



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
January 7, 2025 2:00 PM
City Hall Commission Chamber
100 N Main Street**

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

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

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

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

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2410-002 Kylie
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A
SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED
COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE**

**WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Parcel G05-258

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for parcel G05-258 on 4.82 acres MOL. **Staff recommends approval.**

2. CP 2410-004 Oxford Professional Plaza

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A
SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED
COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE
WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Parcel D20-050

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for parcel D20-050 on 3.63 acres MOL. **Staff recommends approval.**

3. CP 2411-001 VOSO 11th Amendment SSCP

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A
SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED
COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE
WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Parcel G16-005 & Portion of Parcel G16-100

The applicant is seeking a favorable recommendation from the --Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (City) to Age Restricted Development Mixed Use (City) for the parcel listed above on 9.745 acres MOL. This request is accompanied by a rezoning request RZ 2411-001 (O2024-89). **Staff recommends approval.**

4. CP 2411-002 Megan Stover Storage

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A
SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED
COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE**

**WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Parcel G15D009

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Commercial (City) to Central Mixed Use (City) for parcel G15D009 on 2 acres MOL. This request is accompanied by a rezoning request RZ 2411-002. **Staff recommends approval.**

5. CP 2412-002 Wieckhorst

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A
SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED
COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE
WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED;
PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Parcel G29A239

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Estate Residential (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by a rezoning request RZ 2412-002 (O2024-98). **Staff recommends approval.**

V. ADJOURNMENT

January 7, 2025 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 3, 2024 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
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 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Board/Special Magistrate as Local Agency
Regular Meeting November 05, 2024, at 2:00 PM.

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

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2410-003 Floeter House

Special Magistrate Holt read aloud the title of CP 2410-003 Floeter House. The item was presented by Planner Lammers. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency/Special

Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (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.

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

V. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 2:05 p.m.

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

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

SEAL

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 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 CP 2410-002 Kylie

Ordinance Number O2024-84

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

Property Location The subject property is generally located approximately 0.38 miles west of the 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 Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 4.82 acres MOL. This request is accompanied by a rezoning request RZ 2410-002 (O2024-85).

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.

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) to Residential Mixed Use (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.b. The proposed land use amendment would allow up to 10 units per acre, with the zoning of RMU limiting the allowed maximum use to 5 units per acre. Projects less than 10 acres in size may be

developed as a single use. The use of the property will be for personal residency which currently has one mobile home on the property with one additional mobile home to be projected.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Rural Residential (County) to Residential Mixed Use (City). Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." This property falls within the JPA. This is also in line with Policy 1.2.8. "The City shall encourage all new development and redevelopment projects to abide by the following principles to cultivate a more sustainable land development pattern by advancing the creation of diverse housing inventory."

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." Policy 1.2.7. "Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property."

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. This property has been properly maintained and has not been abandoned.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility;

Transportation: The property has access off of CR 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.

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.

Schools: The two mobile homes will generate 0.572 school age children.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-84

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

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 ¼, 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 Rural Residential (Sumter County) to Residential Mixed Use (City of Wildwood).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

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

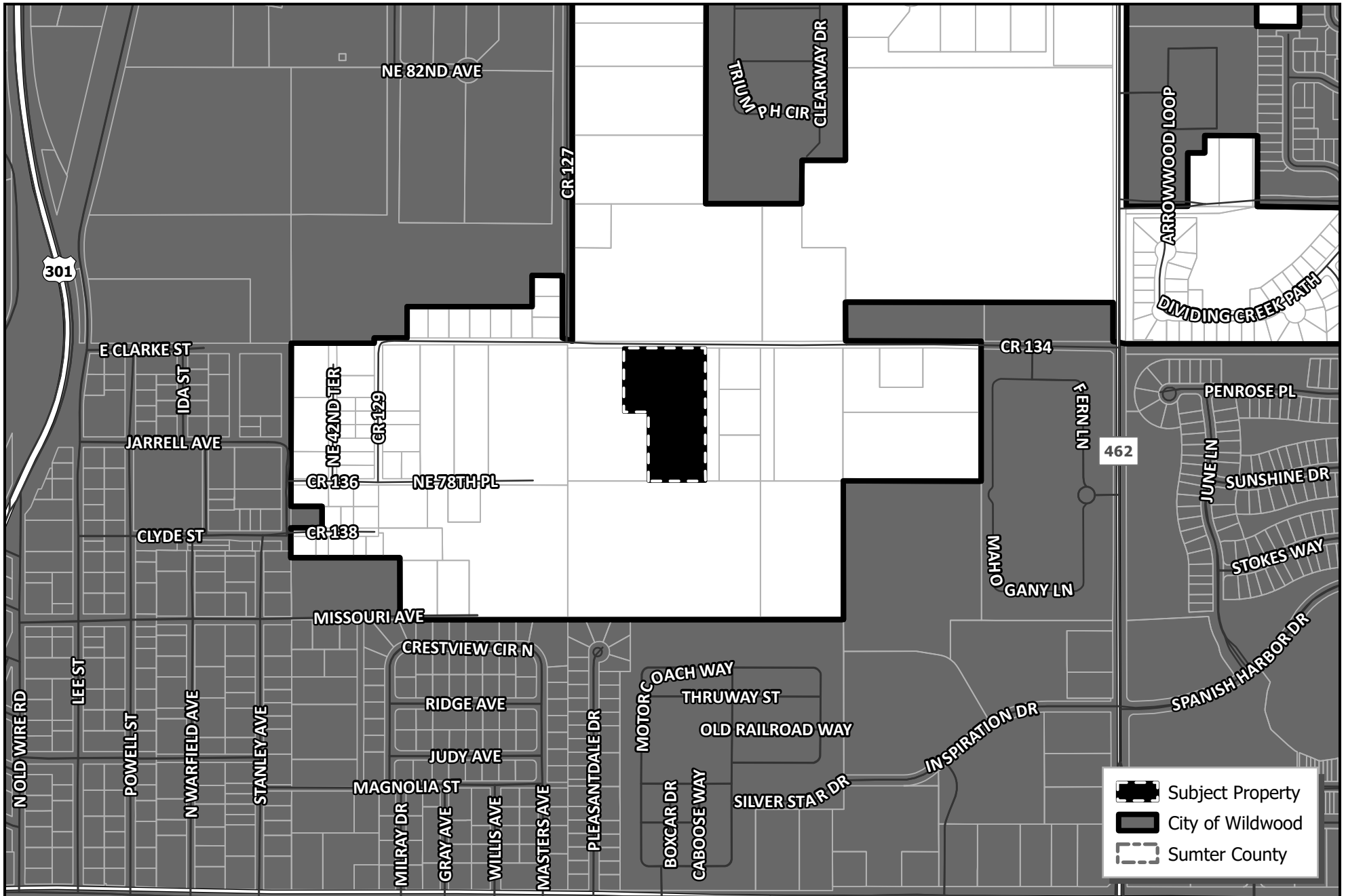
ATTEST: _____
Jessica Barnes, City Clerk

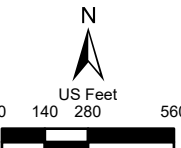
First Reading: _____

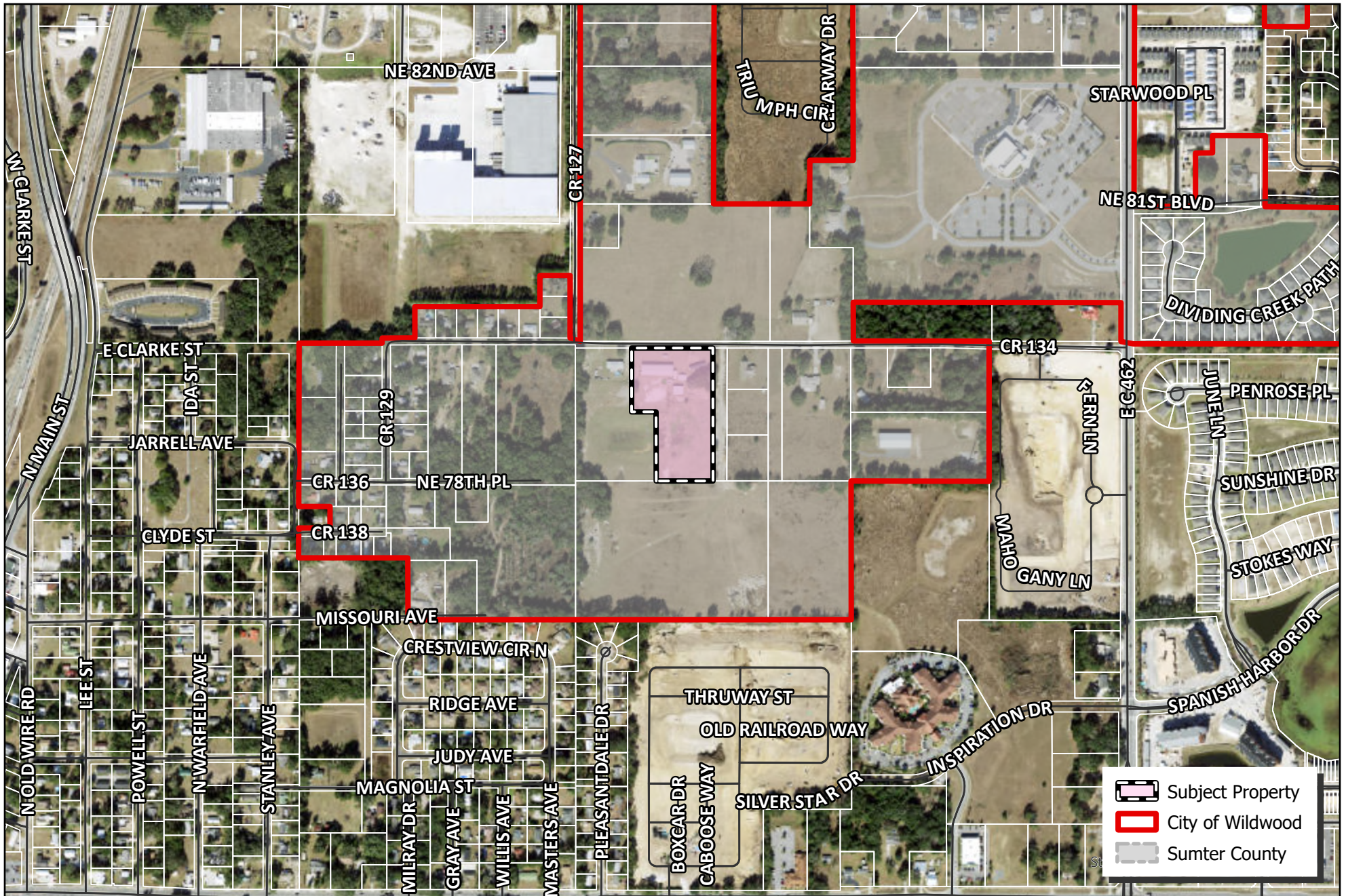
Second Reading: _____

Approved as to form:

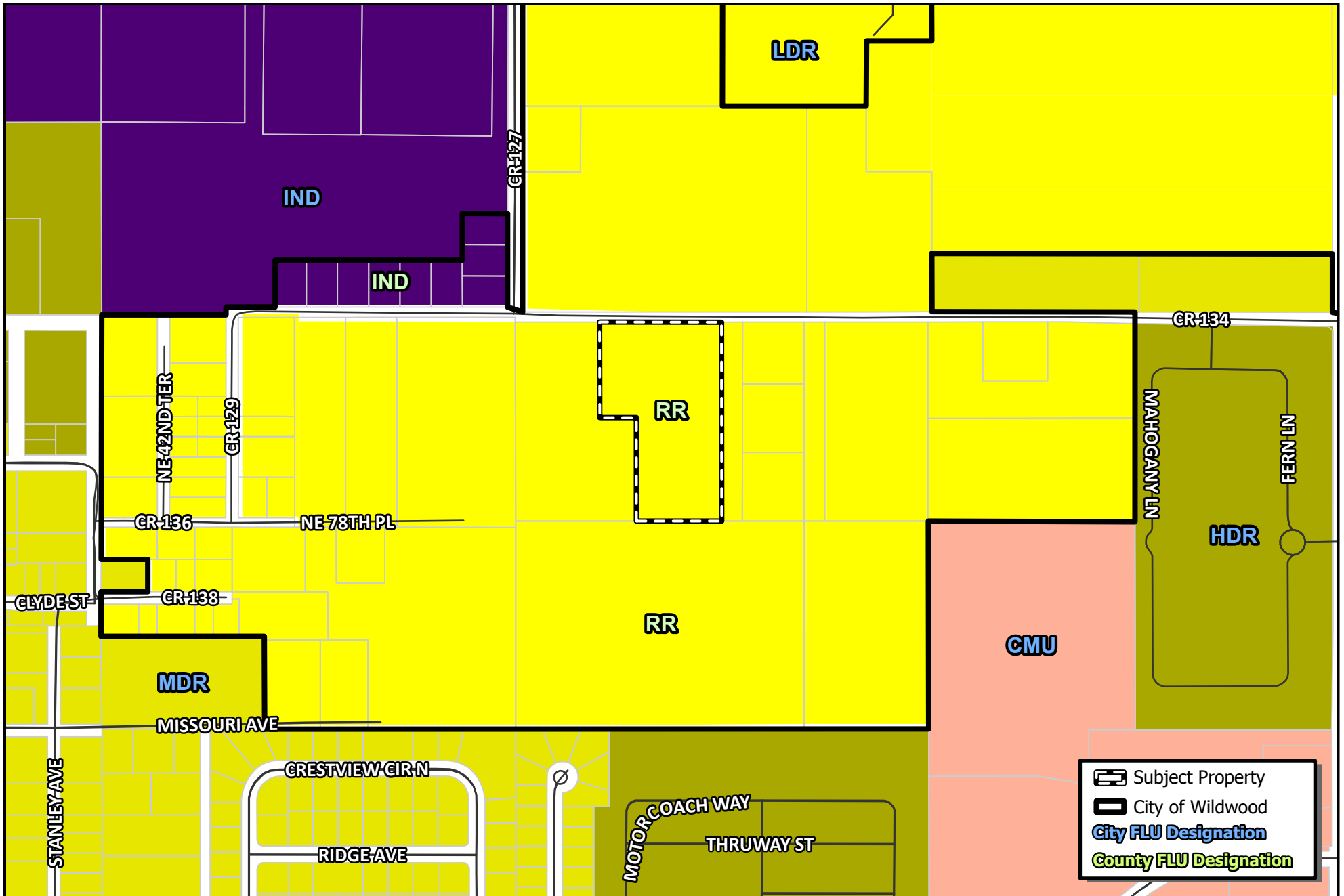
City Attorney

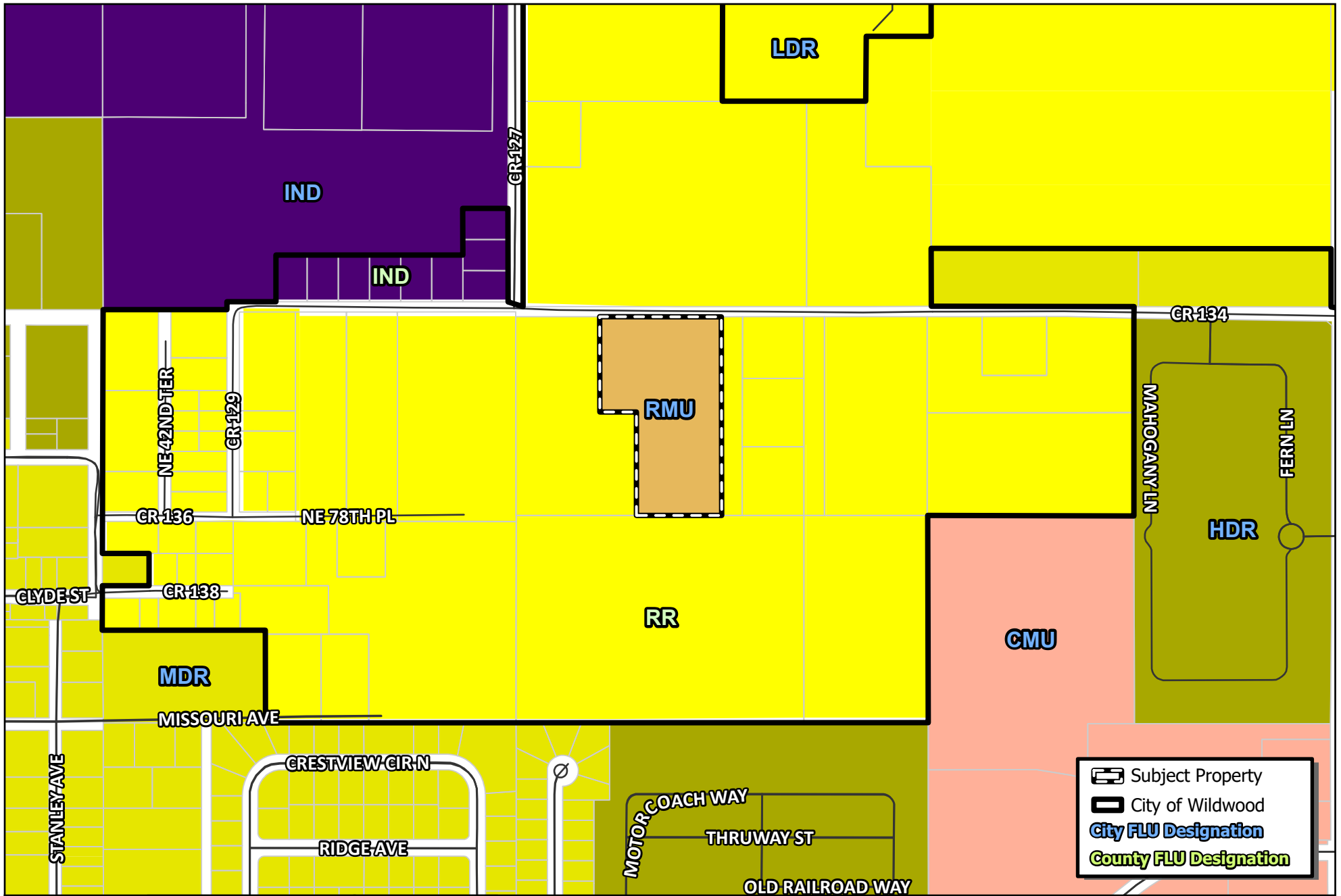


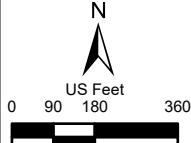
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 140 280 560	CP 2410-002 KYLIE COMP PLAN PARCEL G05-258	MAP 1A LOCATION MAP NOV 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 0.1020.040.060.08  Miles	CP 2410-002 KYLIE COMP PLAN PARCEL G05-258	MAP 1B LOCATION MAP NOV 2024
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 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	CP 2410-002 KYLIE COMP PLAN PARCEL G05-258		MAP 2B
		PROPOSED LAND USE		OCT 2024



Business Impact Estimate

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

Proposed ordinance's title/reference: O2024-84

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

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

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 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 CP 2410-004 Oxford Professional Plaza

Ordinance Number O2024-92

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 Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 3.63 acres MOL. This request is accompanied by a rezoning request RZ 2410-004 (O2024-93).

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

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Agricultural (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use

amendment would allow for the construction of a commercial building, on 3.63 acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and office uses.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural (Sumter County) to Commercial (City). The use of the property is already commercial within Sumter County limits and would remain commercial once annexed into the City. Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." This property falls within the JPA.

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along N US 301 and is already being serviced by City utilities. Policy 1.2.1 states "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years." Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." Policy 1.2.7. "Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property."

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment was provided by Clymer Farner Barley, Inc in October of 2024. The environmental assessment utilizes literature from existing sources and available GIS data since the limit of construction (LOC) has remained relatively unchanged since the original construction concluded in 2010. No wetlands were previously identified. Due to the land use and small size of the projects' LOC, probability of potential species, such as gopher tortoise, eastern indigo snake, and the Florida burrowing owl is low, therefore the determination is not likely to adversely affect the three species. Should any species be found during preconstruction, proper coordination with FWC and implementation of USFWS will be initiated.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility;

Transportation: The property has access off of 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.

