  |  |  |      |      |  |  |  |      |  |      |  |  |  |  |
|------------------------------|------|--|--|--|------|------|--|--|--|------|--|------|--|--|--|--|
| Base Critical Headway (sec)  | 6.4  |  |  |  | 6.4  | 4.1  |  |  |  | 7.5  |  | 6.9  |  |  |  |  |
| Critical Headway (sec)       | 6.40 |  |  |  | 6.40 | 4.10 |  |  |  | 6.80 |  | 6.90 |  |  |  |  |
| Base Follow-Up Headway (sec) | 2.5  |  |  |  | 2.5  | 2.2  |  |  |  | 3.5  |  | 3.3  |  |  |  |  |
| Follow-Up Headway (sec)      | 2.50 |  |  |  | 2.50 | 2.20 |  |  |  | 3.50 |  | 3.30 |  |  |  |  |

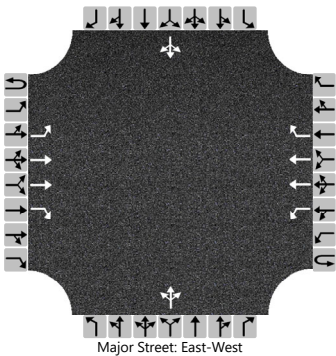
Delay, Queue Length, and Level of Service

|                                         |      |  |  |  |      |  |  |  |      |      |  |  |  |  |  |  |
|-----------------------------------------|------|--|--|--|------|--|--|--|------|------|--|--|--|--|--|--|
| Flow Rate, v (veh/h)                    | 0    |  |  |  | 14   |  |  |  |      | 18   |  |  |  |  |  |  |
| Capacity, c (veh/h)                     | 332  |  |  |  | 437  |  |  |  |      | 290  |  |  |  |  |  |  |
| v/c Ratio                               | 0.00 |  |  |  | 0.03 |  |  |  |      | 0.06 |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  |  |  |  | 0.1  |  |  |  |      | 0.2  |  |  |  |  |  |  |
| 95% Queue Length, Q <sub>95</sub> (ft)  | 0.0  |  |  |  | 2.5  |  |  |  |      | 5.0  |  |  |  |  |  |  |
| Control Delay (s/veh)                   | 15.8 |  |  |  | 13.5 |  |  |  |      | 18.2 |  |  |  |  |  |  |
| Level of Service (LOS)                  | C    |  |  |  | B    |  |  |  |      | C    |  |  |  |  |  |  |
| Approach Delay (s/veh)                  | 0.0  |  |  |  | 0.2  |  |  |  | 18.2 |      |  |  |  |  |  |  |
| Approach LOS                            | A    |  |  |  | A    |  |  |  | C    |      |  |  |  |  |  |  |

HCS Two-Way Stop-Control Report

| General Information      |              | Site Information           |                           |
|--------------------------|--------------|----------------------------|---------------------------|
| Analyst                  | SS           | Intersection               | SR 44 & CR 44a/Baker Blvd |
| Agency/Co.               | TPD, Inc.    | Jurisdiction               | Sumter County             |
| Date Performed           | 10/21/2024   | East/West Street           | SR 44                     |
| Analysis Year            | 2026         | North/South Street         | CR 44a/Baker Blvd         |
| Time Analyzed            | Projected PM | Peak Hour Factor           | 0.93                      |
| Intersection Orientation | East-West    | Analysis Time Period (hrs) | 0.25                      |
| Project Description      | 5986         |                            |                           |

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           | 1 | 2    | 1 | 0         | 1 | 2   | 1  |            | 0 | 1   | 0 |            | 0  | 1   | 0  |
| Configuration              |             | L | T    | R |           | L | T   | R  |            |   | LTR |   |            |    | LTR |    |
| Volume (veh/h)             | 7           | 6 | 1029 | 4 | 17        | 7 | 933 | 77 |            | 0 | 1   | 1 |            | 96 | 0   | 3  |
| Percent Heavy Vehicles (%) | 0           | 0 |      |   | 0         | 0 |     |    |            | 0 | 0   | 0 |            | 0  | 0   | 0  |
| Proportion Time Blocked    |             |   |      |   |           |   |     |    |            |   |     |   |            |    |     |    |
| Percent Grade (%)          |             |   |      |   |           |   |     |    | 0          |   |     |   | 0          |    |     |    |
| Right Turn Channelized     | No          |   |      |   | No        |   |     |    |            |   |     |   |            |    |     |    |
| Median Type   Storage      | Left + Thru |   |      |   |           |   |     |    | 2          |   |     |   |            |    |     |    |

Critical and Follow-up Headways

|                              |      |      |  |  |      |      |  |  |  |      |      |      |  |      |      |      |
|------------------------------|------|------|--|--|------|------|--|--|--|------|------|------|--|------|------|------|
| Base Critical Headway (sec)  | 6.4  | 4.1  |  |  | 6.4  | 4.1  |  |  |  | 7.5  | 6.5  | 6.9  |  | 7.5  | 6.5  | 6.9  |
| Critical Headway (sec)       | 6.40 | 4.10 |  |  | 6.40 | 4.10 |  |  |  | 7.50 | 6.50 | 6.90 |  | 7.50 | 6.50 | 6.90 |
| Base Follow-Up Headway (sec) | 2.5  | 2.2  |  |  | 2.5  | 2.2  |  |  |  | 3.5  | 4.0  | 3.3  |  | 3.5  | 4.0  | 3.3  |
| Follow-Up Headway (sec)      | 2.50 | 2.20 |  |  | 2.50 | 2.20 |  |  |  | 3.50 | 4.00 | 3.30 |  | 3.50 | 4.00 | 3.30 |

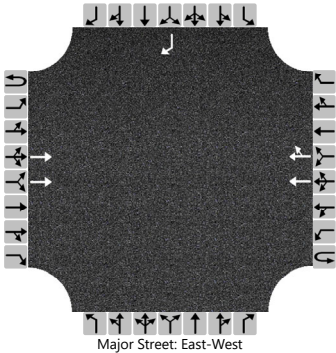
Delay, Queue Length, and Level of Service

|                                         |     |      |  |  |      |  |  |  |      |      |  |  |      |  |      |  |
|-----------------------------------------|-----|------|--|--|------|--|--|--|------|------|--|--|------|--|------|--|
| Flow Rate, v (veh/h)                    |     | 14   |  |  | 26   |  |  |  |      | 2    |  |  |      |  | 106  |  |
| Capacity, c (veh/h)                     |     | 431  |  |  | 343  |  |  |  |      | 255  |  |  |      |  | 199  |  |
| v/c Ratio                               |     | 0.03 |  |  | 0.08 |  |  |  |      | 0.01 |  |  |      |  | 0.53 |  |
| 95% Queue Length, Q <sub>95</sub> (veh) |     | 0.1  |  |  | 0.2  |  |  |  |      | 0.0  |  |  |      |  | 2.8  |  |
| 95% Queue Length, Q <sub>95</sub> (ft)  |     | 2.5  |  |  | 5.0  |  |  |  |      | 0.0  |  |  |      |  | 70.0 |  |
| Control Delay (s/veh)                   |     | 13.6 |  |  | 16.4 |  |  |  |      | 19.2 |  |  |      |  | 42.2 |  |
| Level of Service (LOS)                  |     | B    |  |  | C    |  |  |  |      | C    |  |  |      |  | E    |  |
| Approach Delay (s/veh)                  | 0.2 |      |  |  | 0.4  |  |  |  | 19.2 |      |  |  | 42.2 |  |      |  |
| Approach LOS                            | A   |      |  |  | A    |  |  |  | C    |      |  |  | E    |  |      |  |

HCS Two-Way Stop-Control Report

| General Information      |              | Site Information           |                     |
|--------------------------|--------------|----------------------------|---------------------|
| Analyst                  | SS           | Intersection               | SR 44 & Site Access |
| Agency/Co.               | TPD, Inc.    | Jurisdiction               | Sumter County       |
| Date Performed           | 10/21/2024   | East/West Street           | SR 44               |
| Analysis Year            | 2026         | North/South Street         | Site Access         |
| Time Analyzed            | Projected PM | Peak Hour Factor           | 0.92                |
| Intersection Orientation | East-West    | Analysis Time Period (hrs) | 0.25                |
| Project Description      | 5986         |                            |                     |

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 | 2    | 0 | 0         | 0 | 2   | 0  |            | 0 | 0 | 0 |            | 0  | 0  | 1  |
| Configuration              |           |   | T    |   |           |   | T   | TR |            |   |   |   |            |    |    | R  |
| Volume (veh/h)             |           |   | 1051 |   |           |   | 933 | 5  |            |   |   |   |            |    |    | 5  |
| Percent Heavy Vehicles (%) |           |   |      |   |           |   |     |    |            |   |   |   |            |    |    | 3  |
| 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)       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 6.96 |
| Base Follow-Up Headway (sec) |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 3.3  |
| Follow-Up Headway (sec)      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 3.33 |

Delay, Queue Length, and Level of Service

|                                         |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  |      |
|-----------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|------|--|--|------|
| Flow Rate, v (veh/h)                    |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 5    |
| Capacity, c (veh/h)                     |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 506  |
| v/c Ratio                               |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 0.01 |
| 95% Queue Length, Q <sub>95</sub> (veh) |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 0.0  |
| 95% Queue Length, Q <sub>95</sub> (ft)  |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 0.0  |
| Control Delay (s/veh)                   |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | 12.2 |
| Level of Service (LOS)                  |  |  |  |  |  |  |  |  |  |  |  |  |      |  |  | B    |
| Approach Delay (s/veh)                  |  |  |  |  |  |  |  |  |  |  |  |  | 12.2 |  |  |      |
| Approach LOS                            |  |  |  |  |  |  |  |  |  |  |  |  | B    |  |  |      |



# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** RZ 2412-002 Wieckhorst

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Case Number       | RZ 2412-002                                                                                          |
| Ordinance Number  | O2024-98                                                                                             |
| Owner(s)          | Barbara Lynn Wieckhorst                                                                              |
| Applicant(s)      | L. Norman Adams Home Builders                                                                        |
| Property Location | The property is generally located at the southeast corner of the intersection of CR 504 and CR 511A. |
| Parcel(s)         | G29A239                                                                                              |
| Date              | December 20, 2024                                                                                    |

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to ER (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2412-002 (O2024-97).

**ANALYSIS:** The applicant is proposing a 1,992 square foot single-family residence.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to ER should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**

The proposed rezoning to ER is consistent with the proposed Future Land Use Map designation of Estate Residential (ER) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

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

The land use pattern of the surrounding area is residential and agricultural. The proposed ER zoning designation will serve as a transition in this area to serve city residents.

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

**Schools:** The single-family residence is proposed to add a max of 2 school aged children. The school district advises that capacity is available.

**Potable Water & Sewer:** Utilities are not available to the subject property. The applicant intends to connect to an onsite well and septic system.

**Streets:** The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on December 12, 2024.

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

The subject parcel is located within the City's Joint Planning Area with Sumter County. The proposed rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to build a single-family residence.

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

The property is expected to have a low traffic impact. The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on December 12, 2024.

**(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. Surrounding properties are permitted to develop in accordance with their zoning map designation.

| ZONING DESIGNATION<br>SURROUNDING PROPERTIES |                          |
|----------------------------------------------|--------------------------|
| NORTH                                        | RR1(County)              |
| SOUTH                                        | R2M (County)             |
| EAST                                         | R4C & R2C & R6C (County) |
| WEST                                         | RR1 (County)             |

The applicant is currently in the process of obtaining approval for the site plan from the city. The site plan must comply with the requirements set forth in the City's Land Development Regulations and the Design District Standards.

**The applicant seeks a favorable recommendation for Ordinance O2024-98 to be forwarded to the City Commission for further action, subject to the approval of O2024-97, which establishes a future land use appropriate for the proposed zoning.**

**ORDINANCE NO. O2024-98**

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 G29A239**  
**Barbara Lynn Wieckhorst**  
**Acres 2.5 +/-**

**LEGAL DESCRIPTION:**

W 35 FT OF LOT 23 & LOT 24 BLK I WILDWOOD RANCH PB3 PG29A-29B LESS  
THE S 195 FT OF LOT 24 & LESS THE S. 195 FT OF THE W 35 FT OF LOT 23 BLK I

This property is to be reclassified from RR1(County) to ER(City)

**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.

**SECTION 5. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST: \_\_\_\_\_  
Jessica Barnes, City Clerk

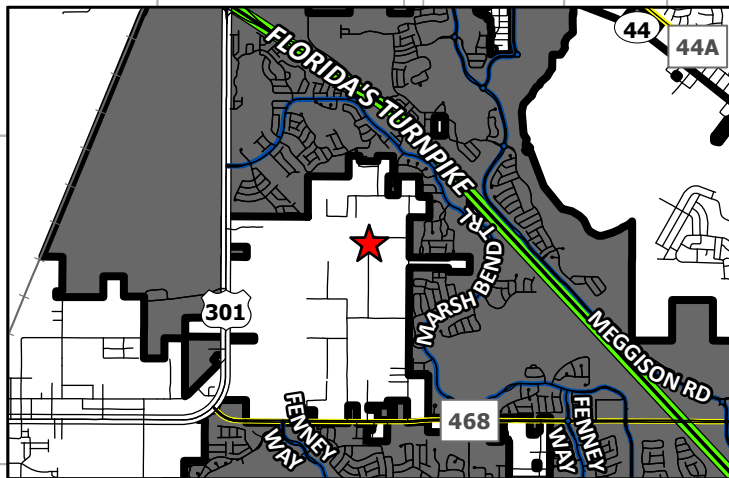
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
City Attorney

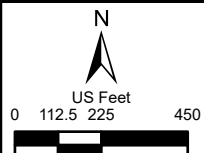
# EXHIBIT A



- Subject Property
- City of Wildwood
- Sumter County



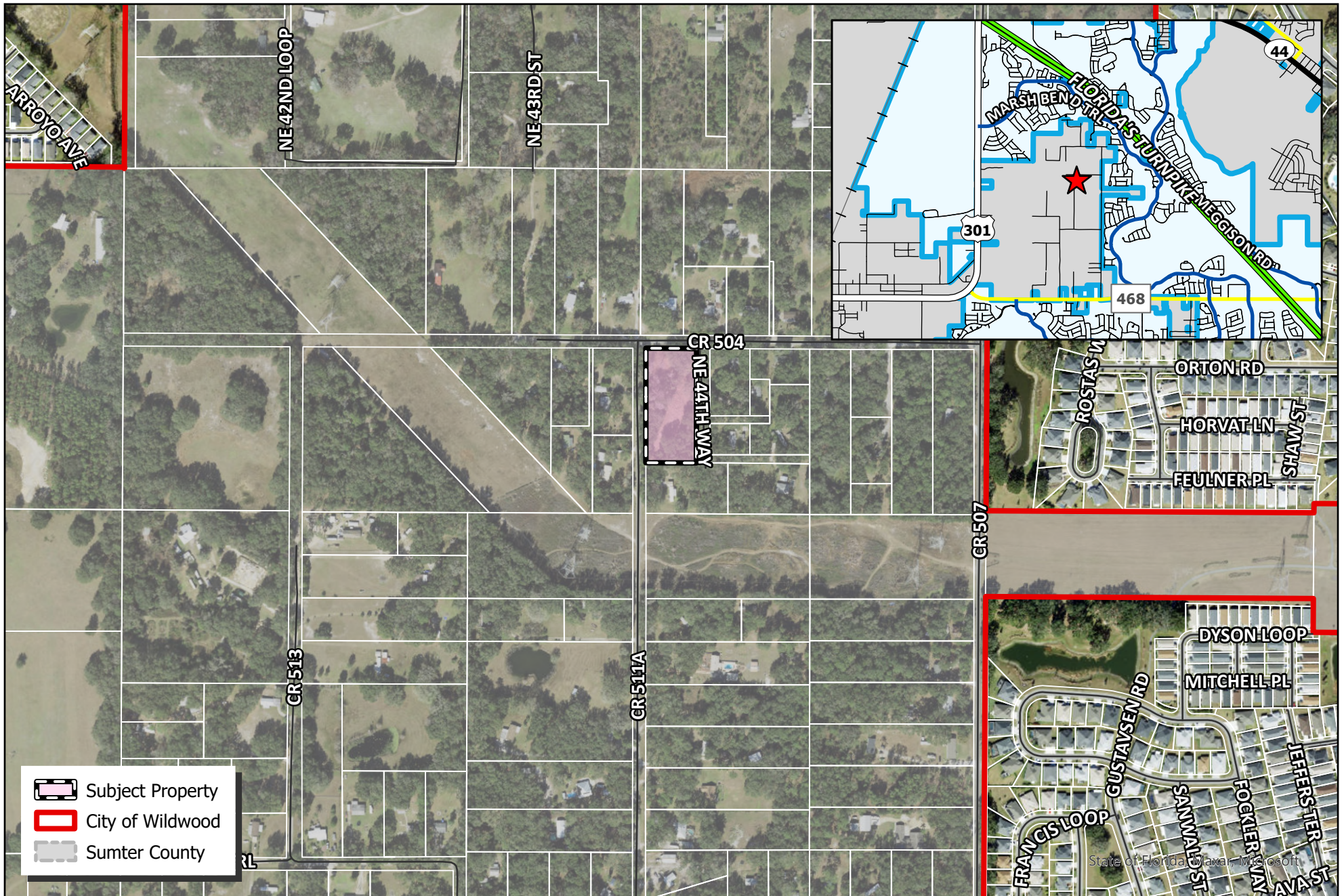
**CITY OF WILDWOOD**  
100 North Main Street  
Wildwood, FL 34785  
Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



RZ 2412-002  
**WIECKHORST**  
PARCEL G29A239

**MAP 1A**  
**LOCATION**  
**MAP**  
**DEC 2024**

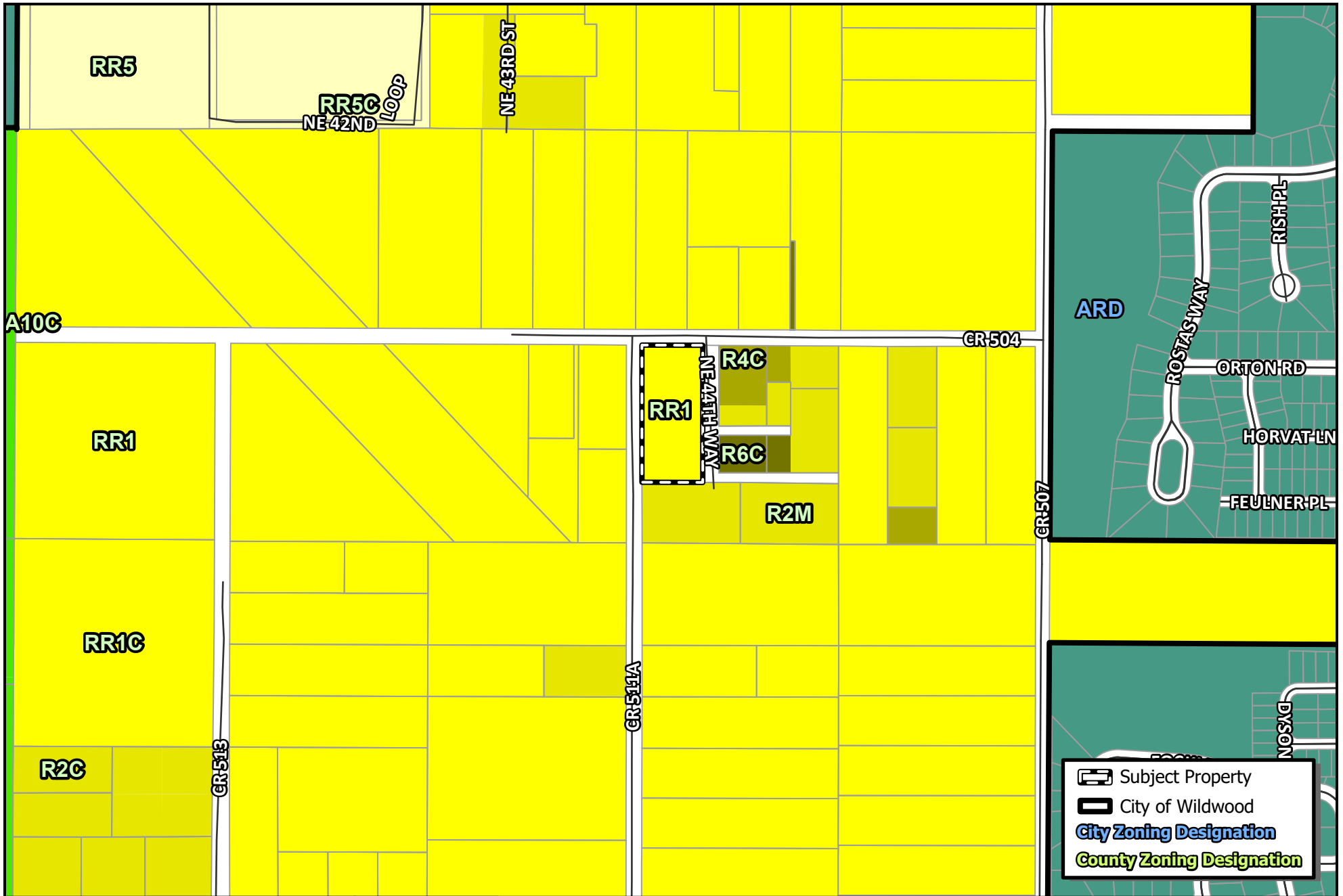




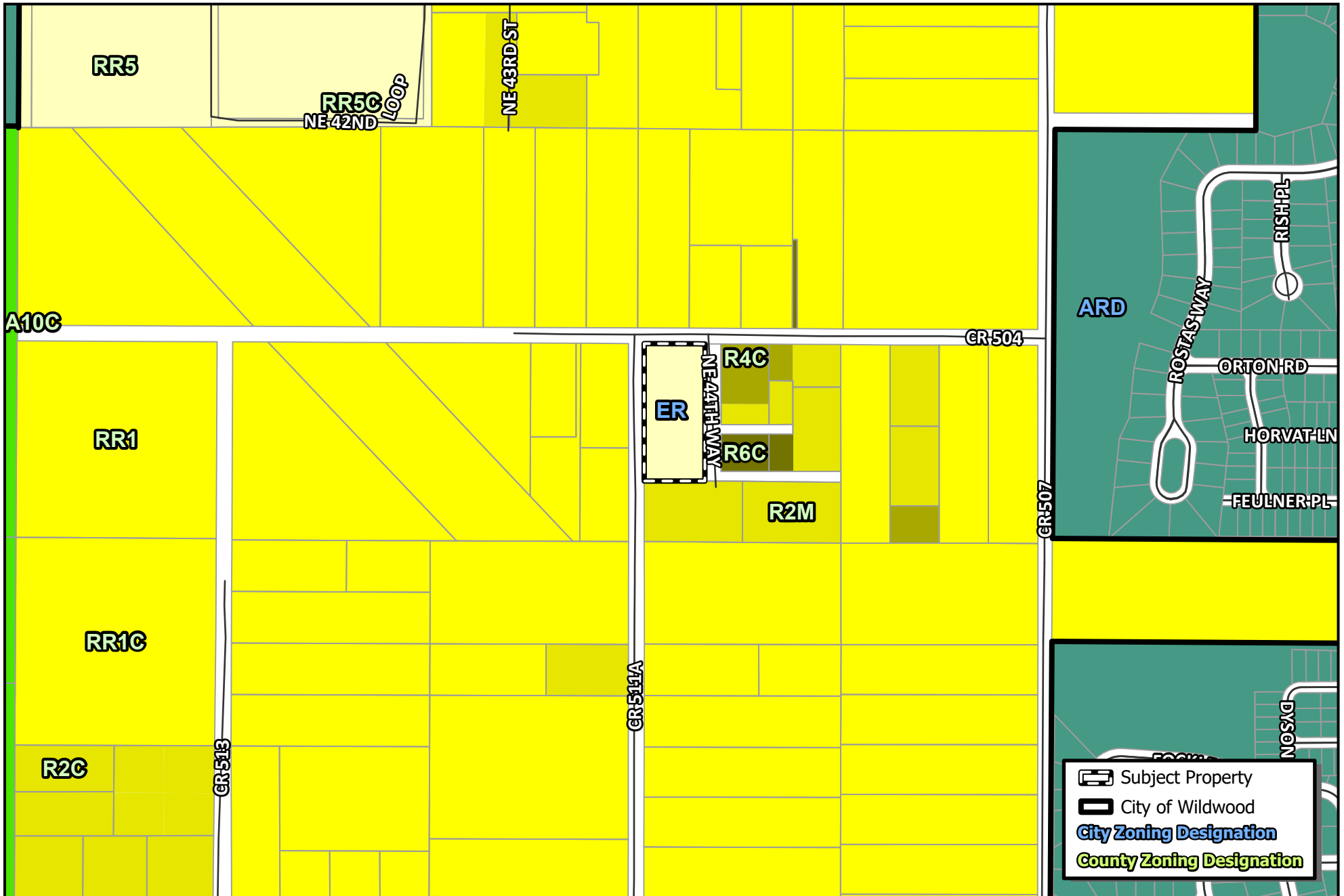
- Subject Property
- City of Wildwood
- Sumter County

|                                    |                                                                                                                                                                            |                                                  |                                                                   |  |                                                                                   |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|
| <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b><br/>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> | <p>N</p> <p>0.01010.030.040.06</p> <p> Miles</p> | <p>RZ 2412-002</p> <p><b>WIECKHORST</b></p> <p>PARCEL G29A239</p> |  | <p><b>MAP 1B</b></p> <p><b>LOCATION</b><br/><b>MAP</b></p> <p><b>DEC 2024</b></p> |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|





|                                                                                                                        |                                                                                                                                                                            |                                                                                                                                 |                                                                   |                                                                           |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b><br/>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> | <p>N</p> <p>US Feet</p> <p>0 90 180 360</p>  | <p>RZ 2412-002</p> <p><b>WIECKHORST</b></p> <p>PARCEL G29A239</p> | <p><b>MAP 3A</b></p> <p><b>EXISTING ZONING</b></p> <p><b>DEC 2024</b></p> |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------|







## **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: O2024-98

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 law<sup>1</sup> 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.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2204-004 Freedom Fellowship Church

**REQUESTED ACTION:** Project Review Committee recommends approval contingent on the resolution of outstanding comments.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                    |                                                                                                     |
|--------------------|-----------------------------------------------------------------------------------------------------|
| Case Number        | SP 2204-004 Freedom Fellowship Church                                                               |
| Applicant/Owner(s) | David Gee                                                                                           |
| Acreage            | 6.72 +/-                                                                                            |
| Property Location  | The subject property is generally located approximately 0.8 miles north of C 466A, east of E C 462. |
| Parcel(s)          | D33-020                                                                                             |
| Date               | December 23, 2024                                                                                   |

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 10,000 SF church with associated infrastructure. The project has outstanding review comments by the Development Services Dept. and Utilities.