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.

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

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. O2024-92

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

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 Agricultural (Sumter County) to Commercial (City of Wildwood).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

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

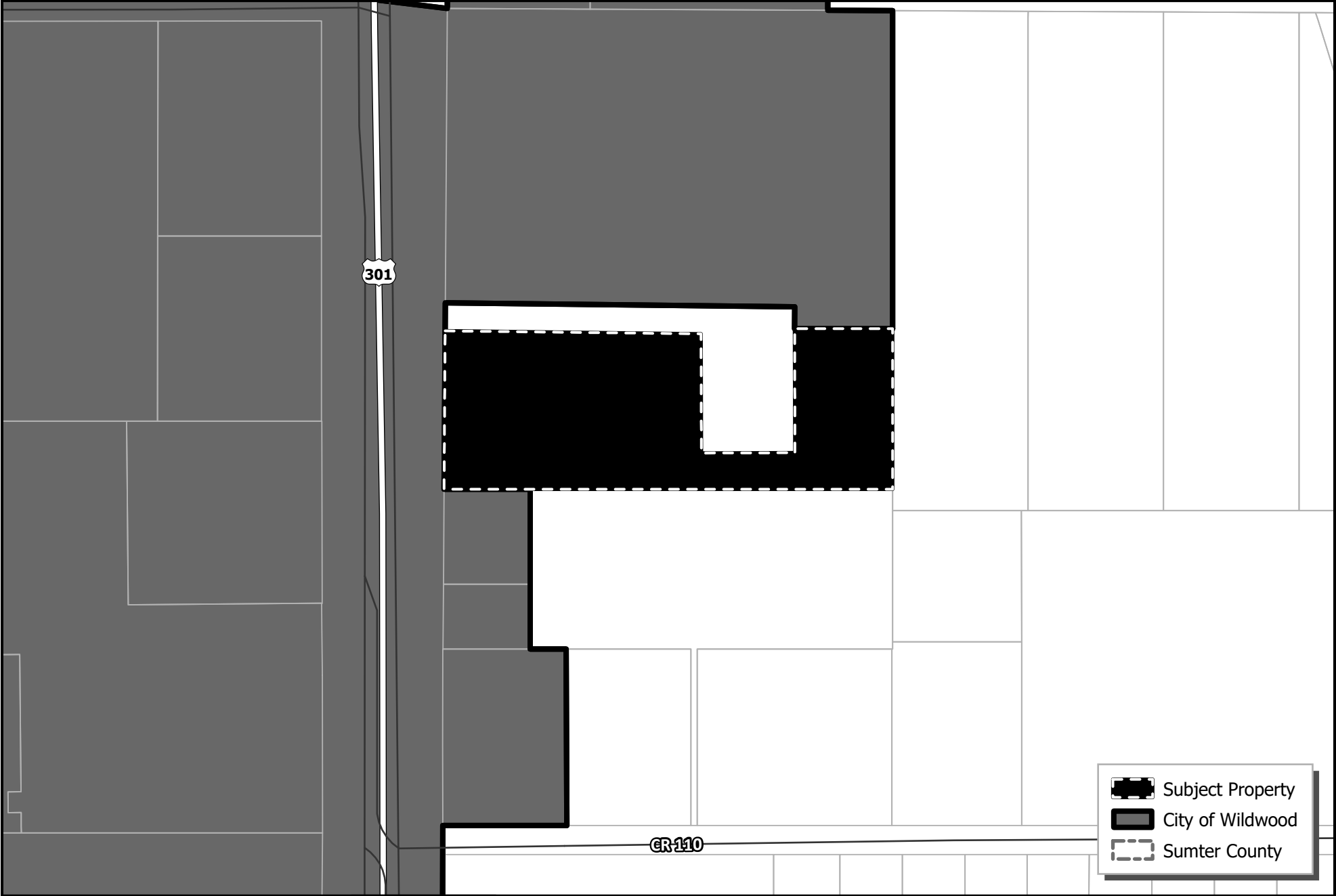
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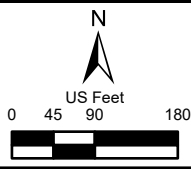
Second Reading: _____

Approved as to form:

City Attorney

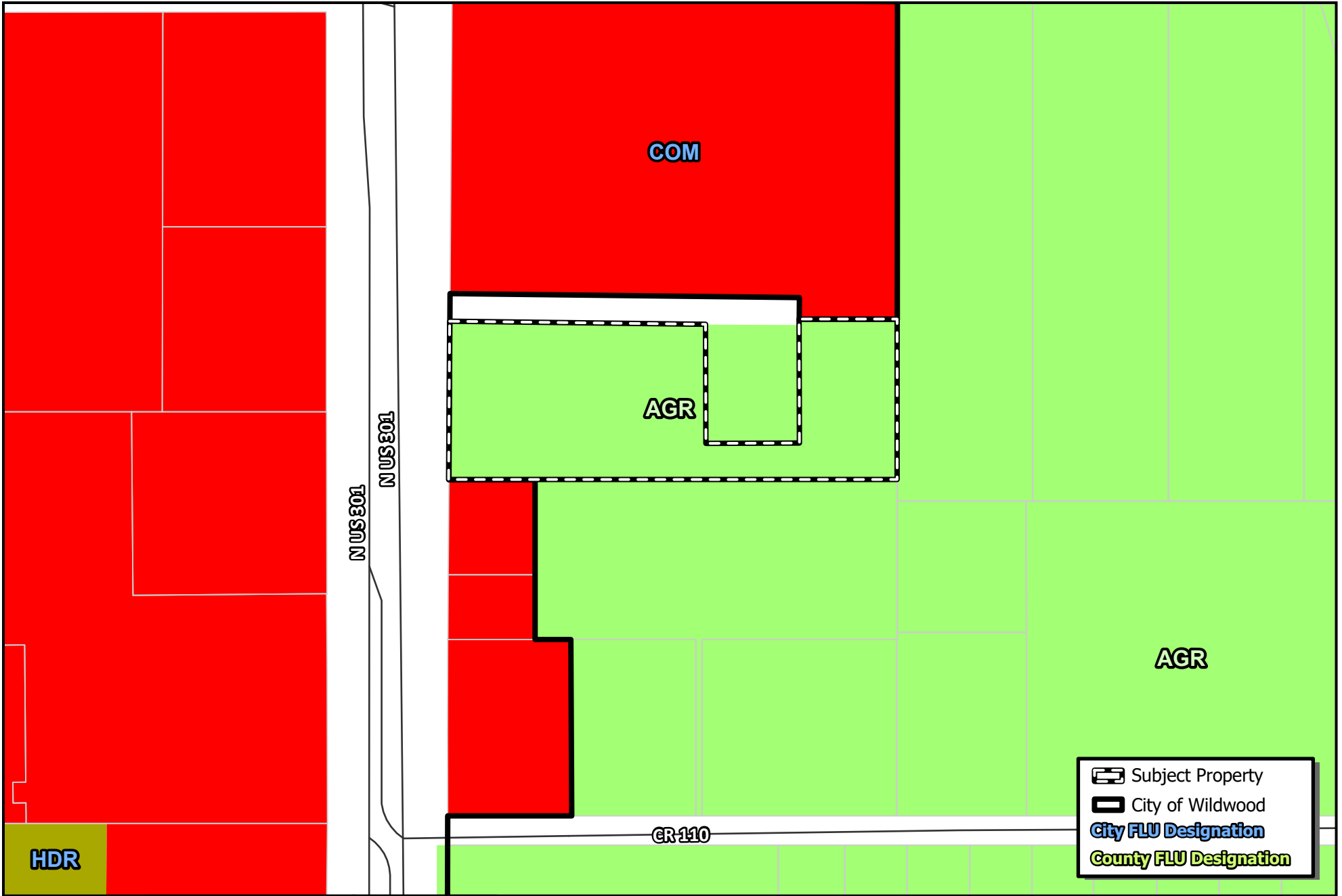
EXHIBIT A

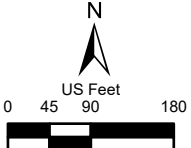


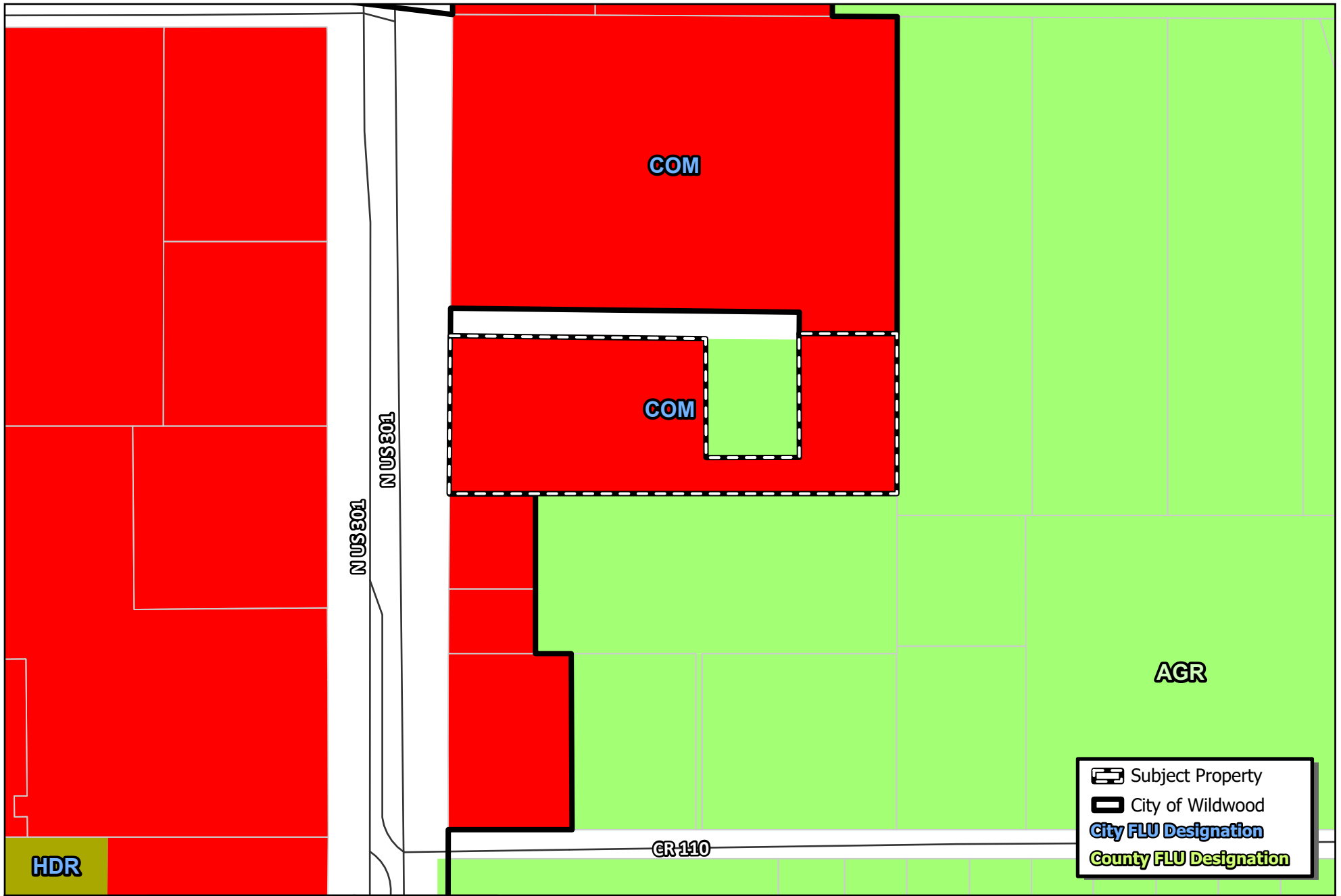
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	CP 2410-004	MAP 1A
			OXFORD PROFESSIONAL PLAZA	LOCATION MAP
			PARCEL D20-050	OCT 2024

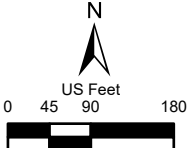


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			OXFORD PROFESSIONAL PLAZA		LOCATION MAP
			PARCEL D20-050		OCT 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	CP 2410-004		MAP 2A
	OXFORD PROFESSIONAL PLAZA		EXISTING LAND USE		
	PARCEL D20-050		OCT 2024		



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	CP 2410-004 OXFORD PROFESSIONAL PLAZA PARCEL D20-050	MAP 2B PROPOSED LAND USE OCT 2024
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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: O2024-92

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

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

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

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

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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.

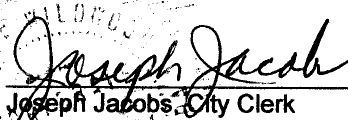
EXHIBIT "C" - Schedule of Time Frames

EXHIBIT "D" - Annexation Covenant and Agreement

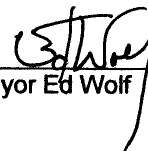
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

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

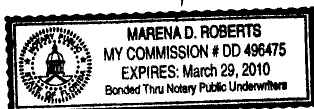
BY: William H. Gregory
~~Robert M. Couch~~ William Gregory
Its: President

WITNESS

DATE: 6-11-07

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 19th 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

2007 27438

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
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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: 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

SUNTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
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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
B-1827 P-664
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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

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

Development Authority:

Authorized City
Representative:

Printed Name

Signature

Date

James R. Stearns

[Signature]

6-13-07

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\ERU's Needed 2ND QTR 2007-4TH QTR 2011\Requested Utility Connection

SUMTER COUNTY, FLORIDA

GLORIA HAYWARD, CLERK OF CIRCUIT COURT

08/21/2007 09:56:07AM

AGREEMENT

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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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AGREEMENT

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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

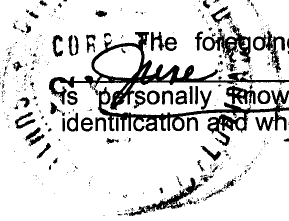
By:

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 19th 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
08/21/2007 09:56:07AM
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
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Print

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

Date Submitted: 11/14/2024

First Name*

Tyler

Last Name*

Counts

Email Address*

lwillis@cfb-inc.com

Name of Project:*

Oxford Professional Plaza Expansion

Phone*

3527483126

Parcel Number*

d20-050

Sumter County Traffic Impact Analysis
(TIA) exemption approval:

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.

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

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, 11th 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