Aside from the outstanding comments, SP 2204-004 is expected to meet the criteria set forth in the Land Development Regulations and Design District Standards once all comments are addressed and is in line with the policies, objectives, and goals within the 2050 Comprehensive Plan.



Amanda Bondi  
Planner II, Development Services



# WILDWOOD FLORIDA

City of Wildwood

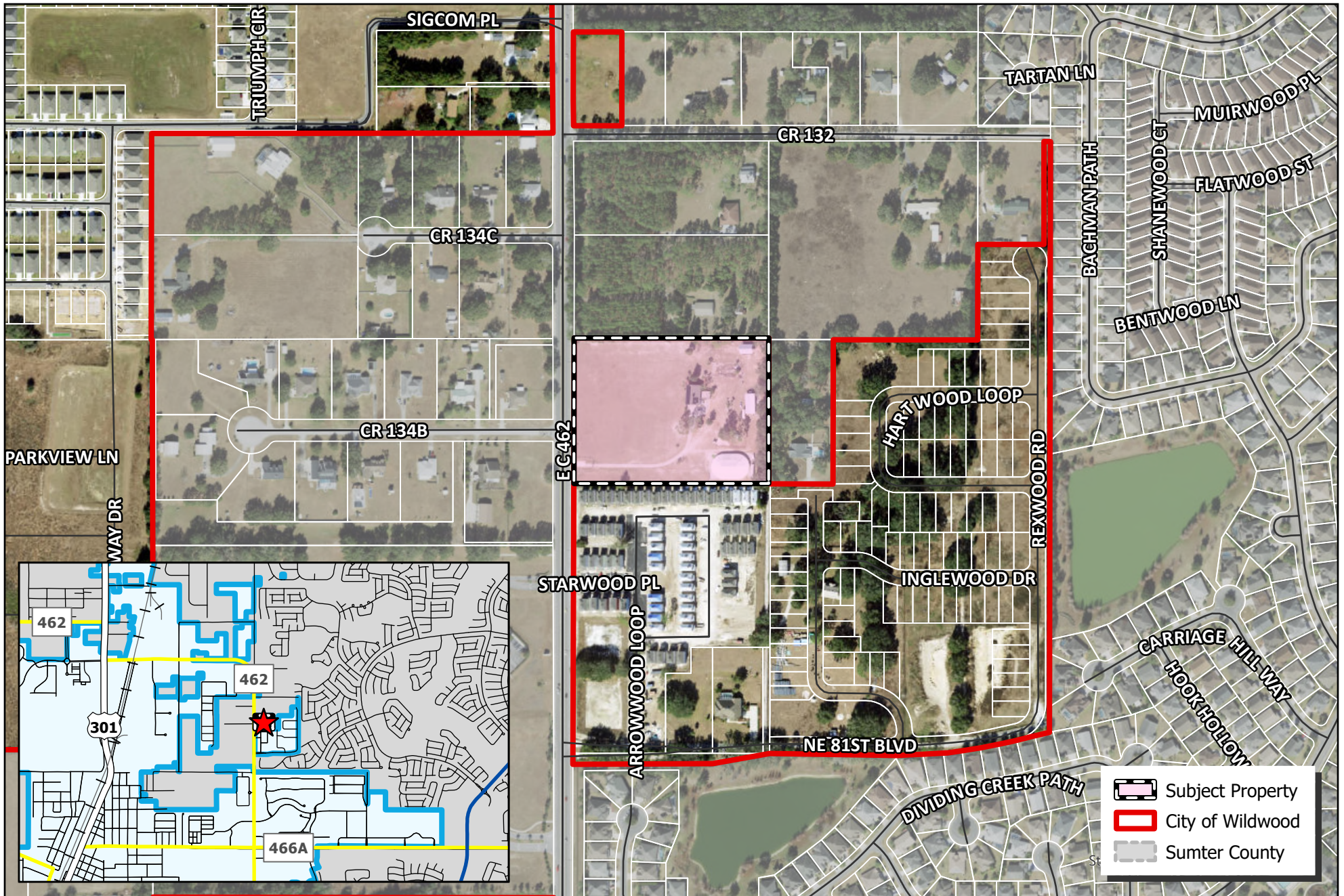
Project Name: SP 2204-004 Freedom Fellowship Church  
Representative: William Poole – Florida Metal Building Services  
Date: 12/23/2024

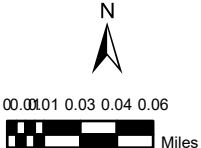
**\*\*\*PLEASE NOTE: Two hard copies of plans (Civil & Landscape), along with the electronic copy are required with every submittal. Partial submittals are not accepted.\*\*\***

## **DEVELOPMENT SERVICES**

1. Awaiting the executed utility easement.
2. Performance surety at 120% of the construction cost is needed for the off-site infrastructure improvements that will be owned and maintained by the City of Wildwood. Please provide a draft for language review before execution.



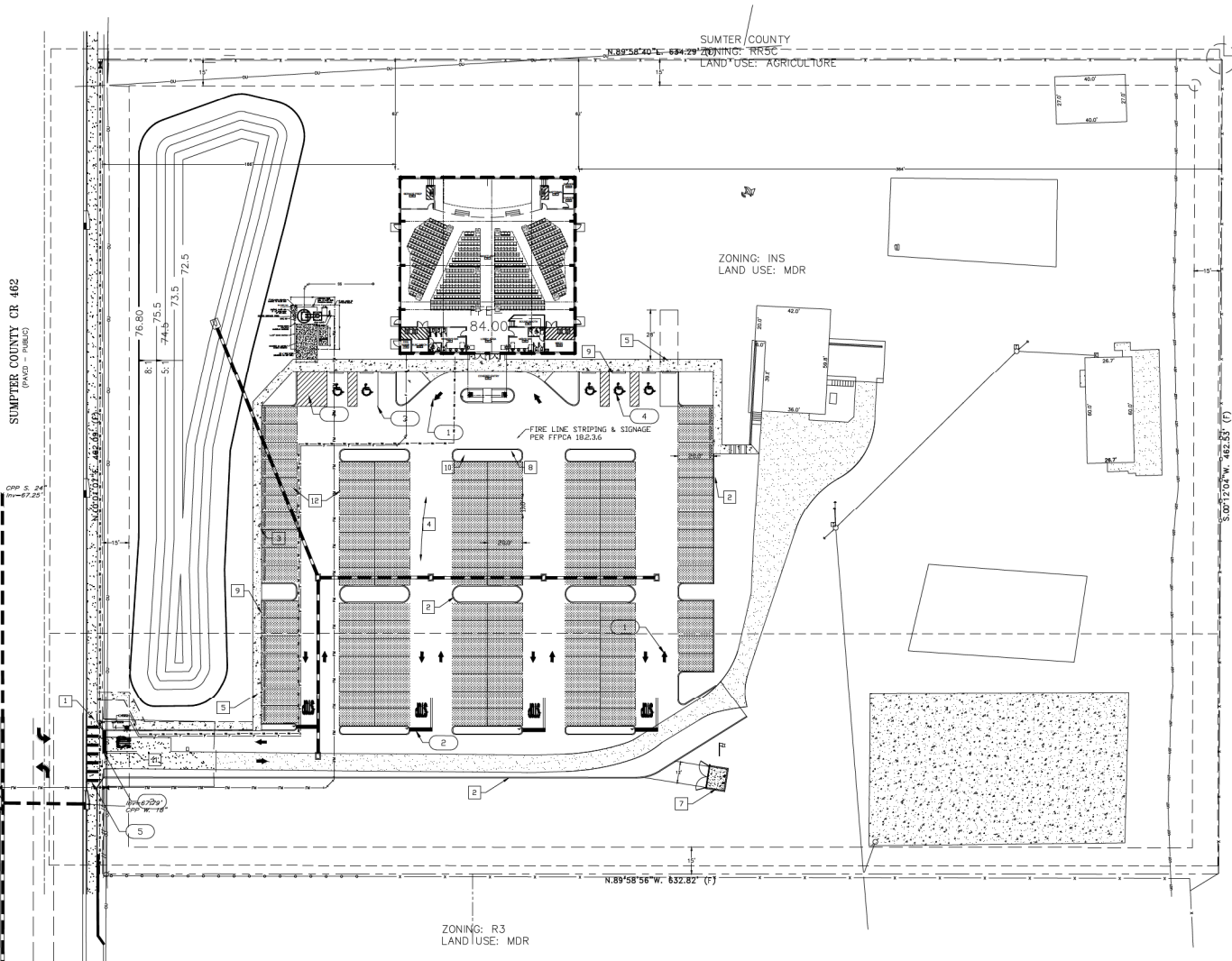


|                                                                                                                                                                                                                                                                                           |                                                                                                                                                       |                                                                                  |                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------|
|  <p><b>CITY OF WILDWOOD</b><br/>         100 North Main Street<br/>         Wildwood, FL 34785<br/>         Phone: (352) 330-1330<br/> <a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>N<br/>         0.00 0.01 0.03 0.04 0.06<br/>         Miles</p> | <p>SP 2204-004</p> <p><b>FREEDOM FELLOWSHIP CHURCH</b></p> <p>PARCEL D33-020</p> | <p><b>MAP 1B</b></p>   |
|                                                                                                                                                                                                                                                                                           |                                                                                                                                                       |                                                                                  | <p><b>LOCATION</b></p> |
|                                                                                                                                                                                                                                                                                           |                                                                                                                                                       |                                                                                  | <p><b>MAP</b></p>      |
|                                                                                                                                                                                                                                                                                           |                                                                                                                                                       |                                                                                  | <p><b>DEC 2024</b></p> |



SUMTER COUNTY CR 462  
(PAVD - PUBLIC)

CIP S. 24  
R=67.25'



#### PAVEMENT MARKINGS & SIGNAGE

- 1 DIRECTIONAL ARROWS
- 2 24" WIDE WHITE STOP BAR W/  
24" STOP SIGN (R1-1)
- 3 PAVEMENT STRIPING (4" WHITE)
- 4 HANDICAP PAVEMENT SYMBOLS  
WITH HANDICAP SIGN
- 5 PEDESTRIAN CROSSWALK

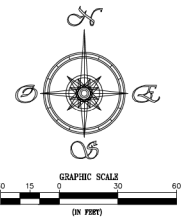
#### SITE NOTES

- 1 SIDEWALK RAMP W/DETECTABLE WARNING
- 2 FDOT TYPE D CURB
- 3 MONOLITHIC CURB AND SIDEWALK
- 4 ASPHALT PAVEMENT
- 5 CONCRETE SIDEWALK
- 6 CONCRETE PAVEMENT
- 7 DUMPSTER ENCLOSURE
- 8 FIRE HYDRANT
- 9 WHEEL STOP
- 10 FIRE DEPARTMENT CONNECTION

#### LEGEND:

(#) NUMBER OF PARKING SPACES

- 11 4" WHITE THERMOPLASTIC (25')
- 12 SOD PARKING AREAS



#### SITE INFORMATION

PROPERTY ID: D33-020  
ADDRESS: 5156 E. CR 462, WILDWOOD, FL 34785  
LAND USE: PF- PUBLIC FACILITY  
ZONING: INS  
PROPERTY AREA = 292,894 SF, 6.72 ACRES  
CHURCH NON-RESIDENTIAL SQUARE FOOTAGE: 10,000 SF  
MAXIMUM FLOOR AREA RATIO: 0.35, ACTUAL FAR= .037  
OPEN SPACE REQUIRED 20%  
PROVIDED: 99,752 SF IMPERVIOUS AREA = 0.34,  
75% OPEN SPACE  
EXISTING USE: VACANT/RESIDENTIAL  
PROPOSED USE: RELIGIOUS INSTITUTION  
BUILDING SETBACKS: REQUIRED SIDE 10 FEET  
REQUIRED FRONT 25 FEET  
REQUIRED REAR 15 FEET  
PROPOSED HEIGHT - 38 FEET  
REQUIRED BUILDING SEPARATION: 10 FEET  
TRAFFIC: PER ITE 10TH EDITION, CODE 560  
175 DAILY TRIPS, 11AM PEAK TRIPS  
REQUIRED PARKING : 1 SPACE PER 4 PEOPLE  
552 SEATS = 138 SPACES REQUIRED  
PROVIDED PARKING: 122 SPACES PROVIDED (W 5 H/C SPACES)  
FLOOD ZONE: PER FIRM MAP 12119C0069D,  
EFFECTIVE DATE 9/27/2013,  
SITE IS LOCATED IN ZONE X, AREA OF NO FLOODING.  
NUMBER OF EMPLOYEES (DAILY) : 5  
SOIL CLASSIFICATION  
SOILS TYPE 8 - 100% OF SITE. LAKE FINE  
SANDS, 0 TO 5 PERCENT SLOPES. HYDROLOGIC  
GROUP=A

ZONING: R2  
LAND USE: MDR

| SIGNAGE     |                                                 |
|-------------|-------------------------------------------------|
| STREET NAME | D3 (VARIABLE)                                   |
|             | F39-30-04 (1'1" X 18"), PER<br>FDOT NOTES #7385 |
|             | R1-1 (30" X 30")                                |
|             | R3-3L (30" X 36")                               |
|             | R3-3R (30" X 36")                               |
|             | R5-1 (30" X 30")                                |
|             | R6-1 (36" X 12")                                |

#### SITE LEGEND

- SITE BOUNDARY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- TYP TYPICAL
- 10 PARKING SPACES
- 5' W SIDEWALK
- R2 5' RADIUS