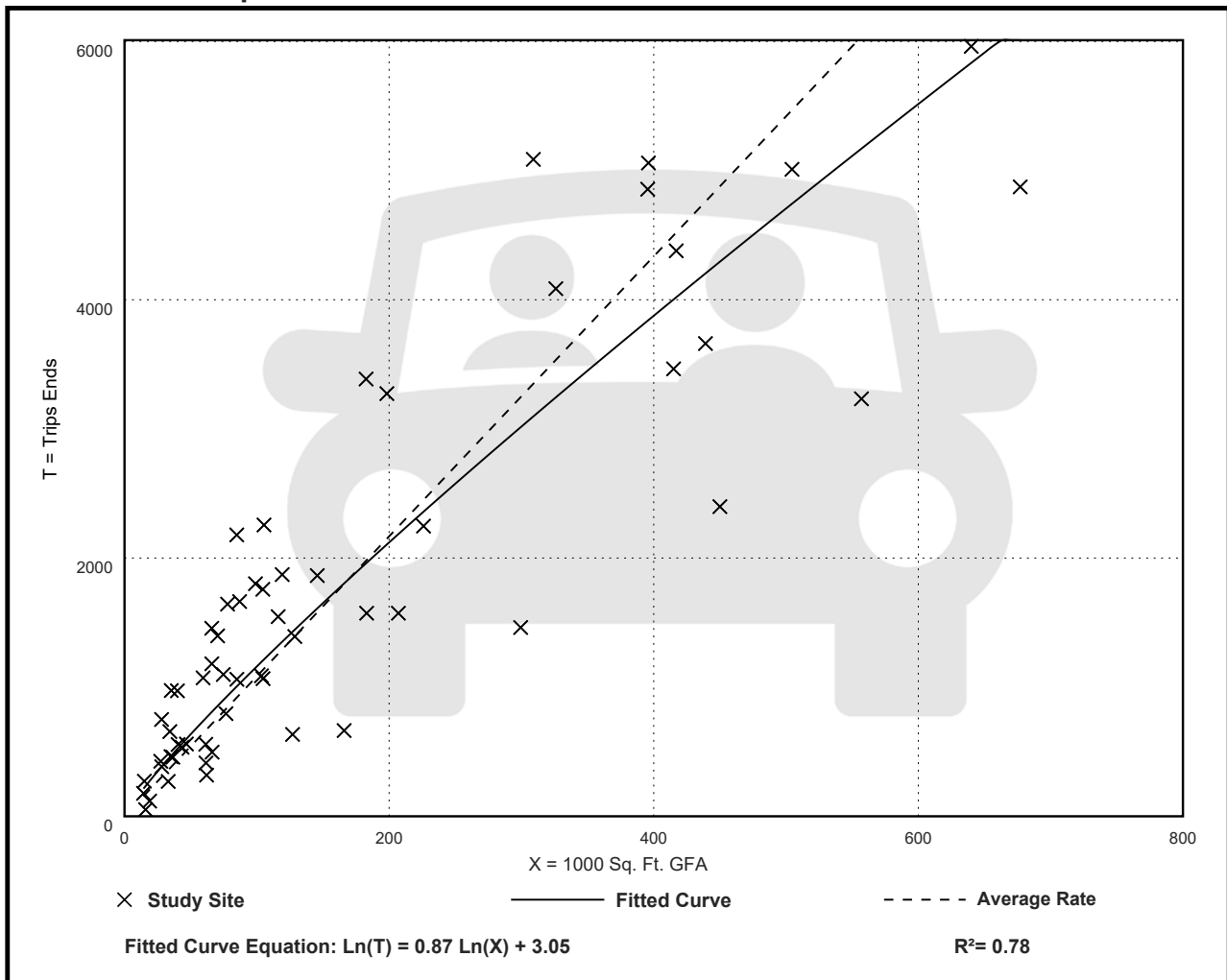
Avg. 1000 Sq. Ft. GFA: 163

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

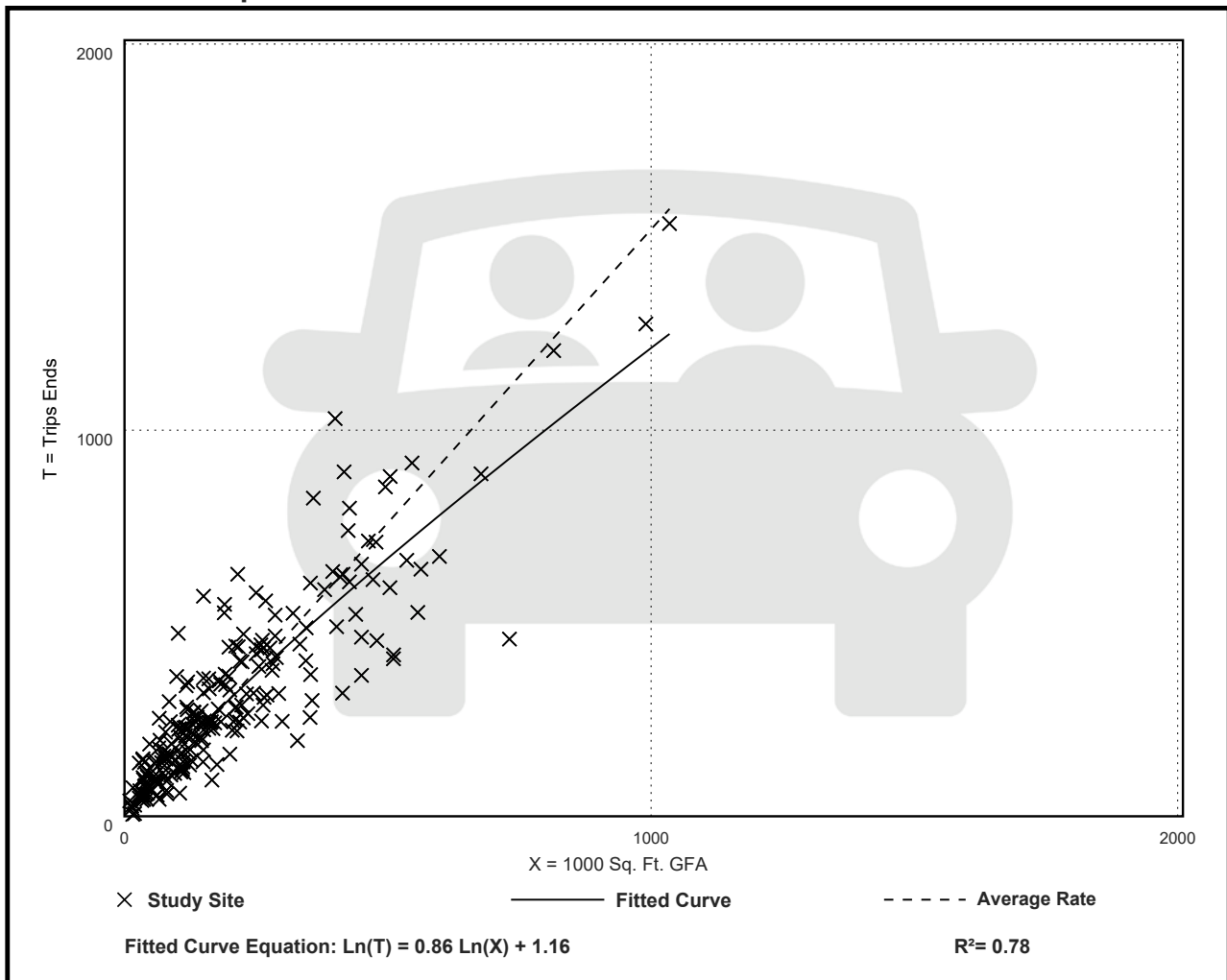
Avg. 1000 Sq. Ft. GFA: 201

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

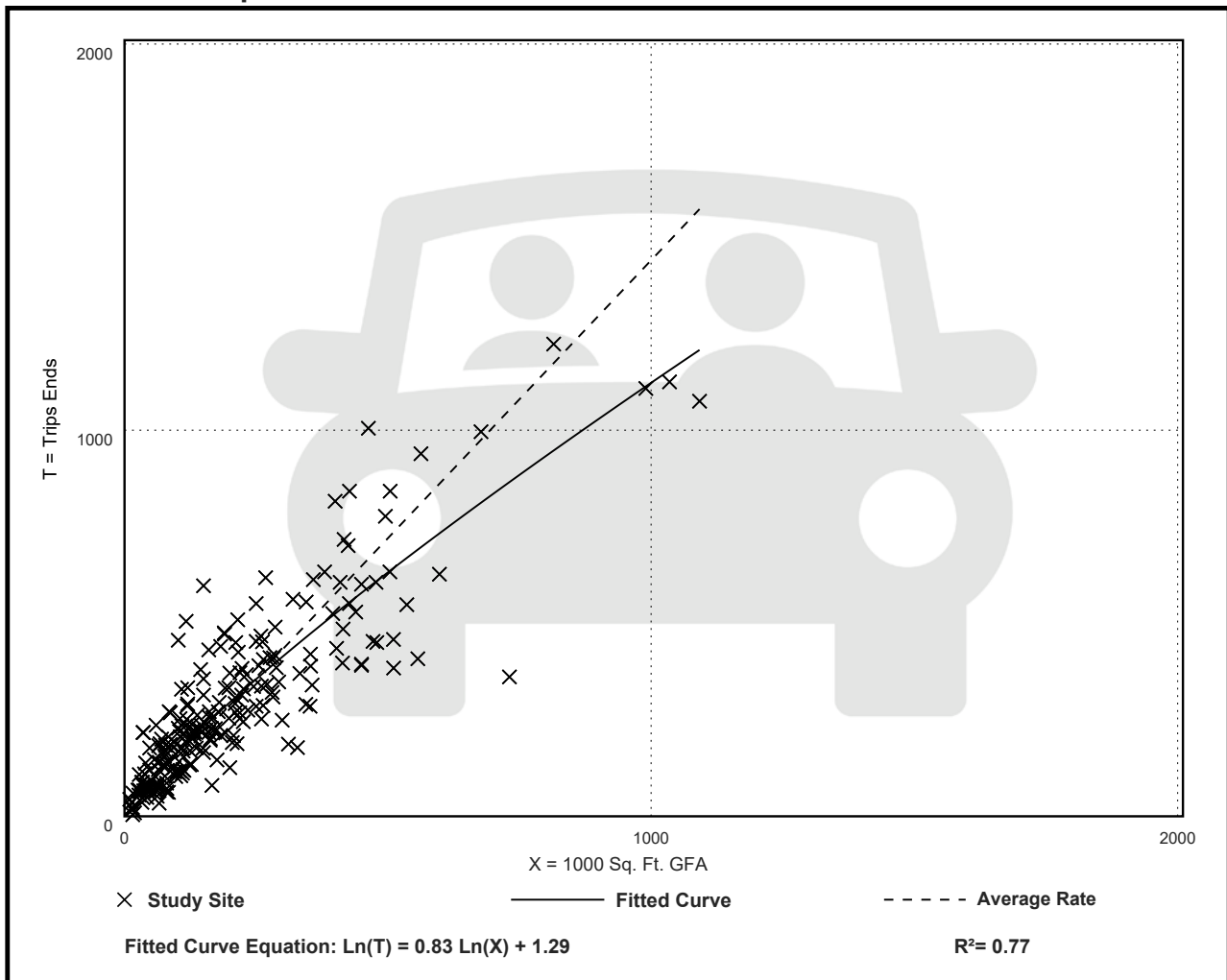
Avg. 1000 Sq. Ft. GFA: 199

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 AS LOCAL PLANNING AGENCY OF THE
CITY OF WILDWOOD**

EXECUTIVE SUMMARY

SUBJECT: CP 2411-001 VOSO 11th Amendment SSCP

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	CP 2411-001 VOSO 11th Amendment
ORDINANCE NUMBER	O2024-88
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 18, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (City) to Age Restricted Development Mixed Use (City) for the parcel listed above on 9.745 acres MOL. This request is accompanied by a rezoning request RZ 2411-001 (O2024-89).

ANALYSIS: 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

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

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

The Villages has provided an application that includes details of natural features, cultural resources, and land use and compatibility. The Villages have also provided a Consistency Analysis demonstrating the consistency of the proposed map amendment with the City of Wildwood Comprehensive Plan. The proposed land use amendment together with the Villages of Southern Oaks Chapter 163 Agreement would allow up to 30 dwelling units per acre and maximum building intensity is 0.5 FAR within the Town Center and Medical Campus is 3.0 FAR.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan, with the proposed land use change from Rural Residential (County) to Age Restricted Development Mixed use (City).

The proposed amendment as presented is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The subject properties are currently vacant, undeveloped and is located in the City of Wildwood's urban service area. The proposed amendment is consistent with Future Land Use Policies 1.5.4 and Policy 1.5.5.

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

Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." Policy 1.2.7. "Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property."

According to Section 163.3177(6)(a)(9)(b), Florida Statute, the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

a. The proposed development is located along the south of CR 44-A within the City of Wildwood's Joint Planning Area. The proposed development abuts existing City of Wildwood residential land use and zoning.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

a. The proposed development is located in an area where existing private infrastructure and services are available.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

a. The proposed development will provide connectivity consistent with the land development regulations.

4. Promotes conservation of water and energy.

a. The proposed development will utilize its own utilities; therefore, there are no impact to the City of Wildwood's water and wastewater infrastructure..

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

a. The proposed site has no agricultural operations nor do the adjacent properties, or even the immediate vicinity have agricultural operations or uses.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

a. The proposed development will provide open space requirements of the City of Wildwood's 2050 Comprehensive Plan and Land Development Regulations.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

a. The proposed development is residential and would assist the city in meeting the residential stock needs of the area for the demand of a growing retirement community.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in f.s. 163.3164.

a. The proposed development is infill development and has been demonstrated above to not constitute urban sprawl.

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

Development of the subject properties will follow all requirements imposed by City, State and Federal permitting agencies. Any impacts to environmentally sensitive systems will be mitigated in compliance with State and Federal permitting regulations.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

The proposed amendment is a continuation of The Villages development 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: **Transportation:** The subject properties will benefit from internal connections between adjacent residential subdivisions. A combination of transportation opportunities will be provided, including automobile, golf cart, bicycle and pedestrian travel.

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

Schools: The subject properties will be served by The Villages and Sumter County, 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 should the development be of non-age restricted dwelling units.

Conclusion:

The applicant seeks a favorable recommendation of Ordinance Number O2024-88 be forwarded to the City Commission for further action.

The proposed land use amendment is consistent with objective 1.2 stating “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of infrastructure, services, and utilities, and implanting a compact land use pattern.” Objective 1.2 is being met specifically from Policy 1.2.7 and Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses.



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-88

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel 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 Rural Residential (County) to Age Restricted Development Mixed Use (City)

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

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

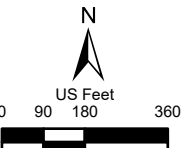
First Reading: _____

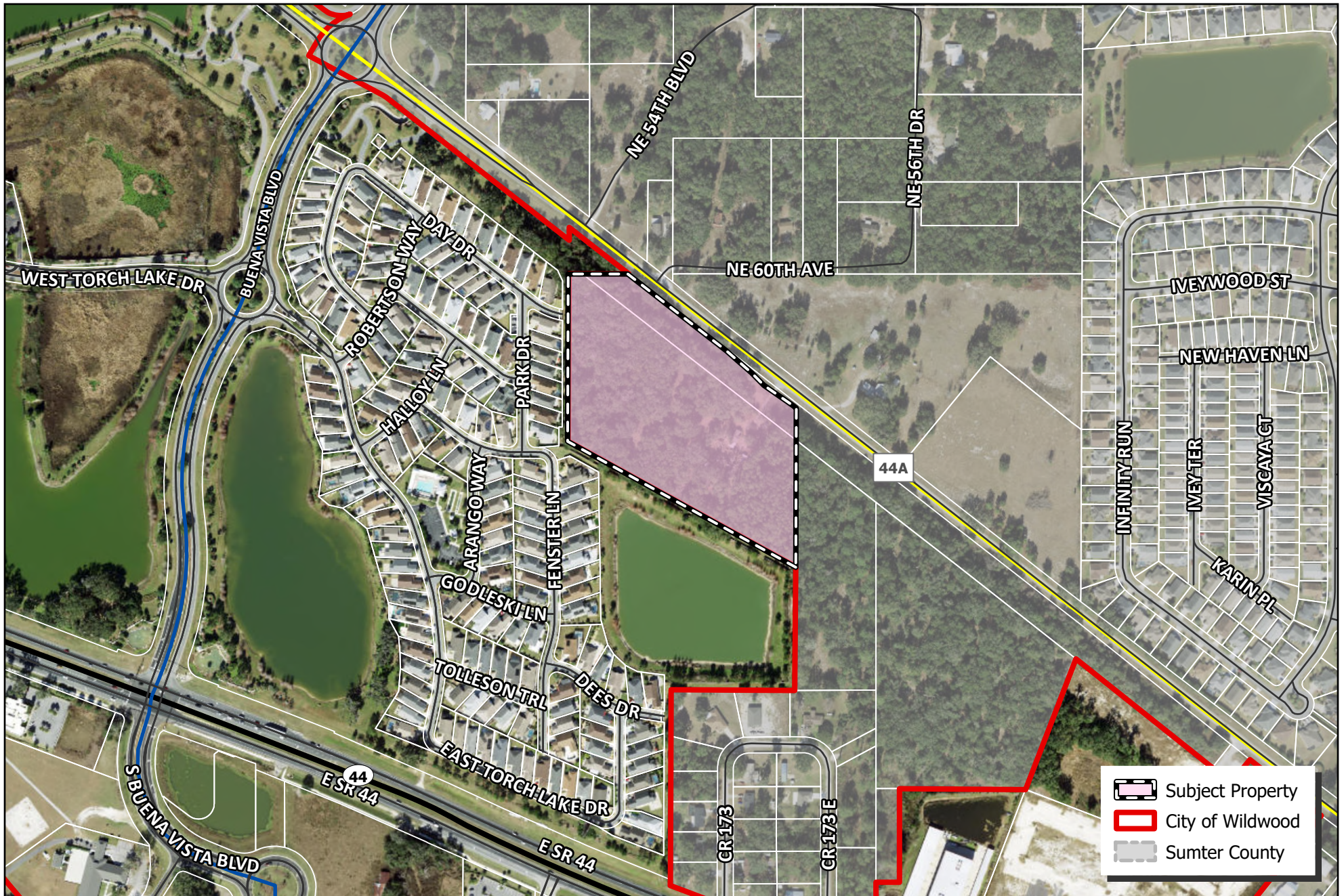
Second Reading: _____

Approved as to form:

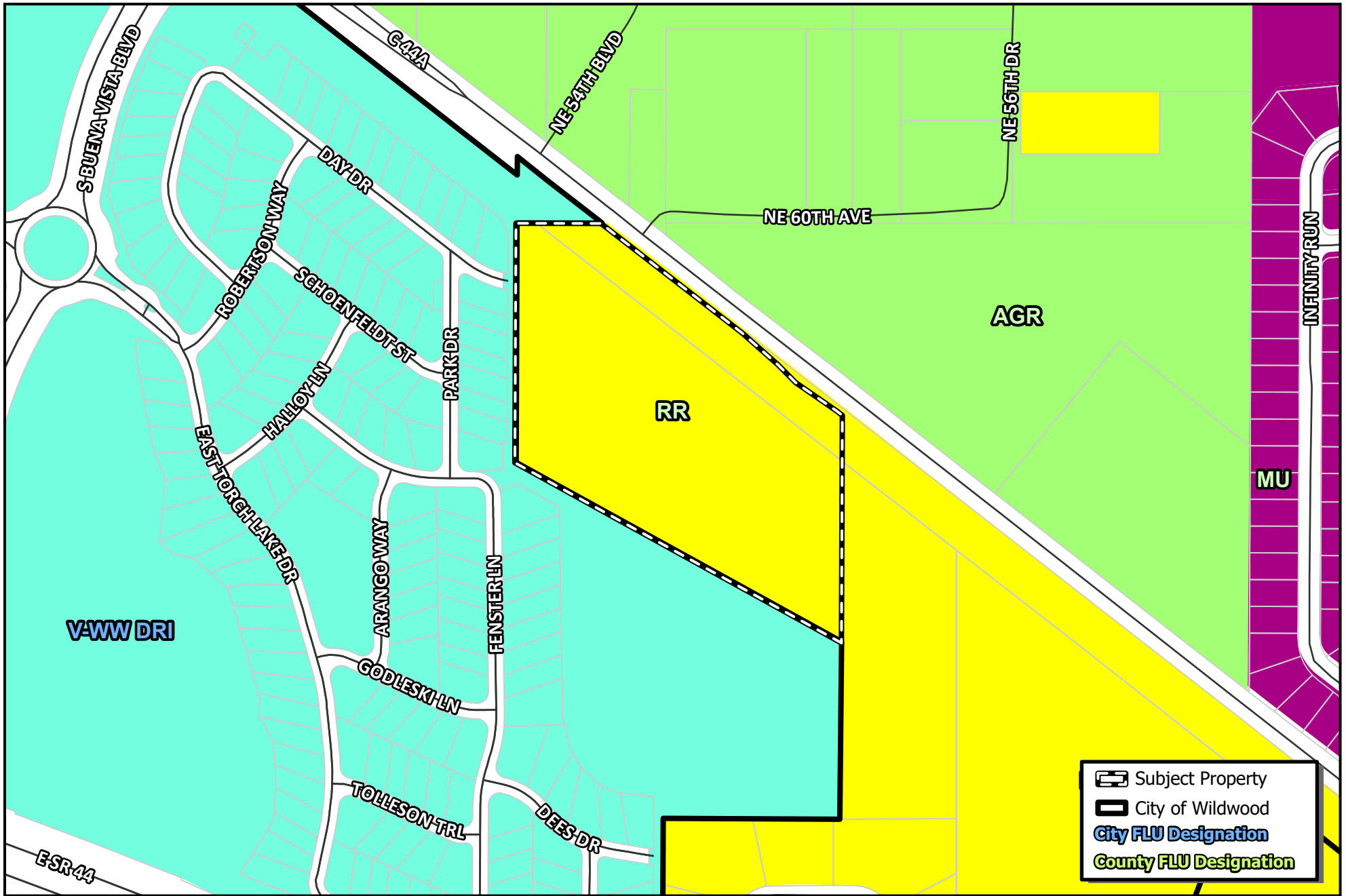
City Attorney

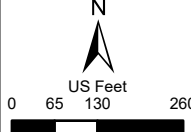


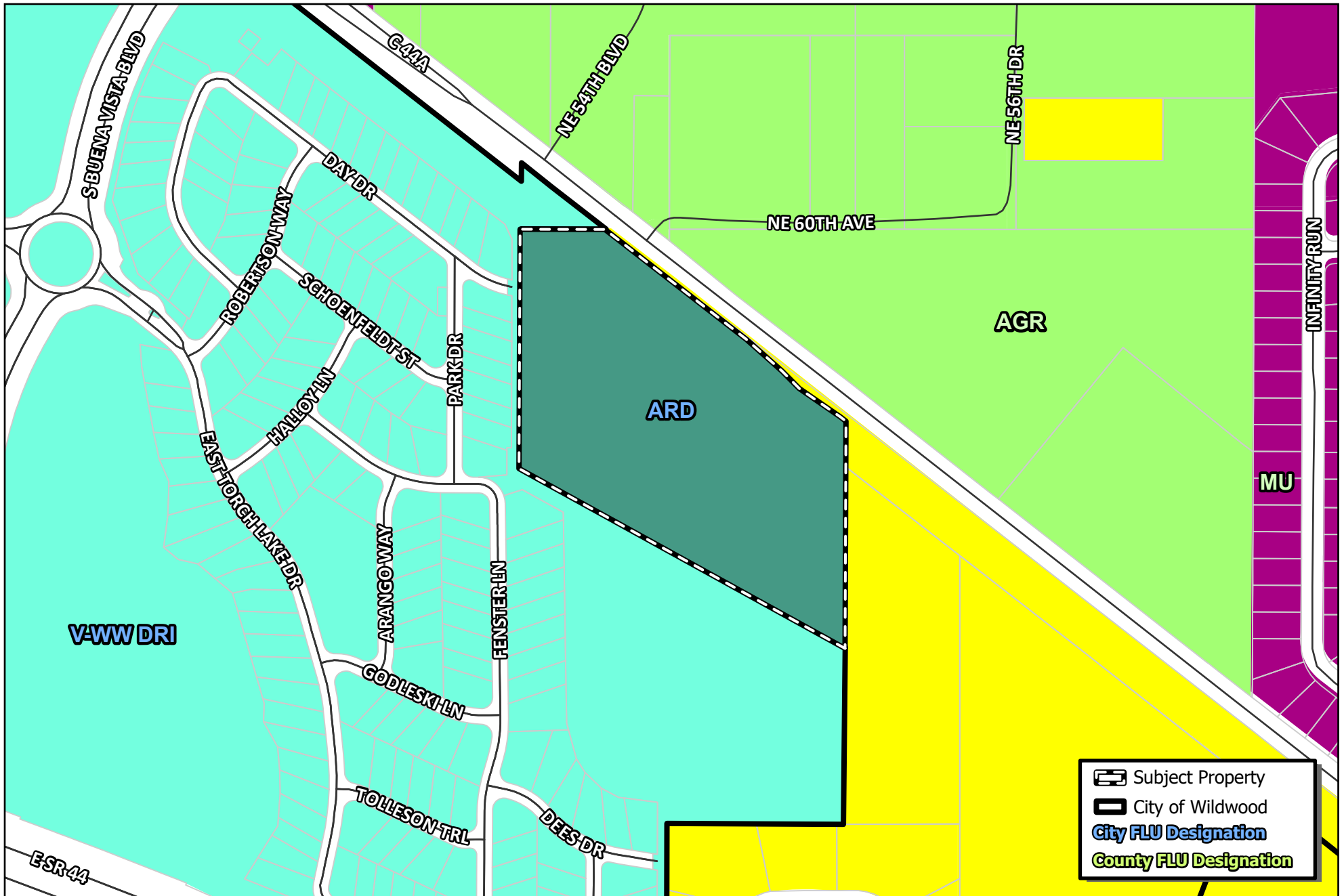
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2411-001 VOSO - 11TH AMENDMENT PARCEL G16-005 & PORTION OF PARCEL G16-100		MAP 1A LOCATION MAP NOV 2024
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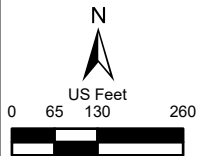


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.01 0.03 0.04 0.06 Miles	CP 2411-001 VOSO - 11TH AMENDMENT PARCEL G16-005 & PORTION OF PARCEL G16-100	MAP 1B LOCATION MAP DEC 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 65 130 260	CP 2411-001 VOSO - 11TH AMENDMENT PARCEL G16-005 & PORTION OF PARCEL G16-100	MAP 2A EXISTING LAND USE OCT 2024
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 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 65 130 260	CP 2411-001 VOSO - 11TH AMENDMENT PARCEL G16-005 & PORTION OF PARCEL G16-100	MAP 2B
			PROPOSED LAND USE
			NOV 2024



Business Impact Estimate

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

Proposed ordinance's title/reference: O2024-88

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

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

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

Print

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

Date Submitted: 12/6/2024

First Name*	Last Name*	Email Address*
Wendy	Then	Wthen@wildwood-fl.gov

Name of Project:*

CP/RZ 2411-001 VOSO 11th Amendment

Phone*	Parcel Number*
3301334	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@sumtercountyfl.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

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MEMORANDUM

To: Martin L. Dzuro
The Villages

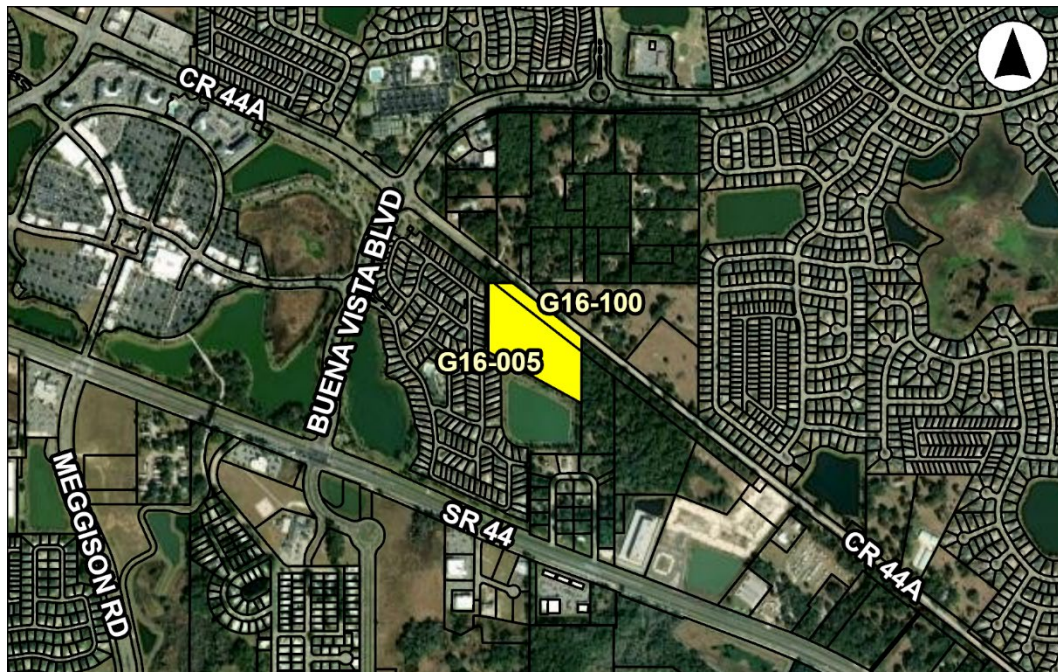
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

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.

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

SUBJECT: CP 2411-002 Megan Stover Storage

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2411-002 Megan Stover Storage
Ordinance Number	O2024-86
Owner(s)	Jacksonville 1 LLC
Applicant(s)	Megan Stover
Property Location	The subject property is generally located approximately one mile southeast from the intersection of SR 44 and Buena Vista Blvd.
Parcel(s)	G15D009
Date	December 22, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (City) to Central Mixed Use (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a rezoning request RZ 2411-002 (O2024-87).

ANALYSIS: The applicant is seeking to build a three-story storage facility featuring 21,780 square feet per floor.

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Commercial (City) to Central Mixed Use (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.b. The proposed land use amendment would allow for the construction of a three-story storage building, on 2 acres MOL. Policy 1.1.1.b is intended to accommodate a mix of residential and nonresidential uses.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Commercial (City) to Central Mixed Use (City). The maximum density is fifteen (15) units per acre and a 0.75 FAR with a 15% minimum open space requirement. At a maximum, the site would allow for a three-story storage facility where each floor is 21,780 square feet. The 2-acre site will have to meet all necessary requirements outlines in the City's Land Development Regulations including landscape buffers, parking, and open space.

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. Policy 1.2.1 The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years. Wastewater utility is available to this parcel, however, water is not available within 1,000' of the property. Connection to wastewater without water is not preferred by the City, therefore, the subject site will not be required to connect to City Utilities.

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental survey will not be required for this site as there is an existing office on the site that has not been abandoned for more than six months.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility;

Transportation: The property has access off of 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. The project is expected to generate 95 daily trips with 3 trips entering and existing during the AM peak hours and 5 trips entering and exiting during the PM peak hours.

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.

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

The applicant seeks a favorable recommendation of Ordinance Number O2024-86 to be forwarded to the City Commission for further action.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-86

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel G15D009
Jacksonville 1 LLC
2 +/-

LEGAL DESCRIPTION:

LOT 9 BAKERS ESTATES PB 4 PG 15

This property is to be reclassified from Commercial (City) to Central Mixed Use (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

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

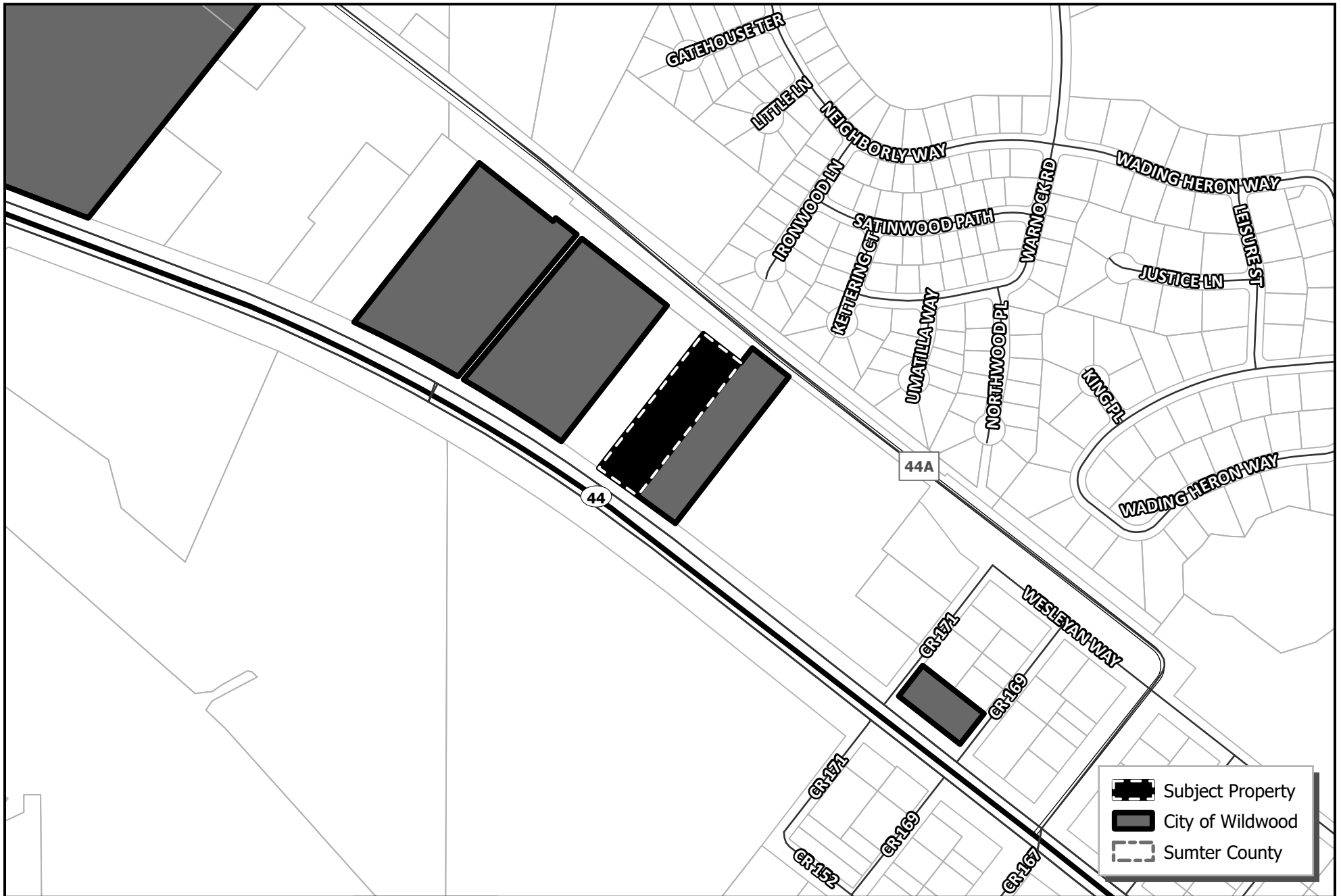
First Reading: _____

Second Reading: _____

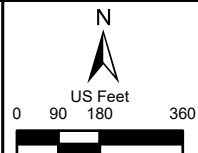
Approved as to form:

City Attorney

EXHIBIT A

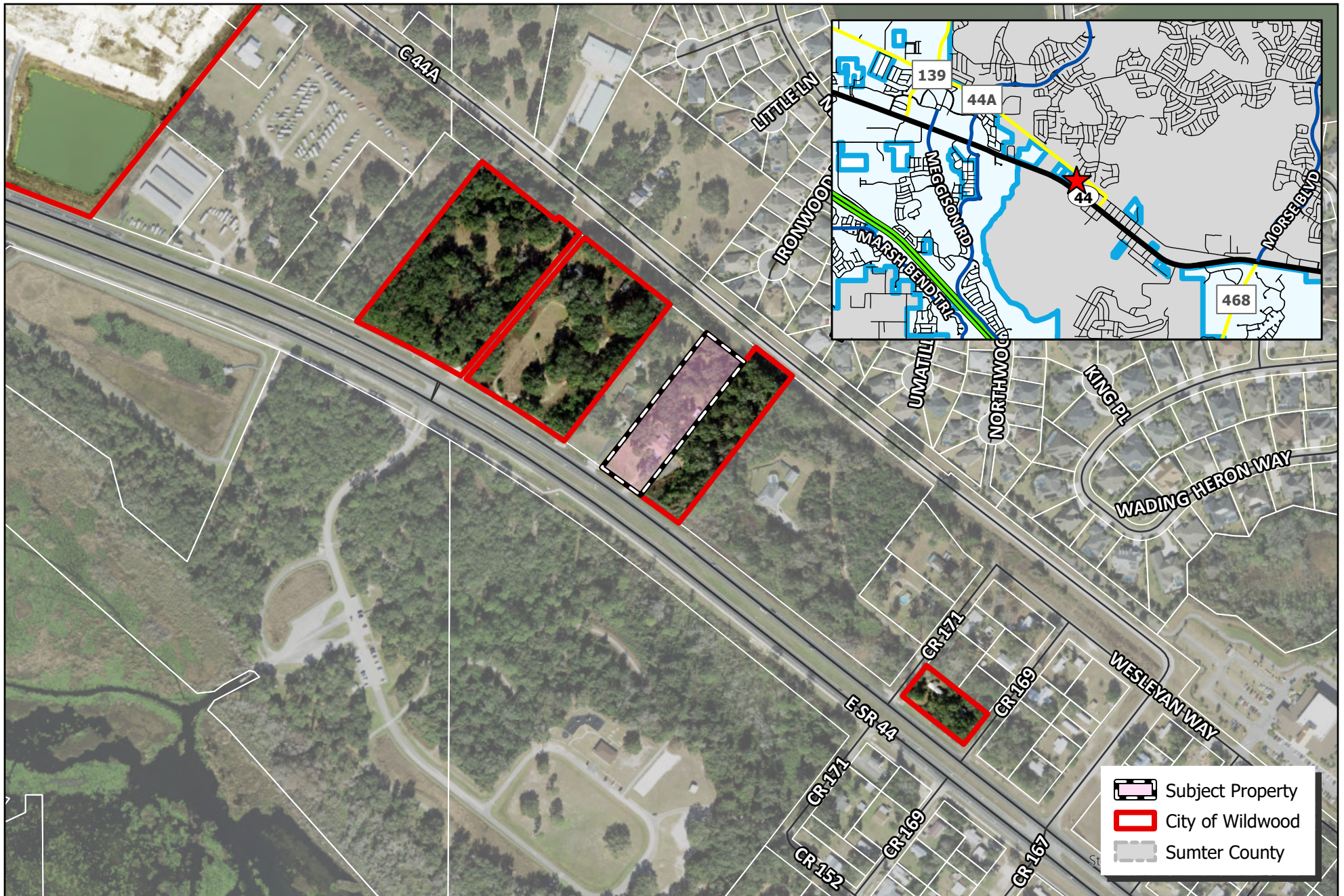


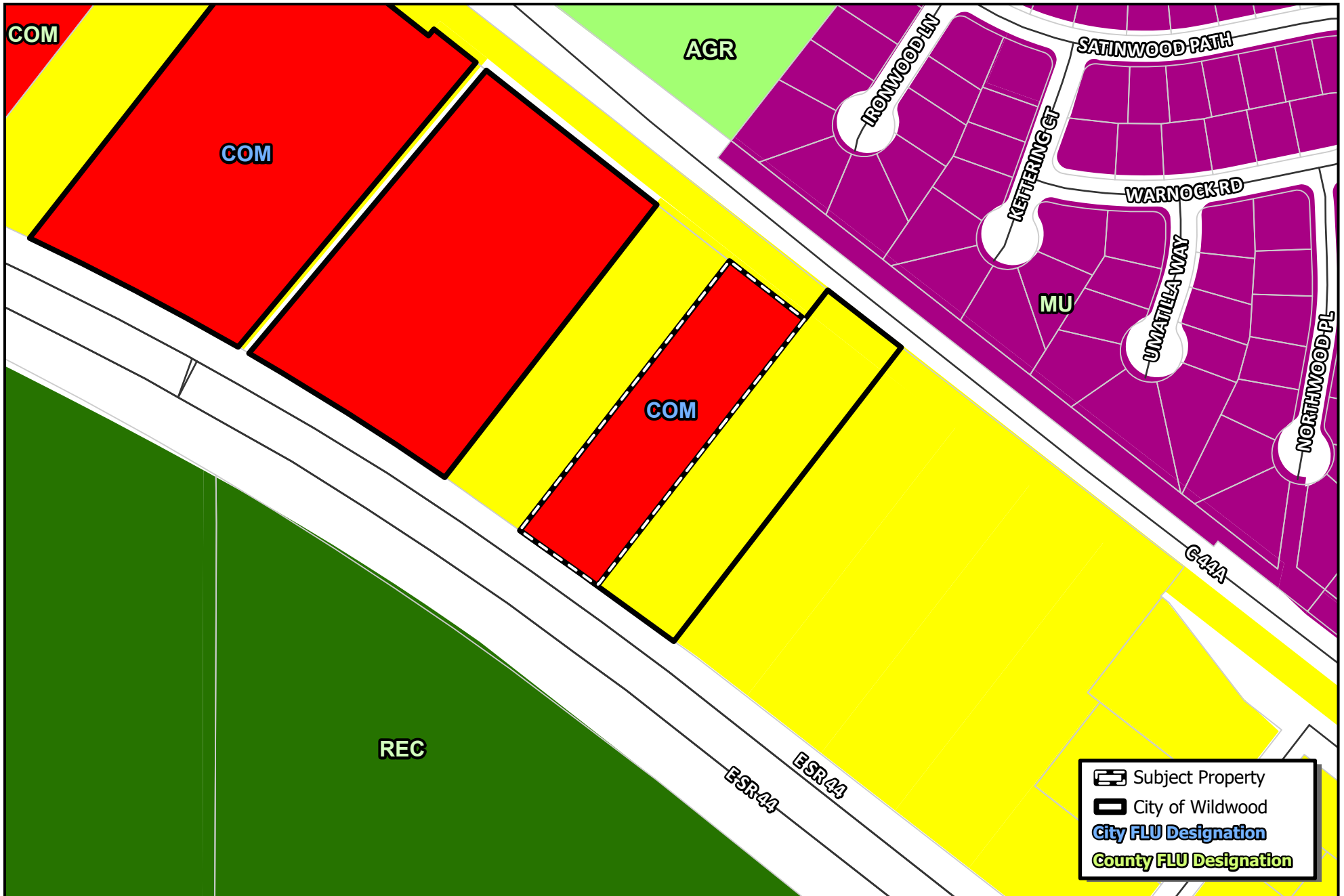
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



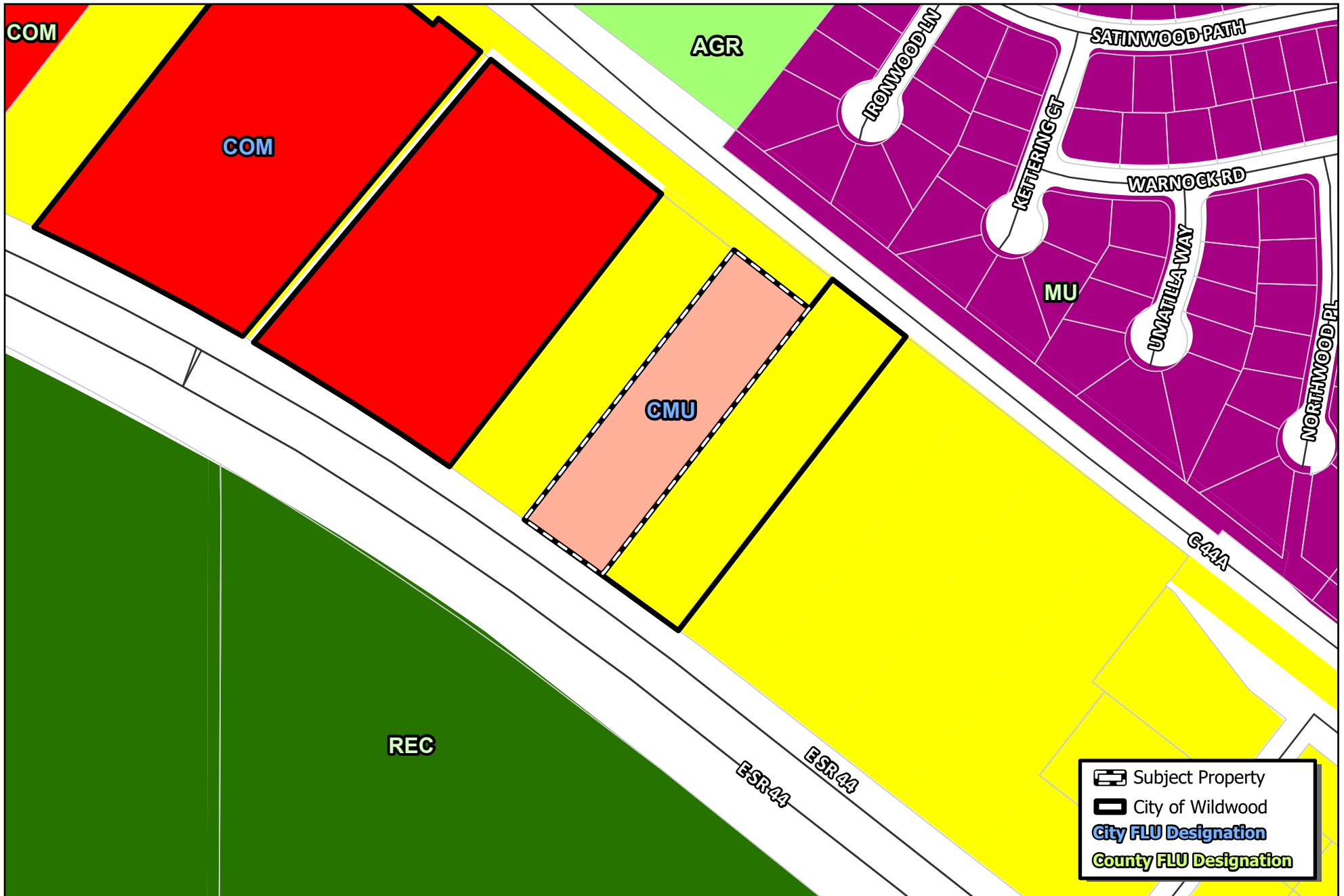
CP 2411-002
MEGAN STOVER STORAGE
 PARCEL G15D009