### FREEDOM FELLOWSHIP CHURCH SITE PLAN WILDWOOD, FL 32785

| REV | DATE      | DESCRIPTION       | BY  | APP |
|-----|-----------|-------------------|-----|-----|
| 1   | 7/15/2022 | MODIFIED BUILDING | LMP | LMP |
| 2   | 8/15/2022 | MODIFIED BUILDING | LMP | LMP |
| 3   | 8/25/2024 | MODIFIED BUILDING | LMP | LMP |

RCE CONSULTANTS, LLC  
807 Avenue Drive  
Altamonte Springs, FL 32714  
Phone No. 407-55-4625  
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurance Palmer  
080974

RCE CONSULTANTS, LLC  
Certificate of Authorization 2087

PROJECT #  
30-2021

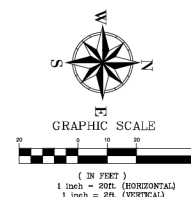
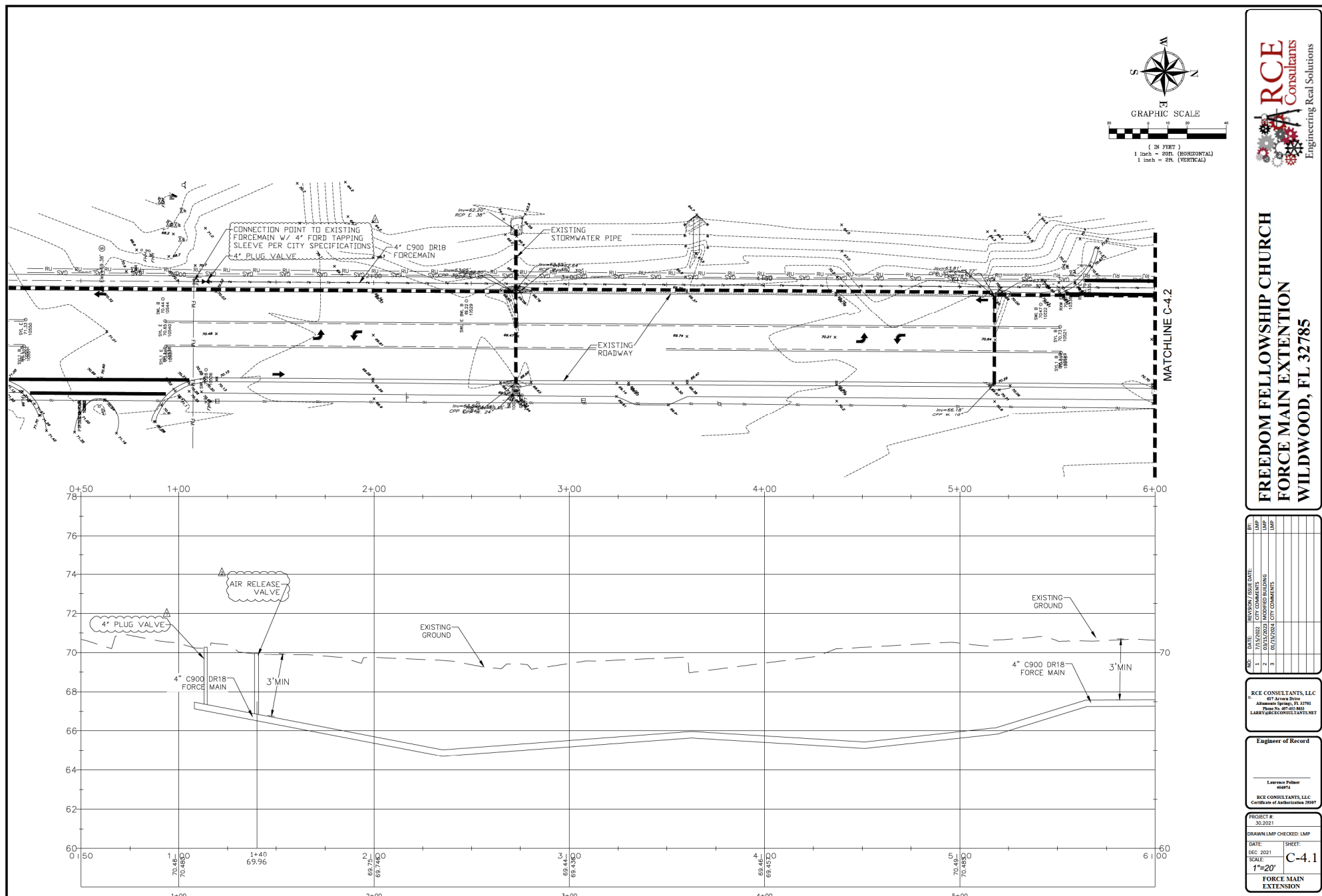
DRAWN/LMP CHECKED: LMP

DATE: DEC 2021

SCALE: 1"=30'

SHEET: C-3

SITE PLAN



**FREEDOM FELLOWSHIP CHURCH  
FORCE MAIN EXTENSION  
WILDWOOD, FL 32785**

| REV | DATE      | REVISION / ISSUE DATE | BY  | CHKD |
|-----|-----------|-----------------------|-----|------|
| 1   | 7/15/2021 | CITY COMMENTS         | LMP |      |
| 2   | 8/12/2021 | CITY COMMENTS         | LMP |      |
| 3   | 8/12/2021 | CITY COMMENTS         | LMP |      |

RCE CONSULTANTS, LLC  
417 Arroyo Drive  
Altamonte Springs, FL 32714  
Phone: 407-417-8800  
LARRY@RCECONSULTANTS.NET

Engineer of Record

Larry Palmer  
88874

RCE CONSULTANTS, LLC  
Certificate of Authorization 1087

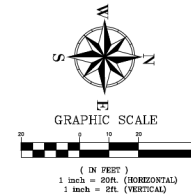
PROJECT #  
30-2021

DRAWN/LMP CHECKED: LMP

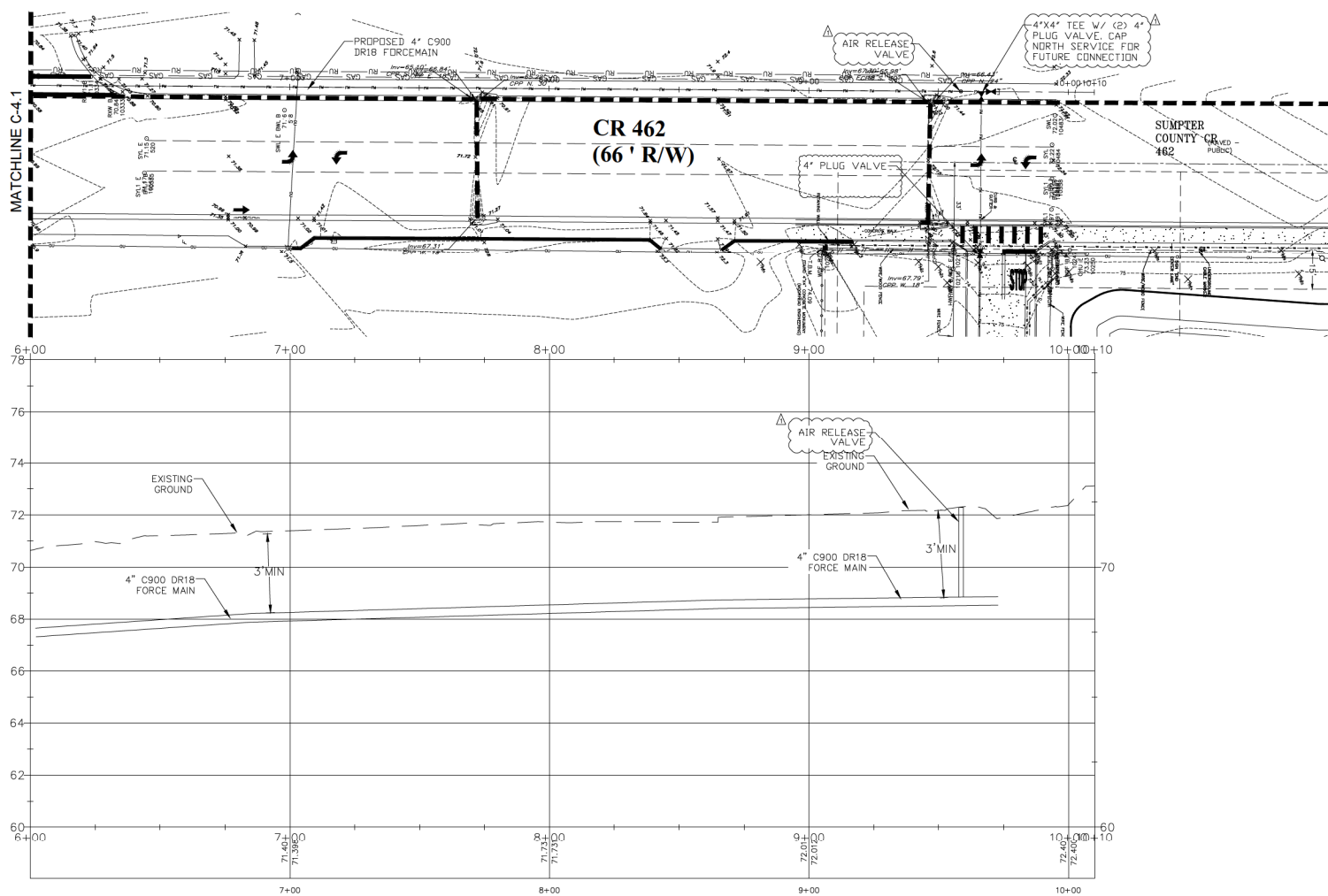
DATE: DEC 2021 SHEET: C-4.1

SCALE: 1"=20'

FORCE MAIN  
EXTENSION



**FREEDOM FELLOWSHIP CHURCH  
FORCE MAIN EXTENSION  
WILDWOOD, FL 32785**



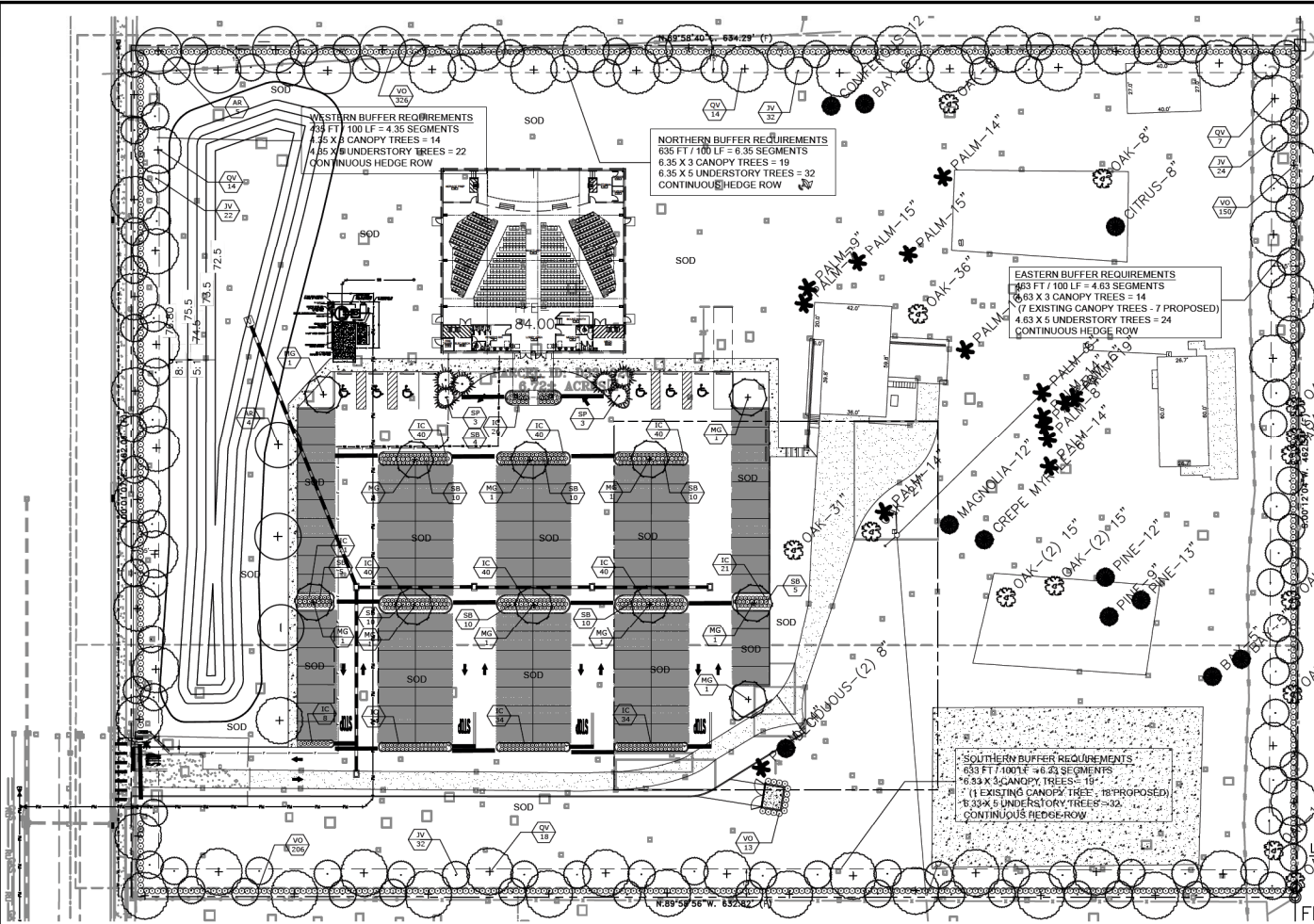
- LEGEND**
- SANITARY SEWER MAIN
  - SANITARY MANHOLE
  - SS DOUBLE SERVICE
  - SS SINGLE SERVICE
  - RECLAIMED WATER MAIN
  - FORCE MAIN
  - WATER MAIN
  - TEE
  - GATE VALVE
  - FIRE HYDRANT
  - BEND - 45°
  - BEND - 22.5°
  - BEND - 90°
  - BEND - 11.25°
  - BLDW OFF VALVE
  - REDUCER
  - DOUBLE SERVICE
  - SINGLE SERVICE
  - TAPPING SADDLE W/ GATE VALVE
  - BACK FLW PREVENTER

| REV. | DATE      | REVISION / ISSUE DATE |
|------|-----------|-----------------------|
| 1    | 7/25/2022 | CITY COMMENTS         |
| 2    | 8/1/2022  | CITY COMMENTS         |
| 3    | 8/24/2022 | CITY COMMENTS         |

RCE CONSULTANTS, LLC  
487 Arroyo Drive  
Altamonte Springs, FL 32714  
Phone: 407-401-8600  
LARRY@RCECONSULTANTS.NET

Engineer of Record  
  
Lawrence Palmer  
RCE CONSULTANTS, LLC  
Certified Professional Engineer

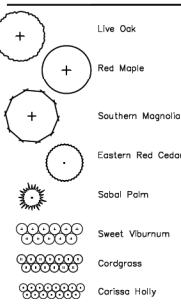
PROJECT #  
30-2021  
DRAWN/LMP CHECKED: LMP  
DATE: DEC 2021 SHEET: C-4.2  
SCALE: 1"=20'  
FORCE MAIN  
EXTENSION



PLANT LIST:

| QTY.                         | ABBREV. | BOTANICAL NAME                        | COMMON NAME               | SIZE & SPECIFICATION                 |
|------------------------------|---------|---------------------------------------|---------------------------|--------------------------------------|
| TREES & SHRUBS               |         |                                       |                           |                                      |
| 6                            | AR      | Acer rubrum                           | Red Maple                 | 24" Min. Ht., 3 Gal., 24" O.C.       |
| 110                          | JV      | Juniperus virginiana                  | Eastern Red Cedar         | 3" Cal., 8' Ht. x 8' Sprd.           |
| 11                           | MG      | Magnolia grandiflora 'D.D. Blanchard' | Magnolia 'D.D. Blanchard' | 3" Cal., 10' - 12' Ht. x 5' Sprd.    |
| 54                           | QV      | Quercus virginiana                    | Live Oak                  | 3" Cal., 10' - 12' Ht. x 5' Sprd.    |
| 6                            | SP      | Sabal palmetto                        | Sabal Palm                | 10' Minimum clear trunk, straight    |
| SHRUBS, VINES & GROUND COVER |         |                                       |                           |                                      |
| 414                          | IC      | Ilex coriacea                         | Coriacea Holly            | 24" Min. Ht., 3 Gal., 24" O.C.       |
| 74                           | SB      | Spartina bakeri                       | Cord Grass                | 30" Min. Ht., 3 Gal., 30" O.C.       |
| 705                          | VO      | Viburnum odoratissimum                | Sweet Viburnum            | 36" Min. Ht., 7 Gal., 36" O.C.       |
| SOD & MISCELLANEOUS ITEMS    |         |                                       |                           |                                      |
| SOD                          |         | Paspalum notatum                      | Bahia Solid Sod           | SOLID SOD, SOD WILL NOT BE IRRIGATED |
| MULCH                        |         | Shredded Melaleuca Mulch              |                           |                                      |

PLANT LEGEND:

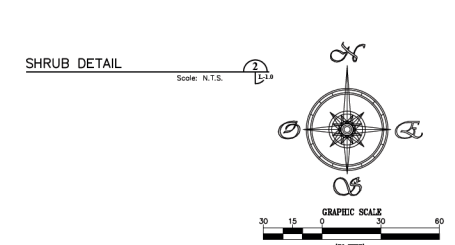
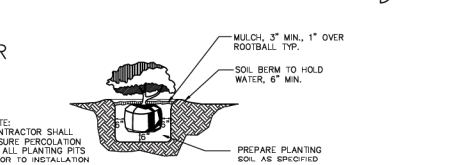
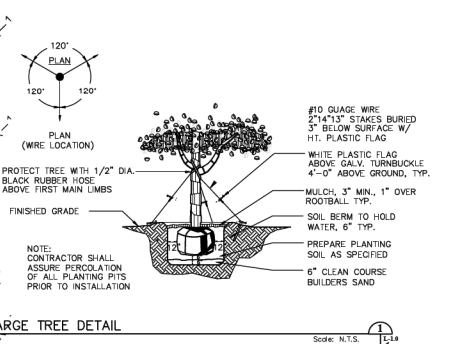


LANDSCAPE NOTES:

1. All plant material shall be Florida Grade No. 1 or better as specified in "Grades and Standards for Nursery Plants," Parts 1 and 2, by Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen "Standards for Nursery Stock," latest edition.
2. The landscape contractor shall be responsible for verification of quantities the plant list. In the event of a conflict between quantities on the plant list and the plans, the plans shall control and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any deviation from these plans must be approved by the Landscape Architect or owner's representative.
3. Contractor is responsible for compliance with all applicable building codes, ordinances and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.
4. The landscape contractor is responsible for inspection of existing conditions and promptly reporting all discrepancies and improper conditions (wetness, muck, debris, etc.) to the Landscape Architect prior to bidding. Contractor is responsible for soil analysis prior to installation of plantings, and is responsible for all soil amendments to conform to specifications.
5. All tree material shall be container grown unless otherwise specified.
6. The landscape contractor shall acquaint himself with all civil drawings as they relate to paving, site grading, and all utilities, (including water, sewer and electrical supply) to preclude any misunderstanding and ensure trouble free installation. The exact location of all existing structures, underground utilities, existing underground sprinklers and pipe may not be indicated on drawings. The contractor shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect utility services which must remain operational and shall be responsible for their replacement if damaged by him.
7. Mulch shall be organic and shall not be placed on top of the root ball or placed against the trunk. Mulch shall be applied a minimum of 12" to 18" from the trunk of any sized tree. Materials such as rock and shells that do not biodegrade, are not deemed acceptable. Failure to install mulch (and type of mulch) as provided in the specification above may result in a failed inspection. See <http://hort.ifas.ufl.edu/woody/over-mulching.htm> for more information.
8. Refer to specifications for complete requirements.
9. In the event of a conflict between quantities on the plant list and the plans, the plan shall take precedent.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with a permanent automatic irrigation system providing 100% coverage.
2. An automatic moisture sensor/shutoff shall be part of the system.
3. All tree, shrub, and groundcover material proposed for this site is medium to low water use. Micro or drip irrigation will be installed in these beds.



FREEDOM FELLOWSHIP CHURCH  
LANDSCAPE PLAN  
WILDWOOD, FL 32785

|      |      |                       |
|------|------|-----------------------|
| REV. | DATE | REVISION / ISSUE DATE |
| 01   |      |                       |
| 02   |      |                       |
| 03   |      |                       |
| 04   |      |                       |
| 05   |      |                       |
| 06   |      |                       |
| 07   |      |                       |
| 08   |      |                       |
| 09   |      |                       |
| 10   |      |                       |
| 11   |      |                       |
| 12   |      |                       |

RCE CONSULTANTS, LLC  
617 Avenue Dr.  
Altamonte Springs, FL 32714  
LARRY@RCECONSULTANTS.NET

Landscape Architect of Record  
Christopher W. Kennedy  
LA 000000

RCE CONSULTANTS, LLC  
Certificate of Authorization 2021

PROJECT # 30-2021

DRAWN/CX CHECKED: LMP

DATE: DEC 2021  
SCALE: 1"=30'

SHEET: L-1  
LANDSCAPE PLAN



- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER.
- 3) ALL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 4) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING A FLEXIBLE JOINT CONNECTION TO THE LATERAL LINE PIPING.
- 5) ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & WALLS.
- 6) THROTTLE ALL IRRIGATION VALVES & MAINLINES AS REQUIRED TO PREVENT FLOODING.
- 7) THIS NOTE INTENTIONALLY LEFT BLANK
- 8) THIS NOTE INTENTIONALLY LEFT BLANK
- 9) ALL CONTROL WIRE SPIRES SHALL BE MADE IN CONTROL VALVE BOXES USING KING TUBE CONNECTORS.
- 10) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (VELUM OR MYLAR) SHOWING ALL IRRIGATION INSTALLATION, A MYLAR OR VELUM OF THE ORIGINAL PLAN MAYBE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR THE DRAWING SO THE CONTRACTOR CAN LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 11) ALL CONTROL VALVES, GATE VALVES AND JOINT COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 12) SOME PIPE LINES ARE DRAIN OFF SET IN ROADWAYS AND SIDEWALKS FOR CLARITY. INSTALL ALL IRRIGATION LINES NOT SHOWN IN SLEEVES IN LANDSCAPE AREAS.
- 13) THIS NOTE INTENTIONALLY LEFT BLANK
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE TO EXISTING WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AND THE EQUIPMENT SHALL BE INSTALLED (NOT A PART OF THIS CONTRACT)
- 17) IRRIGATION WATER CONNECTION, AND SYSTEM CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL CODES.
- 18) IRRIGATION LATERAL LINES AT VELOCITIES LESS THAN 5 FEET PER SECOND.  
1/2"-6 GPM, 3/4"-9 GPM, 1"-16 GPM, 1 1/2"-35 GPM, 2"-55 GPM, 2.5"-80 GPM.

 ELECTRIC IRRIGATION CONTROLLER, NUMBER OF STATIONS SHOWN ON THE PLAN. PESTIGATION, MOUNT, METAL CABINET WITH RAINSWITCH, 120VAC SINGLE PHASE, ELECTRIC POWER BY OTHERS.  
HUNTER IIC-XXX-M-PR

 ELECTRIC IRRIGATION VALVE, PLASTIC BODY WITH FLOW CONTROL, MOUNTED IN 15" PLASTIC VALVE BOX. SIZE INDICATED ON DRAWING.  
RAINBIRD PPS-PPS, SCRUBBER VALVE SERIES

 ELECTRIC VALVE INDICATOR, SHOWS VALVE LOCATION, STATION NUMBER, SIZE, AND ZONE GPM VOLUME.

 1" BRONZE QUICK COUPLER VALVE IN VALVE BOX. MOUNT ON O-RING TYPE SWING JOINT. MOUNT IN 15" RECTANGULAR VALVE BOX. PROVIDE ONE 55K-1 QCV KEY PER FOUR QUICK COUPLER VALVES.  
RAINBIRD SGC SERIES

 ISOLATION VALVE. PROVIDED 15" VALVE BOX WITH EXTENSIONS. 2.5" AND SMALLER - BRONZE THREAD ON TYPE WITH WHEEL HANDLE.

**SIZE:** PVC MAINLINE PIPE, CLASS 200, PVC.  
3" AND SMALLER, SOLVENT WELD PIPE AND PVC SOLVENT WELD FITTINGS.

**SIZE:** PVC LATERAL PIPE, CLASS 160, SOLVENT WELD, PVC.  
SIZE LATERAL PIPE AT VELOCITIES OF 5 FEET PER SECOND OR LESS.

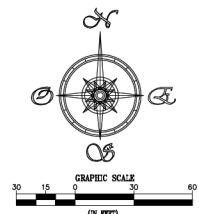
PVC SLEEVE PIPE, SCH. 40 PVC, SOLVENT WELD PIPE.