MAP 1A
LOCATION
MAP
NOV 2024





	Subject Property
	City of Wildwood
	City FLU Designation
	County FLU Designation



	Subject Property
	City of Wildwood
	City FLU Designation
	County FLU 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: O2024-86

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

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

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

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 22nd, 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

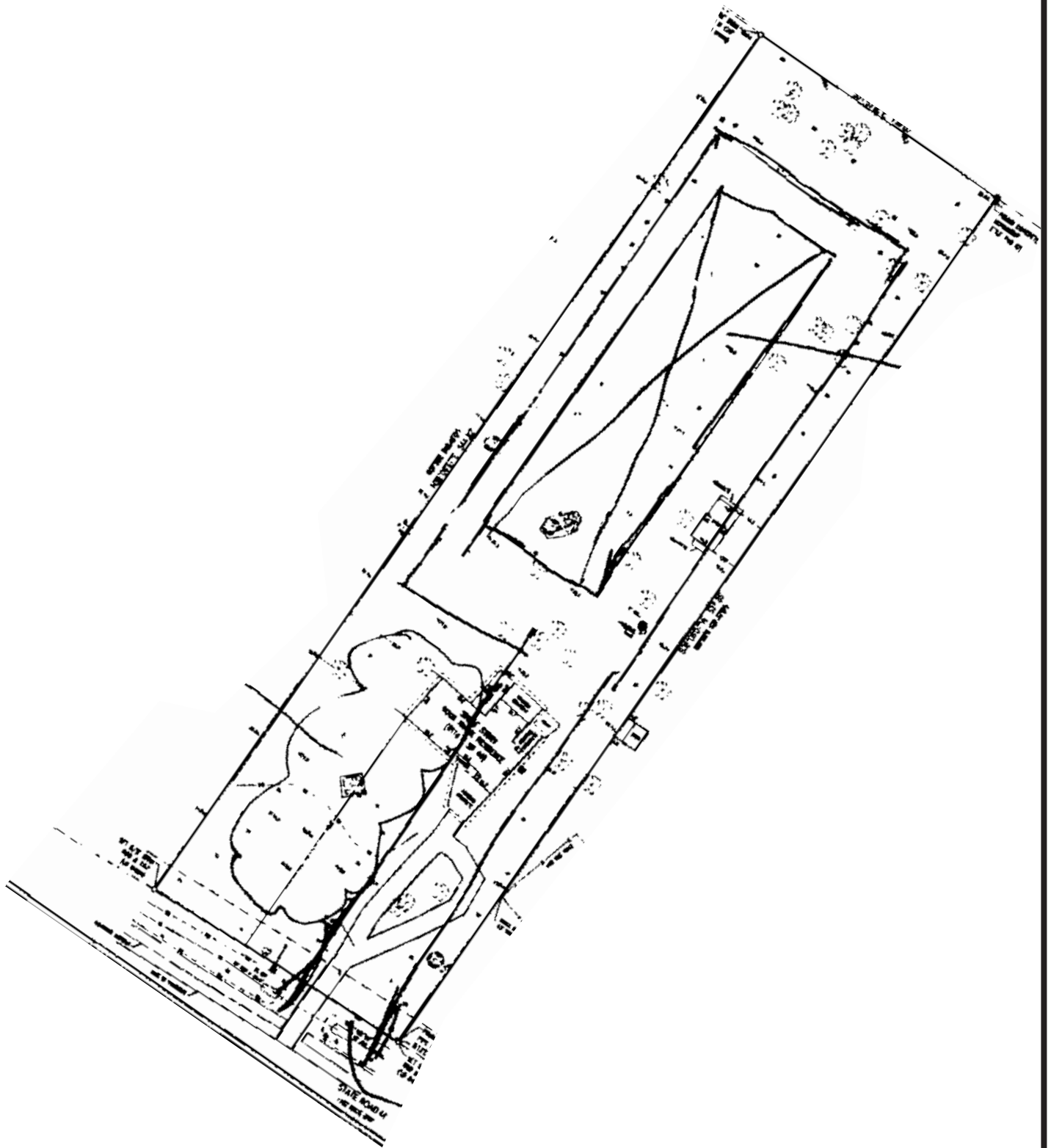




6114 East SR 44
Project No 5986
Figure 1

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

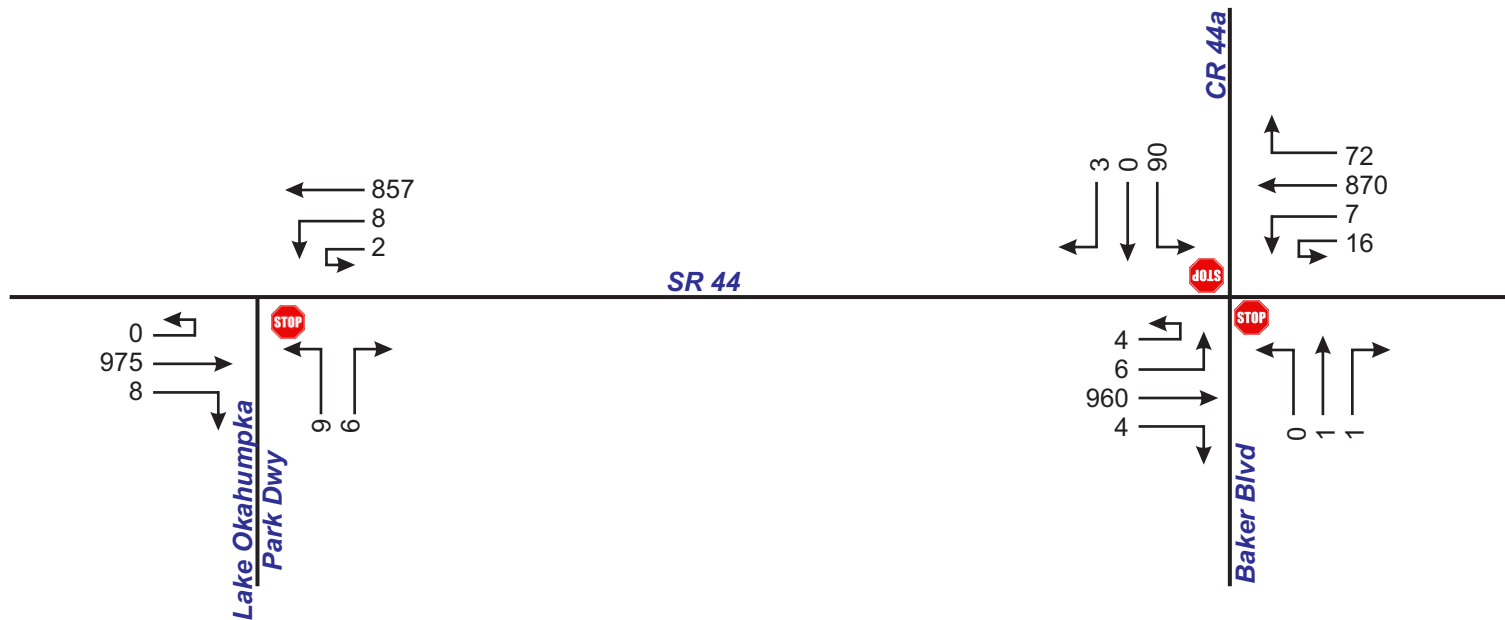
Segment ID	Segment	Adopted*				Dir	Existing Volume*	LOS
		Lanes	LOS Std	Growth Rate	Dir. Capacity			
SR 44								
35511202	Buena Vista Blvd to Morse Blvd	4LD	D	3.50%	1,943	EB	1,031	C
						WB	1,001	C

* 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 16th, 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 Park Dwy & SR 44	Stop	14.8	B	12.0	B	16.8	C	--	--
CR 44a/Baker 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

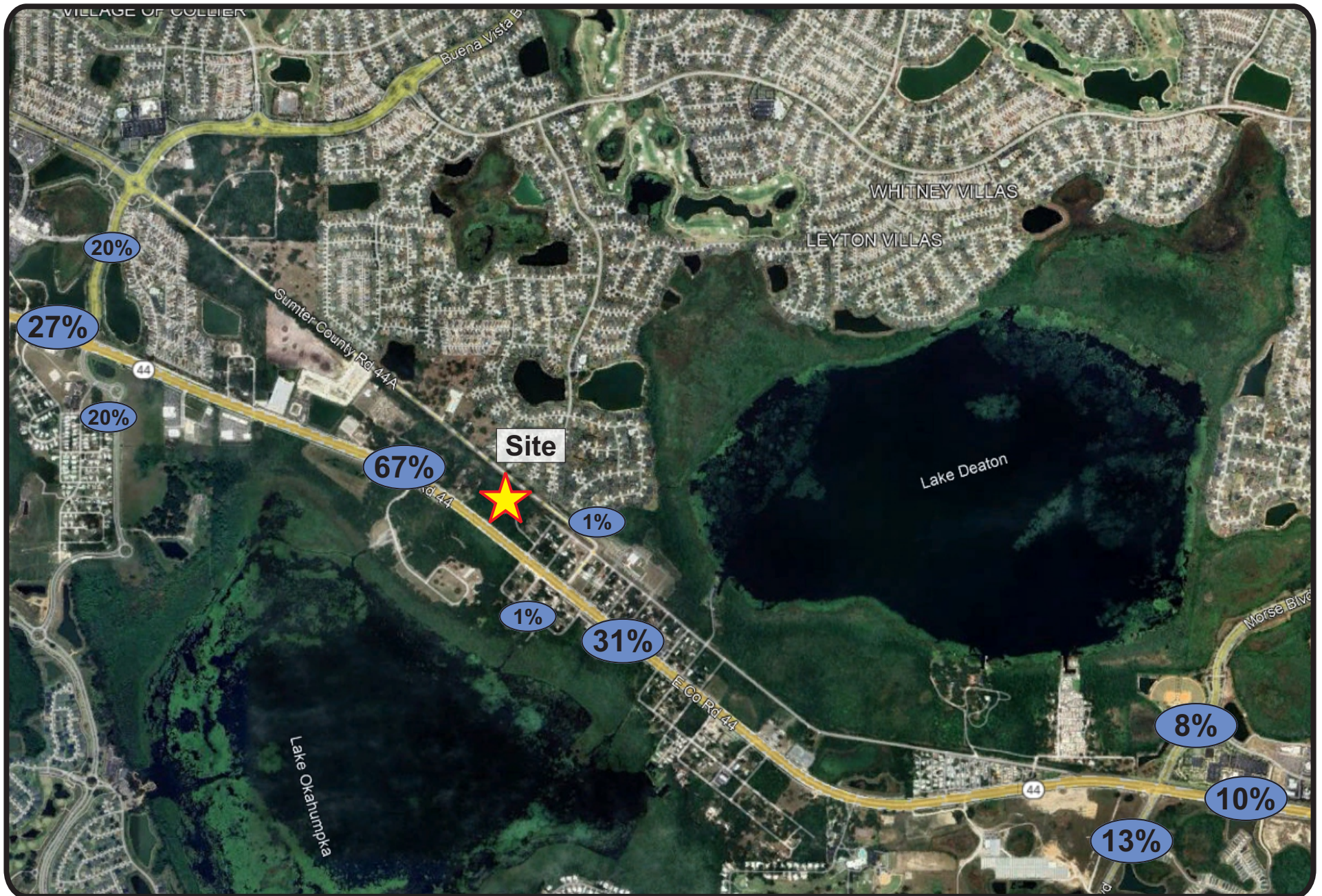
ITE Code	Land Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
151	Mini-Warehouse	65.34 KSF*	1.45	95	0.09	3	3	6	0.15	5	5	10

* 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

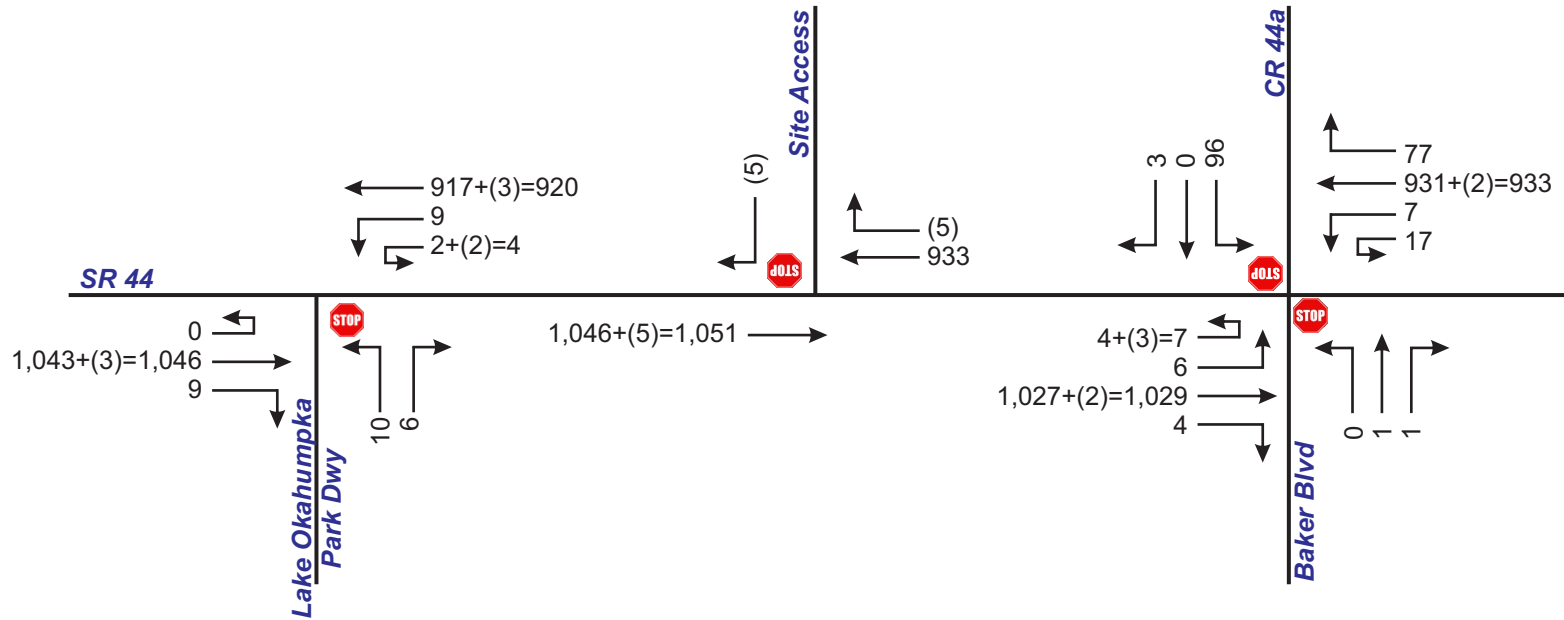
In order to assess the projected operational conditions at the study intersections and site access driveway, intersection capacity analysis was conducted using the total projected volumes, including the project trips. The projected P.M. peak hour volumes at the study intersections and site access driveway 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*
Rita	Merhi	Rita@tpdtraffic.com

Name of Project:*

6114 East SR 44

Phone*	Parcel Number*
407-628-9955	G15D009

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

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](#)



TO: Matthew Tadlock
Engineer, Public Works

FROM: Turgut Dervish, P.E.

DATE: September 30th, 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

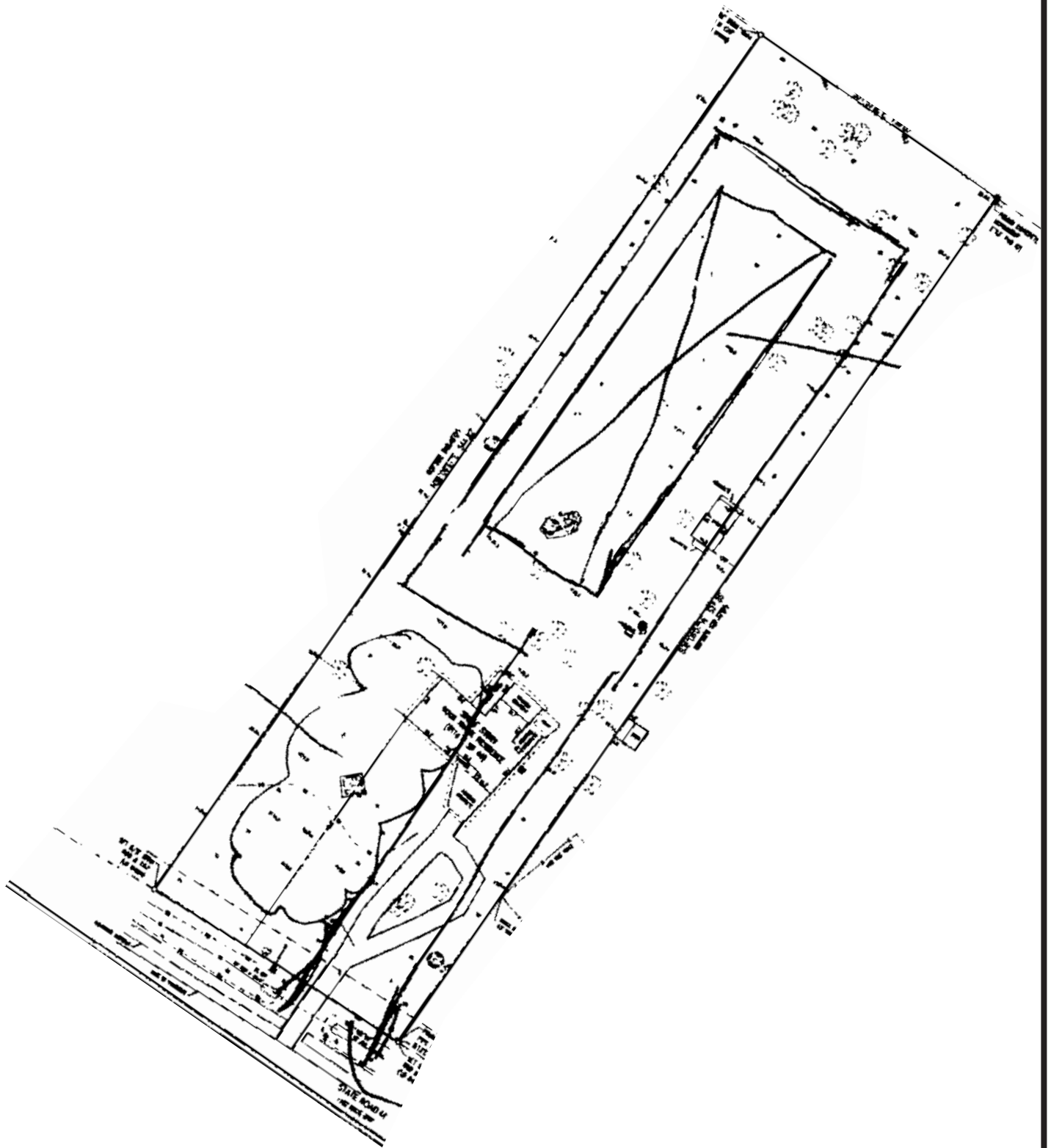
* KSF = 1,000 square feet



6114 East SR 44
Project № 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

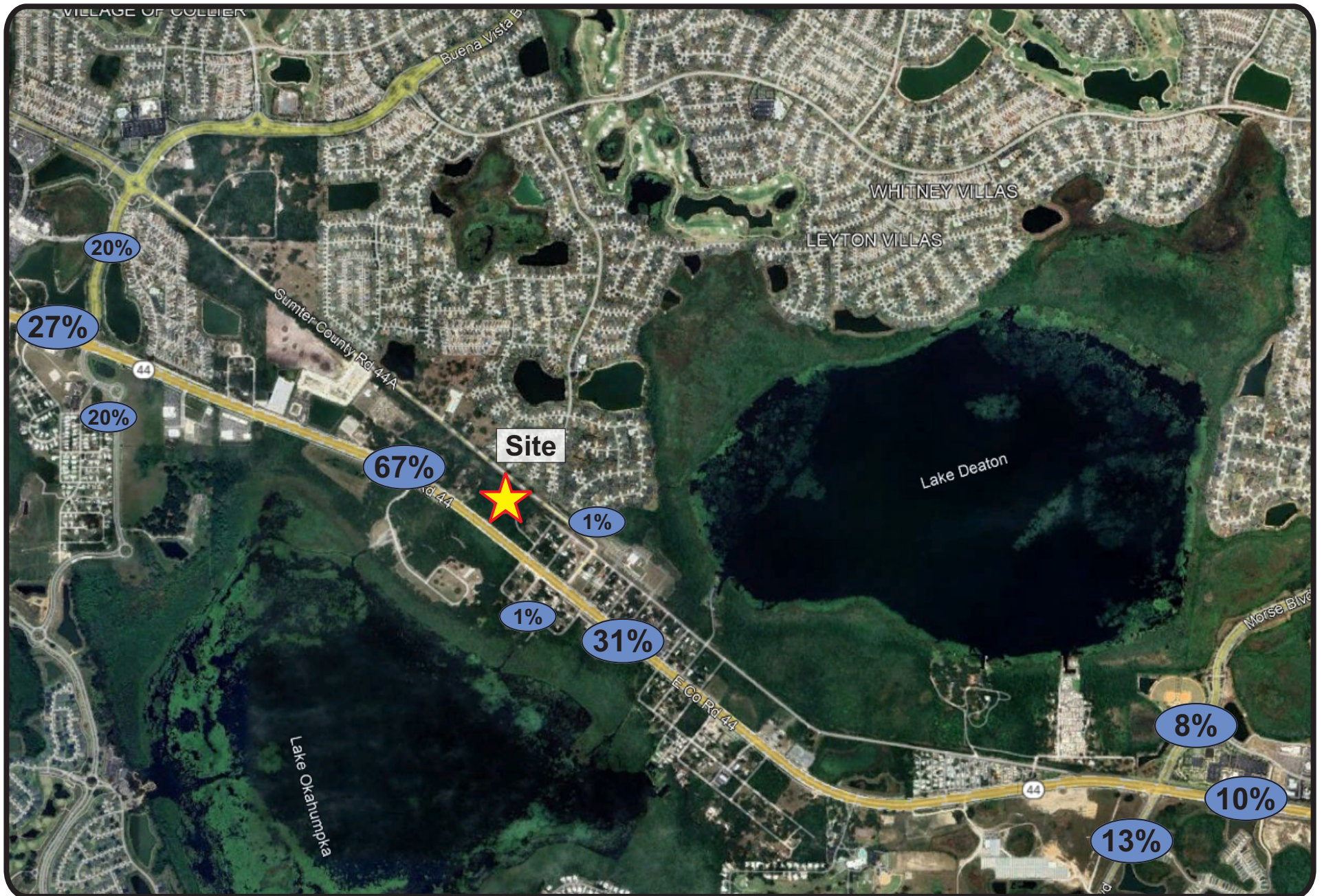
The intersections to be included in the analysis:

- 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)

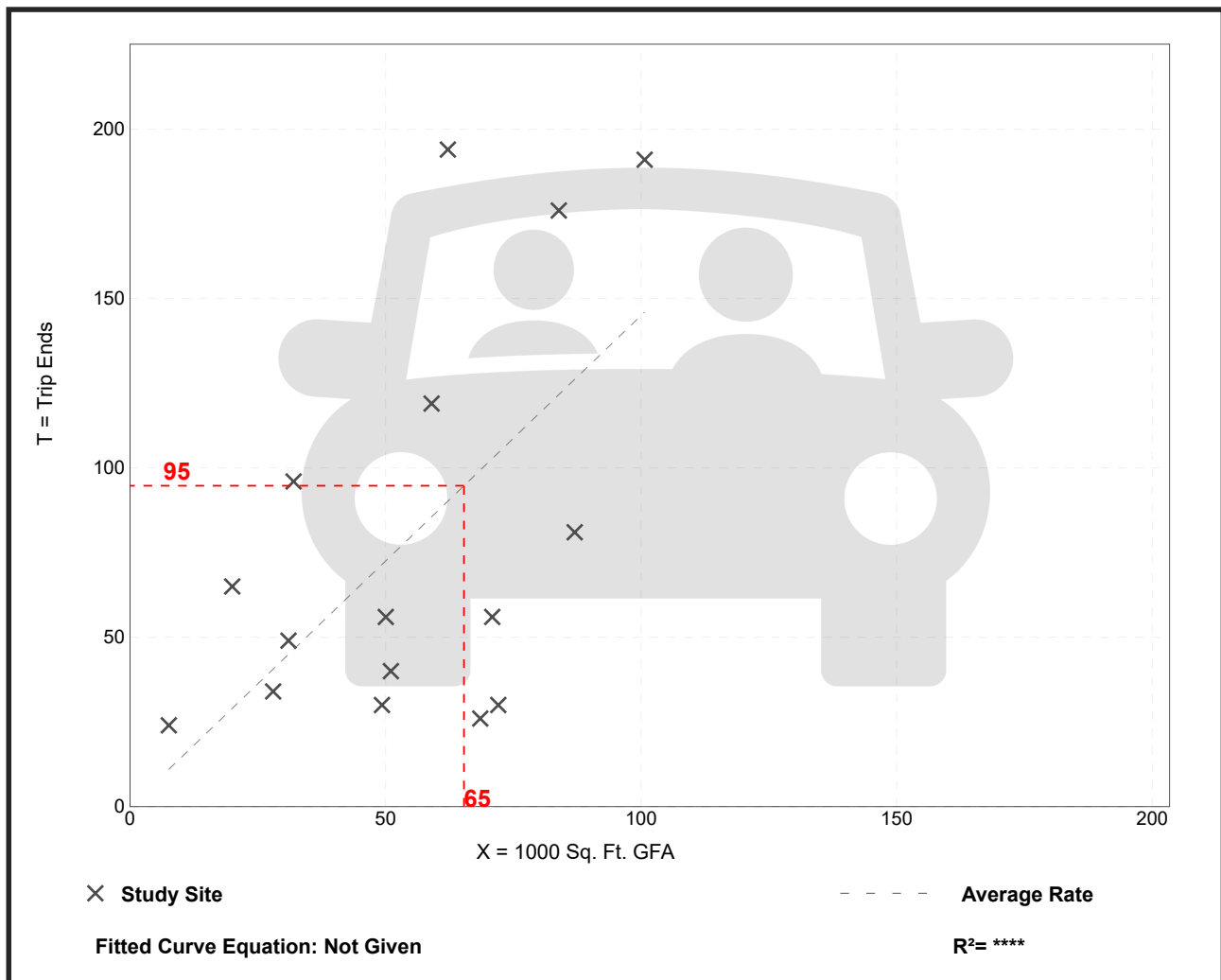
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



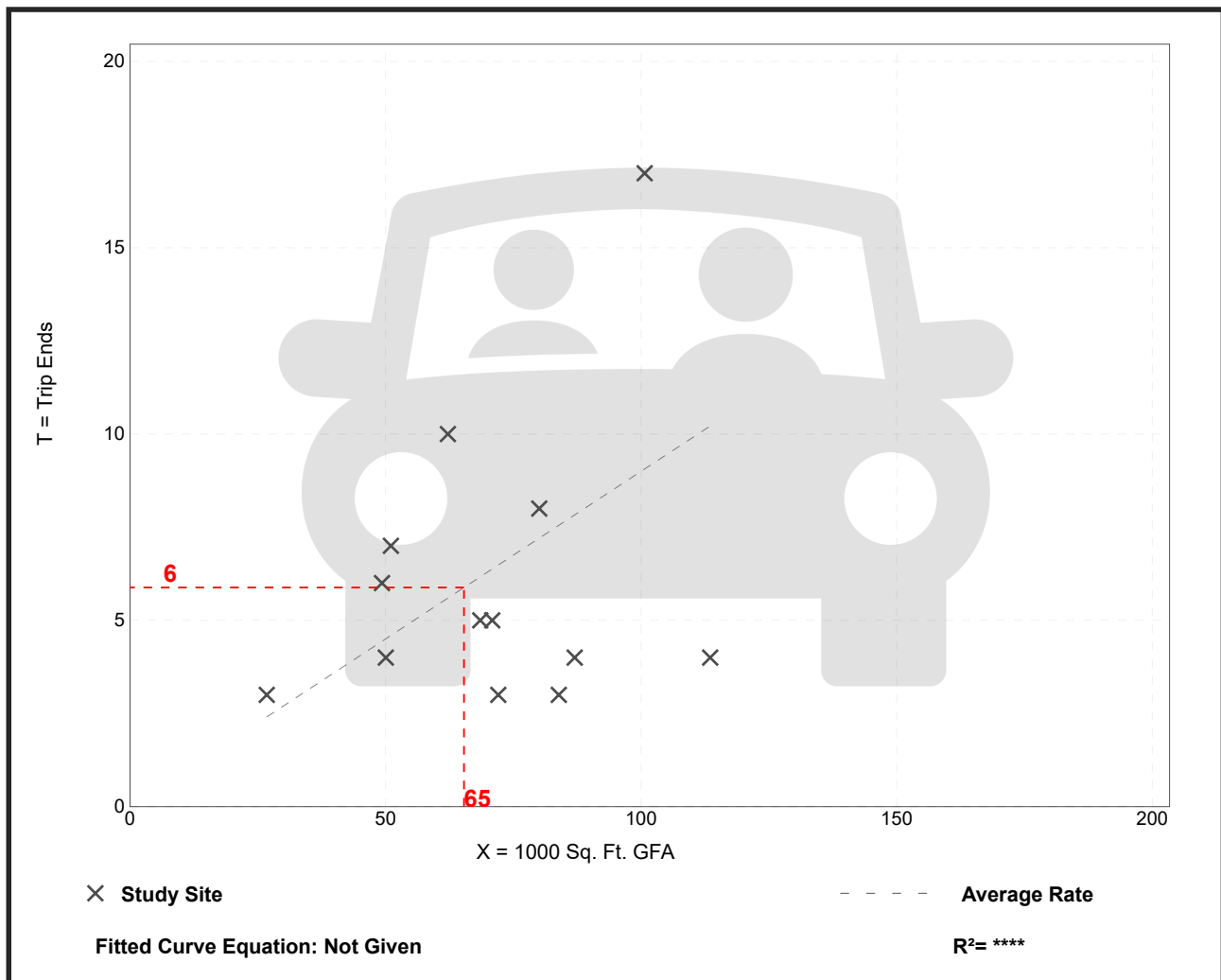
Mini-Warehouse (151)

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



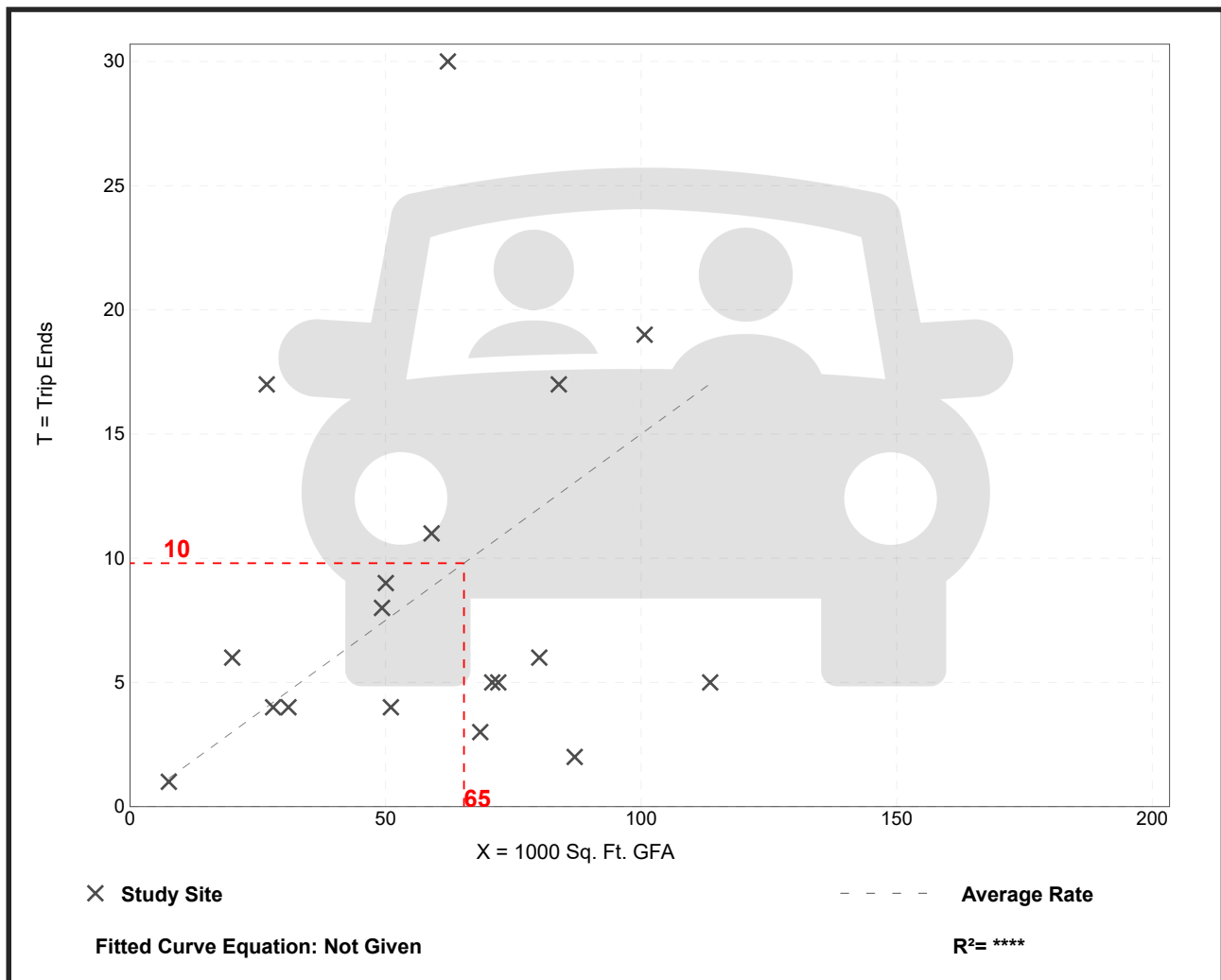
Mini-Warehouse (151)

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

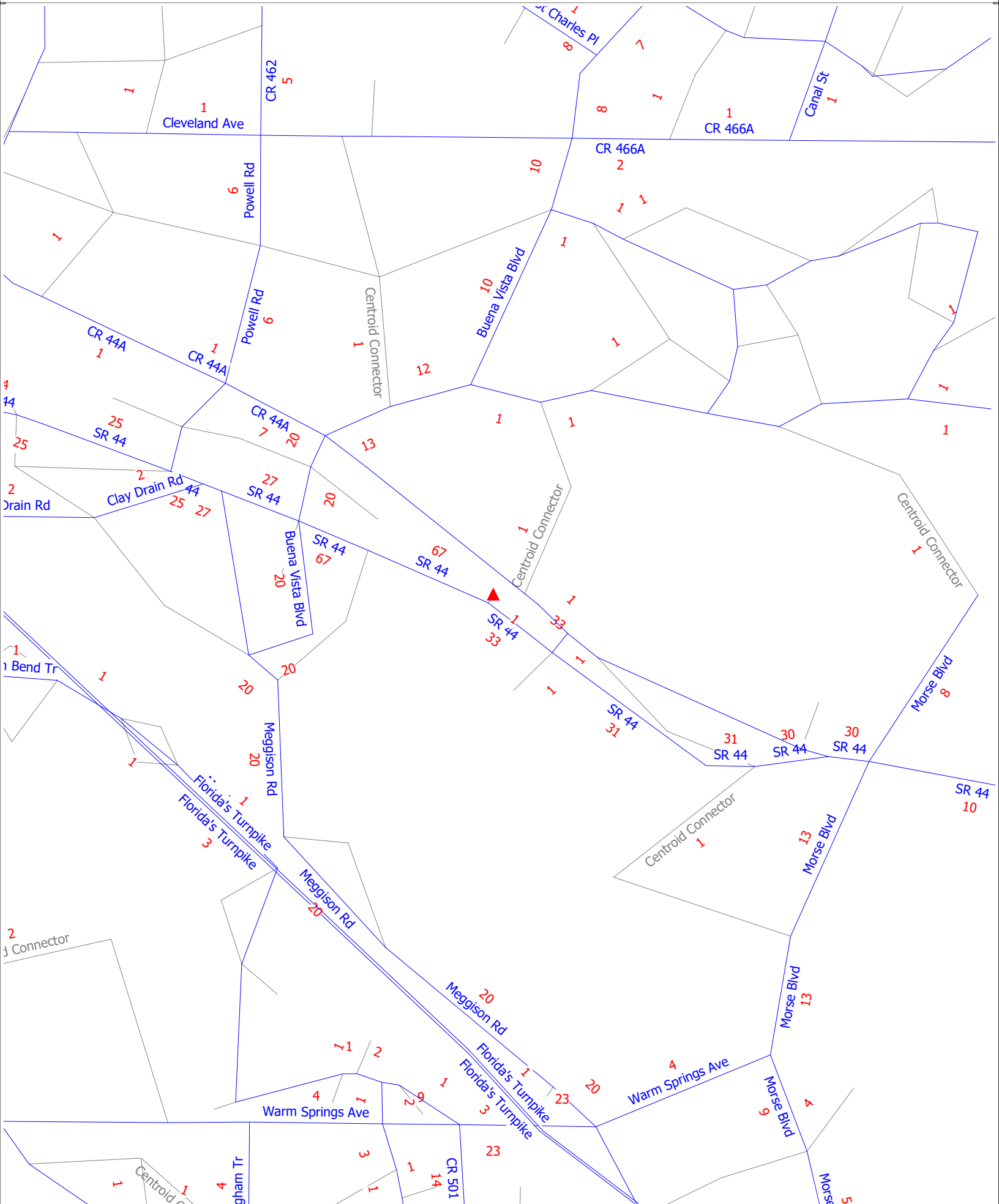
Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