RAINBIRD 1800 SERIES BODIES & ADAPTERS  
PROVIDE SPRAY NOZZLES PER PLAN  
USE POLY-PIPE OR PVC FLEXIBLE CONNECTIONS

S ● 12" POP-UP SHRUB SPRAY BODY  
Z ▲ 6" POP-UP TURF SPRAY BODY

HUNTER PGP SERIES ROTOR  
PROVIDE ROTOR NOZZLES PER PLAN  
USE PVC FLEXIBLE CONNECTIONS

| LETTER | GPM AT<br>30 PSI | RADIUS   | PATTERN            |
|--------|------------------|----------|--------------------|
| A      | 1.0              | 15'      | QUARTER            |
| B      | 1.5              | 15'      | ONE THIRD          |
| C      | 2.0              | 15'      | HALF               |
| D      | 2.0              | 15'      | TWO THIRD          |
| E      | 3.0              | 15'      | THREE QTR.         |
| F      | 4.0              | 15'      | FULL               |
| G      | 4.5              | 12'      | LOW QUARTER        |
| H      | 4.8              | 12'      | LOW GAL. THIRD     |
| I      | 1.0              | 12'      | LOW GAL. HALF      |
| J      | 1.0              | 12'      | LOW GAL. 2/3 THIRD |
| K      | 1.5              | 12'      | LOW GAL. 3/4 QUART |
| L      | 2.0              | 12'      | LOW FULL           |
| M      | 0.3              | 10'      | FLAT QUARTER       |
| N      | 0.5              | 10'      | FLAT THIRD         |
| P      | 0.5              | 10'      | FLAT HALF          |
| R      | 0.5              | 10'      | FLAT 2/3 THIRD     |
| S      | 0.5              | 10'      | FLAT 3/4 QUARTER   |
| T      | 0.5              | 10'      | FLAT 1/2 QUARTER   |
| U      | 0.6              | 4' X 15' | END STRIP          |
| V      | 1.2              | 4' X 30' | SIDE STRIP         |
| W      | 1.2              | 4' X 30' | QUARTER STRIP      |
| X      | 1.7              | 8' X 18' | SIDE STRIP         |
| Y      | 1.0              | 5'       | STREAM BUBBLER     |
| Z      | VARIABLES        | 15'      | ADJUSTABLE ARC     |



**FREEDOM FELLOWSHIP CHURCH  
IRRIGATION PLAN  
WILDWOOD, FL 32785**

[illegible]

**RCE CONSULTANTS, LLC**  
617 Arvern Drive  
Altamonte Springs, FL 32701  
Phone No. 407-452-8633  
**LARRY@RCECONSULTANTS.NET**

**Landscape Architect  
of Record**

Seal of the State of California  
Landscape Architect  
No. 100053177 (2002)  
Expiration Date: 12/31/2006

**Christopher M. Kennedy**  
LA 066855

|            |         |
|------------|---------|
| PROJECT #: | 30.2021 |
|------------|---------|

|                       |           |
|-----------------------|-----------|
| DRAWN/CK CHECKED: DMF |           |
| DATE:                 | QUANTITY: |

DEC 2021 I 1

 $1''=30'$ 

## IRRIGATION PLAN

# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2408-008 Citizen's First Bank Office Building

**REQUESTED ACTION:** The Project Review Committee recommends approval

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Case No           | SP 2408-008 Citizen's First Bank Office Building                                                                                               |
| Parcel Number     | Portion of Parcel G08-120                                                                                                                      |
| Acreage           | 2.41 Acres, MOL                                                                                                                                |
| Property Location | The property is addressed as 6503 Powell Road, Wildwood, FL 34785, approximately 237 feet north of the intersection of SR 44A and Powell Road. |
| Owner             | The Villages Operating Company                                                                                                                 |
| Applicant         | Stephen M. Campbell, P.E. with Clymer, Farner, Barley, Inc.                                                                                    |

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board for the construction of a one-story 20,000-square-foot commercial office building featuring a total of 85 parking spaces, including 81 standard parking spaces, four (4) Florida ADA accessible parking spaces, together with associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on 2.41 acres MOL, as per the attached plans.

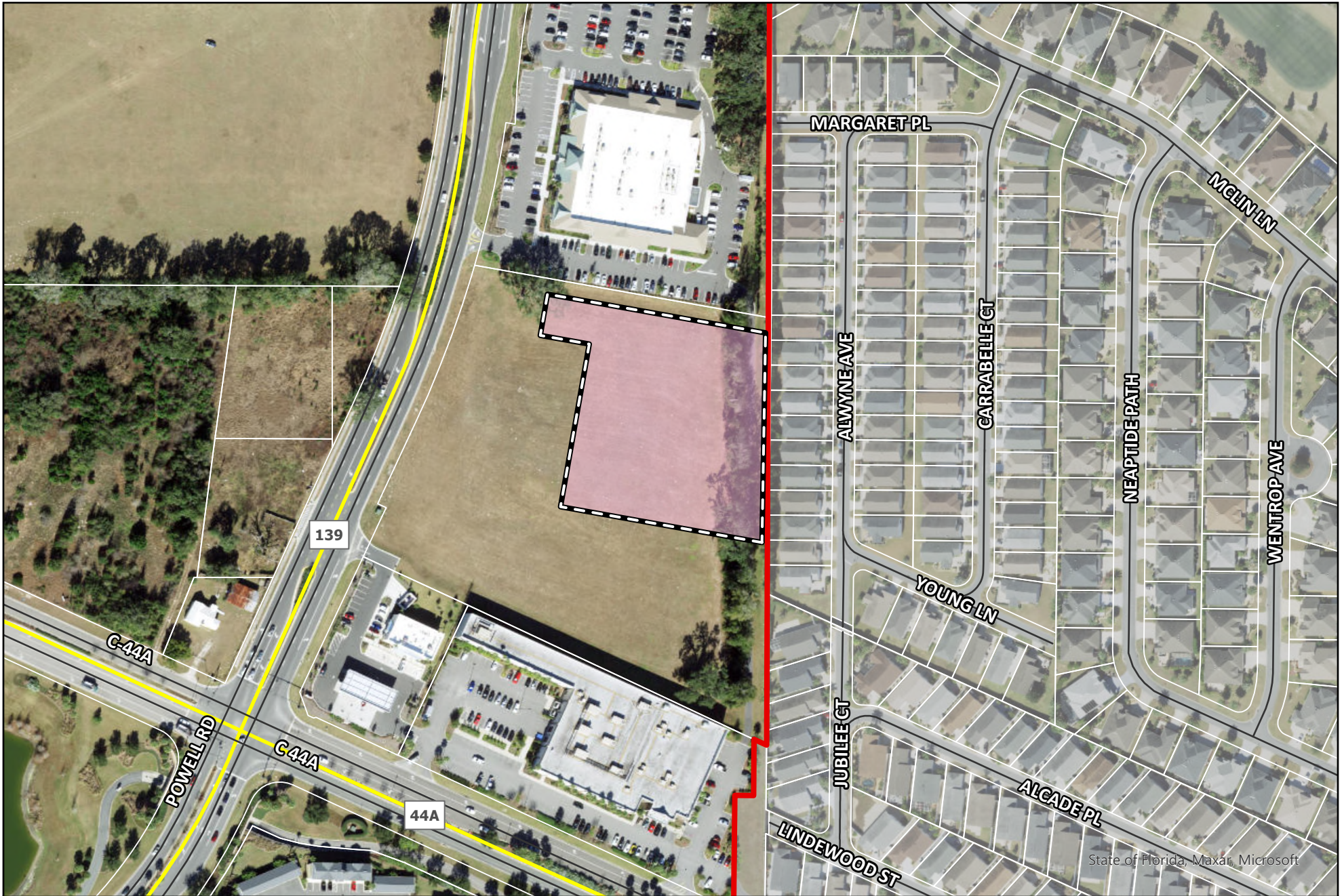
Access to the site will be established by cross access easement through a connecting drive aisle along the southern boundary of the existing Citizen First Bank Site at 6495 Powell Road. Additionally, there is a drainage easement in place to address the storm water runoff. A technical waiver has been submitted to waive the requirements of an Environmental Assessment Report since the property to the north has been developed. SP 2408-008 meets the criteria set forth within the LDRs, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

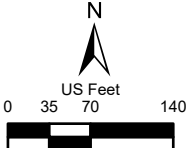
DATED: 12/20/2024



Wendy Then, AICP, CFM  
Assistant Director Development Services





|                                                                                                                  |                                                                                                                                                                 |                                                                                                                    |                                                                                               |                                                                           |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <br><b>WILDWOOD</b><br>FLORIDA | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> | <br>N<br>US Feet<br>0 35 70 140 | <b>SP 2408-008</b><br><br><b>CITIZENS FIRST BANK OFFICE BLDG</b><br><br><b>PARCEL G08-120</b> | <b>MAP 1B</b><br><br><b>LOCATION</b><br><b>MAP</b><br><br><b>AUG 2024</b> |
|                                                                                                                  |                                                                                                                                                                 |                                                                                                                    |                                                                                               |                                                                           |
|                                                                                                                  |                                                                                                                                                                 |                                                                                                                    |                                                                                               |                                                                           |



| AGENCY           | PERMIT # | SUBMITTED       | STATUS       |
|------------------|----------|-----------------|--------------|
| CITY OF WILDWOOD |          | 8/20/24         | UNDER REVIEW |
| SWFWMD           |          | 8/20/24         | UNDER REVIEW |
| FDEP NPDES       |          | BY CONTRACTOR   |              |
| FDEP WATER       |          | TO BE SUBMITTED |              |
| FDEP SEWER       |          | TO BE SUBMITTED |              |



# MAJOR SITE PLAN FOR BROWNWOOD PROFESSIONAL PLAZA CITIZENS FIRST BANK OFFICE BUILDING #1 THE VILLAGES, FL

| DATE     | REVISIONS                                            | BY  |
|----------|------------------------------------------------------|-----|
| 8/30/24  | REVISED PER CITY OF WILDWOOD COMMENTS DATED 8/17/24  | BFP |
| 11/11/24 | REVISED PER CITY OF WILDWOOD COMMENTS DATED 10/21/24 | BFP |

## LEGAL DESCRIPTION

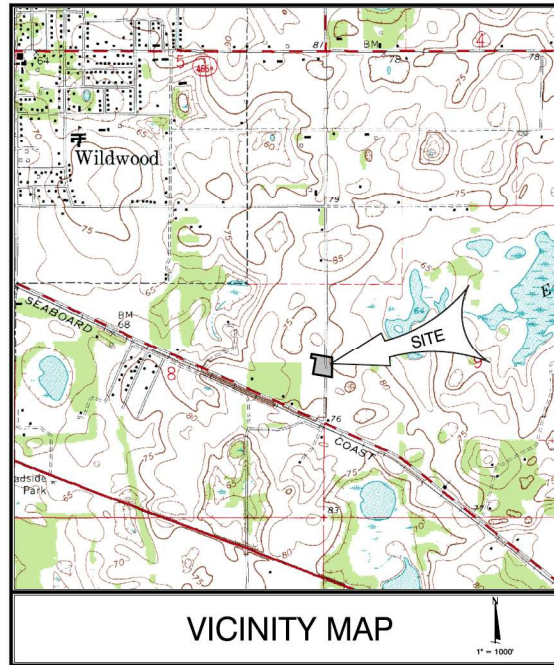
A PARCEL OF LAND LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3891, PAGE 259, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE EAST LINE THEREOF RUN N07°02'07"E, 611.79 FEET TO A POINT ON THE SOUTH BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2133, PAGE 587, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THEREOF RUN S89°00'07"E, 43.33 FEET TO A POINT ON THE WEST BOUNDARY LINE OF VILLAGES OF SUMTER PERRY VILLAGES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 9 AND 5A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY OF PERRY VILLAGES AND THE WEST BOUNDARY OF VILLAGES OF SUMTER CARRABELLE VILLAGES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 22 AND 22A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RESPECTIVELY, RUN N00°57'59"E, 348.58 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PLATTED BOUNDARY RUN N19°55'55"W, 327.54 FEET; THENCE N10°08'19"E, 284.36 FEET; THENCE N70°55'55"W, 79.74 FEET; THENCE N10°04'05"E, 87.00 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3891, PAGE 259; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S77°52'55"E, 354.58 FEET TO AFORESAID WEST BOUNDARY OF VILLAGES OF SUMTER CARRABELLE VILLAGES; THENCE ALONG SAID WEST BOUNDARY RUN S00°57'59"W, 335.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.41 ACRES, MORE OR LESS.

NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



## VICINITY MAP

SECTION 8 & 9; TOWNSHIP 19 SOUTH; RANGE 23 EAST  
WILDWOOD, SUMTER COUNTY, FLORIDA



SOILS MAP  
SCALE: 1" = 200'

## SHEET LIST TABLE

| Sheet Number | Sheet Title                       |
|--------------|-----------------------------------|
| 01           | COVER SHEET                       |
| 02           | MASTER DEVELOPMENT PLAN           |
| 03           | SITE PLAN                         |
| 04           | GRADING AND DRAINAGE PLAN         |
| 05           | YARD AND ROOF DRAINAGE PLAN       |
| 06           | UTILITY PLAN                      |
| EC-1         | EROSION CONTROL PLAN              |
| AT-1         | AUTOTURN - FIRE TRUCK EXHIBIT     |
| AT-2         | AUTOTURN - DUMPSTER TRUCK EXHIBIT |

NOTES:

- THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN THE "THE VILLAGES, CONSTRUCTION & DEVELOPMENT MANUAL", DATED OCTOBER 2023, OR AS AMENDED BY THESE PLANS.
- ALL UTILITY CONSTRUCTION SHALL BE TO FDEP AND HSCUDO REQUIREMENTS.
- ALL WATER AND SANITARY SEWER UTILITIES WITHIN UTILITY EASEMENTS SHALL BE OWNED & MAINTAINED BY HSCUDO.
- ALL IRRIGATION UTILITIES SHALL BE OWNED AND MAINTAINED BY S.W.C.A.
- THIS PLAN HAS BEEN APPROVED BY THE VILLAGES AND NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL OF AN REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES RESERVES THE ABSOLUTE RIGHT TO REVIEW THE FINISHED CONSTRUCTION AND TO DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. THE PARCEL DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE VILLAGES TO SPECIFICALLY REQUEST A FINAL INSPECTION. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO SUMTER COUNTY BY THE PROJECT ENGINEER.
- ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

WATER AND WASTE WATER UTILITIES  
NORTH SUMTER COUNTY UTILITY  
DEPENDENT DISTRICT  
3801 KESSLER ROAD  
THE VILLAGES, FL 32163  
(352) 753-6260

ELECTRICAL POWER UTILITIES  
SUMTER ELECTRIC COOPERATIVE, INC.  
330 SOUTH US HIGHWAY 301  
SUMTERVILLE, FL 33585  
(352) 793-3801

IRRIGATION UTILITIES  
SUMTER WATER CONSERVATION  
AUTHORITY (S.W.C.A.)  
3818 KESSLER ROAD  
THE VILLAGES, FL 32163  
(352) 752-6360

CABLE TELEVISION/INTERNET  
NEXT LINK COMMUNICATION, LLC  
4450 NE 83RD ROAD  
WILDWOOD, FL 34785  
TOM MCCORDOUGH, MANAGER  
(352) 793-6219

LANDSCAPE ARCHITECT  
MICHAEL PAPE AND ASSOCIATES  
2351 SE 17TH STREET  
OCALA, FL 34471  
SUZANNE STANCLIL, PLA  
(352) 351-3500

SOLID WASTE COLLECTION  
WASTE MANAGEMENT  
8556 NE 44TH DRIVE  
WILDWOOD, FL 34785  
(352) 748-0206

OWNER  
THE VILLAGES OPERATING COMPANY  
3819 KESSLER ROAD  
THE VILLAGES, FL 32163  
MARTIN L. DZURO, VP  
(352) 753-6260

DEVELOPER  
CITIZENS FIRST BANK  
6404 POWELL ROAD  
THE VILLAGES, FL 32163-2038  
TRICIA SNOODGRASS, SVP - COO  
(352) 751-2168

ENGINEER  
CLYMER FARNER BARLEY, INC.  
4450 NE 83RD ROAD  
WILDWOOD, FL 34785  
STEPHEN M. CAMPBELL, PE  
FL LIC. NO. 83330  
(352) 748-9128

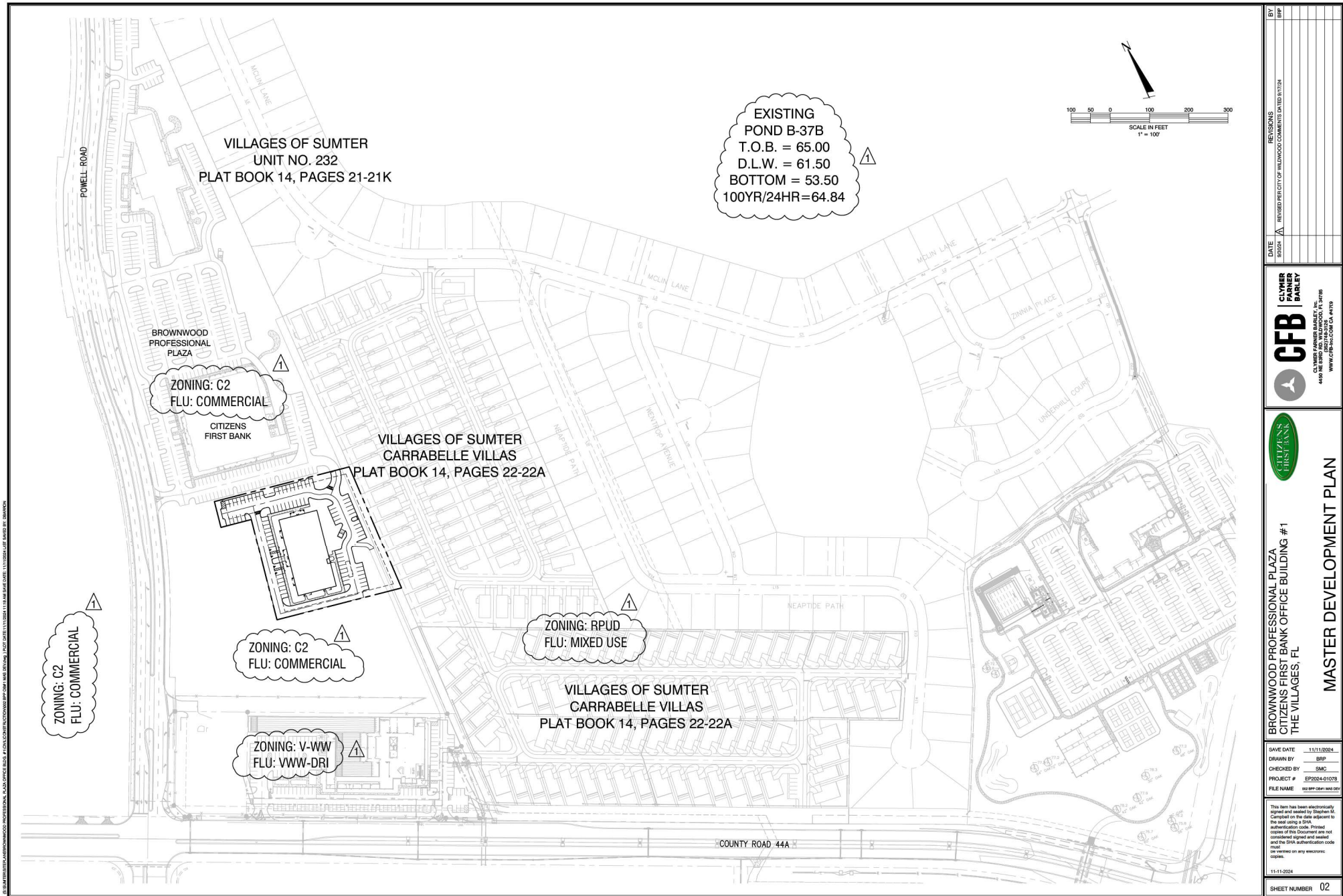
SURVEYOR  
CLYMER FARNER BARLEY SURVEYING, LLC  
4450 NE 83RD ROAD  
WILDWOOD, FL 34785  
KATE JAMESON, PSM  
FL REG. NO. 5912  
(352) 748-9128

This form has been electronically signed and sealed by Stephen M. Campbell on the date adjacent to the seal using a PSM authorization code. Printed copies of this document are not considered legal and cannot be used for the PSM authorization code must be retained on any electronic copies.



CLYMER FARNER BARLEY, Inc.  
4450 NE 83RD RD. WILDWOOD, FL 34785  
(352) 748-9128  
WWW.CFB-INC.COM CA #4709

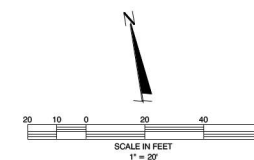
11-11-2024











### LEGEND



## YARD DRAIN LEGEND

- 12" DUCTILE IRON YARD DRAIN
- DRAINAGE PIPING:  
(S.D.) STORM DRAIN PIPE  
(R.D.) ROOF DRAIN PIPE  
(Y.D.) YARD DRAIN PIPE  
SHALL BE F.D.O.T. APPROVED

[illegible]

## YARD AND ROOF DRAINAGE PLAN

BROWNWOOD PROFESSIONAL PLAZA  
CITIZENS FIRST BANK OFFICE BUILDING #1  
THE VILLAGES, FL

|            |                |
|------------|----------------|
| SAVE DATE  | 11/11/2024     |
| DRAWN BY   | BRP            |
| CHECKED BY | SMC            |
| PROJECT #  | EP2024-0107    |
| FILE NAME  | 001 BRP 001110 |

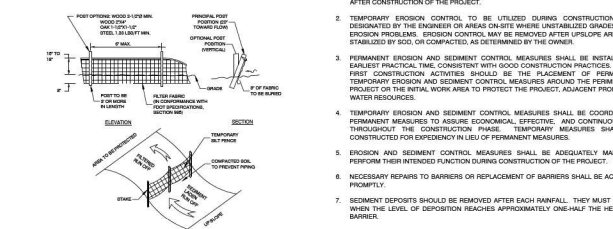
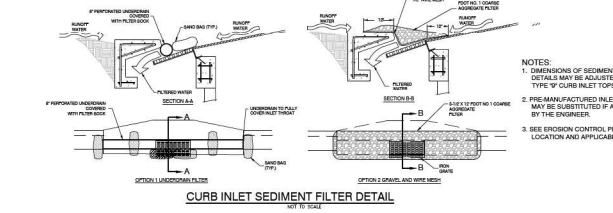
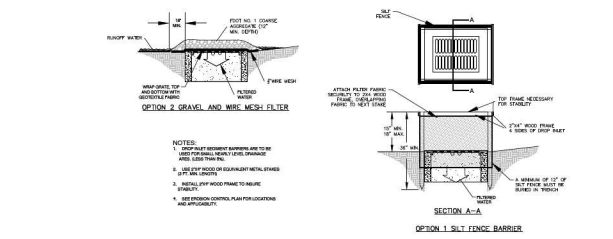
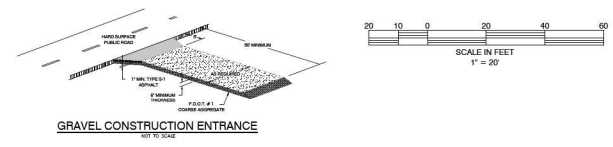
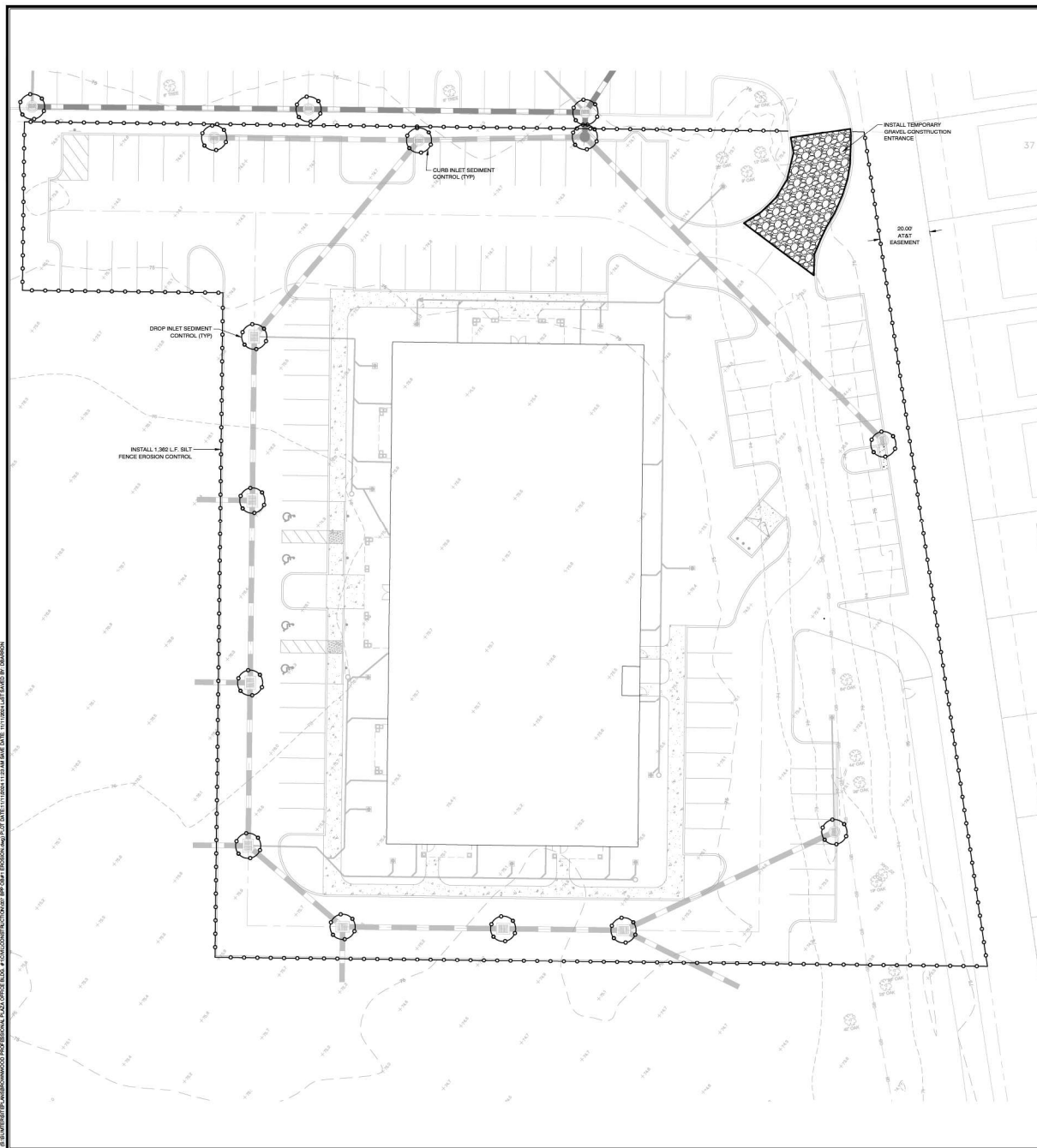
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11-11-2026

SHEET NUMBER 05

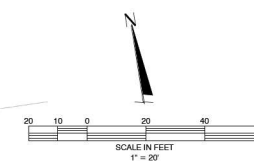






- NOTES:
1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
  2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS WHERE UNSTABILIZED GRADES MAY CAUSE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED AT AREAS WHERE EROSION HAS OCCURRED OR MAY OCCUR, OR MAY BE NECESSARY TO MAINTAIN A GRASS COVERED BY SOIL ON COMPACTED OR DISTURBED BY THE OWNER.
  3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE AND NEARBY AREAS TO PREVENT EROSION AND SEDIMENTATION DURING THE FIRST CONSTRUCTION ACTIVITIES. SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AT THE PROJECT ON THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES, AND NEARBY AREAS.
  4. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE, AND CONTINUOUS CONTROL OF EROSION AND SEDIMENTATION. EROSION AND SEDIMENT CONTROL SHALL NOT BE CONSTRUCTED FOR DEFERRED TO LATE OR PERMANENT MEASURES.
  5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT'S INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
  6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE COMPLETED PROMPTLY.
  7. EROSION CONTROL DEVICES SHOULD BE REMOVED AFTER EACH RAINFALL. THEY SHOULD BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
  8. EROSION CONTROL STRIP TREATMENT SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM HIGHLY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF WATER.
  9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DISPOSED OF CONSISTENT TO THE EXISTING GRADE, PREPARED, AND MAINTAINED.
  10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR LANDSCAPE SILT FENCE.
  11. SILT FENCE TO BE REMOVED IN PLACE UNTIL FRESH SPRING FOR THE LANDSCAPE IS LOWER IN.
  12. PROJECT ALL CURB LINES & GRATE LINES AS SHOWN IN DETAILS. SEE S.D. 07 OF THE WILCOX CONSTRUCTION & DEVELOPMENT MANUAL LATEST EDITION.