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	JURISDICTION	ADOPTED CT STANDARD	DAILY VOLUME (2023)	DAILY VOLUME (2028)	DAILY VOLUME (2033)	DAILY VOLUME (2038)	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2023)	2023 PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2023)	2023 PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2023 PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2033)	2023 PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2038)	GROWTH RATE	DAILY SERVICE VOLUME (2023)	2023 ADOT VOLUME	2023 DAILY VOLUME	2023 DAILY LOS	2023 PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2023)	2023 PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2028)	2023 PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2033)	2023 PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME (2038)									
3552120	180002	180022	FOOT	60	1.73	SR 44	CR 475	SR 9317S	4	4	RURAL	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	C	45,800	11,200	0.24	B	2,390	361	652	0.27	B	4,350	1,013	B	0.23	1.00%	45,800	11,771	0.26	B	2,390	379	695	0.29	B	4,350	2,769	B	0.64
3552120	180102	180102	FOOT	45	1.00	SR 44	SR 9397S	CR 44A	4	4	URBAN	DIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	55,700	15,150	0.34	B	2,510	839	984	0.34	B	5,290	1,823	B	0.34	2.25%	55,700	21,448	0.39	B	2,510	938	1,100	0.38	B	5,290	3,848	C	0.73
3551000	2020-378		SUMTER	35	0.27	CR 48	CR 478 (VIRGINIA AVE)	CR 469	2	2	RURAL	UNDIVIDED	C27	COUNTY	CENTER HILL	D	18,000	7,000	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	213	377	0.40	C	1,710	1,153	C	0.67
3551300	71		SUMTER	30	0.51	CR 48 (FLORIDA ST)	US 301SR 35 (NOBLE AVE)	CR 476 W	2	2	URBAN	UNDIVIDED	C27	BUSHNELL	BUSHNELL	D	12,960	3,782	0.29	C	677	165	189	0.28	C	1,231	351	C	0.29	1.00%	12,960	3,975	0.31	C	677	173	199	0.29	C	1,231	860	C	0.69
3551340	37		SUMTER	55	2.75	CR 48	CR 469	CR 48 E	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	4,790	0.34	C	730	119	142	0.19	B	1,330	264	B	0.20	10.00%	14,000	7,174	0.55	C	730	192	229	0.31	B	1,330	922	C	0.60
3551350	38		SUMTER	55	2.90	CR 48	CR 469	SR 50	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	4,376	0.31	B	730	116	120	0.16	B	1,330	296	B	0.18	8.29%	14,000	6,505	0.46	C	730	172	178	0.24	B	1,330	902	D	0.68
3551360	72		SUMTER	35	0.59	CR 48	CR 476 W	CR 527	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	10,000	9,321	0.67	D	730	380	327	0.52	C	1,330	709	C	0.53	4.79%	10,000	17,795	0.84	C	730	445	442	0.86	D	1,330	1,712	D	0.91
3551370	75	187001	SUMTER	55	1.75	CR 48	CR 527	CR 527	2	2	RURAL	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	5,523	0.76	C	730	152	176	0.16	B	1,330	239	B	0.17	5.99%	14,000	11,951	0.36	C	730	197	271	0.28	B	1,330	1,101	D	0.83
3551380	73	187001	SUMTER	45	1.26	CR 48	CR 747	SR 471	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	8,128	0.58	C	730	247	319	0.44	C	1,330	966	C	0.43	6.29%	14,000	11,006	0.79	D	730	334	432	0.99	D	1,330	1,064	D	0.80
3551390	76		SUMTER	55	1.45	CR 48	SR 471	CR 567	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	8,151	0.58	C	730	262	302	0.41	C	1,330	954	C	0.42	6.00%	14,000	10,908	0.78	D	730	351	404	0.55	C	1,330	1,081	D	0.81
3553200	77		SUMTER	55	1.82	CR 48	CR 567	CR 569 (NORTH AVE)	2	2	RURAL	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	9,575	0.68	D	730	270	295	0.40	C	1,330	565	C	0.42	7.79%	14,000	13,907	0.99	D	730	392	428	0.59	C	1,330	1,122	D	0.84
3553210	77		ADJACENT	55	1.82	CR 48	CR 569 (NORTH AVE)	CR 478 (VIRGINIA AVE)	2	2	RURAL	UNDIVIDED	C27	COUNTY	CENTER HILL	D	14,000	9,575	0.63	C	940	270	295	0.31	C	1,710	997	C	0.33	7.79%	14,000	13,907	0.77	D	940	392	428	0.46	C	1,710	1,332	D	0.78
3554120	18016	180009	ADJACENT	40	1.00	SR 48 (CR 48 W)	CR 609	CR 311 (N WEST ST)	4	4	RURAL	UNDIVIDED	C2	STATE	BUSHNELL	D	36,600	12,155	0.33	C	1,810	537	486	0.30	C	3,290	1,023	C	0.31	2.25%	36,600	13,985	0.37	C	1,810	600	543	0.33	C	3,290	2,410	C	0.73
3554130	174	180009	ADJACENT	40	0.52	SR 48 (CR 48 W)	CR 311 (N WEST ST)	CR 475 (S MAIN ST)	4	4	RURAL	DIVIDED	C3C	STATE	BUSHNELL	D	36,600	13,448	0.37	C	1,810	526	600	0.33	C	3,290	1,126	C	0.34	1.00%	36,600	14,134	0.39	C	1,810	553	631	0.35	C	3,290	2,963	C	0.72
3554140	175	180207	ADJACENT	40	0.25	SR 48 (MAIN ST)	US 301SR 35	CR 475 (S MAIN ST)	4	4	URBAN	UNDIVIDED	C27	COUNTY	BUSHNELL	D	24,928	12,079	0.51	C	1,292	440	486	0.38	C	2,347	925	C	0.49	5.02%	24,928	10,657	0.65	C	1,292	356	620	0.75	C	2,347	1,054	D	0.79
3554150	86		SUMTER	45	0.54	CR 48	OTRUS (COUNTY BOUNDARY)	CR 578	2	2	RURAL	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	20,200	8,176	0.55	C	730	175	176	0.15	B	1,330	276	B	0.18	5.99%	20,200	9,900	0.75	C	730	200	214	0.31	B	1,330	780	C	0.65
3554160	78		SUMTER	45	0.56	CR 48	CR 625	CR 625	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	C	8,200	4,967	0.61	C	430	170	207	0.48	B	730	977	B	0.48	6.29%	8,200	7,726	0.82	C	430	230	290	0.65	C	730	660	C	0.85
3554170	81		SUMTER	45	1.77	CR 48	CR 625	CR 616	2	2	URBAN	UNDIVIDED	C2	COUNTY	BUSHNELL	D	14,000	6,157	0.44	C	730	201	299	0.41	C	1,330	500	C	0.38	3.29%	14,000	7,225	0.52	C	730	236	351	0.48	C	1,330	966	D	0.73
3555130	200-105		SUMTER	45	0.48	CR 48	CR 313	CR 313	4	4	URBAN	DIVIDED	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	7,799	0.24	C	1,629	367	364	0.23	C	2,961	1,996	C	0.67
3556100	78		SUMTER	35	2.93	CR 48	CR 469	CR 558	2	2	URBAN	UNDIVIDED	C2	COUNTY	CENTER HILL	D	14,000	7,200	0.31	C	730	203	181	0.28	B	1,330	384	B	0.29	8.00%	14,000	10,441	0.75	D	730	298	266	0.41	C	1,330	1,028	D	0.77
3556110	79		SUMTER	55	0.20	CR 48	CR 569	LAKE COUNTY BOUNDARY	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED SUMTER COUNTY	D	14,000	5,286	0.38	C	730	183	190	0.26	B	1,330	373	B	0.28	2.79%	14,000	6,047	0.43	C	730	210	218	0.30	B	1,330	940	D	0.73
3557110	36		SUMTER	45	1.02	WARM SPRINGS AVE	US 301SR 35	CR 513	4	4	RURAL	DIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	11,449	0.34	C	1,665	376	472	0.28	C	3,024	848	C	0.28	3.50%	33,570	13,598	0.41	C	1,665	447	561	0.34	C	3,024	2,112	C	0.70
3557120	200-52		SUMTER	55	1.74	WARM SPRINGS AVE	CR 513	CR 513	4	4	RURAL	UNDIVIDED	C3R	COUNTY	WILDWOOD	D	33,570	16,157	0.48	C	1,665	395	378	0.53	C	3,024	935	C	0.31	9.25%	33,570	25,346	0.75	C	1,665	547	653	0.51	C	3,024	2,253	C	0.75
3557130	36		SUMTER	55	2.00	WARM SPRINGS AVE	CR 523	SANFORD WOOD DR	4	4	RURAL	UNDIVIDED	C3R	COUNTY	UNINCORPORATED SUMTER COUNTY	D	35,240	15,537	0.17	C	1,735	409	422	0.17	C	3,024	817	C	0.18	1.00%	35,240	16,549	0.17	C	1,735	423	448	0.17	C	3,024	2,298	C	0.75
3557140	34		SUMTER	45	0.90	MORSE BLVD	SEAGALWOOD DR	SR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	35,240	25,363	0.72	C	1,748	606	588	0.35	C	3,175	1,192	C	0.38	1.00%	35,240	26,657	0.76	C	1,748	637	616	0.36	C	3,175	2,385	C	0.73
3557150	207		SUMTER	35	1.27	WARM SPRINGS AVE	MORSE BLVD	CR 500	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	10,221	0.27	C	1,850	414	506	0.27	C	3,360	820	C	0.27	3.00%	37,300	11,849	0.32	C	1,850	480	587	0.32	C	3,360	2,330	C	0.69
3557160	205		SUMTER	35	3.91	MEGGSION RD	WARM SPRINGS AVE	CR 44	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	7,939	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	0.66
3557170	206		SUMTER	35	1.47	MEGGSION RD	MORSE BLVD	WARM SPRINGS AVENUE	4	4	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	37,300	8,804	0.24	C	1,850	357	496	0.24	C	3,360	792	C	0.24	3.00%	37,300	10,206	0.27	C	1,850	413	505	0.27	C	3,360	2,263	C	0.67
3557180	208		SUMTER	35	0.64	MEGGSION RD	MORSE BLVD	COUNTY LINE	2	2	URBAN	DIVIDED	C3R	COUNTY	WILDWOOD	D	23,520	9,079	0.39	C	1,106	449	368	0.39	C	2,121	519	C	0.39	3.00%	23,520	7,653	0.45	C	1,106	521	426	0.45	C	2,121	1,687	C	0.80
3558110	18008	180061	FOOT	35	0.26	SR 471	CR 478 (E S)	CR 478 (E N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	7,370	0.34	C	1,106	243	276	0.26	C	1,950	557	C	0.27	1.00%	21,700	10,693	0.35	C	1,106	255	290	0.27	C	1,950	1,305	C	0.68
3558120	18001	18001	FOOT	35	1.26	SR 471	CR 478 (E S)	CR 478 (E N)	2	2	URBAN	UNDIVIDED	C3C	STATE	WEBSTER	D	21,700	8,702	0.31	C	1,107	346	295	0.32	C	1,950	570	C	0.28	1.00%	21,700	10,924	0.31	C	1,107	364	330	0.31	C	1,950	1,404	D	0.74
3558140	18101	18101	FOOT	55	1.26	SR 471	CR 722	CR 722	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,720	0.48	C	730	294	286	0.40	C	1,330	641	C	0.40	1.00%	14,000	7,051	0.51	C	730	292	320	0.50	C	1,330	1,084	D	0.80
3558150	18103	18103	FOOT	55	1.03	SR 471	CR 48 (E)	CR 48 (E)	2	2	URBAN	UNDIVIDED	C2	STATE	UNINCORPORATED SUMTER COUNTY	D	14,000	7,710	0.55	C	730	396	337	0.54	C	1,330	733	C															

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

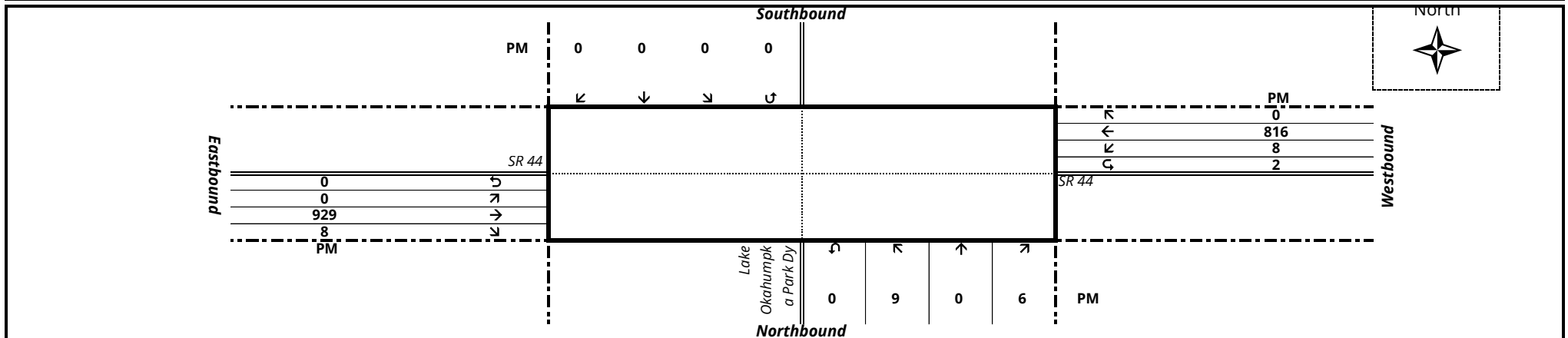
SR 44

TIME BEGIN	NORTHBOUND					SOUTHBOUND					N/S TOTAL	EASTBOUND					WESTBOUND					E/W TOTAL	GRAND 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
TOTAL	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
TOTAL	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 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
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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

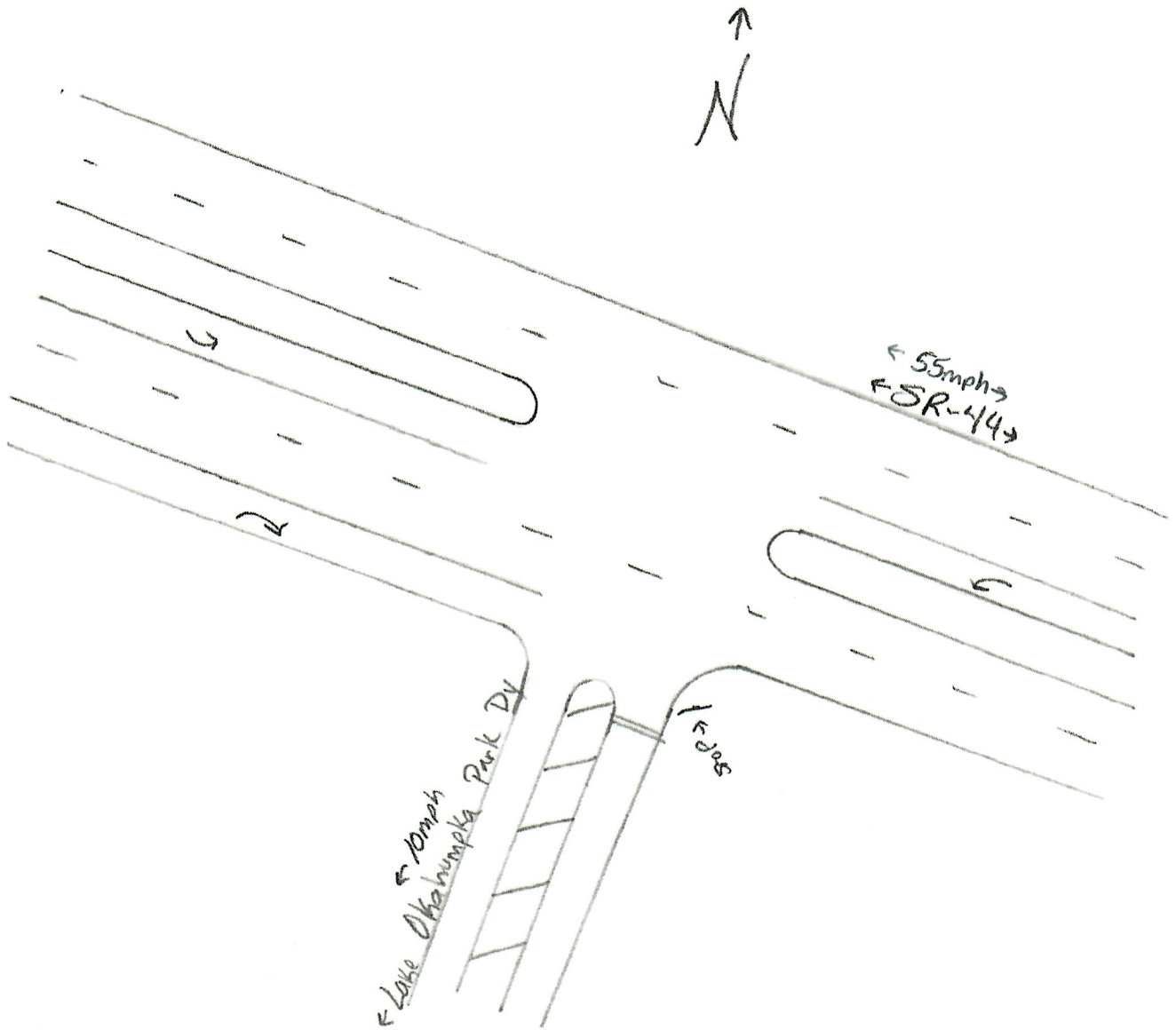
LONGITUDE: 0

Lake Okahumpka Park Dy

SR 44

SR 44

TIME BEGIN	NORTHBOUND					SOUTHBOUND					N/S TOTAL	EASTBOUND					WESTBOUND					E/W TOTAL	GRAND 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
TOTAL	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
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15	0	25	0	0	25	40	40
PM Peak																							
04:30 PM to 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

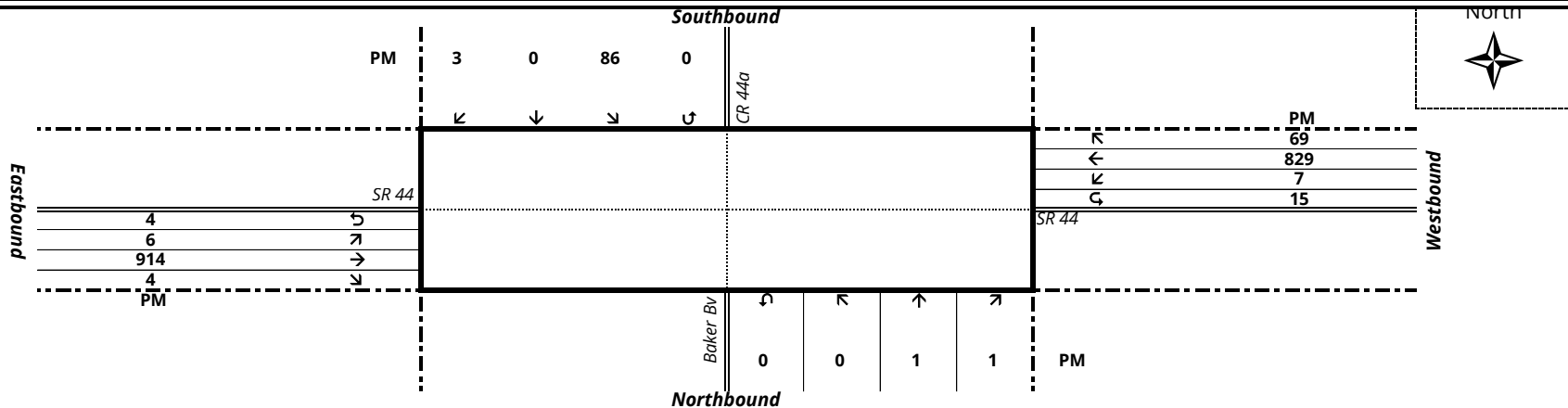
SR 44

TIME BEGIN	NORTHBOUND					SOUTHBOUND					N/S TOTAL	EASTBOUND					WESTBOUND					E/W TOTAL	GRAND 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
TOTAL	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
TOTAL	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 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
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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