**NOTE:**  
THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.

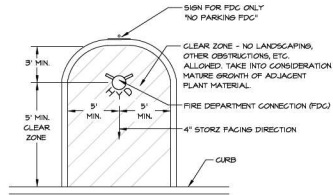


SHEET NUMBER AT-1

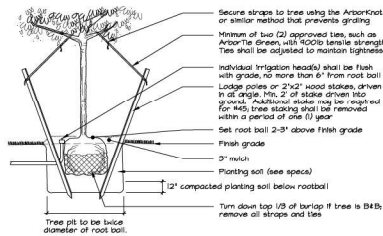




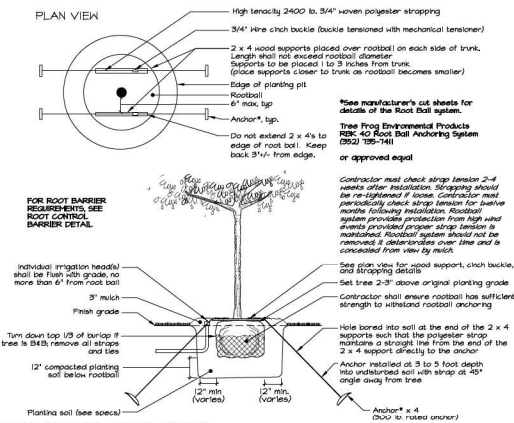




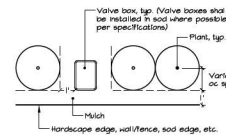
**FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL**  
N.T.S.



**TREE INSTALLATION DETAIL**  
FOR MULTI-TRUNK TREES, TREES LESS THAN 3\"/>



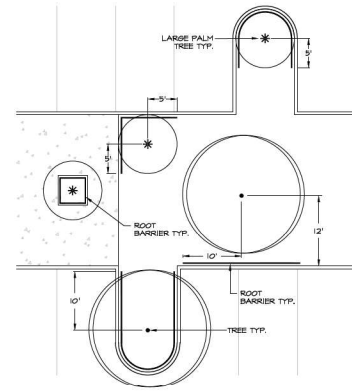
**TREE INSTALLATION DETAIL**  
FOR 3-4\"/>



As shown on plan, all shrubs and groundcovers adjacent to improvements, new trees, walls/fences, building foundations, valve box/utility vaults, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted.

**OFFSET DETAIL**  
N.T.S.

NOTES:  
TREES SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS. TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.  
TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE. LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINO PALM, WASHINGTON PALM.  
THE ROOT CONTROL BARRIERS SHALL UTILIZE 24\"/>



**ROOT CONTROL BARRIER DETAIL**  
1\"/>



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Michael Pape, State of Florida  
using a link authentication code.  
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REVISIONS

DATE BY

**MPA** Michael Pape  
& Associates, PA  
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-PA.com



**BROWNWOOD PROFESSIONAL PLAZA  
OPERATIONS BUILDING #2  
THE VILLAGES, FLORIDA  
LANDSCAPE PLAN**

DATE: 05-30-24  
DNL BY: S.M.S./RT  
GND. BY: S.M.S.

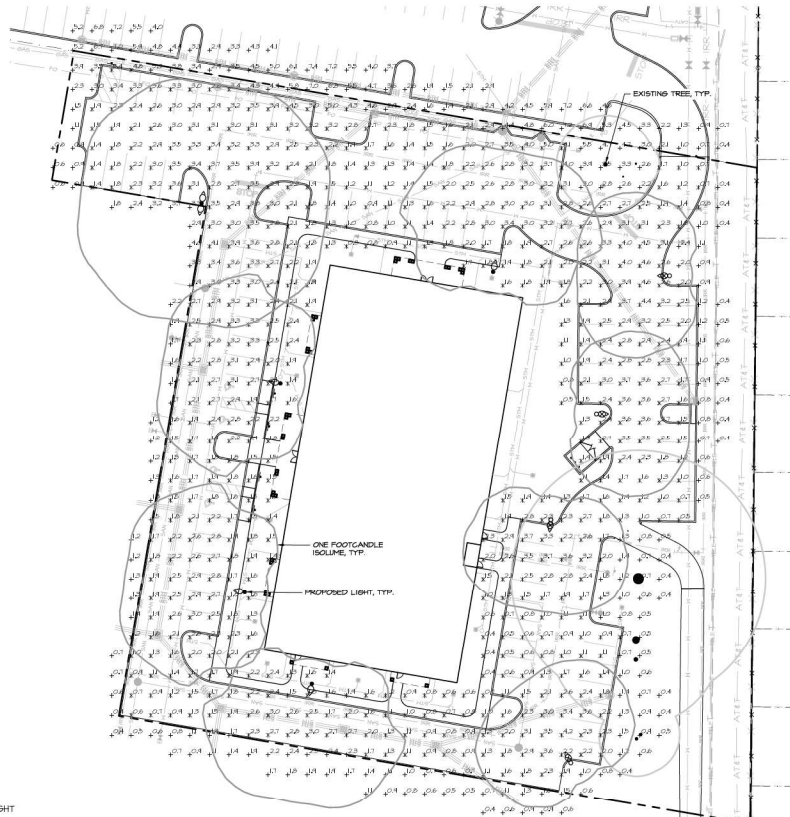
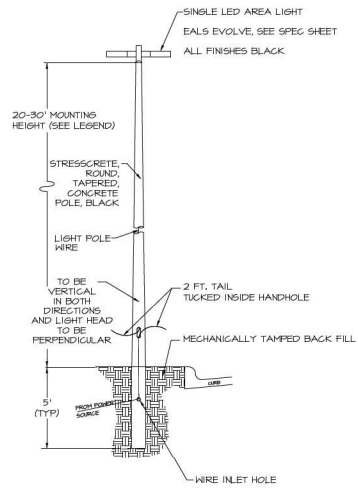
SHEET 2 OF 2

L-2





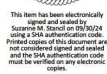
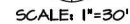




ALL LIGHT FIXTURES/POLES TO MATCH PREVIOUS VILLAGES INSTALLATIONS.  
LIGHTS ARE AVAILABLE FOR LEASE THROUGH SECO, OR PRIVATE OWNERSHIP

- 1. This lighting location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America. The lighting levels provided in this plan have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building for certain occasions and for safety and security and such lighting is not addressed or shown on this plan.
- 2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate lighting levels are provided.
- 3. Changes to the plan or specifications may cause lighting levels to be below acceptable levels.
- 4. Fixtures and Arms shall be oriented as shown on plan.
- 5. Lighting shall be installed in accordance with the lighting plan by a Licensed electrical contractor. The contractor is responsible to design and install the electrical connections to the lighting supply. The contractor shall ensure that all electrical connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.
- 6. All electrical engineering, circuiting, installation details and installation specifications, etc. shall be by others.

Average: 2.20 fc  
Min: 0.40 fc (paved surfaces)  
Max: 5.40 fc (paved surfaces)



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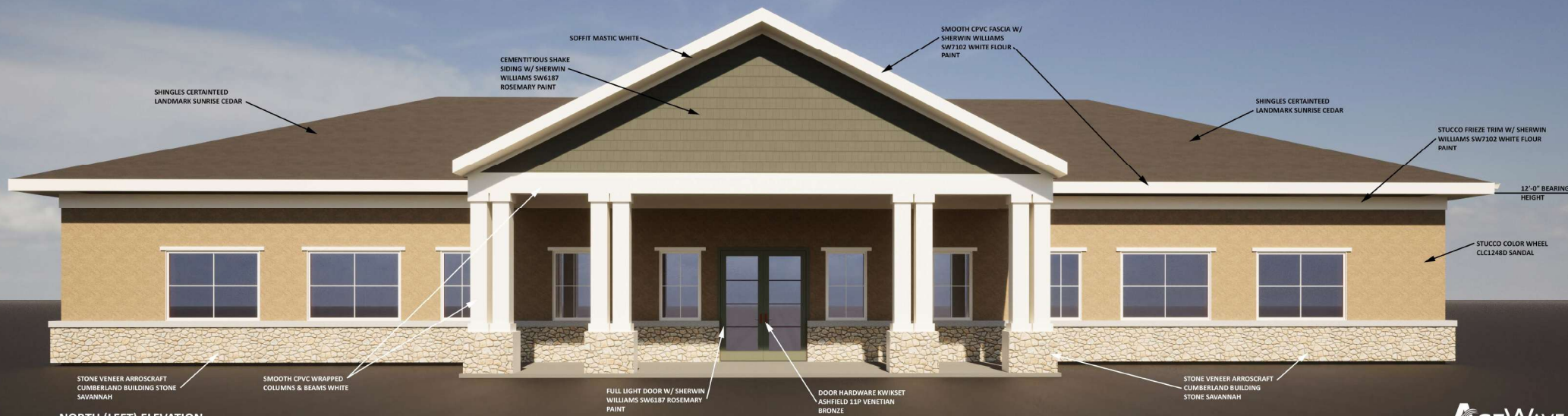






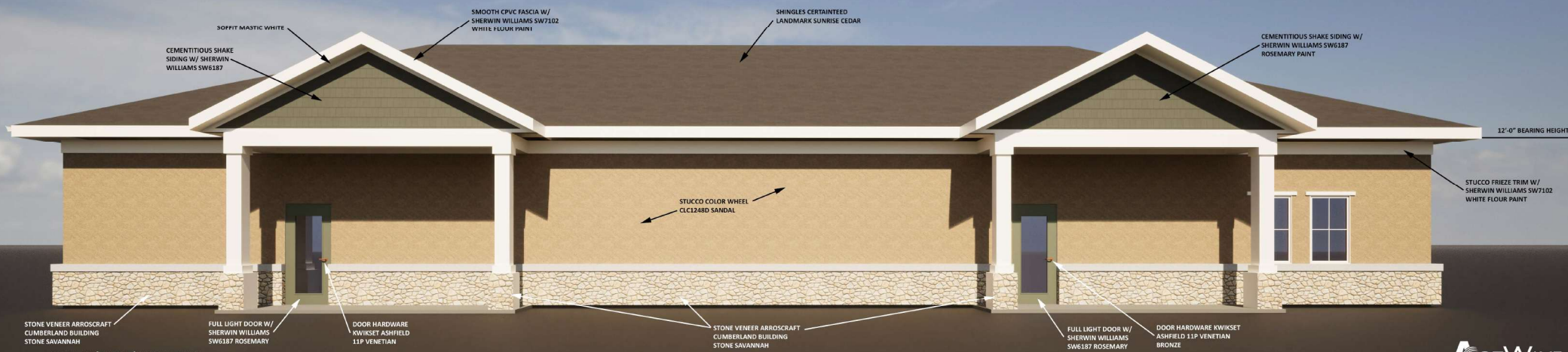


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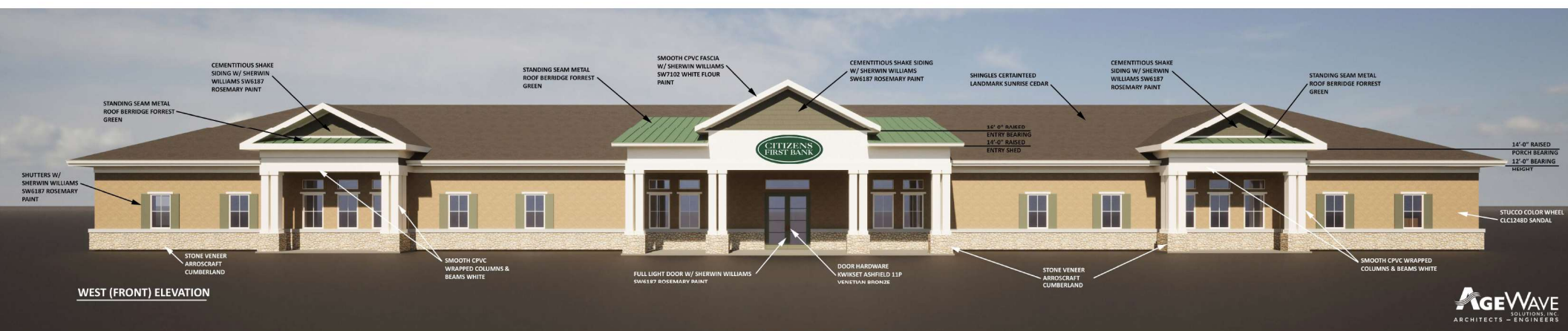
**NORTH (LEFT) ELEVATION**





**SOUTH (RIGHT) ELEVATION**







## Project Review Committee Technical Standards Waiver Request

Project Name Citizens First Bank Office Building #1

Project # SP2408-008

1. Briefly describe your waiver request.

A Technical Waiver request is being made to waive preparation and submittal of an Environmental Assessment Report

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

LDR 4.4(D)(2)

3. Please provide the justification for your waiver request.

An Environmental Assessment Report was prepared for the entire parent parcel for the original construction in 2019. The entire parent parcel was developed/disturbed as part of that construction - no new Environmental Report should be required due to the site being previously developed.

Name (Print) Stephen M. Campbell

Date November 04, 2024

Signature [Signature]

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | [www.wildwood-fl.gov](http://www.wildwood-fl.gov)