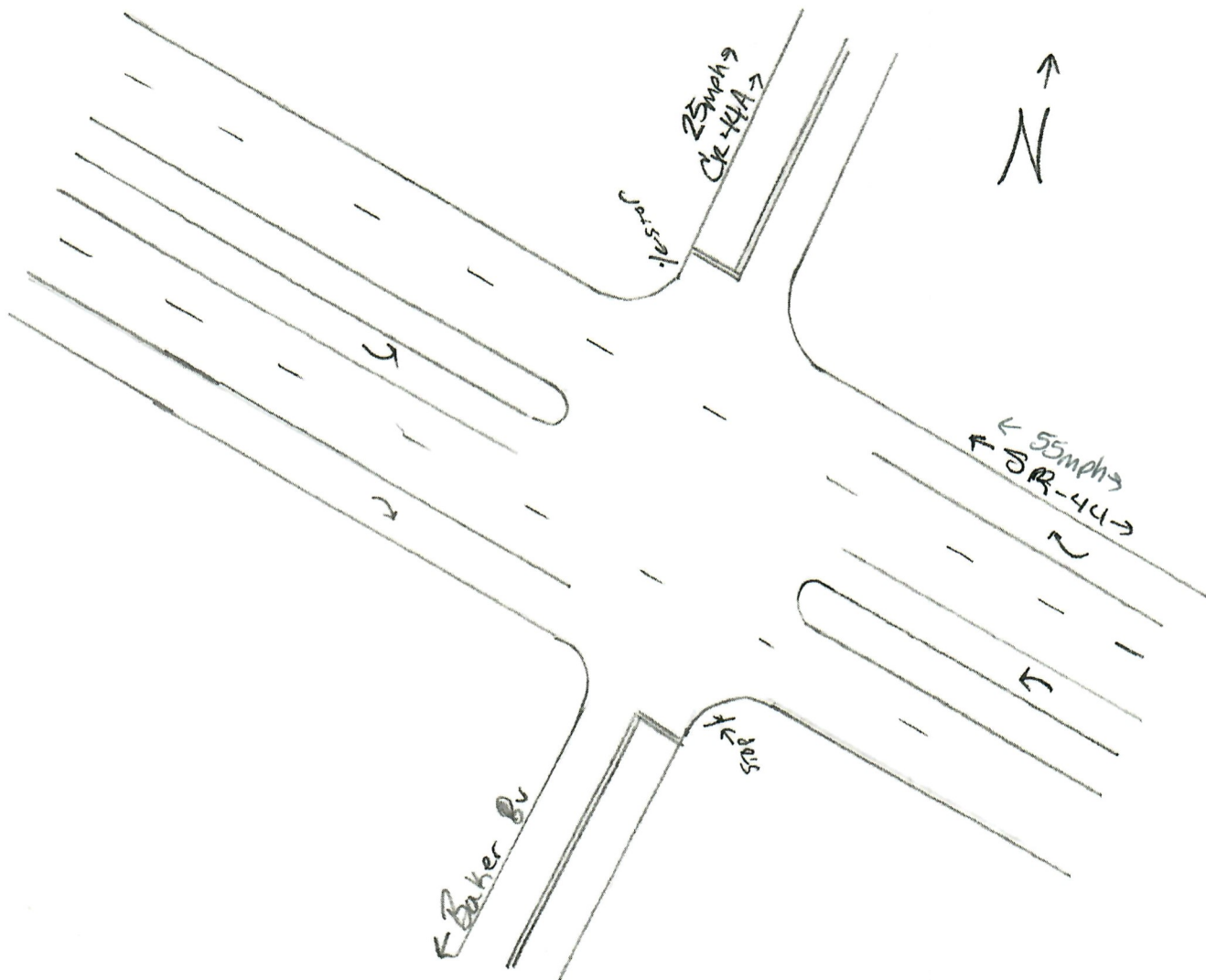
Baker Bv

CR 44a

SR 44

SR 44

TIME BEGIN	NORTHBOUND					SOUTHBOUND					N/S TOTAL	EASTBOUND					WESTBOUND					E/W TOTAL	GRAND 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 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 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

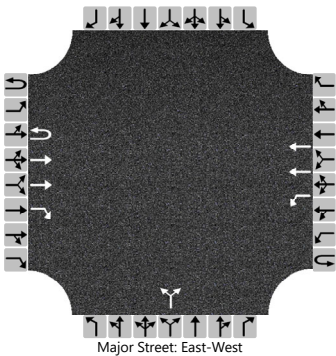
APPENDIX D

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				

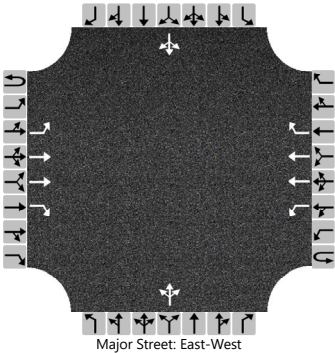
Delay, Queue Length, and Level of Service

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 ₉₅ (veh)	0.0				0.1					0.2						
95% Queue Length, Q ₉₅ (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 ₉₅ (veh)		0.1			0.2					0.0					2.1	
95% Queue Length, Q ₉₅ (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			

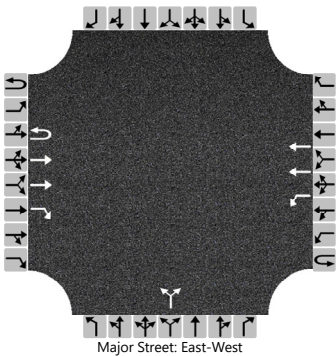
APPENDIX E

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				

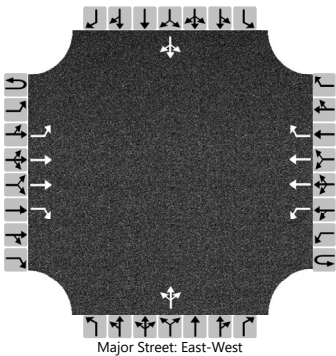
Delay, Queue Length, and Level of Service

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 ₉₅ (veh)	0.0				0.1					0.2						
95% Queue Length, Q ₉₅ (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

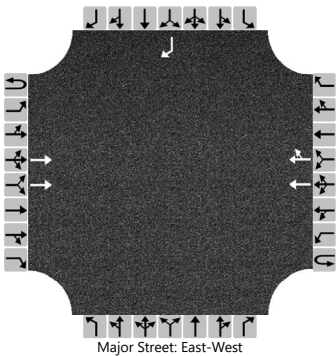
Delay, Queue Length, and Level of Service

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 ₉₅ (veh)		0.1			0.2					0.0					2.8	
95% Queue Length, Q ₉₅ (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 ₉₅ (veh)																0.0
95% Queue Length, Q ₉₅ (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 AS LOCAL PLANNING AGENCY OF THE
CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: CP 2412-002 Wieckhorst

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2412-002
Ordinance Number	O2024-97
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	January 7, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Estate Residential (City) for the parcel listed above on 2.5 acres MOL. This request is accompanied by a rezoning request RZ 2412-002 (O2024-98).

ANALYSIS:

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Agricultural (Sumter County) to Estate Residential (City), as supported in the 2050 Comprehensive Plan Policy 1.1.1.a. The proposed land use amendment would allow for the construction of a new single-family home, on 2.5 acres MOL. Policy 1.1.1.a is intended to support a mix of agricultural and residential uses.

(2) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;

The applicant finds the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural (Sumter County) to Estate Residential (City). The maximum intensity is two dwelling units per acre. The maximum density for the development would allow for up to five dwelling units total, however, the applicant is proposing a 1,992 square-foot single-family residence, which meets the criteria of the proposed land use.

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. Utilities are not available to the property; the applicant intends to connect to well and septic. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.” As the existing mix of land use designations is mainly Agricultural (Sumter County) and Age Restricted Development (City), an addition of Estate Residential (City) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider more efficient land use in the area.

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. The applicant requested an environmental assessment exemption as the property had been previously developed.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility;

Transportation: The property has access off CR 504 and CR 511A. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

Potable Water & Sewer: The subject property is in an infill demand service area according to the 2019 Utility Master Plan. However, City water and sewer are not available to the subject property. The applicant intends to utilize an onsite well and septic system.

Schools: A single-family home will generate 0.328 school-aged children with the maximum school-aged children to be 2.

The applicant is seeking a favorable recommendation of Ordinance Number O2024-97 to be forwarded to the City Commission for further action.



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2024-97

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel 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 Agricultural (County) to Estate Residential (City)

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

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: _____

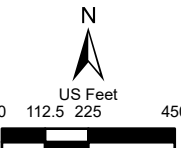
Second Reading: _____

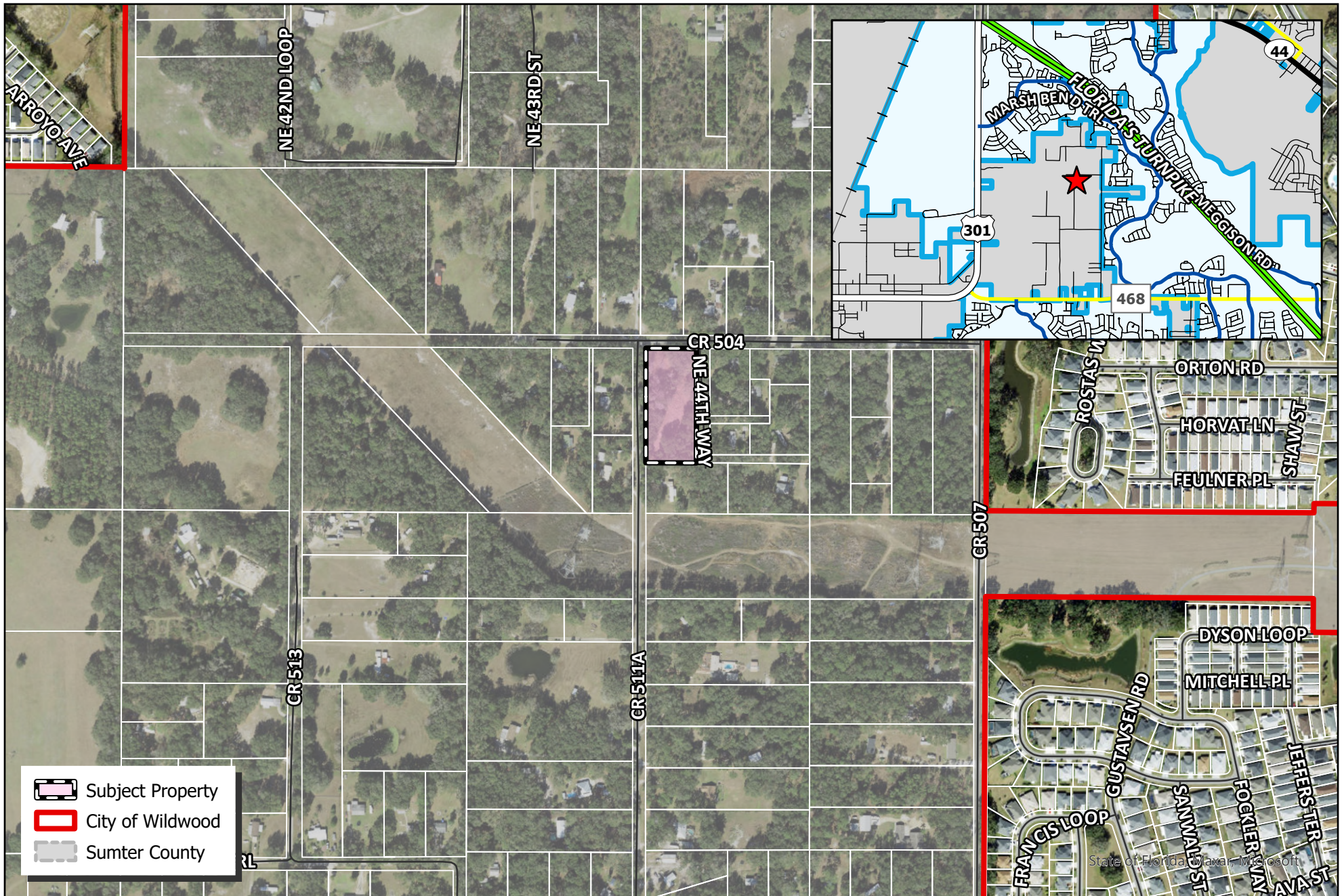
Approved as to form:

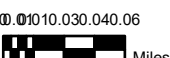
City Attorney

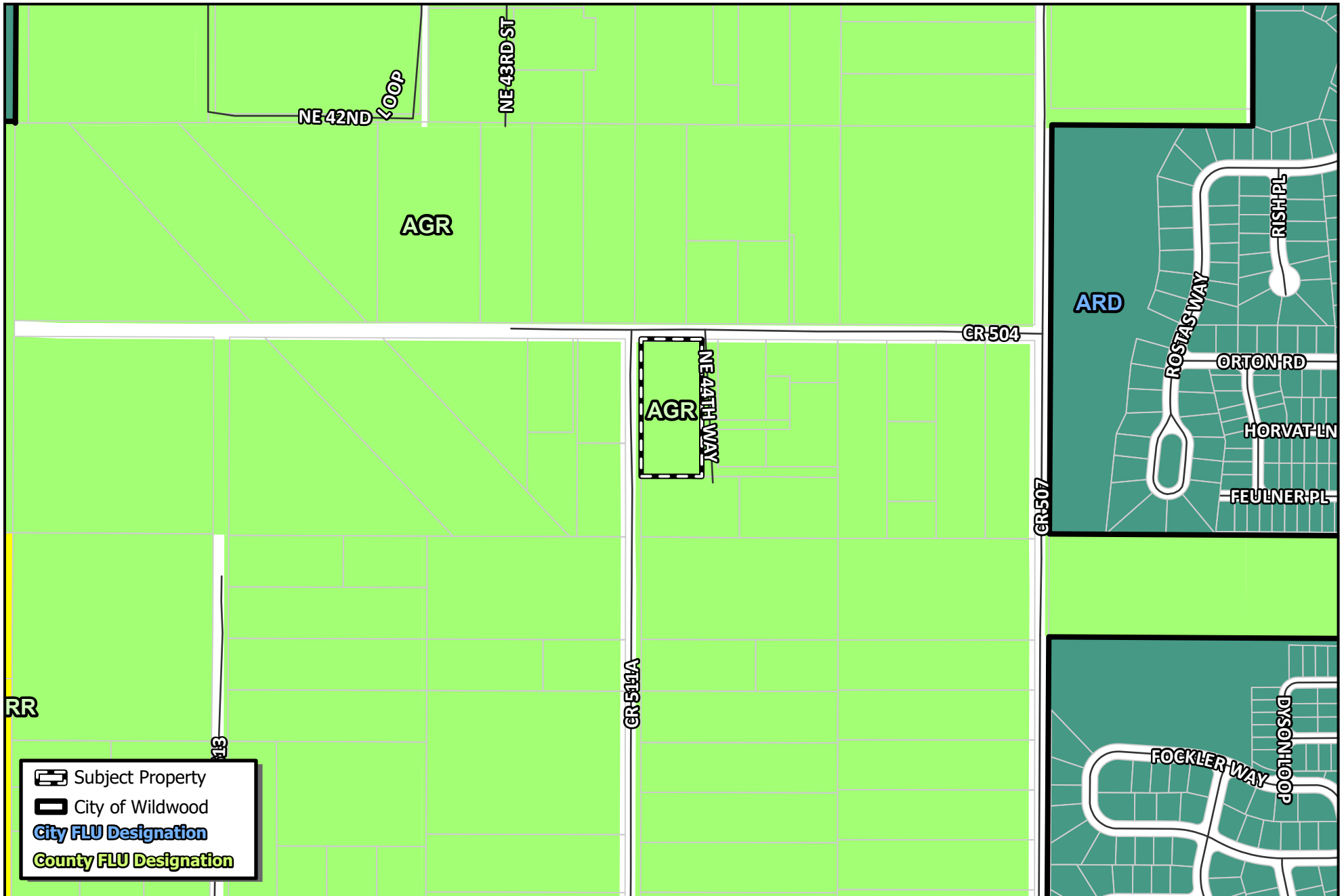
EXHIBIT A

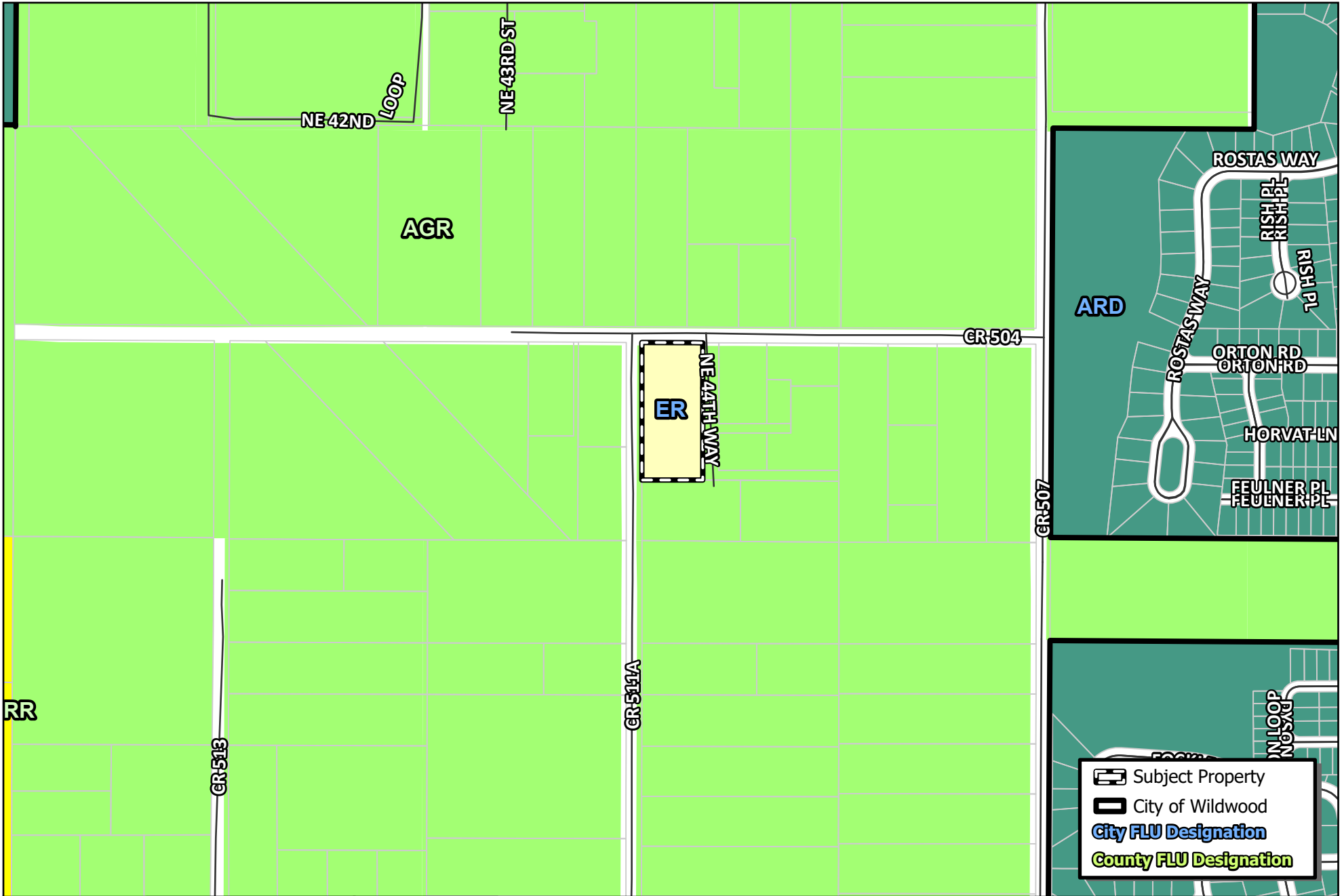


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 112.5 225 450	CP 2412-002 WIECKHORST PARCEL G29A239	MAP 1A LOCATION MAP DEC 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 	CP 2412-002 WIECKHORST PARCEL G29A239		MAP 1B LOCATION MAP DEC 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360	CP 2412-002 WIECKHORST PARCEL G29A239	MAP 2B PROPOSED LAND USE DEC 2024
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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: O2024-97

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

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

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

Print

C.2

Sumter County Traffic Impact Analysis (TIA) - Submission #1274401**Date Submitted: 12/11/2024****First Name***

Talía

Last Name*

Waller

Email Address*

Twallerlnahb@gmail.com

Name of Project:*

Wieckhorst

Phone*

3527937511

Parcel Number*

G29A239

Sumter County Traffic Impact
Analysis (TIA) exemption
acceptance:

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.

Matthe
w
Tadlock

Digitally signed by Matthew
Tadlock
DN: cn=Matthew Tadlock,
o=Sumter County Public
Works, ou=Planning and
Design,
email=matthew.tadlock@su
mtercountyfl.gov, c=US
Date: 2024.12.12 15:59:43
-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

Wieckhorst TIA.docx

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement No file chosen

C.2

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](#)

The City of Wildwood is requesting an exemption of a traffic impact analysis for the Owner Barbra Wieckhorst. On behalf of L. Norman Adams Home Builders, building a New Single-Family Residents as a Replacement home on parcel G29A239 on 2.5 acres.

The proposed zoning is ER – Estate Residential with a max density of 2 units per acre or 5 dwelling units.

There is one home on the property which will be replaced by the new single-family home.